



# 2015 Highlights

\$25M

Declared in dividends

\$8.3M

Profit from property sales

\$25.4M

Total revenue

\$16.6M

Invested in ongoing  
development projects

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## Closed on the Sale of Ordnance Phase 2

In 2015, as part of a Joint Venture Partnership, we concluded a significant sale which created \$14.8M in financial value. We also commenced on planning and design for a new 3.2-acre park as part of the development.

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## Team Selected to Build Fort York Pedestrian and Cycle Bridge

In partnership with the Waterfront Secretariat, we completed a year-long Request for Proposals process that selected the team to lead the design-build of the \$19.7 million project.

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## Completed Official Plan Amendment for Tippett Road Parcels

We concluded on a three-year-long process to complete the amendment for the neighbourhood, which resulted in a Tippett Road Regeneration Study and informed a master plan for the new transit-oriented community.



Councillor  
David Shiner  
CHAIR

Bill Bryck  
PRESIDENT & CEO

# Letter from the Chair and President & CEO

In 2015 we were successful in changing the direction of Build Toronto. Our Board and motivated team continued to build a collaborative relationship with the City to help generate value from its surplus real estate holdings while giving a much greater focus on new City-Building initiatives.

While we are continuing to provide a financial dividend to our Shareholder, the City of Toronto, more importantly we are focusing much greater attention to improving existing neighbourhoods now and for future generations to come.

In light of the past year's achievements, we would like to thank City Council for their ongoing support, as well as the City divisions and the local communities who work alongside our team to make Toronto a more livable City.

Through our collective work, we have been able to declare a \$25 million dividend, bringing our cumulative dividends to \$70 million paid to the City since 2010. We have also facilitated new affordable housing, community facilities, parks, open spaces and improved public realm. By unlocking underutilized sites, we have created new communities connected to transit, accommodated future job growth, regenerated neighbourhoods and engaged local community members.

Within this Annual Review, you will hear from some of the people behind this work and read about many of these successes over 2015, including:

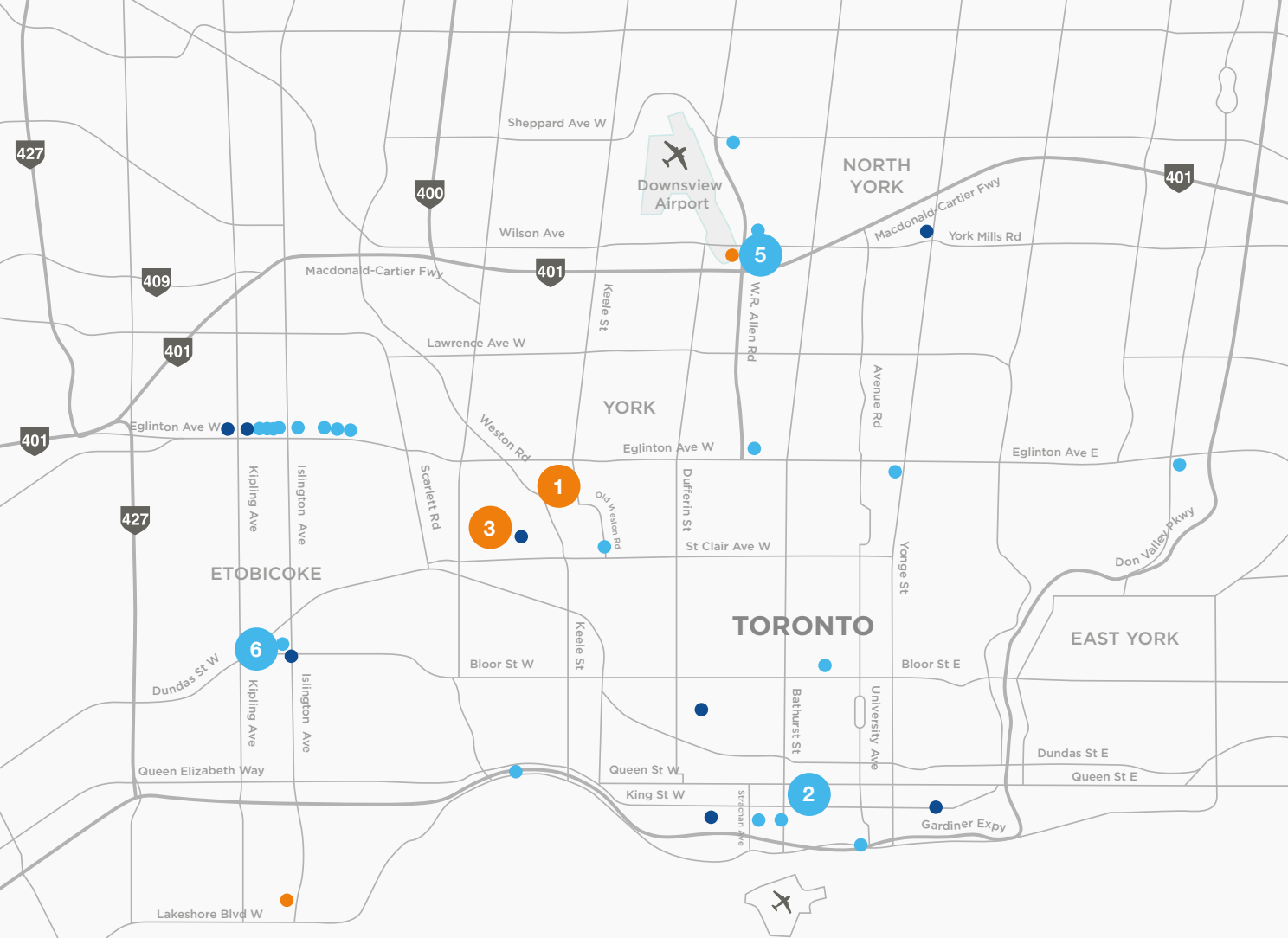
- An Official Plan Amendment for our Tippet Road parcels, which will transform 5.6 acres of commuter parking into a wonderful new community with approximately 200 affordable homes integrated into a residential development on the subway line.
- The kick-off of our Fort York Bridge project, in partnership with the Waterfront Secretariat, by announcing the successful design-builder.
- The sale of our Ordnance Joint Venture Phase 2, which will see a new mixed-use development and a 3.2-acre park connecting the growing King West neighbourhood to the waterfront.
- Breaking ground at 10 York Street, through our first Joint Venture Partnership, with Tridel, for a 65-storey residential development with 12 affordable housing units.
- Council approval of the Official Plan Amendment, and Zoning By-Law for the commercial portion, of 411 Victoria Park Avenue, making way for a 19.7-acre mixed-use development remediating a former City landfill.

