



WATERFRONTToronto

Investment, Real Estate and Quayside Committee Meeting

Agenda and Meeting Book

THURSDAY, FEBRUARY 13, 2020 FROM 9:00AM TO 11:00AM

WATERFRONT TORONTO

13TH FLOOR, WATERPARK PLACE

20 BAY STREET, SUITE 1310

TORONTO, ON, M5J 2N8



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Meeting Book - Investment, Real Estate and Quayside Committee Meeting

Agenda - February 13, 2020 IREQ Committee Meeting

9:00 a.m.	1. Appointment of a Chair for the Meeting	Approval	All
9:05 a.m.	2. Motion to Approve Meeting Agenda	Approval	All
9:10 a.m.	3. Declaration of Conflicts of Interest	Declaration	All
9:15 a.m.	4. Consent Agenda	Approval	All
	a) Draft - Minutes Open Session IREQ Committee meeting January 23, 2020 - Page 3		
9:20 a.m.	5. Motion to go into Closed Session	Approval	All
	Closed Session Agenda		
	The Committee will discuss the matters outlined in Items 6(a), 7 and 8 being consideration of the draft minutes of the Closed Session of the Jan 23, 2020 IREQ meeting, Update on Quayside Matters and Committee Chair Discussion, respectively, in a Closed Session as permitted by By-Law No. The exception relied for the discussion for item 6(a) is provided in the minutes of the Jan 23, 2020 IREQ Committee meeting contained in item 4(a) of this agenda, for item 7 is Section 6.1.1(l) and for item 8 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.		
10:50 a.m.	9. Motion to go into Open Session	Approval	All
	Public Session Agenda		
10:55 a.m.	10. Resolution(s) Arising from the Closed Session	Approval	All
	Draft Resolution Arising from the Closed Session - Page 6		
11:00 a.m.	11. Motion to Terminate the Meeting	Approval	All

**MINUTES of the OPEN SESSION of the
Investment, Real Estate and Quayside Committee Meeting of the
Toronto Waterfront Revitalization Corporation
20 Bay Street, Suite 1310, Toronto, Ontario
held on Thursday, January 23, 2020 at 8:00 a.m.**

PRESENT: Mazyar Mortazavi (Chair)
Steve Diamond
Christopher Voutsinas (by phone)
Jack Winberg
Andrew MacLeod

ATTENDANCE WATERFRONT TORONTO
George Zegarac (CEO, Waterfront Toronto)
Meg Davis (Chief Development Officer)
David Kusturin (Chief Project Officer)
Lisa Taylor (Chief Financial Officer)
Chris Glaisek (Chief Design Officer)
Julius Gombos (SVP, Project Delivery)
Leslie Gash (SVP, Development)
Kathleen Niccols (SVP, Corporate Strategy)
Pina Mallozzi (VP, Planning & Design)
Kristina Verner (VP Innovation, Sustainability and Prosperity)
Cameron MacKay (VP, Strategic Communications and Engagement) (by phone)
Erik Cunnington (Director, Development)
Kevin Greene (Project Management Director)
Catherine Murray (Senior Legal Counsel)
Ian Ness (Acting General Counsel)
Ed Chalupka (Director, Government Relations)
Carol Webb (Senior Manager, Communications and Public Engagement)
Andrew Tumilty (Media Relations and Issues Advisor)
Jeff Ross (Project Director, Quayside Development)
Aaron Barter (Director, Innovation and Sustainability)
Caroline Kim (Urban Design Project Manager)
Rei Tasaka (Senior Urban Design Manager)
Aina Adeleye (Board Administrator and Legal Assistant)

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

- Councillor Joe Cressy (by phone), Sevaun Palvetzian, Michael Galego (by phone), Jeanhy Shim, Wende Cartwright and Patrick Sheils, Directors, Waterfront Toronto
- Jayne Naiman, Project Manager, Waterfront Secretariat, City of Toronto.
- Nancy Faraday-Smith (by phone), Acting Director, and Shawn Tippins (by phone), Senior Analyst, from Investment, Partnership and Innovation Branch of Infrastructure Canada.

