CREATE TO

REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

Evaluation Criteria for CreateTO-led Projects Advanced Under the Toronto Builds Policy Framework - Update

Date: October 13, 2026
To: Board of Directors, CreateTO
From: Chief Executive Officer, CreateTO
Wards: All

REASON FOR CONFIDENTIAL INFORMATION

This report deals with both the disposition of land by the Board of Directors, CreateTO or the City of Toronto, and plans and criteria to be applied to any negotiations carried on or to be carried on by or on behalf of the Board of Directors, CreateTO and the City of Toronto.

SUMMARY

This report provides an update on information regarding the evaluation criteria used for CreateTO-led projects that advance under the City of Toronto's Toronto Builds Policy Framework. This matter was first considered by the CreateTO Board at its meeting on January 26, 2026. A request for further information on the evaluation process was requested at the Housing Development Committee on July 7, 2026.

RECOMMENDATIONS

The Chief Executive Officer, CreateTO recommends that the Board of Directors, CreateTO:

1. direct that the confidential information contained in Confidential Attachment 1 remain confidential as it deals with both the disposition of land by the Board of Directors, CreateTO or the City of Toronto, and plans and criteria to be applied to any negotiations carried on or to be carried on by or on behalf of the Board of Directors, CreateTO and the City of Toronto.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting on November 18, 2025, the Board of Directors, CreateTO adopted Item RA22.3, Bloor-Kipling Block 5 (970 Kipling Avenue) - Selection of Proponent and directed staff to report to the January 2026 Board meeting on the current criteria used in the selection of proponents for projects undertaken under the City's Toronto Builds Policy Framework.
https://secure.toronto.ca/council/agenda-item.do?item=2025.RA22.3

At is meeting on January 26, 2026, the Board of Directors, CreateTO adopted Item RA23.6, Evaluation Criteria for CreateTO led Projects Advanced Under the Toronto Builds Policy Framework and provided additional information regarding the evaluation process for market offerings for Toronto Builds sites. This report included details on City of Toronto requirements and policy direction including the Toronto Builds Policy Framework, which establishes policies in 12 key program areas to guide the development of housing on City land.
https://secure.toronto.ca/council/agenda-item.do?item=2026.RA23.6

COMMENTS

As the City of Toronto works to achieve its ambitious housing goals, CreateTO's proponent selection process must continue to clearly and confidently identify partners that can deliver these complex and vital projects.

Selecting proponents for Toronto Builds sites is a complex, rigorous and multi-step process. CreateTO leads the market offering for these City-owned sites, using an open market procurement process supported by a Real Estate Broker and overseen by an external Fairness Monitor. The Fairness Monitor is an independent and impartial third party to observe, monitor, provide oversight, and ensure a fair and transparent marketing and selection process and report on the procurement process for a site.

Each market offering provides a Confidential Information Memorandum ("CIM") which includes the evaluation criteria that will be used to score proponent bids. These criteria are developed from City of Toronto requirements and policy direction including the Toronto Builds Policy Framework, which establishes policies in 12 key program areas to guide the development of housing on City land.

Additional information on the evaluation process and criteria used in the selection of proponents for projects undertaken under the City's Toronto Builds Policy Framework has been provided in Confidential Attachment 1.

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SIGNATURE

Vic Gupta
Chief Executive Officer, CreateTO

ATTACHMENTS

Confidential Attachment 1 – Evaluation Criteria for CreateTO-led Projects Advanced Under the Toronto Builds Policy Framework