In addition to these milestones, in 2015 we also made important progress on several of our projects which will result in more transactions in the coming year.

In February 2015, the Auditor General released an Operational Review of Build Toronto which reinforced the importance of our company and the opportunities that will help us to be more effective at delivering our mandate. Stemming from this, Build Toronto looks forward to participating in the City of Toronto Consolidated City-Wide Real Estate Review, an initiative aimed to strategically focus the City's real estate efforts.

We would also like to thank the Board and staff for their commitment to our vision, and extend a welcome to new Directors, Dennis Fotinos, Peter Sharpe, Walied Soliman and Audrey Wubbenhorst. We also wish to thank previous Board Chair Christopher Voutsinas and former Board Directors Frank Bucys and Lynn Kennedy for their contributions of expertise and governance to the Build Toronto team since 2013.

With the deep and diverse strength of our team and partners, we look forward to providing continued real estate expertise for the City with a strong focus on delivering financial and City-Building benefits for the people of Toronto.



# Project Portfolio



## 1 2 Bicknell Ave.

Proposed Use: **Residential**  
Property Size (Acres): **1.2**

This proposed 63-unit low-rise residential development not only incorporates new affordable home ownership units, it will also offer an opportunity to complete a well-established residential block that currently shows remnants of its previous commercial and industrial uses.

[Read more on page 15](#)

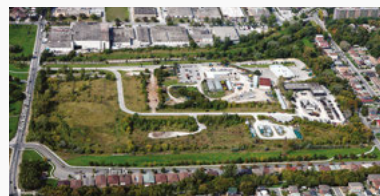


## 2 505 Richmond St. W.

Proposed Use: **Mixed Use**  
Property Size (Acres): **1.3**

In this heritage-designated property, plans are underway for a mixed-use development that will incorporate a new YMCA facility, a public food hall, 15 affordable home ownership units and a community room in a 265-unit condominium all while integrating with the adjacent St. Andrew's Playground.

