

MINUTES of the Public portion of the 96th 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, June 27, 2012 at 8:00 a.m. local time.

PRESENT: Mark Wilson, Chair
Jack Cockwell
Michael Copeland
Sue Dabarno
Kevin Garland
David Johnson
Ross McGregor
Joe Pantalone
Matti Siemiatycki

ABSENT: Janet Graham

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; Ian Beverley, Legal Counsel; Meg Davis, V.P. Development; and Christopher Glaisek, V.P. Planning & Design.

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 the Pan Am Games Athletes' Village and it was agreed that he would leave the meeting prior to any material discussions regarding this subject.

Matti Siemiatycki declared a potential conflict with respect to discussions around the Central Waterfront as his spouse is currently employed by a consulting firm working on the project. It was agreed that he would leave the meeting prior to any material discussions regarding this project.

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 96th meeting of the Board, held on Wednesday, June 27, 2012 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 - Work is progressing well in Don River Park, Underpass Park and the Stormwater Management Facility. Work is gearing up on public realm to tie into Urban Capital’s schedule for River City and Toronto Community Housing Corporation’s construction continues on schedule for occupancy next summer.

The Corporation continues in its role of Community Liaison with the latest WDL Construction Liaison Committee meeting convened in late May.

- *East Bayfront (“EBF”)*

Parkside - Great Gulf will present their designs to the Design Review Panel for the final time in July, 2012. Their Monde Condominium marketing sign will be erected on the roof of 291 Lake Shore East by the end of July, 2012.

Bayside - Approvals for various elements of the project are progressing and the Corporation does not expect difficulties with this. The Sales Centre will be set up for sales next Spring.

Affordable Housing - The Corporation is working with City Staff on an affordable housing agreement for EBF. An agreement is in place for WDL and Management does not foresee any obstacles in completing the agreement for EBF by end of summer.

George Brown College - The campus and garage are expected to open on schedule in September, 2012.

Public Art Strategy - Waterfront Toronto is working with landowners to promote the concept of a public “area-wide” art program.

Interim Transit - The review of transit and interim transit alternatives is underway.

- *Central Waterfront (“CWF”)*

Queens Quay Boulevard (“QQB”) – Utility construction has already begun with Bell at York Street. Hydro will commence in July with six months of conduit work expected. Heavy utility work for deep sewer will commence after Labour Day. The Corporation has spent a great deal of time and effort on scheduling construction to minimize disruption and maintain support from residents and businesses. In order to support ongoing retail activity during construction, the Corporation is co-sponsoring with the Business Improvement Area (“BIA”) the “Ambassador” program - summer students who act as information guides on the waterfront.

Portland Water’s Edge - The project has been awarded but access agreements are not yet finalized - more environmental information is required.

Keating Channel Precinct - The Keating Channel Zoning By-law Amendment is under appeal and Waterfront Toronto is working towards a settlement with 3C and the City on the former Home Depot site. The Corporation is working with the team to ensure that the intent of the Keating Channel Precinct Plan approved by City Council in 2010 is achieved.

- *Other*

Health and Safety - The 2011/12 Site Health and Safety Annual Report was tabled. Any injuries reported have been minimal which is very positive given the amount of work underway.

- *Lower Don Lands (“LDL”)/Port Lands* – At the direction of Toronto City Council, Waterfront Toronto is working together with City of Toronto and Toronto and Region Conservation (“TRCA”) staff to create a high level road map for accelerating development in the Port Lands, and increasing their economic value, for consideration by City Council. The protocol also mandates further examination of options for the Don Mouth Naturalization and Port Lands Flood Protection Environmental Assessment (“EA”), within the approved EA terms of reference, along with a robust and comprehensive public consultation process.

The recommendations arising from this work were originally scheduled for consideration by Council’s Executive Committee in June but this has been extended to September. Recommendations will be tabled with City Council in October. A peer review will be conducted on the business model and absorption estimates before submission to Council.

A public meeting was held on May 24, 2012 that was attended by approximately 300 people. The meeting was webcast live on the consultation website plus members of the public were able to participate on line until

June 8, 2012. As of June 8th, 1,445 people had viewed the webcast of the meeting. There were a number of concerns raised, in particular transit and the river design.

- *Government Relations* – Operational governance is still on the Corporation’s agenda and will likely be dealt with this year, however it is expected that any approvals will be “structured”, ie. approval in principle with individual cases reviewed by the Minister.
- *Communications* - Canada’s Sugar Beach became the People’s Choice at the 2012 AZ Awards sponsored by Azure Magazine. On May 22, 2012 the CEO took part in the events associated with the Toronto visit by His Royal Highness Prince Charles. The Prince was given a brief overview of the history of WDL and was provided with demonstrations of some of the environmentally sustainable features being built into the new community, including silva cells.

Marketing - Waterfront Toronto has moved its interactive kiosk to the Royal Bank Plaza for the month of June. The kiosk will be located just outside of Union Subway Station which will allow for the opportunity to promote revitalization activities to tens of thousands of people daily passing through the station to get into the PATH system. Oxford Properties has generously donated this space.

On June 2, 2012, Waterfront Toronto assisted Great Gulf with the first in a series of special events being held this summer to promote Monde Condominiums. Waterfront Toronto had an information booth and provided walking tours of EBF.

- *Sustainability* - Waterfront Toronto continues to work with the Clinton Climate Initiative to explore and share information on best practices. The team is using WDL and EBF to test the Carbon Tool model.

Waterfront Toronto had a meaningful presence at the 2012 National Canadian Green Building Council conference in Toronto in May. As part of the conference, there was a tour of the waterfront showcasing revitalization efforts underway and also a display on Waterfront Toronto’s Minimum Green Building Requirements.

3. Queens Quay Construction Overview

Chris Glaisek presented an overview of the construction plan for the implementation of the Queens Quay Project highlighting the design elements, the three stages of construction, and the coordination with the respective utilities. He responded to questions from the Board and advised that the presentation was provided for information purposes only.

4. York Quay Concept Design

Chris Glaisek presented the concept plan for the Canada Square project highlighting Canada Square - an impressive plaza space overlooking Lake Ontario; Ontario Square - a large public plaza facing Queens Quay; Cultural Village - a future low scale development area with shops, cafes, restaurants, artist studios and architect offices that will feature temporary landscaping until it is realized; and the unique design aspects of the parking garage. He further provided a brief overview of the potential programming opportunities available.

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

5. Purchasing Residential Condominium Units on the Waterfront

A guideline for Board members for the purchase of residential condominium units on the waterfront was tabled for discussion. John Campbell advised that this guideline was also implemented for all Waterfront Toronto staff. Discussion ensued and it was agreed that the guideline was too general and should be added to the Board Member Code of Conduct and Conflict of Interest document signed by all Board members annually.

Further discussion was not required and **ON MOTION** duly made, seconded and carried, it was **RESOLVED** that the Board approves the guideline for the purchase of residential condominium units on the waterfront in principle and that the Governance Committee will undertake a review of the guideline and the Board Member Code of Conduct and Conflict of Interest document.

6. Environmental Issues

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

7. 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 10:00 a.m. local time, to be momentarily reconvened as an in-camera meeting.

Chairman

Secretary of the Meeting