

Minutes – Public

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

Date: April 9, 2026

Time: 2:30 p.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 2:32 p.m.

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

No conflicts were declared.

Public Session

1. 2026 Schedule of Meetings

The Committee received the public report for action from the Chief Executive Officer, CreateTO dated April 8, 2026.

MOTION: On motion by Bruce Davis, the Committee approved the following proposed Committee meeting dates for 2026:

- I. May 29, 2026
- II. July 7, 2026
- III. October 20, 2026

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 2:41 p.m. During the in-camera session, the Committee addressed the following matters in the revised agenda order.

2. 72 Amroth Ave
3. Dunn House Phase 2
4. 805 Wellington Street West
5. 9 Shortt Street
6. Project Updates
 - a) 1113-1117 Dundas Street West
 - b) 931 Yonge Street
 - c) 838 Broadview Ave
7. 1631 Queen Street East

8. 50 Wilson Heights Blvd

The Committee resumed its public session at 4:49 p.m. and the meeting was adjourned at 4:50 p.m. Our next Committee meeting is scheduled for May 29, 2026.

Attendance:

	2:32 p.m. – 2:41 p.m. Public Session	2:41 p.m. – 4:49 p.m. In-Camera Session	4:49 p.m.– 4:50 p.m. Public Session
Mark Guslits, Chair	✓	✓	✓
Bruce Davis	✓	✓	✓
Councillor Paula Fletcher	✓	✓	✓
Sheerin Sheikh	✓	✓	✓

✓ 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):

- Alessia Monopoli, Planner, Development, CreateTO
- Arash Oturkar, Manager, Development Planning, CreateTO
- Arya Beheshti, Vice President, Construction & Environment, CreateTO
- Cameron Bryant, Director, Legal, CreateTO
- Dylan Feist, Manager, Policy & Strategic Relations, 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-Kulasingham, Chief Financial Officer & Executive Vice President, Port Lands Management, CreateTO
- Kashaidi Jogi, Director, Procurement, CreateTO
- Kevin D'Souza, Development Project Analyst, Development, CreateTO
- Kimberly Lam, Senior Advisor to the Chief Development Officer, CreateTO
- Kyle Knoeck, Director Zoning & Secretary Treasurer Committee of Adjustment, City of Toronto
- Lisa Palumbo, Senior Law Clerk, Legal, CreateTO
- Mark Chemji, Vice President, Planning & Design, Development, CreateTO
- Mary Ormond, Chief Legal Counsel & Corporate Secretary, Legal, 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
- Sarah Corey, Director, Development, CreateTO
- Simon McKenzie, Manager, Development, CreateTO
- Susan O'Neill, Director, Communications & Marketing, CreateTO
- Vic Gupta, Chief Executive Officer, CreateTO

Recording Staff: Natalie Wong, Executive Assistant & Board Administrator, Legal, CreateTO

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"Mark Guslits" signed

Chair

"Mary Ormond" signed

Chief Legal Counsel & Corporate
Secretary, CreateTO