[Read more on page 11](#)

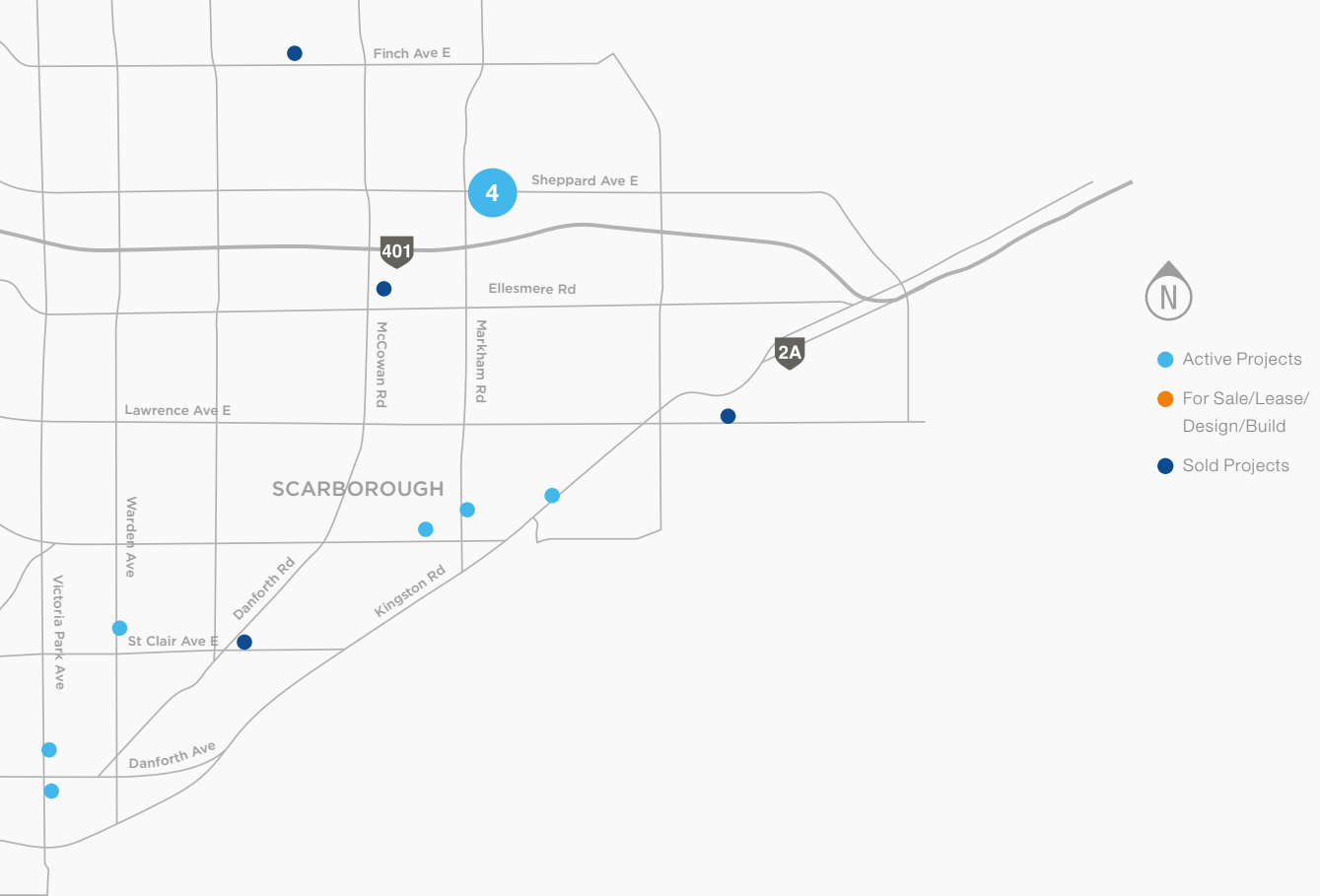


## 3 301 Rockcliffe Blvd.

Proposed Use: **Industrial**  
Property Size (Acres): **14**

On the former site of the Rockcliffe Sewage Treatment Plant, surrounded by 1950s and 1960s vintage factories and other industrial uses, Build Toronto is focusing on industrial development opportunities to support the existing context and create new employment opportunities.

[Read more on page 17](#)



#### 4 5131 Sheppard Ave. E.

Proposed Use: **Residential**  
 Property Size (Acres): **3.6**

On this vacant site located along the future Sheppard LRT line, Build Toronto is envisioning a transit-oriented development with an affordable housing model, an investment in public realm and improved transit – all components that will help to regenerate the area.

Read more on page 13



#### 5 Tippet Rd.

Proposed Use: **Residential**  
 Property Size (Acres): **5.6**

Following a comprehensive masterplan that implements direction gained from the Tippet Road Regeneration Study, Build Toronto is working on a new residential redevelopment that will intensify this transit location with new services and public spaces in addition to new affordable housing all with direct connection to Wilson subway station.

Read more on page 13



#### 6 Westwood Theatre

Proposed Use: **Mixed Use**  
 Property Size (Acres): **14.3**

While the City undertakes a \$77 million infrastructure project to reconstruct a busy road network, Build Toronto is working on a master plan to integrate the abandoned surplus Westwood Theatre site into the improved area.

