

Chief Executive Officer's Report - June 2026

Date: June 5, 2026

To: Board of Directors, CreateTO

From: Chief Executive Officer, CreateTO

Wards: All

SUMMARY

This report provides the Board of Directors, CreateTO with an update on key operational and policy-related matters. These include:

- Recent intergovernmental announcements
- Our three Lines of Business
- Operational updates and the 2026 Municipal Election period

RECOMMENDATIONS

The Chief Executive Officer, CreateTO recommends that:

1. The Board of Directors, CreateTO receive this report for information.

FINANCIAL IMPACT

There is no financial impact to CreateTO or its managed corporations as a result of the adoption of the recommendation(s) in this report.

DECISION HISTORY

On January 26, 2026, the Board of Directors, CreateTO adopted [Item RA23.8, CEO Update](#). While considering the Item, the Board of Directors requested the Chief Executive Officer to report to each future Board meeting with an update on any key operational and policy-related matters as a standing item.

<https://secure.toronto.ca/council/agenda-item.do?item=2026.RA23.8>

COMMENTS

Intergovernmental updates

Federal updates

Since our last meeting, Prime Minister Mark Carney announced the Canada Strong Fund – a national sovereign wealth fund. Through an initial federal contribution of \$25 billion, the Fund will invest, alongside the private sector, in Canadian projects and companies driving our economic transformation. This is planned to include projects in clean and conventional energy, critical minerals, agriculture, and infrastructure.

The Prime Minister also announced a new national electricity strategy, which aims to double the capacity of the country's electricity grid by 2050.

CreateTO continues to monitor these announcements for their potential impact on Toronto infrastructure projects and opportunities to accelerate our work in the Port Lands and in support of the City's delivery of affordable housing.

Provincial updates

The Province of Ontario has broken ground on the new Science Centre at Ontario Place, with a stated completion date of 2029. The Science Centre's interim location at Harbourfront Centre will continue to operate until its permanent home is completed.

Premier Doug Ford also spoke in favour of Toronto's bid to house the new Defence, Security and Resilience Bank, which is also backed by Mayor Olivia Chow. The CreateTO CEO signed a letter of support for the bid, at the request of Toronto Global. Premier Ford described Toronto as the clear choice for the DSRB, due to its strength as a global financial services hub, and said the Ontario government would help establish both an interim and long-term headquarters for the bank, with a potential interim headquarters already identified through the province's existing property portfolio at 200 Front Street West.

City Council updates

At the most recent City Council, The Housing Development Office was directed to continue to investigate options to advance the 838 Broadview Avenue housing site, in consultation with CreateTO and CREM, and report to the June Planning and Housing Committee meeting.

The Official Plan and Zoning By-law amendments for the Port Land's Ookwemin Minising were adopted, enabling an updated planning framework and precinct plan. The item advances the Waterfront Toronto-led Phase 1 implementation while increasing density, expanding affordable housing potential to up to 3,000 units, and establishing a design approach focused on public realm quality, Indigenous collaboration, and climate-resilient, transit-supported growth.

The Zoning By-law Amendment Application for the CreateTO-led 970 Kipling Avenue (Bloor-Kipling Block 5) site was also approved, allowing key milestones to advance including towards a complete CMHC application submission.

Council considered the first annual Toronto Build's report from the Housing Development Office. This included direction for 72 Amroth Avenue related to providing a City capital contribution and financial incentives. An amendment from Deputy Mayor Morley asked the Housing Development Office to advance the housing project at 128-130 Eighth Street. The item will track to the CreateTO Board as a decision letter to the Board to adopt the Housing Development Office Three-Year Work Plan detailed in Attachment 1.

In addition, Council adopted with amendments the Affordable Housing Access System moved by Councillor Fletcher with support from Councillor Perks.

Our Three Lines of Business

Client Focused Real Estate Solutions

CreateTO staff joined the City and community partners for an Indigenous groundbreaking ceremony at 68 Sheppard Avenue West in May, marking an important milestone in the development of a new shelter for Indigenous women and children. This project is part of the City's Homelessness Services Capital Infrastructure Strategy, which aims to deliver up to 20 new shelters across Toronto by 2033 to help stabilize the shelter system.

Once complete, the shelter will support approximately 80 people and will be operated by the Native Women's Resource Centre of Toronto. It will be the City's first municipal shelter for Indigenous women experiencing homelessness, offering culturally appropriate supports to help residents transition to permanent housing. CreateTO played a significant role in this development through program management advisory services including conducting site selection, evaluation criteria, due diligence, and the preparation of material to advance the site through City-initiated rezoning.

