



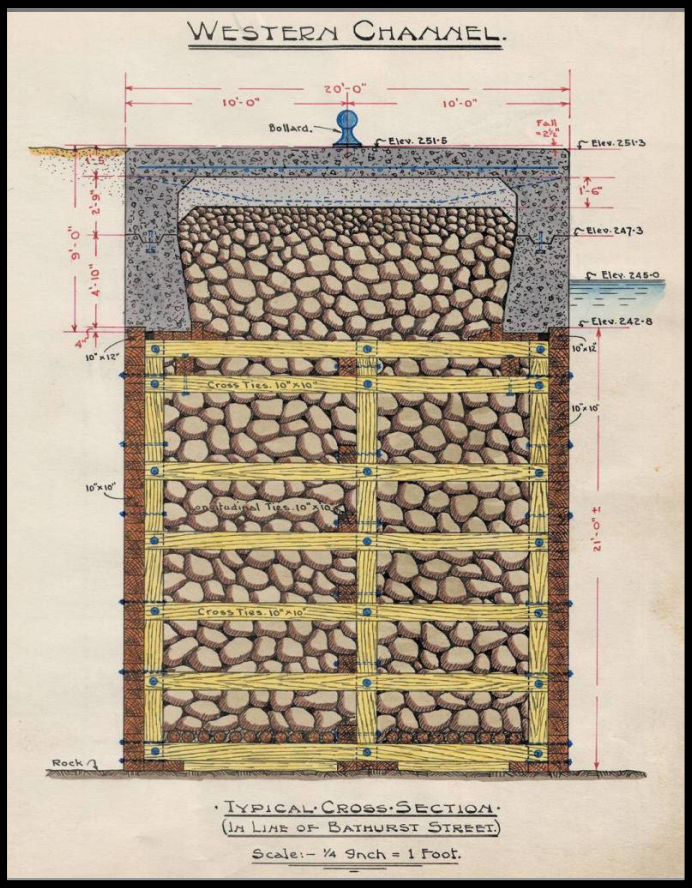
Marine Infrastructure Asset Management Program

Waterfront for All | September 30, 2025

CREATE TO

Transforming
Toronto's Real Estate

Why care about dockwalls?



Original Cross-Section of Existing
Timber Crib for Bathurst Street
(1912)

Aerial view looking northwest from the Inner Harbour in 1921, shows at lower right the newly reclaimed state of what's now the Harbourfront Centre. COURTESY TORONTO PORT AUTHORITY ARCHIVES (Toronto Star, 2013)

CreateTO - Who are we?

We are building the city we love

A public agency formed in 2018 to manage the City's portfolio, as part of the City-wide Real Estate Transformation, we:

- Deliver client-focused real estate solutions to City divisions, agencies, and corporations
- Amplify city building efforts across five policy areas:
 - Affordable housing
 - Equity & Inclusion
 - Jobs and economic health
 - Environmental well-being
 - Cultural vitality
- Building a vibrant, world-class Port Lands

