



Investment and Real Estate Committee

Agenda and Meeting Book

THURSDAY, SEPTEMBER 29, 2022 FROM 1:00 PM TO 3:00 PM

MICROSOFT TEAMS MEETING



Meeting Book - Investment and Real Estate Committee

Agenda - Thursday, September 29, 2022

Public Session Agenda

1:00 p.m.	1. Land Acknowledgement	Information	J. Winberg
1:05 p.m.	2. Motion to Approve Meeting Agenda	Approval	All
1:05 p.m.	3. Declaration of Conflicts of Interest	Declaration	All
1:10 p.m.	4. Consent Agenda		
	a) DRAFT Minutes of the Open Session IREC Committee June 2, 2022 Meeting - 4	Approval	All
	b) DRAFT Minutes of the Open Session IREC Committee July 20, 2022 Meeting - 8	Approval	All
	c) DRAFT Minutes of the Open Session IREC Committee August 30, 2022 Meeting - 10	Approval	All
	d) Development Projects Dashboard and Statistics - 12	Information	M. Davis
	e) Environmental Social and Governance (ESG) Update - 20	Information	L. Taylor
1:20 p.m.	5. Motion to go into Closed Session	Approval	All

Closed Session Agenda

The Committee will discuss the matters outlined in Items 6, 7 and 8 being consideration of the draft minutes of the Closed Session of the June 2, 2022, July 20, 2022 and August 30, 2022 IREC meetings, Update on Quayside Matters and Directors Only Discussion, in a Closed Session as permitted by By-Law No. 2 of the Corporation. The exception relied for the discussion for item 6 is provided in the minutes of the Open Session June 2, 2022, July 20, 2022 and August 30, 2022 IREC meetings contained in item 4(a), (b) and (c) of this agenda, for item 7 is Section 6.1.1(c) 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.

Closed Session - 22

2:50 p.m.	9. Motion to go into Open Session	Approval	All
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Public Session Agenda

2:55 p.m.	10. Resolution(s) Arising from the Closed Session (if any) Form - 23	Approval	All
3:00 p.m.	11. Motion to Terminate the Meeting	Approval	All
FYI	Next Meeting: Thursday, November 17, 2022	Information	All

**MINUTES of the OPEN SESSION of the
Investment and Real Estate Committee Meeting of
The Toronto Waterfront Revitalization Corporation
Via Microsoft Teams Teleconference
Thursday, June 2, 2022 at 1:00 p.m. local time**

PRESENT: Jack Winberg (Chair)
Stephen Diamond
Andrew MacLeod
Leslie Woo

REGRETS: Alysha Valenti

ATTENDANCE WATERFRONT TORONTO
George Zegarac (CEO, Waterfront Toronto)
Meg Davis (Chief Development Officer)
Christopher Glaisek (Chief Planning and Design Officer)
Julius Gombos (SVP, Project Delivery)
Rose Desrochers (VP, Human Resources & Administration)
Cameron MacKay (VP, Strategic Communications and Engagement)
Pina Mallozzi (VP, Design)
Kristina Verner (VP, Innovation, Sustainability & Prosperity)
Ian Ness (General Counsel)
Catherine Murray (Senior Legal Counsel)
Liv Bautista (Legal Counsel)
Iain McMullan (Executive Director, Philanthropy)
Ed Chalupka (Director, Government Relations)
Angela Li (Senior Development Manager)
Michael Wolfe (Senior Development Manager)
Charmaine Miller (Executive Assistant to the CEO and Board Administrator)

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

- Wende Cartwright, Jeanhy Shim, Directors, Waterfront Toronto
- Anne-Marie Rozon, Principal Analyst, Sarah Khan, Analyst, Iswariya Tirunagaru, Analyst, Investment, Partnerships and Innovation, Infrastructure Canada
- Chris Monahan, Director, Agency, Policy and Accountability Branch, Louis Bitonti, Senior Policy Advisor, Jonathon Vita, Manager(A), Andre James, Manager (A), Bill Raymond, Senior Policy Advisor, Agency, Governance and Accountability Unit, Ministry of Infrastructure

Jack Winberg, the Chair, called the meeting to order at 1:04 p.m. and, with the consent of Investment and Real Estate Committee (“IREC” or the “Committee”) members, appointed Ian Ness to act as Secretary of the meeting.

Jack Winberg 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. Land Acknowledgement

Jack Winberg acknowledged Indigenous Peoples' presence and connections to lands under revitalization by Waterfront Toronto.

2. Motion to Approve Meeting Agenda

ON MOTION duly made by Leslie Woo and seconded by Andrew MacLeod and carried, it was **RESOLVED** that the Meeting Agenda be approved as tabled.

