



WATERFRONTToronto

Waterfront Toronto

Investment, Real Estate and Quayside Committee

Friday May 18, 2018 at 9:00 a.m.

Suite 1310, 20 Bay Street

Toronto, ON



WATERFRONToronto

Investment, Real Estate and Quayside Committee May 18, 2018

Investment, Real Estate and Quayside Committee May 18, 2018

9:00 a.m.	1. Approval of Meeting Agenda	Approval	Committee
9:00 a.m.	2. Declaration of Conflicts of Interest	Declaration	All
9:05 a.m.	3. Consent Agenda a) Minutes of April 19, 2018 Meeting	Approval	All
	DRAFT Minutes Quayside Committee April 19 2018.docx - Page 3		
9:10 a.m.	4. Motion to go into Closed Session	Approval	All
	<p>Closed Session Agenda The Committee will discuss the matters outlined below in a Closed Session as permitted by By-Law No.2 of the Corporation. The exception relied for the discussion of Item 5 in Closed Session is Section 6.1.1(l) of By-Law No. 2 (a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation). 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>		
9:10 a.m.	5. Plan Development Agreement Update	Information	J. Gombos/M. Bernstein
10:10 a.m.	6. Motion to go into Open Session	Approval	All
10:40 a.m.	7. Resolutions Arising from the Closed Session (if any)	Approval	All
10:45 a.m.	8. Motion to Adjourn the Meeting	Approval	All

**MINUTES of the Quayside Committee Meeting of the
Toronto Waterfront Revitalization Corporation
20 Bay Street, Suite 1310, Toronto, Ontario
Thursday, April 19, 2018 at 9:00 a.m.**

PRESENT: Susie Henderson, Co-Chair
Steve Diamond

ABSENT: Mazyar Mortazavi, Co-Chair

The following additional persons were in attendance throughout the meeting or only for particular business items as noted: Helen Burstyn, Chair; Will Fleissig, President and Chief Executive Officer; Meg Davis, Chief Development Officer; Marisa Piattelli, Chief Strategy Officer; Julius Gombos, Vice President Project Delivery; Cameron McKay, Vice President Communications; Leslie Gash, Vice President Development; Erik Cunningham, Director Development; Sameer Akhtar, Senior Legal Counsel; Catherine Murray, Senior Legal Counsel; Michael Bernstein, Special Investment Advisor.

Susie Henderson acted as Chair of the meeting. The Chair called the meeting to order and, with the consent of Committee Members, appointed Ian Beverley to act as Secretary of the meeting.

The Chair declared that a quorum of Committee Members was present and that notice of the meeting had 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 Steve Diamond, seconded by Susie Henderson and carried, it was **RESOLVED** that the Meeting Agenda be approved.

2. Declaration of Conflicts of Interest

There were no conflicts declared.

3. Consent Agenda- Minutes of the March 8, 2018 Meeting

ON MOTION duly made by Steve Diamond, seconded by Susie Henderson and carried, it was **RESOLVED** that the Minutes of the March 8, 2018 were approved as tabled.

4. Public Engagement and Communications Update

Marisa Piattelli provided an update on communications and the public engagement process for the Quayside project. She noted that the community has strong expectations of Waterfront Toronto in the way it consults and engages with the community and that the public engagement plan is built on 7 key principles that Waterfront Toronto has devised over the last 7

years in conjunction with other community consultations that the Corporation has undertaken. Those principles are:

- Accountability- the provision of accurate and timely information
- Clarity- a well-defined process with clear objectives
- Timeliness- begin the process early on to increase public engagement
- Openness & Inclusivity- an open consultation with broad opportunity for involvement
- Flexibility- to accommodate the needs of the public
- Consultative- effective broad consultation
- Evaluation

Ms. Piattelli noted that these 7 principles which have served the Corporation and the public well are being applied in the Quayside project but the context is much different. She noted that in choosing Sidewalk Labs LLC., Waterfront Toronto had selected an innovation and funding partner to develop an innovative approach to development for Quayside. In the Quayside project, the development of the elements of the project with Sidewalk Labs is a highly iterative process where ideas and concepts are being proposed and discussed with Sidewalk Labs but also with the public. As such, at least at this stage, the Quayside project can not have and does not have the clarity of definition that the public has become accustomed to with Waterfront Toronto's other projects.

She noted that Waterfront Toronto has heard clearly from the community that it wants a "window in" to understand the content for the project and yet the content is still in the process of being developed by Waterfront Toronto and Sidewalk Labs. She noted that the community had expressed interest and concerns about the business plan for the project, the geography and digital and other governance issues.

She also noted the broader context in which all this work with Sidewalk Labs is being undertaken- upcoming elections at all three levels of government; global anxiety about technology concerns; issues of public trust; and where the broad benefit of the project to a Toronto-wide or even broader audience is not fully determined.

As a result of this, Ms. Piattelli noted that there is great public interest in the project and that the recent public roundtable had drawn an audience of approximately 800 people which is about twice the size of recent public consultation on other projects.

Finally, she noted that it is her expectation that the engagement process will now be moving into smaller, more intense consultations and that these will continue throughout the project design phase.

The Committee posed certain questions and expressed concerns about the nature of the consultation and engagement process:

- It was suggested that in trying to engage the public on this project, that Waterfront Toronto and Sidewalk Labs may in fact be overcommunicating at a time when, due to ongoing discussions between the parties, it is not possible to communicate a lot of concrete

information. As a result, it may be desirable to reconsider the proposed communication plan and schedule to ensure that there is substantial content that can be shared with the public when we engage with them.

- It was noted that the Corporation has a planned upcoming announcement for the Digital Strategy Advisory Committee which will be a key initiative of interest related to the Quayside project.
- The next public engagement roundtable is scheduled for May 3.

Ms. Piattelli then provided the following perspectives on the communications framework for the project:

- Waterfront Toronto is the steward of the public interest in waterfront revitalization
- While the Corporation sits at the intersection of the public and private sectors, the public interest is paramount in the work of the Corporation.
- It is important to preserve and enhance Waterfront Toronto's social and political license by engaging and leading on public policy discussions such as digital privacy.

Carol Webb advised the meeting that the public comments from the March 20 Roundtable had been captured and shared with the Quayside project team and that these comments have been used to inform the ongoing project work. A formal report of the public feedback is in the process of being compiled and will be shared first with the Board before it is made available to the public. It is hoped that this report can be made available to the public next week.

5. Closed Session

ON MOTION duly made by Steve Diamond, seconded by Susie Henderson and carried, the Committee **RESOLVED** to go into a closed session to discuss agenda item 6, as permitted by By-Law No.2 of the Corporation. The exception relied for the discussion of these items in closed session is Section 6.1.1(l) of By-Law No. 2, which is that the discussion will concern a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation. The Chair indicated to members of the public present that it was in order for them to depart the meeting. The meeting continued in Closed Session.

6. Plan Development Agreement Negotiations Update

7. Motion to Resume Open Session

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

8. Motions Arising during the Closed Session

There were no resolutions passed by the Committee relating to discussions in the Closed Session.

9. 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 11 a.m. local time.

Chair

Secretary

DRAFT