6,900+

Buildings

8,400+

Properties

\$27B

Approx. Collective Value

Rendering of the future housing development at 2444 Eglington

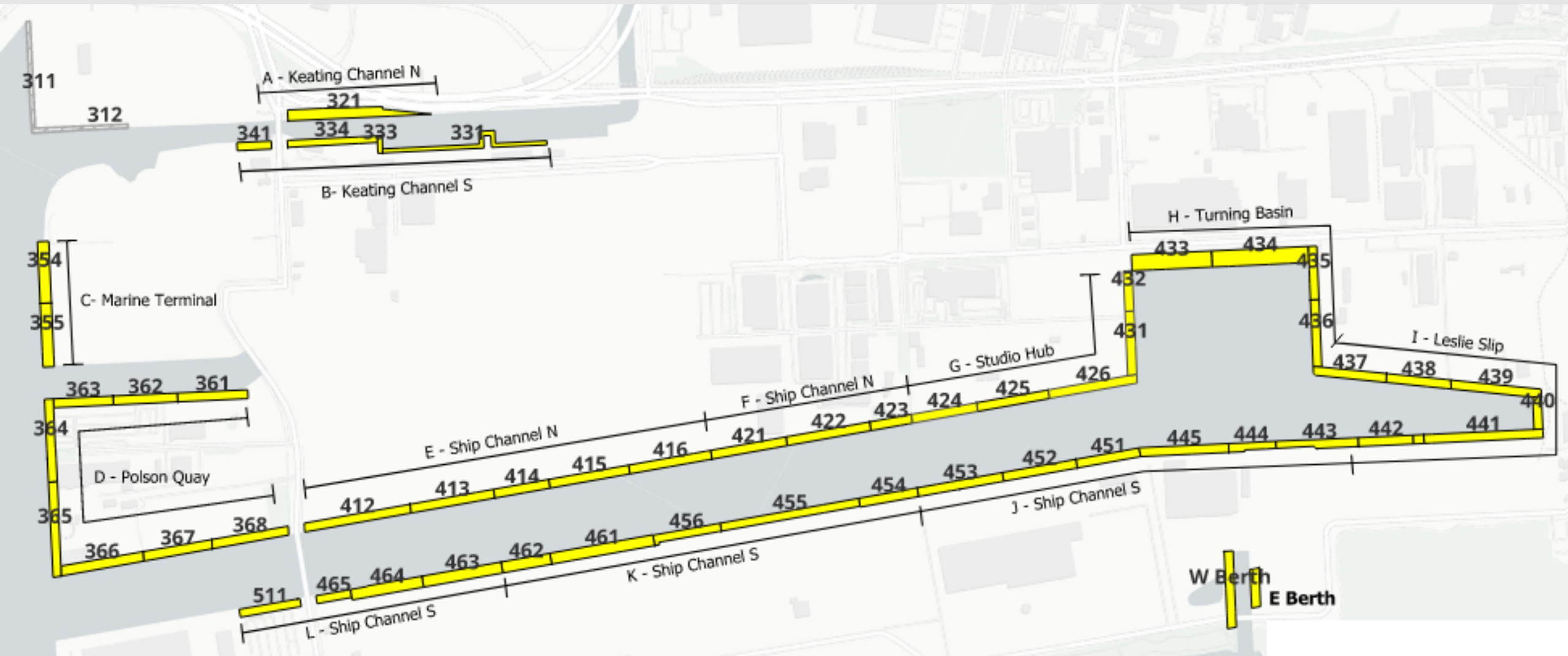


**CreateTO holds title for ~9 km
of dockwall in the Port Lands**

Image © 2025 Airbus

1468 m

Google Earth



CreateTO Dockwalls in the Port Lands



Port Lands Dockwall Asset Management Program

Goal: Develop an inspection program and identify priority areas for investment based on dockwall condition, legal liability, and strategic priorities

- CreateTO retained a Marine Engineer to assess the structural condition of ~9km of dockwall owned by CreateTO.
- In tandem, all dockwall information was centralized in a database.



Dockwall Repair Options

When considering dockwall rehabilitation, several approaches are available depending on site conditions and operational requirements. Some examples include:

1. Naturalization
2. Minor Repairs
3. Rock Revetment
4. New Dockwall
5. Hybrid Approach

Regardless of the approach selected, all dockwall repair projects should incorporate safety ladders, safety furniture, & elements of **habitat restoration** to enhance ecological value.



Interest & Opportunities

When determining the appropriate approach to dockwall rehabilitation, it is essential to balance multiple interests and identify opportunities. Key considerations include:

1. **Public**
2. **Alignment with City Goals**
3. **Integration with Existing Strategies**
4. **Collaboration with Agencies & Stakeholders**
5. **Ownership**