3. Declaration of Conflicts of Interest

Jack Winberg advised in past meetings, Stephen Diamond declared that his company had development partnerships with several Quayside RFP proponents, although the agreements do not relate in any way to Quayside or any other Waterfront Toronto project.

Mr. Diamond joined the meeting at approximately 1:29 pm when the meeting had resumed in closed session discussion. Mr. Diamond did not participate in the meeting during the discussion of item 8 (Update on Quayside Matters). He also did not receive nor had access to any materials distributed to the committee regarding the Quayside project.

Mr. Winberg also advised that Ms. Alysha Valenti was not present at any point during this meeting and did not receive nor had access to any materials distributed to the committee regarding the WT Lease Update (item 4d).

4. Consent Agenda

a) Draft Minutes of the Open Session March 10, 2022 IREC Meeting

Draft minutes of the Open Session of the Investment and Real Estate Committee meeting held on March 10, 2022.

ON MOTION duly made by Leslie Woo and seconded by Andrew MacLeod and carried, it was **RESOLVED** that the Minutes of the Open Session of the IREC Committee meeting held on March 10, 2022 were approved, as tabled.

b) Development Projects Dashboard

The Development Projects Dashboard was taken as read. There were no items of concern to be highlighted.

c) Environmental, Social and Governance (ESG) Update

The materials were taken as read and no concerns were raised.

d) WT Office Lease Update

Management provided a report on the current status of Waterfront Toronto's office lease at 20 Bay Street and work being undertaken by Avison Young to assess future space needs and potential locations that may be available in advance of the existing lease expiry in May 2023. We are currently in the business case phase which includes assessing location alternatives, and includes obtaining feedback from staff regarding preferences, as well as receiving financial proposals from the short-listed locations, of which 20 Bay is one. Management will provide a WT office lease update to the Board in June 2022 and continue to provide updates, as appropriate, before making a final recommendation and request for approval to IREC and the Board no later than September and October 2022, respectively.

5. West Don Lands Block 13 Project Overview

Management provided an overview of the Block 13 proposed development by Dundee Kilmer.

6. Motion to go into Closed Session

ON MOTION duly made by Andrew MacLeod and seconded by Leslie Woo and carried, the Committee **RESOLVED** to go into a Closed Session to discuss agenda items 7, 8, and 9 in a Closed Session as permitted by By-Law No. 2 of the Corporation. The exception relied on for the discussion for item 7 is provided in the minutes of the Open Session of March 10, 2022 IREC meeting contained in item 4(a) of this agenda, for item 8 is Section 6.1.1(c) and for item 9 is Section 6.1.1(b) of By-Law No. 2. The meeting continued in Closed Session.

7. Consent Agenda

Draft Minutes of the Closed Session March 10, 2022 IREC Meeting

8. Update on Quayside Matters

Stephen Diamond left the meeting at this time. He was not present for the presentation nor discussion of this item.

9. Committee Chair Discussion

10. 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 Andrew MacLeod, seconded by Leslie Woo and carried, the Committee **RESOLVED** to go into Open Session.

11. Resolutions Arising from the Closed Session

ON MOTION duly made by Andrew MacLeod and seconded by Leslie Woo and carried, it was **RESOLVED** that the Investment and Real Estate Committee approves the Minutes of the Closed Session of the IREC meeting held on March 10, 2022, as tabled.

12. Termination of the Meeting

There being no further business, **ON MOTION**, duly made by Leslie Woo, seconded by

Andrew MacLeod and carried, it was **RESOLVED** that the meeting be adjourned at 3:23 p.m. local time.

Committee Chair

Secretary of the Meeting

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**MINUTES of the OPEN SESSION of the
Investment and Real Estate Committee Meeting of
The Toronto Waterfront Revitalization Corporation
Via Microsoft Teams Teleconference
Wednesday, July 20, 2022 at 2:30 p.m. local time**

PRESENT: Jack Winberg (Chair)
Andrew MacLeod
Leslie Woo
Alysha Valenti

REGRETS: Stephen Diamond

ATTENDANCE WATERFRONT TORONTO
George Zegarac (CEO, Waterfront Toronto)
Meg Davis (Chief Development Officer)
Christopher Glaisek (Chief Planning and Design Officer)
David Kusturin (Chief Project Delivery Officer)
Lisa Taylor (Chief Financial Officer)
Julius Gombos (SVP, Project Delivery)
Kristina Verner (VP, Innovation, Sustainability & Prosperity)
Ian Ness (General Counsel)
Iain McMullan (Executive Director, Philanthropy)
Ed Chalupka (Director, Government Relations)
Kevin Greene (Project Management Director)
Angela Li (Senior Development Manager)
Michael Wolfe (Senior Development Manager)
Charmaine Miller (Executive Assistant to the CEO and Board Administrator)