Read more on page 19

# Planning for a Complete Community at King and Strachan

Through the sale of the final phase of the Ordnance Triangle lands, Build Toronto has helped pave the way for a vibrant new mixed-use community - bringing to fruition the Fort York Pedestrian and Cycle Bridge and a new 3.2-acre City park.

## Build Toronto Project Sale – Phase 2 Sale Closes

Phase 2 of the Ordnance Triangle lands represents the last transaction of a larger master-planned development project. In 2015, after a successful rezoning, Build Toronto with our partner Diamond Corp., sold 2.75 acres to fulfill the vision of a mixed-use development. As a result, Cityzen Development Group and Bentall Kennedy are about to commence construction on a three-tower complex integrating 1,100 residential units and 100,000 square feet of retail within the base connecting all three buildings. The transaction of Phase 2 has facilitated 25 affordable housing units (to be integrated in Phase 1) and generated approximately \$5.35 million in Section 37 contributions. These funds are going towards the bridge, facilitation for a new park and community services/facilities within the ward.

## Fiscal and Economic Benefits for Phase 2

### 291

Permanent jobs to be accommodated on site

### \$25.4M

Revenue to be generated for the City from development charges and fees

### \$3.5M

Annual revenue to be generated for the City from property taxes

### \$5.35M

Section 37 contributions for the following:

### \$3M

for Fort York Pedestrian and Cycle Bridge

### \$1.6M

for above-base grading for 10 Ordnance (park)

### \$750k

for community services and facilities within Ward 19



“The Fort York Pedestrian and Cycle Bridge Project is an investment in smart infrastructure that connects communities, gets people moving across Toronto and is a part of the City’s plan to revitalize the waterfront. This is a great example of creatively using our public spaces to best serve our growing city.”

Mayor John Tory



At the Fort York Bridge announcement in November 2015 - Mayor John Tory with Councillor David Shiner, Build Toronto Board Chair, and Bill Bryck, President & CEO, Build Toronto.

## Project Management for the City – Moving Forward with the Fort York Pedestrian and Cycle Bridge

Not only is development of the Ordnance Triangle lands rejuvenating an underutilized area, it has also enabled the City to revive its plans for the Fort York Pedestrian and Cycle Bridge – an important infrastructure project that had been planned for a number of years. Build Toronto recommended utilizing a design-build process, which has resulted in maintaining the budget and design excellence. In 2014, Build Toronto was enlisted by the City to manage and oversee the bridge project in partnership with the Waterfront Secretariat.

This important \$19.7-million City-Building project will provide a significant benefit for both pedestrians and cyclists, improving the linkages between area communities and local parklands. Construction will commence in 2016 and is scheduled for completion in 2017.

## Overseeing Construction – A New Signature City Park

The Ordnance Triangle development includes plans for a new City park that will offer much-needed open space in the neighbourhood. The park will also serve as a landing base for both the north and south portions of the Fort York Pedestrian and Cycle Bridge. Build Toronto with our partner Diamond Corp., worked with the City’s Parks, Forestry & Recreation Division to examine options for the provision of the new park, facilitating an improvement in its size, configuration and functionality. The new signature park will encompass more than three acres, and together, with the bridge, will create a vast eight-park network linking Trinity Bellwoods Park down to the waterfront and the Martin Goodman Trail.



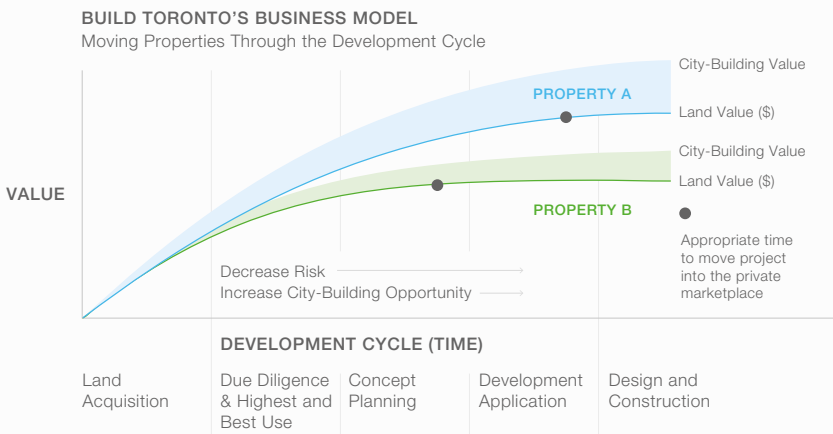


# Development Approach

Build Toronto seeks to create greater financial and City-Building value from the City’s underutilized real estate assets.

