

2022 Highlights

CREATE TO



2022 HIGHLIGHTS



Parkdale Hub

The strategic use of the City's real estate assets is central to achieving Toronto City Council's key public policy goals.

In 2022, CreateTO's work focused on advancing projects that will contribute to a number of these policy areas including:

- Housing
- Economic Development
- Environmental Sustainability
- Cultural Vitality
- Community Health
- Diversity, Equity and Inclusion

The pages that follow include a snapshot of some of the work undertaken by the agency over the past year.

HOUSING



Missing Middle: Beaches-East York project



Delivering Modular Housing: 540 Cedarvale Avenue



Delivering Modular Housing: Cedarvale Avenue site



Housing Now: 50 Wilson Heights Boulevard rendering



Housing Now: Bloor-Kipling (Six Points) rendering

Missing Middle

Working with a consultant team, City Planning and Environment and Climate Division staff, CreateTO is exploring missing middle design options through a pilot project in Beaches-East York which is part of the City’s Expanding Housing Options in Neighbourhoods initiative. The processes developed through this initiative will help to inform approaches to missing middle projects on other sites, both publicly and privately owned, within the city.

Delivering Modular Housing

CreateTO’s work to support the ongoing delivery of modular housing through the City’s Rapid Housing Initiative continued in 2022. Working with our partners in the Housing Secretariat, CreateTO identified viable City-owned sites to support the third phase of the initiative. This included consideration of City-sites owned by Toronto Community Housing Corporation and other City divisions and agencies.

Our team undertook due diligence on priority sites including, architectural and civil reviews, as well as environmental work, surveys and locates and assisted the Housing Secretariat with the final application to the Canada Mortgage and Housing Corporation on priority modular sites.

Housing Now

In December 2022, Toronto City Council approved the 2023 Housing Action Plan for the 2022-2026 term. The Plan focuses on making housing more affordable and getting more homes built or made available in Toronto as quickly as possible with a target of building 285,000 homes over the next 10 years. It also advances the comprehensive HousingTO 2020-2030 Action Plan, which provided a blueprint for action across the full housing spectrum set the goal of establishing a pipeline to support the creation of 40,000 affordable rental and supportive homes.

Housing Now is a key component of that work and together with the Housing Secretariat and our partners in City Planning, the CreateTO team continues to advance projects across the Housing Now file. To date, 7,416 of the 15,000+ housing units identified through the program have been approved through a City-initiated re-zoning process. This important step in the planning approval process prepares the properties to go to market, enables us to manage economic conditions within the real estate market to attract the right partners, reduces the development timelines once a successful developer partner has been brought on board and ensures a range of housing opportunities across the portfolio.

ENVIRONMENTAL SUSTAINABILITY



Public park near 150 Queens Wharf Road



Mass Timber: Image for illustrative purposes only

As the City's strategic real estate arm, climate action is at the forefront of CreateTO's thinking in order to advance the City's objectives to reduce community-wide greenhouse gas (GHG) emissions in Toronto to net-zero by 2040.

To this end, CreateTO, partnering with various City divisions, has undertaken several actions to advance these objectives including:

- Implementing a geothermal-based district energy system to provide low-carbon heating and cooling to support the development of the City's first near net-zero community on the Bloor-Kipling (Six-Points) Housing Now site.
- Applying to the Federation of Canadian Municipalities for funding to support near net-zero design and construction for the Housing Now site at 150 Queens Wharf Road, a future not-for-profit development.
- Defining pathways, and cost estimates to achieve the various Toronto Green Standard performance levels to inform the Housing Now Initiative's due diligence and business cases.

Mass Timber Pilot Project

CreateTO staff, with the assistance of the City's Environment and Climate Division, identified a program idea to explore using mass timber construction to reduce carbon emissions in the delivery of affordable housing. In comparison to other structural materials such as steel and concrete, mass timber projects substantially reduce carbon emissions during construction and actually capture carbon and reduce its presence in the atmosphere.

Our work demonstrates that this form of mid-rise construction is not only cost competitive but requires a very modest premium to achieve the Toronto Green Standard's highest level of sustainability. It also has the potential to deliver a new scalable affordable and market housing solution that can be replicated across the industry.