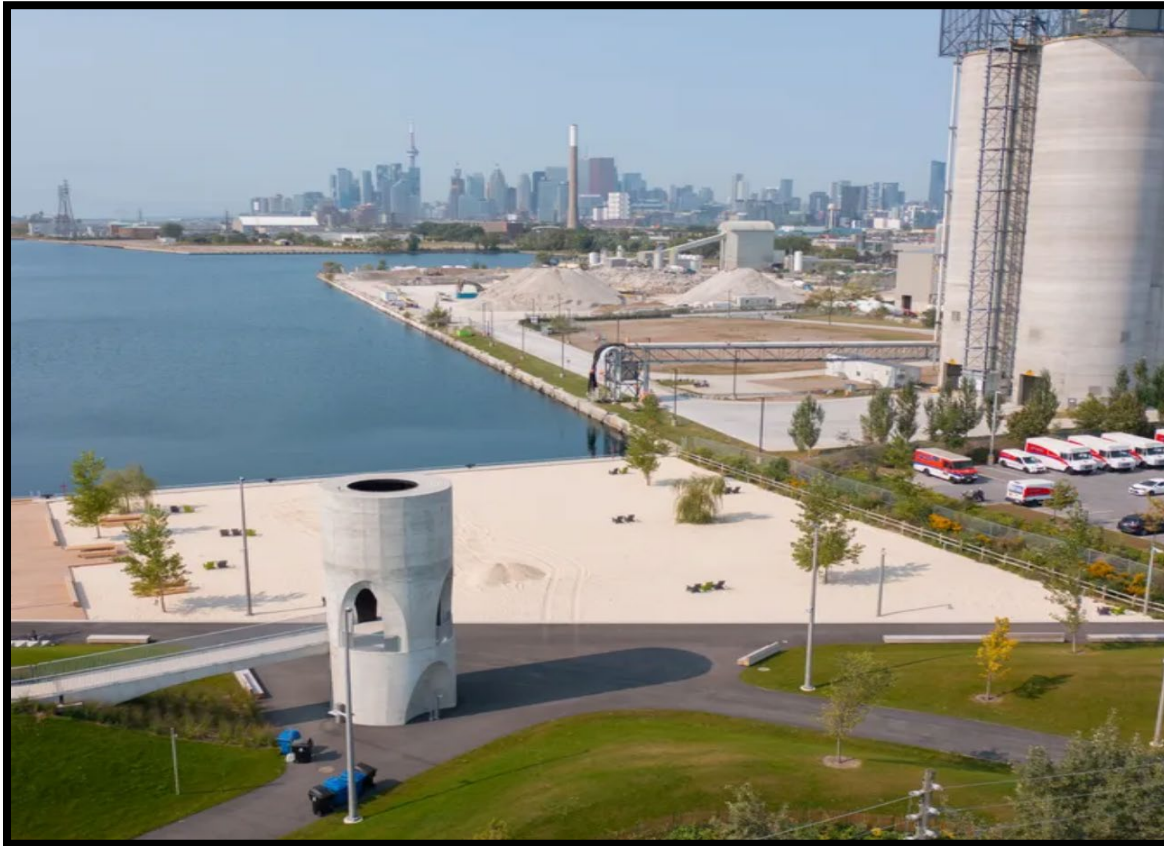
Leslie Lookout Park in the Port Lands

An architectural rendering of a waterfront park. In the foreground, a sandy beach area is populated with people walking, sitting, and playing. Several trees, including a prominent weeping willow, are scattered throughout the park. A wooden boardwalk or promenade runs along the water's edge. In the background, a city skyline is visible across the water, featuring a tall, thin tower and various other buildings. The sky is filled with soft, orange and yellow clouds, suggesting a sunset or sunrise. The entire scene is framed by a large, curved concrete structure, possibly a bridge or a large archway, which is the focus of the rehabilitation project.