- Wendy Ren, Director, Policy and Planning and Cameron Whitehead, Manager, Agency Oversight Unit, Ministry of Infrastructure at Ontario Ministry of Infrastructure.
- Sheldon Levy, Mark Conway and Steve Beatty, members of the Evaluation Committee for the evaluation of Sidewalk Labs Master Innovation and Development Plan (MIDP)
- Will Lipson, Partner, Eric Wolfe, Partner and Abrar Husain, Senior Consultant, KPMG
- Abraham Costin, Partner, McCarthy Tétrault.

Mazyar Mortazavi, the Chair, called the meeting to order at 8:02 a.m. and, with the consent of Investment, Real Estate and Quayside Committee (“**IREQ**” 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 Jack Winberg, seconded by Stephen Diamond and carried, it was **RESOLVED** that the Meeting Agenda be approved as presented.

2. Declaration of Conflicts of Interest

There were no conflicts of interest declared.

3. Consent Agenda - Minutes of the Open Session of the Committee meetings held on October 24 and 31, 2019, and November 14, 2019.

ON MOTION duly made by Jack Winberg and seconded by Christopher Voutsinas and carried, it was **RESOLVED** that the Minutes of the Open Session of the IREQ Committee meetings held on October 24 and 31, 2019, and November 14, 2019 were approved as tabled.

4. Closed Session

ON MOTION duly made by Jack Winberg, seconded by Stephen Diamond and carried, the Committee **RESOLVED** to go into a Closed Session to discuss agenda items 5(a) & (b), 6 & 7 in a Closed Session as permitted by By-Law No. 2 of the Corporation. The exceptions relied for the discussion for item 5(a) &(b) in Closed Session is provided in item 3 of the agenda, for item 6 is Section 6.1.1(l) and for item 7 is Section 6.1.1(b) of By-Law No. 2.

The meeting continued in Closed Session.

5. **Consent Agenda**
 - a) **Minutes of the Closed Session of the Committee held October 24 and 31, 2019**
 - b) **Minutes of the Closed Session of the Committee held November 14, 2019**
6. **Update on Quayside Matters**
7. **Committee Chair Discussion**
8. **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 Andrew MacLeod and carried, the Committee **RESOLVED** to go into Open Session.

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

- A. **ON MOTION** duly made by Jack Winberg and seconded by Christopher Voutsinas and carried, it was **RESOLVED** that the Minutes of the Closed Session of the Board of Directors meetings held on October 24 and 31, 2019 be approved, as tabled.
- B. **ON MOTION** duly made by Jack Winberg and seconded by Christopher Voutsinas and carried, it was **RESOLVED** that the Minutes of the Closed Session of the Board of Directors meetings held on November 14, 2019 be approved, as tabled.
- C. **ON MOTION** duly made by Andrew MacLeod and seconded by Jack Winberg and carried, it was **RESOLVED** that the Investment, Real Estate and Quayside Committee approves Management's recommendations with respect to the Plan Development Agreement and recommends approval thereof by the Board of Directors.

10. **Termination of the Meeting**

There being no further business, **ON MOTION**, duly made by Jack Winberg, seconded by Andrew MacLeod and carried, it was **RESOLVED** that the meeting be terminated at 10:38 a.m. local time.

Committee Chair

Secretary of the Meeting



**Investment, Real Estate and Quayside Committee (IREQ) Meeting
February 13, 2020
Item 10 – Resolution(s) Arising from the Closed Session**

- A. **ON MOTION** duly made by [●] and seconded by [●] and carried, it was **RESOLVED** that the Minutes of the Closed Session of the IREQ Committee meeting held on January 23, 2020 be approved, as tabled.