

MINUTES of the 108<sup>th</sup> meeting of the Board of Directors of the Toronto Waterfront Revitalization Corporation held at the offices of Toronto Waterfront Revitalization Corporation, 20 Bay Street, Suite 1310, Toronto, Ontario on Wednesday, March 19, 2014 at 8:00 a.m. local time.

PRESENT: Mark Wilson, Chair  
Jack Cockwell  
Michael Copeland  
Sue Dabarno  
Kevin Garland  
David Johnson  
Ross McGregor  
Joe Pantalone  
Gary Wright

ABSENT: Janet Graham  
Sheldon Levy  
Councillor Jaye Robinson

The following additional persons were in attendance, unless otherwise noted, throughout the meeting or only for particular business items as noted in these minutes: John Campbell, President and Chief Executive Officer; Chad McCleave, Chief Financial Officer; David Kusturin, Chief Operating Officer; Marisa Piattelli, Chief Administrative Officer; Meg Davis, V.P. Development; and Amanda Santo, Development Manager.

The Chairman, Mark Wilson, took the chair, and with the consent of the Directors, appointed Ann Landry to act as secretary of the meeting.

The Chair declared that a quorum of Directors was present and that notice of the meeting having been duly sent to all Directors in accordance with the Corporation's By-laws, the meeting was duly called and regularly constituted for the transaction of business.

Jack Cockwell declared a conflict with regard to Enwave, and the Request for Qualifications ("RFQ") for the Waterfront Innovation Centre. It was agreed that he would leave the meeting prior to any material discussions regarding Enwave or the RFQ.

## **1. Approval of Consent Agenda**

**ON MOTION** duly made, seconded and carried, it was **RESOLVED** that the Consent Agenda for the 108<sup>th</sup> meeting of the Board, held on Wednesday, March 19, 2014 be and is hereby accepted and approved subject to the following revision:

- the minutes of the Special Board Meeting held on February 20, 2014 be revised to reflect that David Johnson voted against the motion passed by the Board regarding the Gardiner Expressway & Lake Shore Boulevard Reconfiguration Environmental Assessment & Urban Design Study.

## 2. CEO Report

John Campbell tabled reports and information on various matters, which included the following subjects and information and on which the following Board and Management comments were made:

- *Construction Progress* – A slide presentation of progress to date was provided.
- *Gardiner Environmental Assessment (“EA”)* – City staff presented recommendations that “remove” is the preferred option. A proposal was tabled by First Gulf outlining a maintain/replace alternative. The issue has been deferred to a February 15, 2015 meeting with a request to evaluate the new option as well as looking at ways to mitigate the traffic impact of the “remove” option.

The positive take-away from this outcome is that the “status quo” is not on the table. From a city building perspective, the maintain option impedes development in the Port Lands whereas the hybrid option would liberate lands east of Cherry Street creating a gateway to the Port Lands – the north/south extensions into the Port Lands open up.

Waterfront Toronto will work with the City to develop a work plan which will be tabled at a subsequent Board meeting. Concerns were raised again regarding flooding of the Don Valley Parkway (“DVP”) as well as traffic impacts to neighbourhoods. Management was asked to ensure (when looking at the two options) that the DVP flooding issue is examined and that the traffic dispersal effect into neighbourhoods was revalidated.

- *Billy Bishop Toronto Community Airport*

Waterfront Toronto will be deputing at the March 25, 2014 Executive Committee Meeting. Waterfront Toronto’s OPED piece was in the Toronto Star outlining the Corporation’s position – one of defining scale first, then building infrastructure to suit.

- *West Don Lands (“WDL”)*

Work in WDL is progressing well.

- *Pan Am Athlete’s Village*

Progress on the Village continues.

- *East Bayfront (“EBF”)*

Work continues on approvals and agreements for servicing Bayside and transferring land title. The Innovation Centre Request for Proposals (“RFP”) will be going out late this month. George Brown College has started the Block 3 design.

- *Central Waterfront (“CWF”)*

Winter weather conditions have hindered progress however construction continues. Waterfront Toronto continues to work closely with the Business Improvement Area (“BIA”) in planning for the 2014 season.

- *Health and Safety* - There have been minor incidents since the previous report however none have resulted in loss of time.

- *Don Mouth Naturalization and Port Lands Flood Protection Project (“DMNP”) & Lower Don Lands (“LDL”) Environmental Assessments (“EAs”)* - Waterfront Toronto, the City of Toronto and Toronto and Region Conservation (“TRCA”) continue to work towards the implementation of Phase 2 of the Port Lands Acceleration Initiative (“PLAI”).

Planning work continues on this very complex project with nine sub-projects underway. Work is progressing well on all fronts and the working relationship within the multi-agency/department teams is very good.

The TRCA, on behalf of and in cooperation with Waterfront Toronto and the City of Toronto, has completed the Environmental Assessment (EA) for the DMNP and on March 3, 2014, TRCA submitted its environmental assessment to the Ministry of the Environment for review and approval.

- *Port Lands Planning Framework/Transportation and Servicing Master Plan EA*

Waterfront Toronto and the City of Toronto continue to work towards developing a high-level planning framework for the Port Lands to establish a comprehensive plan that will guide investment and revitalization in the area as directed by City Council. Work continues on the Transportation and Servicing Master Plan EA (“TSMP EA”) project which will support the extensive planning work that is taking place in the Port Lands and South of Eastern areas.