Recent Examples of Dockwall Rehabilitation Projects

Leslie Lookout Park

Port Lands Example (2024)



Ship Channel Emergency Repairs

Port Lands Example – Berth 456 (2023)



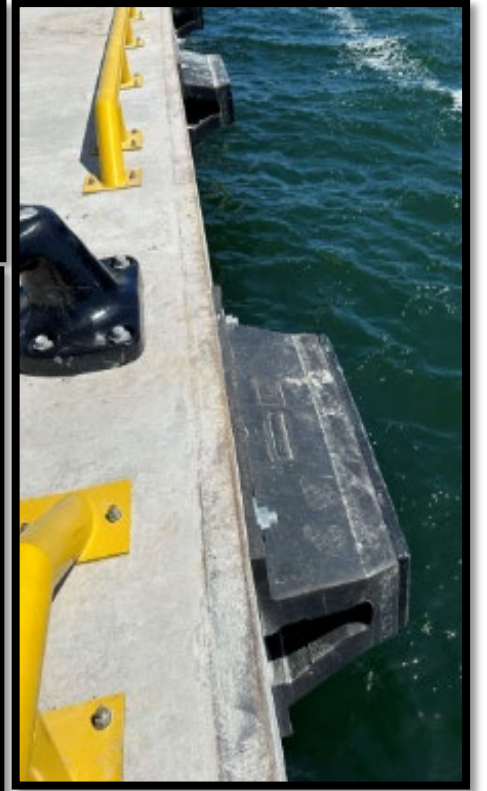
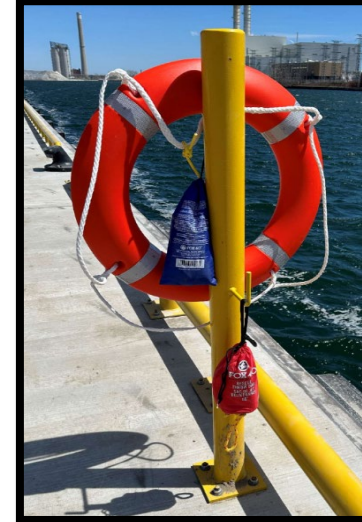
Before



During Construction (2023)

Basin Media Promenade New Dockwall

Port Lands Example (2024)



Western Channel Promenade

Bathurst Quay Example (2020)

City-led, partially funded by CreateTO



An aerial photograph of a city skyline, likely New York City, with a river in the foreground. The skyline is filled with various skyscrapers and buildings. In the foreground, there is a river with a curved path and a construction site. A bridge with a distinctive white arch is visible on the right side of the river. The text "Building the city we love" is overlaid in white on the left side of the image.

