

MINUTES of the Public portion of the 101st 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, March 27, 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
 Councillor Jaye Robinson
 Gary Wright

ABSENT: 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; Ian Beverley, Legal Counsel; Meg Davis, V.P. Development; Christopher Glaisek, V.P. Planning & Design; and Rebecca Carbin, Public Art Program Manager.

Also in attendance was Jayne Naiman of the City Secretariat and Bruce Singbush of the Ministry of Infrastructure.

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. He further declared that a previously noted conflict with regard to the Pan Am Games Athletes' Village is no longer an issue.

1. Approval of Consent Agenda

ON MOTION duly made, seconded and carried, it was **RESOLVED** that the Minutes of the Public session of the 101st meeting of the Board, held on Wednesday, March 27, 2013 be and are 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 – Waterfront Toronto awaits transfer of the wet side of Don River Park from Infrastructure Ontario (“IO”) in order to complete the park improvements. The Corporation is attempting to find a way to open the park temporarily for the summer while the wet side work progresses. The Corporation has engaged the local Councillor and Community Council to support a naming competition for the park. A final decision will be made after the Community Council meeting April 9, 2013. We continue to target opening Phase 2 of Underpass Park in late Summer 2013.

Urban Capital – First occupancy is occurring at the present time.

Public Art – Shortlisted artists are preparing proposals for the three Front Street sites. Waterfront Toronto has assembled a distinguished jury of experts as well as a community representative, to review the final submissions and recommend the winning concepts on each of the three sites. Winners will be selected in early May, 2013. All shortlisted proposals will be posted on Waterfront Toronto’s web site.

Toronto and Community Housing (“TCHC”) - Construction continues on TCHC’s project and is on target for occupancy in the fall of 2013.

- *East Bayfront (“EBF”)*

Parkside - the municipal approval process continues.

Bayside - Waterfront Toronto continues to work with the City of Toronto to obtain approvals and the sales office is now under construction and will open this fall. Infrastructure construction work will commence in May or June, 2013.

- *Central Waterfront (“CWF”)*

Construction and re-construction of utilities is well underway on Queens Quay Boulevard. The Corporation continues to work with residents and the Business Improvement Area (“BIA”) to support their ongoing business requirements. Waterfront Toronto is once again contributing to the BIA’s Ambassador Program to support their summer activities. The Corporation is also working with TTC to address the BIA’s concerns.

Portland Slip – 65% of the surface treatment is complete.

Queens Quay Martin Goodman Trail (“MGT”) Connection - The interim concrete sidewalk and MGT connection from Yonge to Jarvis is approximately 80% complete and scheduled to be complete March 31, 2013 and to open in the spring of 2013.

- *Health and Safety*

There were four health and safety incidents on Waterfront Toronto project sites since the last report but none resulted in lost time.

- *Lower Don Lands (“LDL”) / Port Lands*

Waterfront Toronto, the City of Toronto and Toronto and Region Conservation (“TRCA”) continue to work together on Phase 2 of the Port Lands Acceleration Initiative (“PLAI”). A public meeting will be held on April 10, 2013 to update the public on a variety of issues pertaining to the Port Lands.

- *Communications and Marketing* – Waterfront Toronto continues to receive great coverage in the media. The Corporation is currently looking at our outreach strategy vis-à-vis social media to explore ways in which to expand our base.

- *Sustainability* – Waterfront Toronto’s first Corporate Sustainability Report will be complete by the end of March, 2013 and we are planning a website launch and to go live within a month. The report examines the Corporation’s vision for sustainability and reviews performance since its inception. A balanced triple bottom line approach is taken, quantifying success not by economics alone, but also through measurable environmental and social improvements.

- *Intelligent Communities* – The design stage of the iServices pilot with Cisco regarding next generation digital signage and way-finding is underway, with the pilot unit expected to be delivered to the Waterfront Toronto offices in

early April. The Intelligent Community Forum site visit will be occurring on April 17 & 18, 2013. Waterfront Toronto will be serving as the host organization for the I-CANADA National Summit in June. Additional Intelligent Community outreach will occur in May and September, as Waterfront Toronto has been invited to participate in both the “City Age: The Modern Metropolis” conference, and the global “Meeting of the Minds.”

- *Pan Am Athletes’ Village (“PAAV”)* – Construction is well underway and moving quickly.

3. Capital Approval - Bayside Phase 1 Infrastructure

David Kusturin provided a presentation regarding a request for a capital approval for Bayside Phase 1 Infrastructure. The presentation included details on the current status of the project, an in-depth description of the work included in the budget as well as a detailed breakdown of the budget.

Mr. Kusturin responded to questions from the Board and **ON MOTION**, duly made, seconded and carried, it was **RESOLVED** that the Board approves a capital expenditure of \$85.2 million to complete the Bayside Phase 1 Infrastructure.

Ross McGregor left the meeting due to a previous commitment.

4. Bayside Residential Building Design

At the request of the Board, Chris Glaisek provided an overview of the design concept for the first residential buildings in Bayside. This item was tabled for information purposes only.

5. East Bayfront Art Master Plan

Rebecca Carbin provided a presentation on the EBF Art Master Plan highlighting the following:

- The Art Master Plan will comprise a program of Gateways, Linkages and Destinations intended to draw people across the Lake Shore to the lake shore;
- The state of the existing edge condition of the EBF precinct;
- Potential opportunities;
- Gateway, linkage and destination locations and precedents;
- A funding strategy and budget; and
- Next steps, including approval and implementation of the Master Plan.

A robust discussion ensued regarding the potential for philanthropy opportunities around public art and it was agreed that Management would begin to develop the structure and strategy for a Philanthropy Program.

6. Interim Financial Statements

Janet Graham tabled the unaudited Interim Financial Statements for the period ended December 31, 2012. She responded to questions and **ON MOTION**, duly made, seconded and carried, it was **RESOLVED** that the Board approves the unaudited Interim Financial Statements for the period ended December 31, 2012.

7. Environmental Issues

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

8. 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 10:15 a.m. local time, to be momentarily reconvened as an in-camera meeting.

Chairman

Secretary of the Meeting