Lake Ontario Park Quick Starts – these are being reviewed with the City and TRCA staff. Key projects identified as potentials for 2014 completion include terrestrial plantings and enhancements, Tommy Thompson Park interpretation, a new fishing pier, and Base Lands pedestrian trail network. The Board asked that a full list of quick starts be tabled at the May 5, 2014 meeting.

- *Environment and Innovation*

On February 12, 2014, Waterfront Toronto and the City of Toronto were awarded a Sustainable Communities Award from the Federation of Canadian Municipalities (“FCM”) for our work on Corktown Common.

In February 2014 Waterfront Toronto updated its Minimum Green Building Requirements (MGBRs). The new version updates five of the thirteen individual requirements, strengthening performance and clarifying the application for commercial buildings.

- *Intelligent Communities*

Preparations are currently underway to host the Intelligent Community Forum for the Top 7 Site Visit on April 15-16, 2014. A win would differentiate the waterfront as an employment location. On March 7, 2015 the inaugural session of the New Blue Edge Summit Series to share the latest perspectives on new trends in technology, innovation and collaboration, was held at Corus Quay.

- *Urban Park and Waterfront Trail at Ontario Place*

Waterfront Toronto has been working with Infrastructure Ontario for the Ministry of Tourism, Culture and Sport on this project. The project is proceeding well with the designs being well received by the public, the aboriginal community and the Design Review Panel.

- *Government Relations*

#### Federal Evaluation of the Toronto Waterfront Revitalization Initiative

Finance Canada Internal Audit recently completed and released its program evaluation which examined the relevance and performance of the Toronto Waterfront Revitalization Initiative (from a federal perspective) from 2008-2013. Overall, the findings were positive and found that the initiative achieved its stated outcomes and that federal projects within the Long Term Plan were successfully completed while at the same time creating significant economic growth. The audit did acknowledge that the Contribution Agreement and approvals process was, at times, quite cumbersome and led to delays in project delivery.

In addition, the audit found that the Federal Treasury Board threshold of \$10 million for project approvals was too low for many federal projects which also contributed to a less than streamlined approval process.

The audit found that the tri-government model used for waterfront revitalization could serve as a model for future large federal infrastructure programs as long as the approvals process could be streamlined in such a way to balance the required oversight with flexibility to implement the project efficiently.

### **3. Port Lands Planning Framework**

Amanda Santo provided an overview of work done to date on the Port Lands Planning Framework highlighting the following:

- Purpose and elements of the Planning Framework;
- Vision Statement;
- The Port Lands today and the working port;
- City serving uses, the film sector, existing and planned assets;
- Land use options including categories and assumptions; and
- Next steps.

The following Board comments and/or concerns were noted:

- The economic case has not yet been addressed. The Port Lands are a place for the City to grow - how does this area add to the economic viability of the City in the future.
- The vision statement is also missing the economic piece and should be revised accordingly.
- Management was asked to provide the amount of developable acreage available.

The Board requested that the preferred option be presented at the May 5, 2014 Board meeting including the rationale and economic drivers associated therewith.

### **4. Bayside R3/R4**

Meg Davis provided an overview of the design for Bayside's second residential building and responded to questions from the Board. The presentation was provided for information purposes only.

### **5. December 31, 2013 Interim Financial Statements**

Chad McCleave tabled the December 31, 2013 unaudited Interim Financial Statements. He advised that the Interim Financial Statements were reviewed by the FARM Committee and responded to questions from the Board. Further discussion was not required and **ON MOTION** duly made, seconded and carried, it was **RESOLVED** that the Board of Directors hereby approves the unaudited, Interim Financial Statements for the period ended December 31, 2013.

## 6. Cost Management Report

The Cost Management Report was tabled and received and David Kusturin responded to queries from the Board.

## 7. Environmental Issues

Ian Beverley advised that there were no environmental issues to be reported.

## 8. Adjournment of the Public Session

There being no further business other than matters to be considered in-camera, **ON MOTION** duly made, seconded and carried, it was **RESOLVED** that in accordance with Section 190 of the *City of Toronto Act*, in-camera matters were now to be considered. The Chair indicated to members of the public present that it was now in order for them to depart from the meeting. Members of public then left the meeting. The meeting then adjourned at 10:15 a.m. local time, to be momentarily reconvened as an in-camera meeting.

## 15 Minute Recess

### In Camera Session

10:30 a.m.

## 1. CEO Report

John Campbell tabled reports and information on various confidential matters, including:

- Billy Bishop Toronto City Airport
- West Don Lands – Corktown Common, Flood Protection Landform, Underpass Park and Re kai Centre;
- East Bayfront – Bayside, Private Lands and Ontario Municipal Board Appeals, George Brown College, and East Bayfront LRT; and
- Queens Quay Revitalization Project.

## 2. Termination of the Meeting

There being no further business, **ON MOTION**, duly made, seconded and carried, it was **RESOLVED** that the meeting be terminated at 12:00 p.m. local time.

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Chairman

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Secretary of the Meeting