CULTURAL VITALITY



St. Lawrence Centre for the Arts



Parkdale Hub

St. Lawrence Centre for the Arts

Last fall, CreateTO, on behalf of TO Live, launched an international design competition to reimagine the St. Lawrence Centre for the Arts (STLC), a landmark performing arts theatre in the heart of the St. Lawrence neighbourhood.

The re-imagining of the STLC was identified by Toronto City Council as an opportunity to create a unique cultural hub that combines the themes of culture and community with technology, accessibility and sustainability; adding anchoring the Front Street cultural corridor and creating a cultural ecosystem along with Meridian Hall and Berczy Park.

Parkdale Hub

Located at the intersection of Queen Street West and Cowan Avenue, Parkdale Hub is a transformational city-building initiative that will deliver wide-ranging cultural, social, and economic benefits to the Parkdale community. Throughout 2022, CreateTO, together with its City partners, worked to advance Phase 3 of the project, which will ultimately deliver the following community benefits:

- The revitalization and expansion of the Masaryk-Cowan Community Recreation Centre, to better deliver recreational programming through a more efficient design and the addition of up to 30,000 square feet of space;
- The revitalization and expansion of the Parkdale Library Branch, to provide increased visibility and accessibility to the third busiest library branch in the city;
- The creation of new affordable rental housing delivered through the Housing Now Initiative;
- The ongoing delivery of Artscape's cultural hub program, which provides affordable live-work housing for local artists as well as an art gallery and community office space;
- The creation of new inclusive and accessible community space and design elements that will strategically connect programs, services and people – creating an integrated "Hub"; and
- Significant enhancements to the public realm in the heart of the Parkdale neighbourhood, through the sensitive adaptive re-use of heritage buildings and improved connectivity with the adjacent residential neighbourhood.

ECONOMIC DEVELOPMENT



Basin Media Hub



A New Campus Opportunity: George Brown College announcement



ModernTO: 610 Bay Street



ModernTO: 931 Yonge Street

Basin Media Hub

In 2022, CreateTO finalized the agreements to deliver the Basin Media Hub, a \$160 - \$250 million investment in a major new film and television production facility. The expected economic impact of ongoing film studio operations includes \$280 million in economic activity, \$119 million in net contribution to GDP, \$32 million in tax revenues across all levels of government, and 750 direct jobs created on-site as well as 880 indirect or induced jobs in the broader community. The site plan will be finalized in 2023 and the facility is anticipated to open in 2025.

In addition to the investment attracted for the development of the Basin Media Hub, CreateTO has secured a year-over-year increase of over 10 per cent on revenues generated from new/renewed lease agreements.

A New Campus Opportunity

In April, the City of Toronto, CreateTO and George Brown College embarked on a partnership to explore the feasibility of a campus project in the Mount Dennis area as part of a broader city-building initiative. Drawing on a key recommendation of the City's Mount Dennis Economic Development Study, City Council requested CreateTO to identify land in the Mount Dennis area that would be suitable for a post-secondary campus. In parallel, the City reached out to Toronto-based post-secondary institutions to gauge their interest in assessing the opportunity to develop an academic presence or campus in the community.

George Brown College stepped forward and has confirmed its interest and a feasibility study is currently under way.

Repurposing Underutilized Sites Through ModernTO

In April 2022, City Council unanimously adopted CreateTO's recommended development strategy and vision to unlock value on the eight underutilized sites identified through the ModernTO program, enabling the City to invest the estimated \$450 million in land value from those sites into city-building priorities, with an emphasis on the delivery of affordable housing.

Following adoption of the recommended development strategy and vision, CreateTO has continued to advance those properties within the ModernTO portfolio that were identified for short term redevelopment including 931 Yonge Street, 610 Bay Street and 130 Elizabeth Street.

On the 610 Bay and 130 Elizabeth properties CreateTO held two community information sessions and initiated a Request for Expression of Interest (REOI) as part of a two-stage market offering process for development teams to reimagine the Toronto Coach Terminal site at 610 Bay Street and 130 Elizabeth Street.

The results of the REOI and the recommended shortlisted proponents will go to Council for approval in the second quarter of 2023 and a detailed Request for Proposal process will then be undertaken as part of the second stage of the market offering process to select a development partner.

On the 931 Yonge St property CreateTO also conducted initial community consultation and held an information session, followed by the submission of a Zoning By-Law Amendment application in December to allow for a mixed-use, market and affordable housing development on this site.

