CREATE TO

REPORT FOR ACTION

Chief Executive Officer's Report – November 2026

Date: October 27, 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
- Announcements and activities

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

Toronto's municipal election was held October 26, and CreateTO congratulates all elected officials and those who put their name forward for public service. We look forward to working with the Mayor, Council and all appointed Board members.

In particular, CreateTO recognizes Councillor Paula Fletcher and Councillor Frances Nunziata for their contributions to the City of Toronto and their service on the CreateTO Board of Directors.

Councillor Fletcher has been a strong advocate for city-building initiatives that have helped shape Toronto's growth and livability, including affordable housing, waterfront revitalization and the transformation of the Port Lands over her more than two decades of public service. Her commitment to the communities she represented and improving the quality of life of Toronto residents has contributed to the advancement of a number of significant city-building initiatives across Toronto, vital environmental stewardship and important investments in parks and the public realm.

Councillor Nunziata dedicated nearly four decades to public service, as former Mayor of the City of York , City Councillor, and Speaker of Toronto City Council since 2010. A dedicated advocate for the communities of York South-Weston, she championed investments in affordable housing, transit connectivity, community infrastructure and neighbourhood revitalization.

As members of the CreateTO Board, both Councillor Fletcher and Councillor Nunziata provided valued leadership and insight in advancing the strategic use of City real estate and helped shape projects and partnerships that deliver affordable housing, community benefits and meaningful city-building outcomes for the people of Toronto.

Intergovernmental updates

Federal updates

The Canada Investment Summit was held in Toronto in early September, bringing together pension funds and institutional investors in support of Prime Minister Mark Carney's nation building agenda and major infrastructure projects.

Prime Minister Carney was also in Toronto this August to announce a $2.7-billion investment in more than 18 housing projects across Toronto, and Minister of Housing Gregor Robertson was here in October to announce a further Build Canada Homes investment in the next phase of the UHN Social Medicine Housing Program.

Both announcements were held at CreateTO project sites, and we are proud to be the delivery partner on many of these federal priority housing projects. There are more details on this work in our housing update report.

Provincial updates

The provincial government announced changes to its Cabinet in early October, with Minister Kinga Surma moving to Treasury Board and David Piccini becoming Minister of Infrastructure. The Ontario government also announced a new position of Associate Minister of Artificial Intelligence Adoption, which will focus on putting Ontario's world-class research, talent and innovation to work.

City Council updates

At the July meeting of City Council, several items related to CreateTO projects were approved and advanced.

A ZBA and OPA were approved for both Dunn House 2, now known as Spring House, and phase one of 805 Wellington Street West.

The zoning and lease for a new WNBA practice facility at 701 Fleet Street were both approved, allowing for the introduction of new park space and integration of public programming as part of the development of this high-performance space.

Our work at Bloor-Kipling Block 5 was supported through a technical item seeking permanent closure of portions of the street near the development project, and approval was provided for the construction staging area necessary for the development of 1113 Dundas Street West site.

Council also asked City staff, in consultation with CreateTO, to look at options for land to support the Jays Care Foundations efforts to establish a Jays Care Academy in Toronto.

There continues to be a great deal of political and community interest in the redevelopment proposal for 770 Don Mills Road, and amendment MM43.91 asked staff to look at opportunities to establish dedicated space within the new development to enhance community health service delivery.

CreateTO, Build Toronto Inc. and Toronto Port Lands Company financial statements were also adopted at the July Council meeting.

Our Three Lines of Business

During the election period, CreateTO remained busy advancing our priority and directed projects across our three lines of business.

Real Estate Solutions for City Divisions, Agencies, and Corporations

CreateTO continues to support the real estate, land use planning, and strategic accommodation needs of the City of Toronto's divisions, agencies, and corporations through the identification and delivery of property solutions that enable service delivery, operational efficiency, and long-term city-building objectives. This includes ongoing work supporting critical City priorities such as long-term care infrastructure, Toronto Shelter and Support Services capital projects, municipal operations facilities, and emergency service infrastructure. In collaboration with City partners, CreateTO helps

advance projects from early-stage exploration to site identification, feasibility assessment through planning approvals, partnership facilitation, and development readiness.