Through a City-run process, a selection of sites deemed surplus are identified and transferred to Build Toronto.

Our team then undertakes a comprehensive review to understand a site’s individual challenges and identify development opportunities. After reviewing a range of factors we create a number of alternative development concepts in consultation with City Planning, the local Councillor, local community members and other stakeholders.



Next we identify an implementation strategy to move the project through the development and approval process and identify when to move the project into the private marketplace, either through a sale or partnering with a developer.

We then market each opportunity, typically through an investment sales broker, which includes providing a comprehensive information and analysis package and suggested development concepts.

Our efforts decrease risk for the end developer and increase the opportunity for creating greater value and City-Building benefits.

# Financial Performance

## Total Revenue

2015  
\$25.4M

Total To Date  
\$218.2M

Five-year Projection \$423.7M

## Capital Spend

2015  
\$16.6M

Total To Date  
\$65.4M

Five-year Projection \$277.9M

## Financial Value Creation\*

2015  
\$8.3M

Total To Date  
\$92.9M

Five-year Projection \$143.5M

\* The value created from our development work above the initial value of the properties upon transfer from the City.

## Projects Sold

To date, we have sold 15 projects to the private sector for completion of development. Of these 15 projects, 3 have been completed and 4 have broken ground.

In order to get properties market-ready, we use our real estate expertise to help prepare the raw land. We may complete environmental work, design and test various development concepts, complete a market analysis and/or take the property through the development application process, all in order to create greater value.

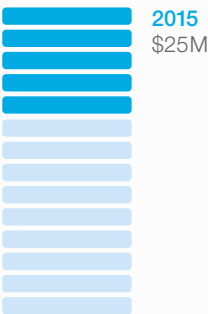


To Date 15 Projects  
Current Portfolio 34 Projects

## Contributed to the City

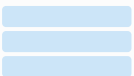
Financial returns generated for the City to date from Build Toronto's development projects in progress, Joint Ventures and projects already sold to developers:

### In Dividends



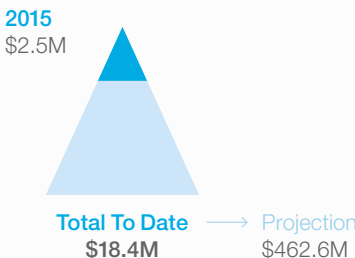
Total To Date  
\$70M

### In Section 37 Contributions<sup>1</sup>



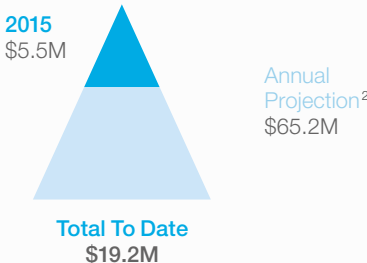
Total To Date  
\$15.7M

### In Development Charges and Fees<sup>1</sup>



Total To Date \$18.4M  
Projection \$462.6M

### Property Taxes<sup>1</sup>



Annual Projection<sup>2</sup> \$65.2M

<sup>1</sup> The development charges, fees, property taxes, and section 37 contributions for projects sold by Build Toronto are based on publicly available information and reasonable assumptions of the timing of the project driving applicable rates. Projections for properties under development are based on current development plans.

<sup>2</sup> Annual Projection is the estimated property tax for the 28 projects in the five-year plan and 15 projects sold based on their value as completed buildings as per current development plans.



# City-Building Performance

## Engagement<sup>1</sup>

TO DATE

68

community  
meetings held

TO DATE

3,260

community members  
engaged with in person

<sup>1</sup>Engagement metrics above reflect approximate estimates gathered from the community engagement Build Toronto has held or participated in to date across its sold and current projects as at December 31, 2015.

## Livable Neighbourhoods<sup>2</sup>

TO DATE

182

affordable housing  
units contracted



FUTURE

1,650

total affordable housing units  
anticipated across our projects

TO DATE

10.5

acres of new mixed-  
used development  
in projects sold



FUTURE

153

acres of mixed-used  
development planned

TO DATE

3.2

acres of new park and  
open space planned in  
projects sold



FUTURE

18.7

acres of new park and  
open space planned

FUTURE

5.6km

new public streets  
planned

FUTURE

4.8km

of shared bike lanes  
planned



## Sustainability<sup>2</sup>

TO DATE

3

adaptive reuse projects sold



FUTURE

2

adaptive reuse projects in current portfolio

TO DATE

2

heritage-designated properties carefully planned for and preserved as part of projects sold