The ModernTO plan continues to modernize the City's office environment and aims to reduce the City's office footprint by one million square feet of office space, reducing the City's office footprint from 55 to 15 locations.

COMMUNITY HEALTH AND WELLBEING



Leslie Lookout Park



Leslie Lookout Park



Redeveloping 260 Adelaide: New City park at 229 Richmond St. West



Redeveloping 260 Adelaide: Relocated fire station at 55 John Street (Metro Hall)

Leslie Lookout Park

CreateTO broke ground on the \$8.5M Leslie Lookout Park project in 2022 with anticipated project completion by the end of 2023. Leslie Lookout Park will be a new destination in Toronto’s Port Lands located on the Martin Goodman Trail at the entrance to Tommy Thompson Park. The park will include a public beach, distinguished by forested dunes that will create a new multi-use community destination in Toronto’s east end.

The centrepiece of Leslie Lookout Park will be a 1.9-acre open space at 12 Leslie Street that will connect the public to the water’s edge with views of the entire length of the Ship Channel. The open space will include a viewing platform that will provide the public with dramatic views of the Toronto skyline.

Unwin Avenue Trail

In 2022 also saw upgrades to the trail network in the South Port area, significantly improving safe travel for pedestrians between key transit stops on Cherry Street and the popular Cherry Beach Sports Fields. The Unwin Avenue section of the Martin Goodman Trail is part of a 20+ km trail along Toronto’s waterfront from the western to the eastern beaches. The new section of trail will be officially opened once plantings are completed in spring 2023.

Building a New Long-term Care Home

CreateTO’s work to support the Working with our partners in the City’s Seniors Services and Long-Term Care (SSLTC) division, CreateTO identified the City-owned site at 4610 Finch Avenue East as a suitable location for a new long-term care facility that will see residents from existing City-operated LTC homes relocated to the new and expanded location.

Depending on the configuration, this new LTC home will house more than 300 residents, helping to reduce wait times and address the needs of Toronto seniors who need access to long-term care.

Redeveloping 260 Adelaide

Affordable housing, a new City park, a Toronto Paramedic Services post and a new home for Toronto Fire Station 332 are just some of the outcomes to be delivered through the redevelopment of 260 Adelaide Street West.

With the submission in December 2021 of the joint Zoning By-law Amendment application by CreateTO and CentreCourt for 254-260 Adelaide St. W, CreateTO continued to advance work on this important city-building site in 2022, conducting public consultation on the redevelopment in March.

The redevelopment of 260 Adelaide Street West, located in the downtown core, offers a major investment in the livability and vibrancy of Toronto. Rezoning was achieved in 2022 permitting the development of a mixed-use building on the site with a residential tower (including approximately 162 affordable housing units), a new Toronto Paramedics post and the inclusion of 10,000 sq. ft. of community space in the podium of the building.

This redevelopment is part of a larger precinct plan that includes the redevelopment of 229 Richmond St. W from a surface parking lot to a City-owned and operated park, as well as the relocation of Fire Station 332 from 260 Adelaide St. W to 55 John St. (Metro Hall), and an enhanced childcare facility within Metro Hall.

DIVERSITY, EQUITY AND INCLUSION



Nathan Phillips Square

Since its formation in 2020, CreateTO's Diversity, Equity and Inclusion (DEI) Staff Committee has been committed to helping the agency achieve its DEI goals. In 2022 CreateTO held a five-week intensive training series for all staff that focused on oppression, privilege, and systemic racism and discrimination with the goal of teaching us how to implement positive changes in the workplace and broader community.

As a follow-up to the training, and in partnership with our consulting firm, CreateTO developed a strategic roadmap outlining a series of actionable steps to implement around hiring, talent management, training and education, communication and accountability protocols and corporate culture and policies.

The agency also recently hired a new VP of People and Culture, who will play a key role in furthering our DEI journey.

This is just a snapshot of the work that took place across the agency in 2022.

These initiatives demonstrate what can be achieved in working together with our partners and stakeholders when we think creatively about how to make the best use of the City's real estate assets. Building a better city through real estate is a journey, and it is our passion. We look forward to continuing to work with you all on the road ahead.



Baseball diamond near 1631 Queen St. East



Indigenous mural at Leslie Lookout Park



Leslie Lookout Park construction



Future site of Parkdale Hub

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