



WATERFRONTToronto

Investment and Real Estate Committee Meeting

Agenda and Meeting Book

THURSDAY, OCTOBER 29, 2020 FROM 9:00AM TO 11:00AM

WATERFRONT TORONTO

MICROSOFT TEAMS MEETING



Meeting Book - Investment and Real Estate Committee Meeting

Agenda - October 29, 2020 IREC Committee Meeting

9:00 a.m.	1. Motion to Approve Meeting Agenda	Approval	All
9:05 a.m.	2. Declaration of Conflicts of Interest	Declaration	All
9:10 a.m.	3. Consent Agenda	Approval	All
	Draft - Minutes Open Session IREC Committee Sept 24, 2020 - Page 3		
9:15 a.m.	4. Motion to go into Closed Session	Approval	All
	Closed Session Agenda		
	<p>The Committee will discuss the matters outlined in Items 5, 6 and 7 being consideration of the draft minutes of the Closed Session of the September 24, 2020 IREC Committee meeting, Update on Quayside Matters and Committee Chair Discussion, respectively, in a Closed Session as permitted by By-Law No. 2 of the Corporation. The exception relied for the discussion for item 5 is provided in the minutes of the Open Session September 24, 2020 IREC Committee meeting contained in item 3 of this agenda, for item 6 is Section 6.1.1(c) and for item 7 is Section 6.1.1(b) of By-Law No. 2. The Committee will continue in Open Session at the end of the Closed Session to discuss and vote on any resolutions pertaining to the Closed Session.</p>		
10:50 a.m.	8. Motion to go into Open Session	Approval	All
	Public Session Agenda		
10:55 a.m.	9. Resolution(s) Arising from the Closed Session	Approval	All
	Draft Resolution - Page 6		
11:00 a.m.	10. Motion to Terminate the Meeting	Approval	All

**MINUTES of the OPEN SESSION of the
Investment and Real Estate Committee Meeting of the
Toronto Waterfront Revitalization Corporation
Via Microsoft Teams Teleconference
held Thursday, September 24, 2020 at 9:00 a.m. local time**

PRESENT: Mazyar Mortazavi (Chair)
Stephen Diamond
Christopher Voutsinas
Jack Winberg

REGRETS: Andrew MacLeod

ATTENDANCE WATERFRONT TORONTO
George Zegarac (CEO, Waterfront Toronto)
Meg Davis (Chief Development Officer)
David Kusturin (Chief Project Officer)
Christopher Glaisek (Chief Planning and Design Officer)
Julius Gombos (Senior Vice President, Project Delivery)
Leslie Gash (SVP, Development)
Kristina Verner (VP, Innovation, Sustainability and Prosperity)
Cameron MacKay (VP, Strategic Communications and Engagement)
Catherine Murray (Senior Legal Counsel)
Ian Ness (Acting General Counsel)
Ed Chalupka (Director, Government Relations)
Michael Wolfe (Innovation & Prosperity Manager)
Caroline Kim (Urban Design Project Manager)
Aina Adeleye (Board Administrator and Legal Assistant)

Also, in attendance for all or part of the meeting were:

- Wende Cartwright and Patrick Sheils, Directors, Waterfront Toronto
- Shawn Tippins, Senior Analyst, and Kira Heymans, Analyst, from Investment, Partnership and Innovation Branch of Infrastructure Canada
- William Sutter, Senior Policy Advisor, Emily Bradford, James Andre, and Breanne Bateman, Policy Advisors, Agency Oversight Unit, Infrastructure Policy Division Ministry of Infrastructure at Ontario Ministry of Infrastructure
- Tom Davidson, Director, Waterfront Initiatives, Office of Councillor Joe Cressy, City of Toronto
- Dave Saunders and Mike Nally, Owners, Section Architects Limited
- Scott Wilkinson, Director, Cost Management, BTY Consulting

Mazyar Mortazavi, the Chair, called the meeting to order at 9:04 a.m. and, with the consent of Investment and Real Estate Committee (“IREC” or the “Committee”) members, appointed Ian Ness to act as Secretary of the meeting.

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

1. Meeting Agenda

ON MOTION duly made by Stephen Diamond and seconded by Chris Voutsinas and carried, it was **RESOLVED** that the Meeting Agenda be approved as tabled.

2. Declaration of Conflicts of Interest

There were no conflicts of interest declared.

3. Consent Agenda - Minutes of the Open Session of the Investment, Real Estate and Quayside (IREQ) Committee meeting held on June 10, 2020.

ON MOTION duly made by Stephen Diamond and seconded by Chris Voutsinas and carried, it was **RESOLVED** that the Minutes of the Open Session of the IREQ Committee meeting held on June 10, 2020 were approved as tabled.

The Committee received the Development Projects Dashboard for information.

4. Rekai Centres

Michael Wolfe provided a presentation, which was taken as read, containing an overview of the Rekai Centres' new project (Cherry Place situated in the West Don Lands), the Corporation's role and the current status of the project. The Committee posed questions to Management and the report was noted for information.

5. Update on Quayside Matters

George Zegarac provided a presentation updating the Committee on the appointment of The Right Honourable Beverley McLachlin as the Fairness Advisor for the selection process for the Quayside developer. Mr. Zegarac also provided a presentation highlighting key dates and milestones of the Quayside project.

6. Closed Session

ON MOTION duly made by Chris Voutsinas and seconded by Jack Winberg and carried, the Committee **RESOLVED** to go into a Closed Session to discuss agenda item 7, 8, and 9 in a Closed Session as permitted by By-Law No. 2 of the Corporation. The exceptions relied on for the discussion for item 7 in Closed Session is provided in the minutes of the Open Session of the June 10, 2020 IREQ Committee meeting contained in item 3(a) of the day's agenda, for item 8 is Section 6.1.1(c) and for item 9 is Section 6.1.1(b) of By-Law No. 2.

The meeting continued in Closed Session.

7. **Consent Agenda - Draft minutes of Closed Session IREQ June 10, 2020 Meeting**
8. **Update Quayside Matters**
9. **Committee Chair Discussion**
10. **Motion to Resume Open Session**

In accordance with By-Law No. 2 of the Corporation, and the Closed Session discussion having been completed, **ON MOTION** duly made by Jack Winberg, seconded by Chris Voutsinas and carried, the Committee **RESOLVED** to go into Open Session.

11. **Resolutions Arising from the Closed Session**

ON MOTION duly made by Jack Winberg and seconded by Stephen Diamond and carried, it was **RESOLVED** that the Minutes of the Closed Session of the IREQ Committee meetings held on June 10, 2020 were approved as tabled.

12. **Termination of the Meeting**

There being no further business, **ON MOTION**, duly made by Chris Voutsinas, seconded by Jack Winberg and carried, it was **RESOLVED** that the meeting be adjourned at 11:00 a.m. local time.

Committee Chair

Secretary of the Meeting



**Investment and Real Estate Committee (IREC) Meeting
October 29, 2020
Item 9 – Resolution(s) Arising from the Closed Session**

ON MOTION duly made by [●] and seconded by [●] and carried, it was **RESOLVED** that the Minutes of the Closed Session of the Investment and Real Estate Committee meeting held on September 24, 2020 be approved, as tabled.