FUTURE

2

heritage designated properties within existing portfolio

TO DATE

\$4.48M

invested in environmental investigations and risk management measures



FUTURE

\$35.1M

to investigate and create risk management measures within the existing portfolio

## Transit-Oriented Development<sup>2</sup>

TO DATE

11.1

acres of land around higher order transit under development as a result of projects sold



FUTURE

119

acres of land planned around higher order transit across current portfolio

## Employment<sup>2</sup>

TO DATE

758,200

sq. ft. of commercial space from projects sold



FUTURE

2.1M

sq. ft. commercial space in planned commercial projects

TO DATE

3,000

employees to be accommodated through our development work



FUTURE

13,600

employees to be accommodated across current portfolio



**Inside the historical building at  
505 Richmond St. W. , Toronto.**

(From left to right) Jason Szymanski,  
Catherine Mitchell, Salima Rawji and  
Patricia Aquino

# Collaborative Efforts

## In Conversation with the Garment District Neighbourhood Association and Salima Rawji, Build Toronto



### Engagement

Building engaged participation to balance interests and create a shared purpose

**SR** Tell us about your community. What makes it distinct?

**GDNA** The Garment District is an important part of Toronto with a deep history and one that has been revitalized over the years. Today it's an artistic and creative community that's active day and night. The neighbourhood offers great restaurants, shops, activities and green space all within walking distance. Equally diverse are the people that live here – varying in ages, incomes and backgrounds. As our neighbourhood grows, it is filled with culture and vibrancy.

**SR** What role does community engagement play in the 505 Richmond St. W. development?

**GDNA** Community members were given a voice in the 505 Richmond St. W. redevelopment very early on. In fact, we established ourselves as an association from this process. Community engagement gave us the opportunity to discuss the need for upgrades to public amenities and infrastructure, and to share local knowledge on current issues. It's all been about earning each other's trust. And with the inclusion

of the YMCA and Eva's Phoenix, it shows how much the history is valued as well as the people living here.

**SR** How can collaboration contribute to successful development projects?

**GDNA** Collaboration encourages the neighbourhood to accept and welcome new developments. Conflicts can be addressed and solutions can be found while plans are still fluid. It allows the community to take the lead, which is important especially for a community in transition like ours, evolving from an industrial area to a true neighbourhood. Coming into contact early and having a shared sense of what's important is fundamental. When everybody's concerns are heard and actually taken into account, beautiful projects unfold.

### 505 Richmond St. W.

For several years, residents in the area of King and Queen West had been advocating for more community space in the neighbourhood. When a historic building and over an acre of land was slated as underutilized by the City and identified for Build Toronto, the local residents reached out to Build Toronto to explore the possibility of incorporating community benefits into the project. Build Toronto worked with the offices of local Councillors and engaged with the community on several occasions to gather input, which ultimately informed a development plan that now includes a community room among other local benefits such as a public food hall and a new YMCA.



St. Andrew's Market building in 1921, which was torn down in 1932 to make way for the Water Works Building, which stands on the site today.



**Playground outside of  
City Hall, Toronto.**

(from left to right):  
Bayne Anderson, Director,  
Development, Build Toronto  
and Councillor Ana Bailão,  
Toronto's Housing Advocate  
and Chair of the Affordable  
Housing Committee.

# Creating a Livable City

In Conversation with Councillor  
Ana Bailão and Bayne Anderson,  
Build Toronto



## Livable Neighbourhoods

Revitalizing communities and  
building for a growing city

**BA** What initiatives is the City of Toronto undertaking to create more affordable housing with Build Toronto and other partners?

**AB** One of the key initiatives is the Open Door Program. It is fast-tracking the construction of affordable housing by freeing up surplus government land, streamlining the planning approvals process and providing more City funding, while challenging other governments and developers to do more as well.

The City is also conducting a five-year review of its housing action plan, Housing Opportunities Toronto 2010-2020 (HOT), to better reflect current realities and future challenges and opportunities. It will also focus on how the City can work together with its housing partners to better achieve the HOT outcomes.

**BA** What other factors are driving the creation of affordable housing in Toronto?

**AB** In its 2016 budget, the Federal Liberal government has responded to the City's call for immediate funding for social housing repairs, new affordable housing, and the development

of a national housing strategy. Toronto is pleased that federal infrastructure funding will be used for social housing repairs.

We are also encouraged by the province's update of its Long-Term Affordable Housing Strategy. Toronto will continue working with the province and housing stakeholders to implement the actions outlined in the strategy.