In May and June, CreateTO also continued to advance a site plan and zoning submission for a new fire hall at 165 Grenoble Drive in the Flemington Park community of Don Valley East. As Toronto grows, it's important that our emergency services can provide the same quick response times to all residents and communities across the city. A station in this area will enable life-saving services and allow Toronto Fire Services to meet the needs of a growing community. This month, our team is leading two engagement opportunities in collaboration with the local councillor's office, Toronto Fire Services and Parks & Recreation.

Our team also contributed to a very successful Doors Open event at Old City Hall in May. The site saw nearly 11,000 attendees over two days. This strong turnout reflects the excellent work of our Communications and Public Engagement team who delivered

three public-facing activations focused on celebrating the history and ongoing significance of Old City Hall:

- A postcard sharing notable features of OCH, along with a link to the CreateTO website for project information;
- In collaboration with the City of Toronto Archives, full-scale reproductions of original 1887 Old City Hall blueprints;
- In partnership with Monumental and digital designer Shak Gobert, an augmented reality experience showcasing prominent Indigenous figures in early Toronto-area history.

Our Project Intake Committee also reviewed twenty cases in April and May, as we continue to receive requests for real estate insights and options from the City's divisions and agencies.

Housing

Active construction continues at our sites across the city, including Bloor-Kipling Block 1, 50 Wilson Heights Blvd, 2444 Eglinton Avenue, 610 Bay, and 777 Victoria Park Avenue in Scarborough.

Our Communications and Public Engagement team has been leading public engagement sessions in support of our work at 805 Wellington St. W and Dunn House Phase 2, ensuring strong community understanding of these developments and our innovative collaboration with UHN, which will deliver social medicine as a wraparound support within this new CreateTO-led housing project.

At Bloor-Kipling Block 5 we submitted our site plan application in May and we are on track to start construction in Q4 of this year.

Updates on all of CreateTO's ongoing development projects are included in the fulsome Housing Update report that has been provided to the Board, including a planned groundbreaking at 1113-1117 Dundas Street West next month, the site of our first project as Public Builder.

Port Lands

In May, City Council adopted and endorsed The Dockwall Resilience Program, and approved \$6.78 million to accelerate its work. Led by CreateTO on the City's behalf, The Dockwall Resilience Program will establish a structure for the City to monitor, maintain, and complete capital repairs necessary to bring the City-owned and controlled dockwalls into a state of good repair in a coordinated way.

A staff report has been brought forward for Board approval. Subject to Board approval, CreateTO staff will finalize and execute a delivery agreement with Corporate Real Estate Management in order to initiate program work. The program schedule is ambitious, with the first key milestone targeted for Q4 2026 to identify critical capital works that will inform the City's 2027 Capital Budget.

On May 14, CreateTO joined the City of Toronto to unveil the names of Toronto's new all-electric ferries: Lady of the Quays and Toronto Islander. CreateTO also brought stakeholders and media through Jack Layton Ferry Terminal to see the progress on the shoreside infrastructure work to support the new ferries. Led by CreateTO with our partners at Pomerleau and Toronto Hydro, this work moved at full speed through the fall and winter, including the installation of new duct banks and electrical lines, construction of one of three e-houses, dockwall repairs and upgrades, and new in-water support structures. Even through harsh winter conditions, the team logged an incredible 736 hours installing critical infrastructure underwater.

CreateTO staff also supported a Jane's Walk event in May through the McCleary District, highlighting the area's ongoing transformation. City staff from Parks & Recreation, the Waterfront Secretariat, Urban Design, and Transportation Planning also shared updates, alongside guest speakers from Pinewood Studios and the University of Toronto, with insights connected to the Port Lands Flood Protection project. The City's Chief Planner & Executive Director, Jason Thorne, also joined the walk.

CreateTO also took part in Love Parade, a waterfront bike tour celebrating the life and legacy of the late landscape architect, Claude Cormier.

The ride connected five waterfront destinations designed by Cormier, including HTO Park, Love Park, Berczy Park, Sugar Beach and our own Leslie Lookout Park.

Also in May, CreateTO successfully delivered Doors Open Toronto programming at 25 Ookwemin Street, welcoming more than 600 visitors over the weekend and generating strong public interest in the broader Port Lands transformation, heritage assets, waterfront revitalization, film industry, ecology, and future community development.

The designated heritage building at 25 Ookwemin Street was activated through a curated public exhibition featuring the updated Port Lands physical model and archival photography dating back to 1907, connecting the area's industrial history with the future vision for Ookwemin Minising and the emerging waterfront community.

