

MINUTES of the Public portion of the 100th 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, February 6, 2013 at 8:00 a.m. local time.

PRESENT: Mark Wilson, Chair
 Jack Cockwell
 Sue Dabarno (via teleconference)
 Kevin Garland
 Janet Graham
 David Johnson
 Sheldon Levy
 Ross McGregor
 Joe Pantalone
 Councillor Jaye Robinson
 Matti Siemiatycki (via teleconference)

ABSENT: Michael Copeland

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; and Christopher Glaisek, V.P. Planning & Design..

Also in attendance was Gwen McIntosh 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 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.

The Chair welcomed Councillor Robinson to the Board.

1. Approval of Consent Agenda

ON MOTION duly made, seconded and carried, it was **RESOLVED** that the Minutes of the Public session of the 100th meeting of the Board, held on Wednesday, February 6, 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 – There is a lot of construction activity underway, particularly with regard to the Athletes’ Village. The dryside of Don River Park is complete with the wet side to be completed in the Spring of 2013. Underpass Park Phase 2 is substantially complete with a tentative opening date of Spring/Summer, 2013. The woonerfs are underway and there are eight tower cranes on the Village.

Urban Capital – continues with construction of its Phase 1 buildings and remains on track for its first occupancy target date of late March 2013.

Public Art – the prequalification process for the three public art opportunities on Front Street is complete and the short lists for artists have now been finalized. Waterfront Toronto has a short list of five artists for each of the opportunities (15 in total). The artists have been invited to respond to a competition brief that addresses the themes of the WDL Public Art Strategy and Front Street Public Realm Animation. The winning artwork concepts will be selected in early April 2013.

The Board encouraged Management to publicize the list of “short-listed” artists and noted that the public art strategy, and in particular this competition, is worthy of a focused communications plan.

Toronto and Community Housing (“TCHC”) - Construction continues on TCHC’s project, with an occupancy target date of fall 2013.

- *East Bayfront (“EBF”)*

Waterfront Toronto continues to work with Hines on the various approvals required. Their residential partner (Tridel) has sales offices under construction and will be open in the summer of 2013.

The Board requested that the final Bayside design be tabled at the March 27, 2013 Board meeting.

- *Central Waterfront (“CWF”)*

Construction is fully underway on Queens Quay Boulevard. The focus this winter is on utility rebuild, this summer on building the road on the North side and in 2014, the south side park/promenade with final plantings in the spring of 2015.

The Corporation continues to work with residents and the Business Improvement Area (“BIA”) to support their ongoing business requirements.

Portland Slip – Construction is underway. Work is progressing with final plantings scheduled for this spring. The environmental work is on schedule with the planned filing of the Record of Site Condition in December 2013.

- *Health and Safety*

There were two health and safety incidents related to the EBF external sanitary sewer work that resulted in no lost time on Waterfront Toronto project sites since the last report.

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

Waterfront Toronto, the City of Toronto and Toronto and Region Conservation (“TRCA”) have completed the work plans (including budget, schedule, scope of work and project team organization) for each of the sub projects required to implement Phase 2 of the Port Lands Acceleration Initiative. The overarching objectives of PLAI Phase 2 remains: 1) to obtain all necessary approvals for the DMNP EA; 2) to complete precinct plans for the three priority precincts and 3) to engage private land owners and long term lease holders in crafting detailed and implementable development plans, coupled with sound financial plans, in order to enable development as soon as the market allows.

- *Communications and Marketing* – Waterfront Toronto continues to receive coverage on its initiatives. The interactive kiosk has moved to the lobby of 20 Bay Street for the next two months. Since the kiosk was launched in October 2010 it has been stationed at seven well trafficked locations and has been seen

by many thousands of users. We are currently updating the content and making the kiosk web enabled so that going forward it can be updated frequently and monitored remotely. The Kiosk will move to the Billy Bishop Airport this spring.

- *Sustainability* – The Corporation has been engaged in a number of initiatives (Building Sustainability Sweden 2012, Archetype Sustainable Condo Project and the C40 Rio 20 Submission) in an effort to continue to promote Waterfront Toronto’s sustainability agenda and to establish and maintain a leadership position in this area.
- *Intelligent Communities* – Work is progressing on the network infrastructure to accommodate first discretionary customers in River City. Work has commenced on a pilot project with Cisco involving the next generation of digital signage and way-finding solutions. This initiative also involves George Brown College and Toronto 2015. The efforts of Waterfront Toronto were further recognized by the Intelligent Community Forum (“ICF”) as the City of Toronto was selected as one of the Top 7 Intelligent Communities for 2013 globally as part of their annual awards cycle.
- *Gardiner Environmental Assessment (“EA”)* – The City Budget Committee voted to restore funding to the Gardiner EA and Urban Design Study. Waterfront Toronto is working closely with City staff to re-start the Executive Steering Committee with a similar structure to the previous Committee. One of the Steering Committee's first tasks is to review and confirm the original scope and budget and map out a strategy for re-engaging stakeholders and creating a new schedule that includes anticipated consultation timing and completion of deliverables.

The four options were tabled and a brief overview of each option was provided. Management responded to questions from the Board and it was agreed that the preferred option would be tabled with the Board for review

- *Pan Am Athletes’ Village (“PAAV”)* – Construction is well underway and buildings can now be seen on the site. A Temporary Use By-Law is now in force which allows for the permanent structures such as the dining hall within the Athletes’ Village. The Construction Liaison Committee continues to meet regularly to discuss issues related to PAAV construction with community representatives.

3. Economic Impact Analysis (2001-2012)

John Campbell tabled the Economic Impact Analysis and provided a brief overview of the key findings including: return on investment, private sector investment attraction and value, and real estate projects influenced by Waterfront Toronto.

The Board suggested that a more narrow focus be placed on real estate projects influenced by Waterfront Toronto's work and the value created by the Corporation. It was agreed that Management will update the Economic Impact Analysis to reflect the Board's comments and suggestions and will table it at the March 27, 2013 Board meeting.

4. East Bayfront Transit Implementation Study

Chris Glaisek provided an overview of the EBF Transit Implementation Study highlighting the following elements of the study:

- Project objectives;
- Evaluation process;
- Evaluation criteria;
- Alternatives considered;
- Shortlisted and preferred options:
 - Category 1: TTC Bay Street Tunnel Options
 - Category 2: Streetcar Options
 - Category 3: Bus Options
 - Category 4: Bus Rapid Transit ("BRT") Options
- Evaluation of preferred options; and
- Next steps.

Mr. Glaisek advised that a fifth option was identified as a result of a Stakeholder meeting that has merit and will be added as an additional option. He advised that next steps include developing a preferred option and value engineering the EA design.

This information was tabled for information purposes only.

5. 2012 Communications Satisfaction Survey

Michelle Noble provided a brief overview of the results of the 2012 Communications Satisfaction Survey highlighting the positive feedback provided through the survey. The Board noted the excellent quality of the writing vis-à-vis the Community Newsletter and commented very positively on the Waterfront Toronto Web Site in general. It was understood that distribution of the Community Newsletter is the major challenge and suggestions from the Board were made on ways to communicate on a much broader scale including through City Councillor's newsletters. Councillor Robinson was invited to attend the next Communications and Marketing Committee meeting to provide her insight in this area.

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 10:20 a.m. local time, to be momentarily reconvened as an in-camera meeting.

Chairman

Secretary of the Meeting