

Minutes – Public

Public Minutes of the Virtual Meeting of the Housing Development Committee of Build Toronto Inc. (BTI) (the “Committee”)

Date: May 29, 2026

Time: 10:00 a.m.

Location: Video conference

Call to Order

The Chair of the Committee confirmed that a quorum was present and called the meeting to order at 10:05 a.m.

Declarations of Interest under the Municipal Conflict of Interest Act and the Ontario Business Corporations Act

No conflicts were declared.

Public Session

1. Approval of the April 9, 2026 Committee Public Session Meeting Minutes

The Committee received the public report for action from the Chief Legal Counsel & Corporate Secretary, CreateTO dated May 22, 2026.

MOTION: On motion by Mark Guslits, the Committee approved the previous Committee’s public session minutes of the Committee Meeting of April 9, 2026.

2. Housing and Development Committee Role

The Committee received the public report for information from the Chief Executive Officer, CreateTO dated May 22, 2026.

MOTION: On motion by Sheerin Sheikh, the Committee received this report for information.

3. Housing Pipeline

a) Housing Progress Update

The Committee heard the presentation from the Chief Development Officer, CreateTO.

MOTION: On motion by Mark Guslits, the Committee received the presentation regarding Housing Progress Update for information.

b) Toronto Builds Annual Report

The Committee heard the presentation from the Executive Director, Housing Development Office.

MOTION: On motion by Sheerin Sheikh, the Committee received the presentation regarding Toronto Builds Annual Report for information.

In Camera MOTION

On motion made by Bruce Davis, the Committee resolved to close part of the meeting to the public to consider the following confidential matters according to By-law No. 1 of the Corporation and the Company's Shareholder Direction at 10:46 a.m. During the in-camera session, the Committee addressed the following matters in the revised agenda order.

4. Approval of the April 9, 2026 Committee Closed Session Meeting Minutes
5. Agenda Items advancing to June 19, 2026 Board meeting:
 - a. 3060 Eglinton Avenue East: Proposed Amending Terms
 - b. Housing Benchmark Report: Affordable Housing Development and Construction Costs on City-owned Sites and Comparable Sites Across Canada
6. Project Specific Updates:
 - a. Dunn House Phase 2
 - b. 805 Wellington St W
 - c. Bloor Kipling Block 5
 - d. 705 Warden Ave
 - e. 834-841 Queen St E
7. Pipeline Projects:
 - a. Scadding Court

The Committee resumed its public session at 12:14 p.m. and the meeting was adjourned at 12:14 p.m.

Our next Committee meeting is scheduled for **July 7, 2026**.

Attendance:

	10:05 a.m. – 10:46 a.m. Public Session	10:46 a.m. – 12:14 p.m. In-Camera Session	12:14 p.m.– 12:14 p.m. Public Session
Mark Guslits, Chair	✓	✓	✓
Bruce Davis	✓	✓	✓
Councillor Paula Fletcher	x	x	x
Sheerin Sheikh (Departed at 11:59 p.m.)	✓	✓	x

✓ Members were present for some or all of the time indicated.

x Members not present for some or all of the time indicated

Also Present (at the invitation of the Committee):

Ashmeed Ali, Vice President, Portfolio Strategy & Asset Management, CreateTO

Arash Oturkar, Manager, Development Planning, CreateTO

Arya Beheshti, Vice President, Construction & Environment, CreateTO
Cameron Bryant, Director, Legal, CreateTO
Gabriella Sicheri, Vice President, Development, CreateTO
Hugh Clark, Executive Director, Housing Development Office, City of Toronto
Jason Chen, Vice President, Development, CreateTO
Jaspreet Hansra-Kulasingam, Chief Financial Officer & Executive Vice President, Port Lands Management, CreateTO
Kevin D'Souza, Development Project Analyst, Development, CreateTO
Kimberly Lam, Senior Advisor to the Chief Development Officer, CreateTO
Lisa Palumbo, Senior Law Clerk, Legal, CreateTO
Mark Chemji, Vice President, Planning & Design, Development, CreateTO
Mary Ormond, Chief Legal Counsel & Corporate Secretary, Legal, CreateTO
Melissa McEnroe, Director, Development, CreateTO
Mia Baumeister, Director, Planning & Design, CreateTO
Michael Norton, Chief Development Officer, Development, CreateTO
Nick Simos, Vice President, Development, CreateTO
Nima Kia, Director, Development, CreateTO
Pedro Giunti, Manager, Development, CreateTO
Peter Harron, Director, Development, CreateTO
Samantha Zavaglia, Manager, Development, CreateTO
Sanam Owens, Director, Construction, CreateTO
Sarah Corey, Director, Development, CreateTO
Shoon Huggett, Vice President, Financial Analysis & Advisory Services, CreateTO
Susan O'Neill, Director, Communications & Marketing, CreateTO
Vic Gupta, Chief Executive Officer, CreateTO
Recording Staff: Natalie Wong, Executive Assistant & Board Administrator, Legal, CreateTO

"Mark Guslits" signed

Chair

"Mary Ormond" signed

Chief Legal Counsel & Corporate
Secretary, CreateTO