Building the city
we love

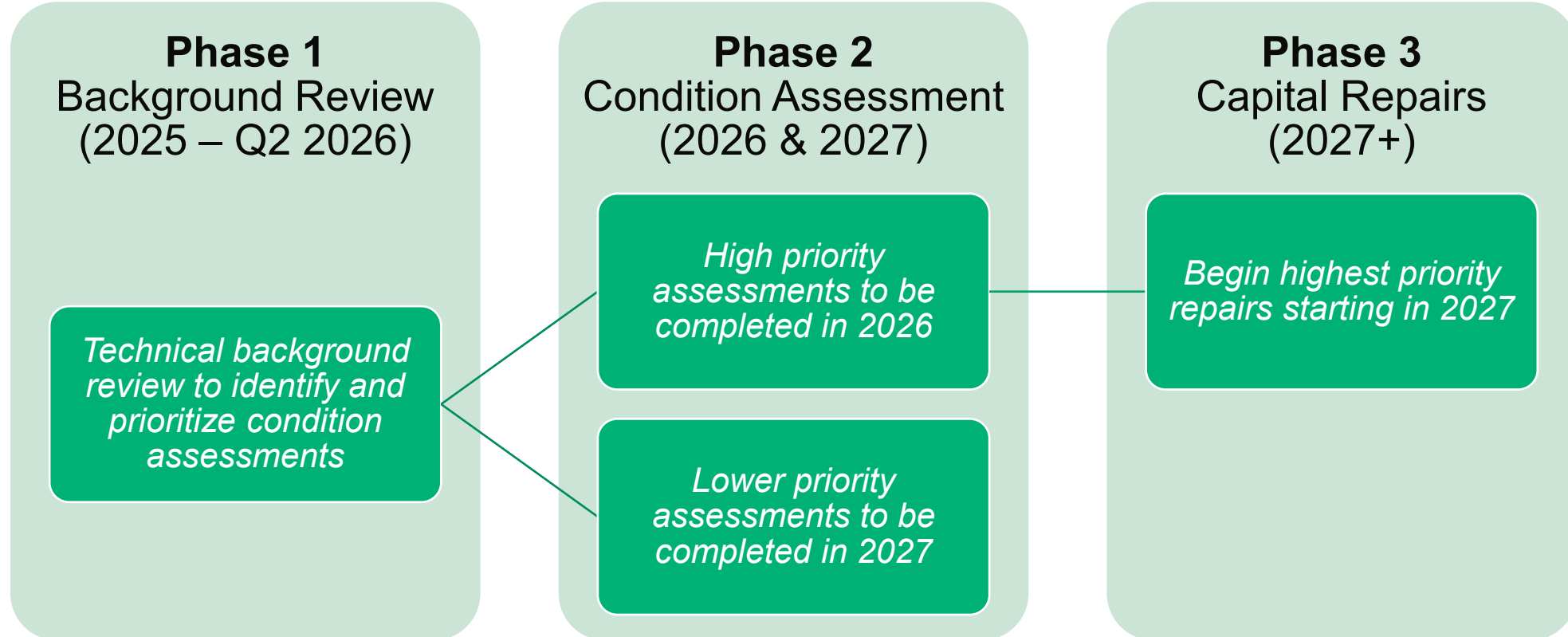


Image Source: <https://svphoto.ca/toronto-skyline/>

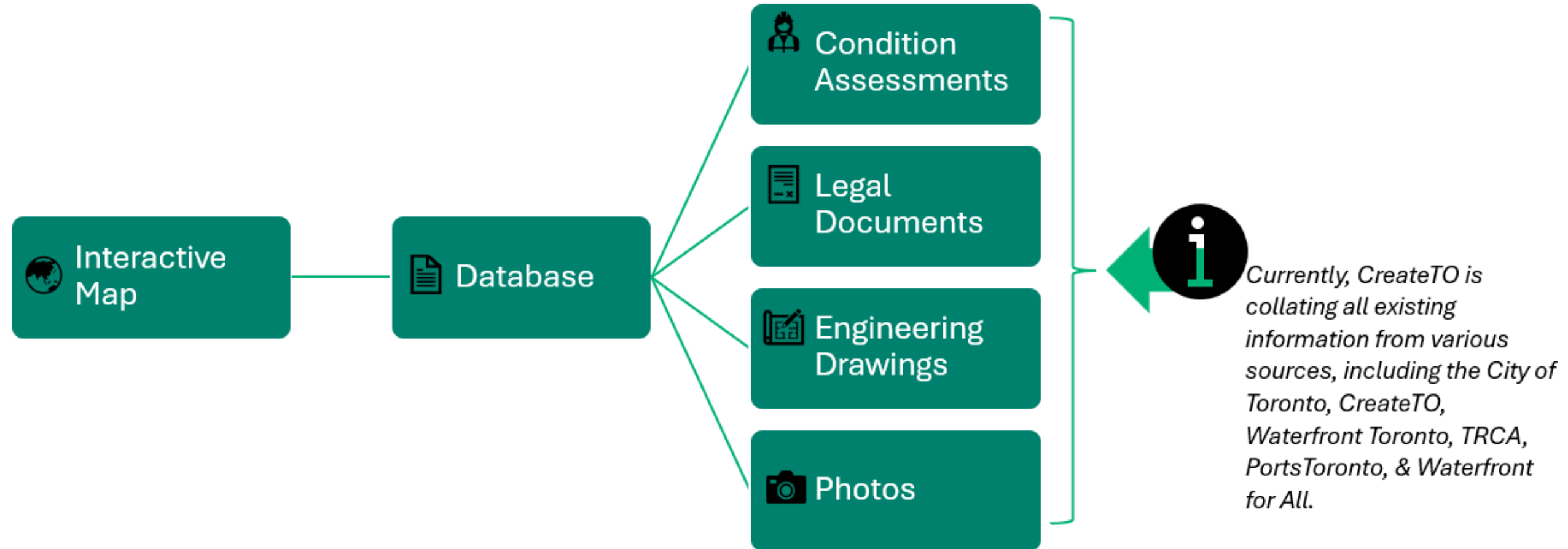
Marine Infrastructure Asset Management Program

