



WATERFRONTToronto

Investment, Real Estate and Quayside Committee Meeting

Thursday September 13, 2018 from 9:00 a.m to 11:00 a.m.

WATERFRONT TORONTO

20 BAY STREET, SUITE 1310

TORONTO, ON, M5J 2N8



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Meeting Book - Investment, Real Estate and Quayside Committee Meeting

Public Session Agenda

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 a) Minutes of July 23, 2018 Meeting DRAFT Minutes IREQ Committee meeting July 23, 2018 - Page 3	Approval	All
9:15 a.m.	4. Digital Strategy Advisory Panel Update Board Cover Form DSAP Update - Page 6 QS Update September 2018 IREQ DSAP UPDATE - Page 7	Information	K. Verner
9:30 a.m.	5. Public Engagement Update Cover Note IREQ PE Sept 13 2018 - Page 9 QS Update September 2018 IREQ Public Engagement Update - Page 11	Information	M. Davis & C. MacKay
9:50 a.m.	6. Motion to go into Closed Session	Approval	All
	Closed Session Agenda The Committee will discuss the matters outlined in Item 7 being an update on the negotiations on the Master Innovation and Development Plan in a Closed Session as permitted by By-Law No.2 of the Corporation. The exception relied for the discussion of Item 7 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.		
10:50 a.m.	8. Motion to go into Open Session	Approval	All
10:55 a.m.	9. Resolutions Arising from the Closed Session (if any)	Approval	All
11:00 a.m.	10. Motion to Adjourn the Meeting	Approval	All

**MINUTES of the Investment, Real Estate and Quayside Committee Meeting of the
Toronto Waterfront Revitalization Corporation
20 Bay Street, Suite 1310, Toronto, Ontario
held on Monday, July 23, 2018 at 8:00 a.m.**

PRESENT: Mazyar Mortazavi, Co-Chair
Michael Nobrega (Interim Chief Executive Officer, Waterfront Toronto)
Susie Henderson, Co-Chair (on phone)
Meric Gertler

ABSENT: Steve Diamond

ATTENDANCE IN PERSON – WATERFRONT TORONTO
Meg Davis (Chief Development Officer)
Julius Gombos (VP Project Delivery)
Cameron McKay (VP Communications)
Kristina Verner (VP Innovation, Sustainability and Prosperity)
Erik Cunnington (Director Development)
Ian Beverley (General Counsel)
Catherine Murray (Senior Legal Counsel)
Kathleen Niccols (Governance Consultant)
Aina Adeleye (Board Administrator)

Also, in attendance, for part or all the meeting, were Helen Burstyn, Chair, Board of Directors, Waterfront Toronto, Abraham Costin, Legal Adviser, McCarthy Tétrault LLP, and Godyne Sibay, Legal Adviser, McCarthy Tétrault LLP.

Mazyar Mortazavi acted as Chair of the meeting. Mazyar Mortazavi called the meeting to order at 8:03 a.m. and, with the consent of Investment, Real Estate and Quayside Committee (“IREQ” or the “Committee”) members, appointed Ian Beverley to act as Secretary of the meeting.

Mazyar Mortazavi 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 Michael Nobrega, seconded by Meric Gertler and carried, it was **RESOLVED** that the Meeting Agenda be approved as presented.

2. Declaration of Conflicts of Interest

Mazyar Mortazavi stated that, two properties of his fall within the new definition of the Designated Waterfront Area (DWA) in the Plan Development Agreement. He sought direction on whether this constitutes a conflict of interest. In response, Ian Beverley stated that legal counsel needed to review this and will be issuing an opinion to advise.

3. Consent Agenda- Minutes of the Committee meeting held on June 20, 2018.

ON MOTION duly made by Michael Nobrega and seconded by Meric Gertler and carried, it was **RESOLVED** that the Minutes of the IREQ committee meeting held June 20, 2018 were approved as tabled.

4. Closed Session

ON MOTION duly made by Meric Gertler, seconded by Michael Nobrega and carried, the Committee **RESOLVED** to go into a Closed Session to discuss agenda items 5 and 6, as permitted by By-Law No.2 of the Corporation. The exception relied on 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. Mazyar Mortazavi indicated to members of the public present that it was in order for them to depart the meeting. The meeting continued in Closed Session.