**BA** What role does Build Toronto and the City-owned land it administers play in the creation of affordable housing?

**AB** A key element of affordable housing is available land in combination with funding, and that's what makes Build Toronto such an important partner. By collaborating with the Affordable Housing Office and the private and public sectors, and evaluating various funding models and development contributions, Build Toronto is making a growing contribution to the City's affordable housing initiatives.

### Tippett Rd.

Affordable housing works well when integrated into complete communities that can provide for various needs and services. Build Toronto is planning for 200 affordable housing units mixed into a pedestrian-focused and transit-oriented residential development. In addition to approximately 900 total residential units, the community will have a new day care, community space, publicly accessible park, central gathering piazza, and improved, direct connections to Wilson subway station.

### 5131 Sheppard Ave. E.

Creating affordable housing is more than providing short-term housing solutions; it can provide the necessary support to help residents move out of the assistance cycle. Out of the estimated 314 units planned at this future residential site, 94 will be dedicated to affordable housing.



**On the existing site at  
2 Bicknell Ave. , Toronto.**

(from left to right): Tracey Smith,  
Director, Property & Environmental  
Services, Build Toronto and  
Tom Guoth, GHD Limited.

# Restoring Value

In Conversation with Tom Guoth,  
GHD Limited, and Tracey Smith,  
Build Toronto



## Sustainability

Bringing sites back to life  
and reintegrating them into  
the community

**TS** How do you determine how to address historical contamination? Can you describe what was done at 2 Bicknell Ave.?

**TG** When dealing with large quantities of contaminated soil and groundwater, there are often a number of ways to address the contamination, one of which typically involves excavating contaminated soil and disposal offsite. In addition to significant costs and technical challenges, this can often create impacts for the surrounding communities due to the environmental effects of transporting the fill. Another way to address impacted soil is to control it with risk management measures on site. At Bicknell, we completed a Risk Assessment to identify how to best control and localize the contaminants so that we can ensure ecological health flourishes. This option proved to lessen the impacts to the local community and offer better opportunities for development and sustainability.

**TS** What does sustainability encompass?

**TG** Sustainability is all about being able to accomplish your overall goal while minimizing impact on the environment. This means being committed

to using less resources, recycling and reusing materials as well as planning for the appropriate mitigation of unavoidable impacts. Sustainability can be applied to various contexts from one's commute to work to building a new development.

**TS** How do we incorporate sustainable practices into a new development?

**TG** The idea of making decisions that lessen the impact on our environment involves countless options. Within development, you can consider materiality, transportation of goods, types of services, quality of projects, etc. What our team does is consider these various options while taking into consideration the economics of the type of development opportunities on the site and what that may mean for the surrounding community. Builders who can develop as well as providers who can implement various funding models must work together to make affordable housing happen.

### 2 Bicknell Ave.

Situated within a residential community, this industrial site previously housed a TTC bus loop, a former hydro building and a building supply company. In order to address the issue of existing contamination, Build Toronto invested approximately \$200,000 to determine the controls needed to mitigate the environmental effects. This investment in environmental controls will allow for the building of a new residential community to reconnect the site into its surrounding neighbourhood without unearthing contaminated soil.



Rendering of the residential development proposed at 2 Bicknell Ave.



**At the Senso Building Supplies site  
at 301 Rockcliffe Blvd., Toronto.**

(from left to right): Michael Whelan,  
Vice President, Development, Build  
Toronto and Jack Prazeres, Senso  
Group Building Supplies.

# Job Creation

In Conversation with Jack Prazeres  
from Senso Group Building Supplies  
and Michael Whelan, Build Toronto



## Employment

Attracting key industries to  
boost growth and create jobs

**MW** How can developers best support businesses in continuing to provide employment?

**JP** For my business, location and site capacity are very important; they support the work that we do. When I was looking for new space, the site at 301 Rockcliffe Blvd. appealed to me in both aspects. It is in the heart of the City in close proximity to Black Creek Drive, but at the same time it provides for enough space to offer a sound barrier with my neighbours. Developers must envision the future use of the site in order to attract the right tenant and/or buyer. Build Toronto understood the industrial characteristics of this site and marketed it as such.

**MW** How have you been able to grow your business since your move?

**JP** Since we moved in October 2014, Senso Group Building Supplies has tripled in size and business. We currently have 40 employees and are looking to grow by another 20 by year-end. The space at 301 Rockcliffe Blvd. has not only provided us with the space to house more supplies and people, but we now have a beautiful showcase to display our products.

**MW** What's next for Senso Group Building Supplies?

**JP** We look forward to our continued growth and success at this location with a brand new purpose-built facility. Make sure to come visit us!