- Build a citywide marine asset management program
- Strengthen knowledge and City standards
- Develop resilient, multi-benefit infrastructure
- Plan for long-term renewal

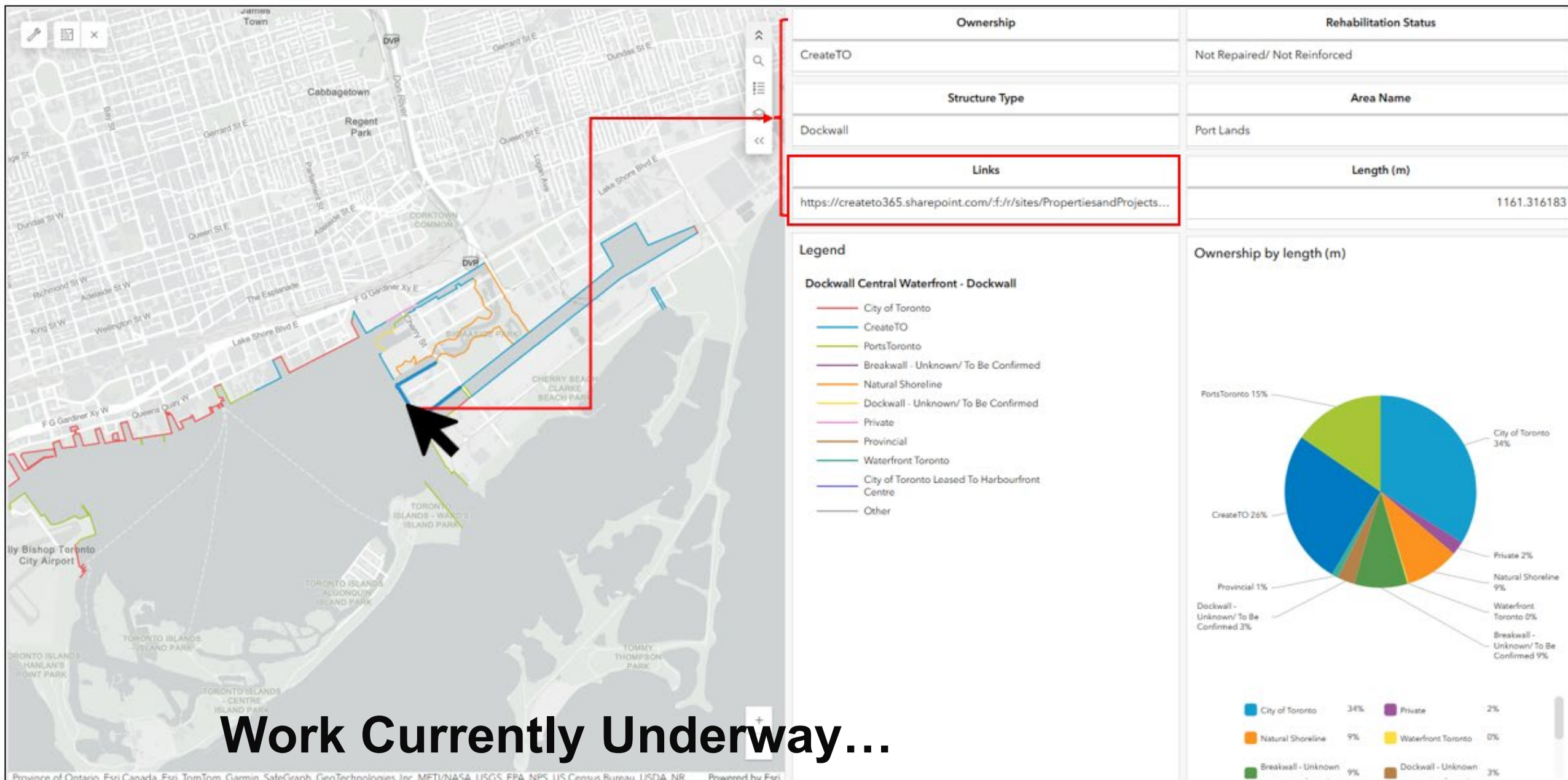
Proposed Phased Approach



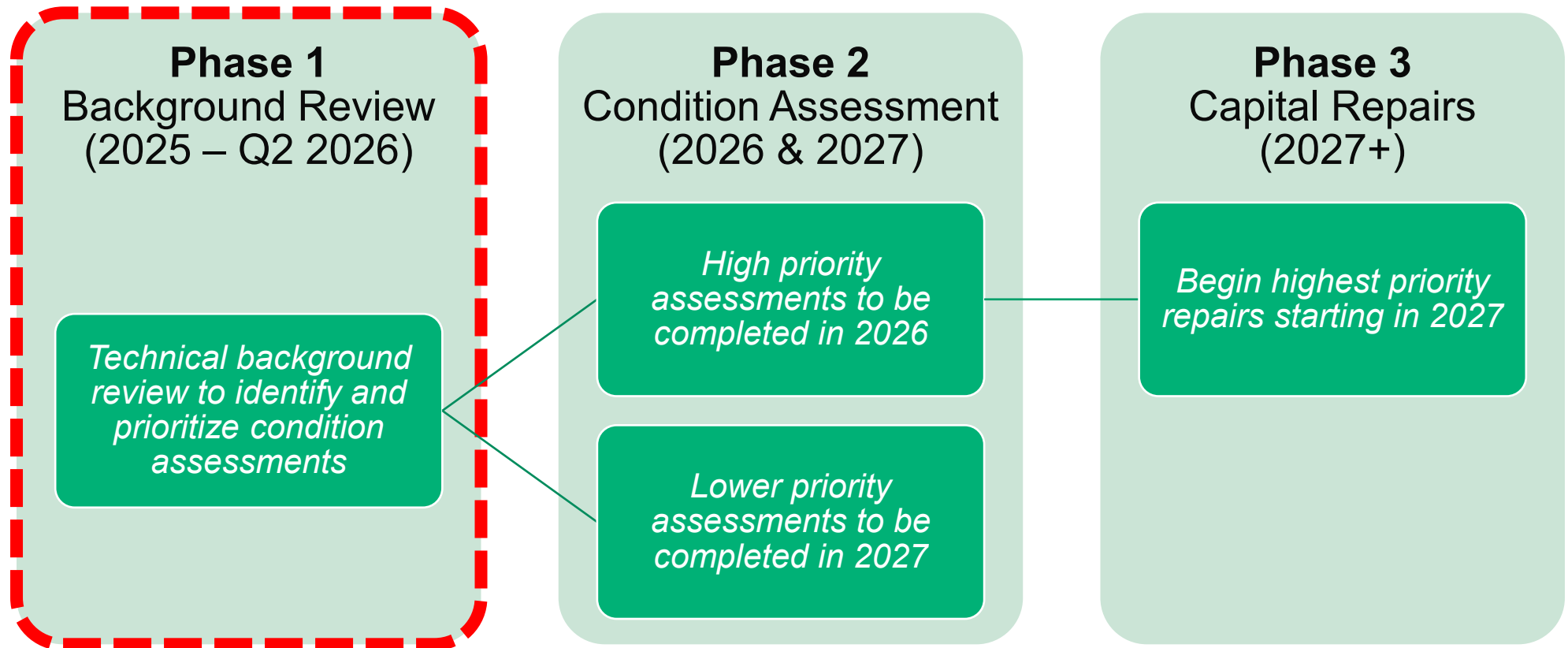
**Timelines and planned work are dependent on coordination efforts with multiple stakeholders, tri-government parties, and others*



Work Currently Underway...



Next Steps



**Timelines and planned work are dependent on coordination efforts with multiple stakeholders, tri-government parties, and others*

Thank you!

Questions?