5. Plan Development Agreement

Meg Davis and Julius Gombos provided updates on the negotiation of the Plan Development Agreement.

6. Plan Development Agreement Communications Strategy

At 9:00 a.m., members of the Stakeholder Relations Committee being Meric Gertler, Sevaun Palvetzian, Jeanhy Shim and Mohammed Dhanani, joined for this session of the meeting. Marisa Piattelli, Chief Strategy Officer, Cameron MacKay, VP Communications, Carol Webb, Project Communications Manager, and Earl Miller, Senior Adviser, Partnership Strategy, of Waterfront Toronto also joined the meeting.

Also, in attendance for this session of the meeting were Bob Lopinski, Caroline Pinto and Alissa Von Barga of Counsel Public Affairs.

Marisa Piattelli and Cameron MacKay presented the communications strategy for the rollout of the Plan Development Agreement as well as the release of the Framework Agreement.

7. Motion to Resume Open Session

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

8. Resolutions Arising from the Closed Session (if any)

ON MOTION, duly made by Mazyar Mortazavi, seconded by Michael Nobrega and carried, it was **RESOLVED** that the draft Plan Development Agreement is approved for recommendation to the Board of Directors for approval.

ON MOTION, duly made by Mazyar Mortazavi, seconded by Michael Nobrega and carried, it was **RESOLVED** that the Communications Strategy for the Plan Development Agreement and the release of the Framework Agreement be approved, as presented, for recommendation to the Board of Directors for approval.

9. Termination of the Meeting

There being no further business, **ON MOTION**, duly made by Meric Gertler, seconded by Michael Nobrega and carried, it was **RESOLVED** that the meeting be terminated at 10:04 a.m. local time.

Chair

Secretary

Agenda Item	Digital Strategy Advisory Panel Update
Purpose	For information
Key Message	The Digital Strategy Advisory Panel (DSAP) has met three times. A six-month work plan has been created to guide the work of the panel.
Areas of note/ Key issues	<p>Upcoming DSAP meetings:</p> <ul style="list-style-type: none"> ● October 18, 2018 ● December 13, 2018 <p>To encourage feedback from the community on areas of particular interest for a digitally enabled neighbourhood, such as privacy, data localization, de-identification, consent, and data ownership, the following Civic Labs are planned.</p> <p>Session 1: October 3, 2018 - Digital Principles Session 2: November 7, 2018 - Privacy, Algorithmic Transparency and Ethics Session 3: December 5, 2018 - Data Ownership, Business Models, and Intellectual Property</p> <p>At the Civic Labs, community members will have access to expert voices in these key areas.</p>
Expected Outcome	Update received for information.
Key Takeaways/ Next Steps	Program development for the Civic Lab sessions.

4. Digital Strategy Advisory Panel Update

Mandate:

The Digital Strategy Advisory Panel (DSAP) provides objective, professional advice to ensure that ethical use of technology, accountability, transparency, protection of personal privacy, data governance, cyber security, together with the opportunity for broad and equitable benefits to be accrued from the intellectual property and data, are addressed in a robust way to encourage innovation and economic development and preserve the public good.

Participants:

- Interim Chair: Michael Geist, Canada Research Chair in Internet and E-commerce Law, University of Ottawa
- Currently 14 members: industry, legal, academic
- External legal counsel for Waterfront Toronto (Dentons, McCarthy Tétrault) participates as appropriate
- Management liaison: Kristina Verner, VP, Innovation, Sustainability & Prosperity

4. Digital Strategy Advisory Panel Update

DSAP Meetings:

Meeting #2 (Closed Session – June 25, 2018)

- Advisory discussion on the Guiding Digital Principles and Intellectual Property schedules of the PDA

Meeting #3 (Open Session – August 16, 2018)

- Discussion on mandate, 2018-2019 Panel Workplan and Panel Governance

Upcoming DSAP Meetings:

Meeting #4 (Mid-September 2018)

- Based on the Principles contained in the PDA, discuss review of the MIDP
- Sidewalk Toronto Responsible Data Use Framework
- Review Materials for October 3, 2018 Civic Lab
- Finalization of the Panel's workplan for 2018

Meeting #5 (October 18, 2018)

- Debrief from October 3, 2018 Civic Lab and Materials for November 7, 2018 Civic Lab
- MIDP – Outline for the Digital Platform, Privacy and Data Governance segments

