

MINUTES of the 107th 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, February 5, 2014 at 8:00 a.m. local time.

PRESENT: Mark Wilson, Chair
Jack Cockwell
Sue Dabarno
Janet Graham
David Johnson
Ross McGregor
Joe Pantalone
Gary Wright

ABSENT: Councillor Jaye Robinson
Kevin Garland
Sheldon Levy
Michael Copeland

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 Chris Glaisek, V.P. Planning and Design.

Also in attendance were David Stonehouse and Irene Bauer of the City Secretariat.

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 107th meeting of the Board, held on Wednesday, February 5, 2014 be and is hereby accepted and approved.

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”)* – Councillor briefings are being conducted today, February 5, 2014, along with a media briefing this afternoon. One more public meeting will be held before announcing the preferred option. A Board conference call has been scheduled prior to this item going to the City’s Public Works Committee. If necessary, the Board teleconference call will become a meeting (open to the public) with a formal presentation on the EA.

- *Billy Bishop Toronto Community Airport*

The airport expansion issue was due to be discussed at the February 4, 2014 meeting of Executive Committee where Waterfront Toronto was to depute. The meeting is expected to be deferred to March to allow staff to report on new material and information that has been received from the Toronto Port Authority (“TPA”). The information includes the TPA’s formal transmission to the City of its long term plan for the airport, its \$100M ask of the federal government for land side infrastructure and, a request to be made shortly to the city for early approval of Porter’s expansion request. None of the above changes Waterfront Toronto’s position as reached at the Special Board Meeting December 2, 2014 – this is not about technology (jets) and not about Porter Airlines – it’s about scale. While the TPA recognizes the infrastructure issues, there appears at this point to be nothing solid in the way of new information or commitments other than the lack of TPA money to fund land side infrastructure. Any decision continues to be premature. We don't know what else may emerge from Transport Canada’s review or the Airport Master Plan – Management will monitor and report back.

- *West Don Lands (“WDL”)*

Urban Capital - Construction of Urban Capital’s Phase 2 building continues on schedule. Urban Capital is preparing their municipal approval applications for their Phase 3 building.

It was agreed that Management would present Urban Capital’s designs for the Phase 3 building at the March 19, 2014 Board meeting.

Public Art - A winning artwork concept for the Sumach and Eastern gateway art site has been unanimously selected by Waterfront Toronto's independent jury of art experts and will be announced by the end of February, 2014. The winning concept uses the linearity of the site to present a visually stunning history of the area, with the industrial era Lucie and Thornton Blackburn story as the central thematic focus.

- *Pan Am Athlete's Village* - Progress on the Village continues.
- *East Bayfront ("EBF")*

Bayside

Sales of the first residential condominium at Bayside (Aqualina) have reached 85%. Tridel and Hines are looking to advance their designs and marketing for the second building shortly.

Dockside - Waterfront Toronto and the City have completed evaluations of the Request for Qualifications submissions for a developer for the Waterfront Innovation Centre on Blocks 1 and 2. The shortlisted proponents include:

- Canderel Real Estate Company Inc.
- Dundee Realty Corporation / KD Infrastructure L.P., Joint Venture
- Menkes Developments Limited
- Morguard Corporation

The Request for Proposals ("RFP") will be issued to the shortlist in February, 2014.

- *Central Waterfront ("CWF")*

Queens Quay Construction – Construction continues. An in-depth report on contractual issues will be provided during the in camera session.

Waterfront Toronto continues to work closely with the Business Improvement Area ("BIA") in planning for the 2014 season. Construction combined with inclement weather has made for a difficult winter.

- *Health and Safety* - There have been three incidents on the Queens Quay Project and one on the Bayside Project 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.

- *Intelligent Communities*

Waterfront Toronto's continued involvement with the Intelligent Community Forum movement remains a key aspect of the strategy to support the development of the Innovation District and thereby meet the objectives outlined in the East Bayfront employment strategy, supporting job growth in innovative industries such as the information and communication technology sector. On January 23, 2014, Toronto was named one of the Top 7 Intelligent Communities of 2014.

The submission was enhanced based on the feedback provided relative to the 2013 application and process, including a formal "Report Card" that provided context and comparison of the Toronto bid with the other Top 7 Communities. This year's theme is the "Community as Canvas" and has a specific focus on the unique cultural characteristics of the community in addition to the traditional five core indicators that are evaluated.

The next stage in the process is the formal site visit by one of the ICF co-founders which is anticipated to occur in April. Preliminary budgets and programming are being prepared for a two-day visit and Waterfront Toronto is exploring partnerships with local organizations to enhance the visit and showcase Toronto's attributes.

- *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 Corporation's role has been to assist with public consultation and design management. There have been two public meetings held and the concept design was presented to Waterfront Toronto's Design Review Panel on January 8, 2014 to a positive review and a vote of support. Project is proceeding well.

3. Urban Park and Waterfront Trail at Ontario Place

Margaret Goodfellow provided a presentation on the conceptual design for the park. She responded to questions from the Board including queries related to the Billy Bishop Airport vis-à-vis its proximity to the existing runway as well as the proposed expanded runway. It was agreed that the Corporation must understand the way in which the park relates to the airport expansion given Waterfront Toronto's position on the airport and its participation on the park project.

The Board was very supportive of the conceptual design. The presentation was provided for information purposes only.

4. Cost Management Report

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

5. Environmental Issues

Management advised that there were no environmental issues to be reported.

6. 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 9:15 a.m. local time, to be momentarily reconvened as an in-camera meeting.

15 Minute Recess

In Camera Session

9:30 a.m.

1. CEO Report

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

- West Don Lands – Corktown Common, Flood Protection Landform, Underpass Park and Re kai Centre; and
- East Bayfront – Bayside, Private Lands and Ontario Municipal Board Appeals, George Brown College, and East Bayfront LRT.

2. Queens Quay Revitalization – Project Update

David Kusturin provided the Board with a confidential update on the status of the Queens Quay contract and a robust discussion ensued. Management tabled recommendations for the Board's consideration and **ON MOTION** duly made, seconded and carried, it was **RESOLVED** that the Board received and approved Management's recommendations associated with the Queens Quay Revitalization project update.

3. 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 12:30 p.m. local time.

Chairman

Secretary of the Meeting