

MINUTES of the Public portion of the 104th 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, September 4, 2013 at 8:00 a.m. local time.

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

ABSENT: Councillor Jaye Robinson
Sheldon Levy

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; Chris Glaisek, V.P. Planning and Design; Ian Beverley, Legal Counsel.

Also in attendance was 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 it was agreed that he would leave the meeting prior to any material discussions regarding this organization.

1. Approval of Consent Agenda

ON MOTION duly made, seconded and carried, it was **RESOLVED** that the Consent Agenda for the Public session of the 104th meeting of the Board, held on Wednesday, September 4, 2013 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.
- *West Don Lands (“WDL”)*

Construction – Corktown Common has received a great deal of positive feedback since its opening. The closing of the park has been extended to Thanksgiving (October 14, 2013) and the Corporation is exploring if others will support this cost or any other extension. The Park will have to close eventually to facilitate construction of the wet side.

Urban Capital - Work is progressing well and they are now working on designs for their 3rd phase.

Stormwater Quality Facility – The Environmental Assessment (“EA”) Addenda for stormwater servicing in WDL and East Bayfront including the Ballasted Flocculation Facility (“BFF”) have been approved by the Ministry of the Environment (“MOE”). This allows the design of external servicing for Bayside to commence.

Public Art – The public art piece “No Shoes” has been installed and is now complete. Two other pieces are underway along with the Mill Street Peeled Pavement artwork which will be installed in late 2014.

Construction Liaison Committee - The Committee continues to meet to resolve any construction issues with the community.

- *Pan Am Athlete’s Village* - Progress on the Village continues.
- *East Bayfront (“EBF”)*

Servicing - City Council approved the funding of the long term sanitary and stormwater servicing to Cherry Street for the EBF and North Keating Precincts on July 16, 2013. Waterfront Toronto will contribute \$15.6M (which includes some costs for combining the WDL Stormwater Quality Treatment with EBF) and the City will contribute \$31.3M for construction of these services up front. Waterfront Toronto will be expected to repay to the City \$14.26M for the non-recoverable portion (Toronto Water Capital Reserve that cannot be recovered from DCs) of project costs through future land sales revenues.

Parkside - Great Gulf had a successful re-launch of its site with strong sales activity over the summer.

Bayside - Waterfront Toronto and the City of Toronto executed the Subdivision Agreement for Bayside Phase 1 and continue to work towards registration of the final Plan of Subdivision. Waterfront Toronto has received the release for construction of services from the City on the Bayside engineering municipal services and public realm designs. Construction of the municipal services is expected to commence this fall. Hines/Tridel have had significant success on their sales launch of the first phase residential building in Bayside “Aqualina”.

Dockside - The signals at the intersection of Lower Sherbourne and Queens Quay East have now been installed and are fully operational. This work will result in easier access for the TTC to Queens Quay Boulevard.

Lower Yonge Precinct - The second public meeting for the Lower Yonge Urban Design Guidelines and Transportation Master Plan EA is being scheduled in the fall. This will be a review of the preferred draft transportation network for the area and principles for developing the precinct.

- *Central Waterfront (“CWF”)*

Queens Quay Construction - Construction and re-construction of utilities is well underway on Queens Quay Boulevard and remains a very complicated and highly organized endeavour. The Corporation continues to work with residents and the Business Improvement Area (“BIA”) to support their ongoing business requirements and resolve issues.

Communications and Marketing - The challenge over the summer months has been to manage the messaging around the construction activity. Staff has done well in meeting this challenge and there is good support from the BIA and the local community.

Portland Slip Waters Edge - Construction is complete and the RSC is expected in the fall.

Jarvis Dockwall Reinforcement - Work is complete however the surface treatment is not finalized as other work is required for utilities in the future.

Canada Square - Waterfront Toronto partnered with Harbourfront Centre for the July 1st official opening of Canada Square. Ontario Square opened the weekend before with the Premier in attendance. The CEO had an opportunity to walk the Premier through both Corktown Common and EBF.

- *Health and Safety* - There have been no health and safety incidents or lost time accidents on any Waterfront Toronto Projects since the previous report.
- *Lower Don Lands (“LDL”) / Port Lands* - 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”) with project activities currently underway.
- *Environment and Innovation*

Waterfront Toronto’s Corporate Social Responsibility and Sustainability Report has received positive feedback and a highlights brochure is being developed to provide a summary/snapshot of the report. A virtual Townhall will also be held with thought leaders discussing current global trends in sustainable urban planning, construction, and smart city building.

Intelligent Communities - Waterfront Toronto is once again serving as a catalyst for the City of Toronto submission to the Intelligent Community Forum. 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 indicators that are evaluated (broadband, knowledge workforce, innovation, digital inclusion and marketing and advocacy). The 2014 submission is due on September 23, 2013, with the Smart 21 being announced October 21, 2013.

Additional Intelligent Community outreach will occur in September and October, as Waterfront Toronto has been invited to participate in the Meeting of the Minds, Business and Bandwidth and the City Age: The Innovation City conferences. An Intelligent Community-focused Summit is being planned for late October pending the availability of key government representatives.

- *Communications and Marketing* - Waterfront Toronto has had ongoing significant positive exposure in both traditional and social media.

The interactive Kiosk is now touring Toronto Public Library branches. It has previously been focused on retail and office node locations.

- *Gardiner Expressway EA* - Work on the EA is progressing and the Corporation is still targeting the Spring of 2014 to make a recommendation to City Council.
- *Billy Bishop Airport* - Public consultations have begun with the public taking sides on the issues. Waterfront Toronto will work with the City and ensure that all of the facts are in hand prior to commenting on this issue.

The Board requested that this item be tabled at the next Board meeting (or before if necessary) for a fulsome discussion once Management is in receipt of the appropriate information/data/materials. It was agreed that this discussion would take place prior to the issue being tabled at City Council.

3. Don Mouth and Lower Don Lands Environmental Assessment

David Kusturin provided a presentation on the status of the EA highlighting the following:

- A historical overview and planning context;
- 2013 PLAI optimized phasing overview including Phases 1 through 4;
- PLAI funding and financing strategy;
- Planning initiatives including planning framework study areas, Class EA study areas, precinct plan study areas;
- Port Lands planning framework;
- Precinct plans;
- Public engagement; and
- Timeframes

Mr. Kusturin responded to questions from the Board and advised that the presentation was for information purposes only.

4. Environmental Issues

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

5. Adjournment of the Meeting

There being no further business other than matters to be considered in-camera, the Chairman indicated that in-camera matters involving land assembly and advice from legal counsel were then to be considered. He 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 9:40 a.m. local time, to be momentarily reconvened as an in-camera meeting.

Chairman

Secretary of the Meeting