Two significant initiatives currently underway demonstrate CreateTO's role in maximizing the strategic value of City-owned real estate, supporting future service growth, modernizing municipal infrastructure, and identifying opportunities for more efficient and coordinated use of public assets and the protection and effective utilization of industrial and employment lands.

CreateTO also continues to provide real estate and planning support for Toronto Fire Services in advancing new fire hall projects in the Flemingdon Park and Malvern communities to support service needs, response times, and anticipated population growth. Both projects remain on track and are progressing through key planning and due diligence milestones.

For the Flemingdon Park Fire Hall, CreateTO completed the site identification and municipal approvals work required to support development on a portion of the City-owned property at 165 Grenoble Drive. Community information activities have concluded, and a Site Plan Application was submitted in September 2026. Subject to approval milestones being achieved, the project is expected to transition to Corporate Real Estate Management (CREM) in November 2026 to advance detailed design and construction. The project remains on schedule for an anticipated operational readiness date of late 2029. CreateTO continues to coordinate with City divisions and the Toronto Catholic District School Board on matters related to site access, parking, and complementary community infrastructure.

To support response timelines in the Malvern community, CreateTO is also leading a site selection and feasibility assessment process to identify the most suitable City-owned location for a new facility.

Housing and Development

As mentioned above, funding through Build Canada Homes was announced on August 5, 2026, for nine-projects on City-owned lands, including CreateTO projects at 1113-1125 Dundas St W, 805 Wellington St W, 158 Borough Dr, Bloor-Islington and C1 Bayside.

The next phase of Canada’s first Social Medicine Housing Initiative was also announced on October 1, 2026, anticipating 200 new units across three additional sites.

A groundbreaking ceremony was also held in August for the CreateTO-led public builder development at 1113-1125 Dundas St W.

Port Lands

Our Port Lands team completed work with Waterfront Toronto and the City on agreements to support the ongoing revitalization of the Port Lands, including 1) final agreement with Waterfront Toronto to enable the hand back of approximately 30 acres

to Toronto Port Lands Company for future leasing and development following completion of the flood protection project and 2) a head lease with the City for TPLC-owned lands on Ookwemin Minising to support delivery of the next phase of tri-government funded revitalization work.

We also released an RFP for the South Port area of the Port Lands to optimize use of salt campus in support of the City's transportation and winter readiness programs, and to test market for new marine related uses. Successful proponents are expected to be announced in early 2027.

We achieved major project milestones for the Jack Layton Ferry Terminal Shoreside Infrastructure project. All the charging infrastructure has been delivered and installed, and Toronto Hydro has energized the system. The team is working on commissioning and testing the electrical infrastructure ahead of the first ferries arrival in early December.

And in support of the Council-approved City-wide Dockwall Resilience Program, we commenced the comprehensive engineering assessment for all City-owned and -controlled dockwalls to inform a report and recommendations to Council in 2027 on a multi-year capital delivery program.

Announcements and Activities

As a team, CreateTO observed National Day for Truth and Reconciliation on September 30, and we are actively engaged in the City's annual United Way Employee campaign.

CreateTO also congratulates the new CEO of the Harbourfront Centre, Gideon Arthurs. As a key partner on the Toronto Waterfront, we look forward to working with Gideon as he activates this10-acre waterfront campus with year-round programming and a diverse range of artistic, cultural and community activities.

We were also honored to discuss the Toronto waterfront as part of the October event *Leading with Landscape: Toronto's Waterfront Transformation*, hosted by the Daniels Faculty of the University of Toronto. The event showcased the incredible local and international talent that has been involved in waterfront projects, and CEO Vic Gupta was part of a panel that included Pina Mallozzi of Waterfront Toronto and Jason Thorne of the City of Toronto, during which CreateTO highlighted the vital role the Port Lands and wider waterfront play in the City's economic development as well its public realm.

CreateTO was also present at a series of events and discussions focused on housing and development.

CONTACT

Siri Agrell, Vice President, Corporate and Strategic Initiatives, CreateTO, 437-224-2996, sagrell@createto.ca

SIGNATURE

Vic Gupta
Chief Executive Officer