### 301 Rockcliffe Blvd.

As Build Toronto works to attract industrial companies to build out our vision for an industrial development on the site of a former sewage treatment plan, seven out of the 14 acres have already been sold. Senso Building Supplies and BR Landscaping have purchased approximately half of the site to improve their individual operations.

The move of Senso Building Supplies into 301 Rockcliffe Blvd. will enable the company to consolidate a Toronto and a Mississauga location, while increasing jobs and growing their business. Senso Building Supplies, BR Landscaping and TTC all have short-term leases on the site before record of site conditions are complete, creating additional interim employment.



14 acres of industrial land at  
301 Rockcliffe Blvd. which will be  
used for future employment growth.



**On site at Kipling subway station, across from the Westwood Theatre site, Toronto.**

(from left to right): Stephen Buckley, General Manager of Transportation Services, City of Toronto, with Carlo Bonanni, Vice President, Land & Development Planning, Build Toronto

# Moving the City

In Conversation with Stephen Buckley, City of Toronto, and Carlo Bonanni, Build Toronto



## Transit-Oriented Development

Intensifying around transit to improve access and encourage various modes of transportation

**CB** As part of overall transportation planning in our City, what are the key considerations for transit planning?

**SB** We must always consider transit funding in combination with the Provincial and Official Plan policies. We challenge ourselves to think about what is most efficient about spending public dollars to ensure there is the maximum impact where there is a concentration of population and jobs. There needs to be a critical mass of density, that comes from intensification, to support the public expenditure of transit projects as they are integrated into the overall regional transportation system.

**CB** How can developers work with the City in order to collaborate when transit and development intersect?

**SB** Our job is to ensure developers follow good planning principles that stem from our planning policies – both provincially and municipally. The guidance for intensification helps to ensure

that we build around transit, which then helps to ensure that transit is effective and cost-effective. I would encourage developers to start from the planning policies.

**CB** How is Build Toronto collaborating with the City of Toronto at Westwood?

**SB** In putting together the plan for the Westwood District lands, City staff worked closely with Build Toronto in starting with the West District Design Initiative, the Etobicoke City Centre Secondary Plan and the in-force zoning by-law. We then worked with Build Toronto to lay out development blocks, design transportation connections, and develop an exceptional public realm all within the City-approved road network.

## Westwood Theatre

While the City undertakes a \$77 million infrastructure project to reconstruct a busy interchange and road network around Kipling subway station, Build Toronto is working on a block plan guided by the principles set out in the City's West District Design Initiative. The plan will integrate the 14.3 acre site into a mixed-use development that will enhance the public realm, maximize pedestrian access and create a new community around the Kipling Subway and GO stations. Discussions are underway with the YMCA of Greater Toronto, which has identified the Westwood site as a prime location for a YMCA community centre. With easy access to public transit, the aim would be for the YMCA facility to be used by people from many neighbourhoods.



Westwood Theatre site adjacent to the future improved road network

# About Build Toronto

## Background

As a result of recommendations from various expert advisory committees, panels and reports, the City of Toronto determined it needed a new approach to manage City land assets. To create better value for and make Toronto more prosperous, the City established Build Toronto as an arm's-length real estate corporation to fully leverage its surplus and underutilized real estate. The company was incorporated in 2009, and in May 2010 was officially launched as the City's independent real estate and development corporation. Build Toronto reports to a Board of Directors, made up of experienced leaders from both the private and public sector. The company has a unique focus on supporting the City of Toronto in identifying, improving and developing City property.

## Vision

Develop surplus and underused City land to attract commercial development, create desirable jobs and improve the livability of the City.

## Mission

Be a catalyst for sustainable development, operate in a commercially viable manner and continually support City Council, City departments, the development community and the citizens of the City of Toronto.

To view Build Toronto's latest financial statements, visit [buildtoronto.ca](http://buildtoronto.ca)

# Board of Directors

Build Toronto places immense value on the principles of transparency and good governance. Our Board of Directors is composed of skilled public and private sector partners who provide experienced real estate oversight and support for our City-Building endeavours.

For Board of Director biographies, please visit [buildtoronto.ca](http://buildtoronto.ca)



Councillor  
David Shiner  
CHAIR



Wayne Fraser  
VICE CHAIR



Michael Bernstein  
DIRECTOR



Nancy Cohen  
DIRECTOR



Dennis Fotinos  
DIRECTOR



Deputy Mayor  
Denzil Minnan-Wong  
DIRECTOR



Peter Sharpe  
DIRECTOR



Walied Soliman  
DIRECTOR



Councillor  
Michael Thompson  
DIRECTOR



Moshe Wertheim  
DIRECTOR



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