A Port Lands Early Activation Reference Group was set up for coordination and feedback on planning and implementation of public-facing activations in and around Ookwemin Minising. The first meeting was held on May 4th with participation from CreateTO, WT and key City divisions including Economic Development and Culture, Waterfront Secretariat and Parks and Recreation.

With the input of this group, CreateTO is advancing a coordinated interim activation strategy across the Port Lands through arts, music, cultural and community programming, including event pilots at South River, the Indigenous Arts Festival at 65 Villiers, Children's Circus Camp and Art Spin programming at 6 Leslie. CreateTO is approaching interim activations as a strategic tool to animate underutilized lands, test future place-making opportunities, attract Torontonians and visitors to the waterfront, and reinforce CreateTO's leadership role in delivering vibrant, accessible and economically active city-building initiatives.

Finally, CreateTO was proud to announce the official reopening of the Amsterdam Bridge, an important pedestrian connection point in the heart of Toronto's central waterfront. Originally gifted to the City of Toronto by the Mayor of Amsterdam in 1974 to commemorate the designation of Toronto and Amsterdam as twin cities, the steel cable footbridge has long served as a symbol of international friendship and an iconic feature of Harbourfront Centre's campus.

Closed in 2021 due to structural disrepair, the bridge has undergone a comprehensive rehabilitation led by CreateTO on behalf of the City of Toronto, in partnership with Harbourfront Centre, and officially reopened on May 31, 2026.

The reopening event, which was attended by Mayor Olivia Chow, Deputy Mayor Ausma Malik, Consul General of the Netherlands Marjan Schippers, Harbourfront Centre Board Chair Tenio Evangelista, and dozens of community members and local business representatives, arrives as Toronto prepares to welcome thousands of guests from around the world for the FIFA World Cup 2026.

The rehabilitation project was made possible through a collaborative funding model supported primarily by Spadina-Fort York community benefit reserves, as well as funding from the City's Planning Division, the City's Economic Development and Culture Division and Harbourfront Centre.

CreateTO led all facets of the project's delivery, including the initial condition assessment, design, competitive tendering, and construction administration, ensuring the bridge meets modern safety standards while preserving its distinctive design.

Operational Updates and the 2026 Municipal Election

CreateTO continued to advance strategic hires in support of expanded capacity in construction, with the addition of Anton Van to the Construction team as our new Project Manager. Anton is a construction and engineering professional with experience in residential, commercial, and institutional building projects. He recently held a position at Lamb Development, where he provided project management services on a 32-storey building in downtown Toronto. Prior to that, he had five years of structural engineering experience where he designed office buildings, schools, and high-rise condominiums while working at RJC and Stephenson Engineering.

To foster its next generation of city builders, CreateTO welcomed a summer intern funded by the Urban Data Science Corps, a School of Cities program that creates internships for University of Toronto students to gain hands-on experience supporting urban data and analysis projects at public and non-profit organizations.

CreateTO is also hiring two Housing Development Interns as part of the CMHC Indigenous Youth Housing Internship Program to support housing and city-building initiatives across the organization during the summer term.

Interns will gain exposure to public sector real estate development, infrastructure planning, and the delivery of affordable and supportive housing projects within a municipal environment. This internship opportunity is being offered through the CMHC

Indigenous Youth Housing Internship Program and is intended for Indigenous youth (First Nations, Inuit, and Métis) who are 30 years of age and under.

As our team continues its work, CreateTO is advancing the development of its AI Strategy, intended to establish the responsible and impactful use of new technology within the organization. Led by an internal Steering Committee, CreateTO has introduced Interim Use Guidelines to ensure appropriate applications of AI and has begun testing early use-cases selected through an internal discovery process.

We have also reminded the CreateTO staff of their responsibilities and requirements during this year's Municipal Election period.

While our work delivering projects and supporting our partners continues as usual, the election period introduces additional requirements to ensure that all City resources are used in a politically neutral and appropriate manner. This affects how we communicate, plan events, and interact with Members of Council and candidates.

The municipal election period is the time when additional rules apply to ensure City resources are used neutrally and fairly and not in a way that could support or appear to support a political campaign and begins on August 1, 2026.

Staff have been provided with an FAQ to ensure they are aware of legal and operational obligations during this period.

And of course, the City is currently hosting six matches of the men's FIFA World Cup, from June 12 to July 2, 2026.

CreateTO will maintain standard and in-office protocols through this exciting time for the City of Toronto.

CONTACT

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SIGNATURE

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