Agenda Item	Communications and Public Engagement Update
Purpose	For information
Key Message	Waterfront Toronto delivered on its communications strategy for the Plan Development Agreement and continues to work on its own behalf, as well as with Sidewalk Labs, on the execution of the Sidewalk Toronto public engagement plan.
Areas of note/ Key issues	<p>Plan Development Agreement (PDA) Communications Strategy:</p> <ul style="list-style-type: none"> ● Waterfront Toronto published a news release and a series of Frequently Asked Questions to aide in the understanding and interpretation of the Plan Development Agreement and initial Framework Agreement. ● Senior leadership conducted a series of interviews with select media outlets, including Toronto Star, The Globe and Mail, Spacing, The Wall Street Journal and The Logic ● Rollout achieved the desired objectives, including: <ul style="list-style-type: none"> ○ Providing clarity and assurance around Waterfront Toronto’s role in the project, ○ Demonstrating that Waterfront Toronto is acting in the public interest, and ○ Clarifying misconceptions <p>Public Engagement:</p> <ul style="list-style-type: none"> ● Roundtable #3: August 14/15 <ul style="list-style-type: none"> ○ Topics discussed: public realm, streets, mass timber ○ Attendance: over 400 people in person, another 5,300 online ○ Summary Feedback Report being prepared for publication ● Roundtable #4: Date TBC ● Design Jams (Charrettes): <ul style="list-style-type: none"> ○ September 17: discuss and explore vertical living ○ September 18: discuss and explore water connections ○ September 19: discuss and explore cycling



**Investment, Real Estate and Quayside Committee Meeting
Thursday September 13, 2018
Item 5 – Public Engagement Update**

	<ul style="list-style-type: none"> • Civic Labs - see discussion in Item 4 Digital Strategy Advisory Panel Update • Residents Reference Panel Meeting: September 29, panel to present its report to project leadership • Public Talk: September 26 – What is the future of more accessible cities?
Expected Outcome	Received as information
Key Takeaways/ Next Steps	N/A

Communications and Public Engagement Update



Plan Development Agreement (PDA): Communications Strategy

- Published the PDA together with the initial Framework Agreement (now superseded)
- Published a news release and a series of FAQs to aide in the understanding and interpretation of the PDA and initial Framework Agreement.
- Senior leadership conducted a series of interviews with select media outlets, including the Toronto Star, The Globe and Mail, Spacing, The Wall Street Journal and The Logic
- Rollout achieved desired objectives, including:
 - Providing clarity and assurance around Waterfront Toronto's role in the project,
 - Demonstrating that Waterfront Toronto is acting in the public interest, and

Communications and Public Engagement Update

The Sidewalk Toronto public engagement plan comprises a variety of elements intended to help inform, involve and seek feedback from the community. Feedback is to be considered by the project team in refining the work and drafting the Master Innovation and Development Plan. Following is a summary of the most recent activities as well as upcoming events.

- **Roundtables:** *larger format public events at which the project team provides updates and participants work in small, facilitated group discussions to provide feedback.*
 - Roundtable #3 – August 14/15: public realm, streets, mass timber
 - Attendance: more than 400 people participated in-person, another 5,300 participated online
 - Summary Feedback Report being prepared for publication
 - Roundtable #4: TBC
- **Design Jams (Charrettes):** *multi-generational community members work alongside team members and subject matter experts to workshop different design elements. Participation by invitation.*
 - September 17: Vertical Living: How do we build great communities?
 - September 18: Water Connections: How do we bring the waterfront to life?
 - September 19: People on Wheels: How do we improve the ways we move around our a city?

Communications and Public Engagement Update

- **Public Talks:** *feature local, national and international acclaimed speakers on topics relevant to the project.*
 - Public Talk #3 – September 26: What is the future of more accessible cities?
 - Public Talk #4 – October 16: What's the future of sustainable buildings?
- **Civic Labs:** *discussed under previous Item.*
- **Advisory Working Groups:** *a series of themed advisory groups, comprising subject matter experts, NGOs and community members, were convened to provide feedback, guidance and advice to the project team throughout the public engagement process.*
 - Meetings are ongoing
- **Pop ups:** *small, moveable engagements that provide opportunities to quickly learn about the project*
 - *CNE Innovation Garage – August 17-19: engaged with approx. 1,300 people*