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

- Laurie Payne, Drew Fagan, Directors, Waterfront Toronto
- Glenn Campbell, Assistant Deputy Minister, Nicholas Kitchen, Manager, Sarah Khan, Analyst, Iswariya Tirunagaru, Analyst, Investment, Partnerships and Innovation, Infrastructure Canada
- Chris Monahan, Director, Agency, Policy and Accountability Branch, Louis Bitonti, Senior Policy Advisor, Jonathon Vita, Manager(A), Andre James, Manager (A), Bill Raymond, Senior Policy Advisor, Hannah Verrips, Policy Advisor, Nathan Barnett, Research Analyst, Agency, Governance and Accountability Unit, Ministry of Infrastructure
- Diane Silver, Waterfront Project Manager, Waterfront Secretariat, City of Toronto

Jack Winberg, the Chair, called the meeting to order at 2:34 p.m. and, with the consent of Investment and Real Estate Committee (“IREC” or the “Committee”) members, appointed Ian Ness to act as Secretary of the meeting.

Jack Winberg 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. **Land Acknowledgement**

Jack Winberg acknowledged Indigenous Peoples' presence and connections to lands under revitalization by Waterfront Toronto.

2. **Motion to Approve Meeting Agenda**

ON MOTION duly made by Andrew MacLeod and seconded by Alysha Valenti and carried, it was **RESOLVED** that the Meeting Agenda be approved as tabled.

3. **Declaration of Conflicts of Interest**

No conflicts of interest were declared. The Chair noted that Mr. Diamond did not receive any materials related to item 5 (Update on Quayside Matters).

4. **Motion to go into Closed Session**

ON MOTION duly made by Andrew MacLeod and seconded by Alysha Valenti and carried, the Committee **RESOLVED** to go into a Closed Session to discuss agenda items 5 and 6 in a Closed Session as permitted by By-Law No. 2 of the Corporation. The exception relied on for item 5 is Section 6.1.1(c) and for item 6 is Section 6.1.1(b) of By-Law No. 2. The meeting continued in Closed Session.

5. **Update on Quayside Matters**

6. **Committee Chair Discussion**

7. **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 Alysha Valenti, seconded by Leslie Woo and carried, the Committee **RESOLVED** to go into Open Session.

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

There were no resolutions arising from the closed session

9. **Termination of the Meeting**

There being no further business, **ON MOTION**, duly made by Alysha Valenti, seconded by Leslie Woo and carried, it was **RESOLVED** that the meeting be adjourned at 3:50 p.m. local time.

Committee Chair

Secretary of the Meeting

**MINUTES of the OPEN SESSION of the
Investment and Real Estate Committee Meeting of
The Toronto Waterfront Revitalization Corporation
Via Microsoft Teams Teleconference
Tuesday, August 30, 2022 at 4:00 p.m. local time**

PRESENT: Jack Winberg (Chair)
Andrew MacLeod
Leslie Woo

REGRETS: Stephen Diamond
Alysha Valenti

ATTENDANCE WATERFRONT TORONTO
George Zegarac (CEO, Waterfront Toronto)
Meg Davis (Chief Development Officer)
Christopher Glaisek (Chief Planning and Design Officer)
Lisa Taylor (Chief Financial Officer)
Julius Gombos (SVP, Project Delivery)
Kristina Verner (VP, Strategic Policy & Innovation)
Cameron MacKay (VP, Strategic Communications & Engagement)
Rose Desrochers (VP, Human Resources and Administration)
Pina Mallozzi (VP, Design)
Simon Bredin (Media Relations and Issues Advisor)
Ian Ness (General Counsel)
Charmaine Miller (Executive Assistant to the CEO and Board Administrator)

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

- Sarah Khan, Analyst, Iswariya Tirunagaru, Analyst, Investment, Partnerships and Innovation, Infrastructure Canada
- Louis Bitonti, Senior Policy Advisor, Andre James, Senior Economist, Bill Raymond, Senior Policy Advisor, Hannah Verrips, Policy Advisor, Corey MacDonald, Senior Policy Advisor, Agency, Governance and Accountability Unit, Ministry of Infrastructure

Jack Winberg, the Chair, called the meeting to order at 4:05 p.m. and, with the consent of Investment and Real Estate Committee (“**IREC**” or the “**Committee**”) members, appointed Ian Ness to act as Secretary of the meeting.

Jack Winberg 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. Land Acknowledgement

Kristina Verner, VP, Strategic Policy & Innovation acknowledged Indigenous Peoples’ presence and connections to lands under revitalization by Waterfront Toronto.

2. Motion to Approve Meeting Agenda

ON MOTION duly made by Jack Winberg and seconded by Andrew MacLeod and carried, it was **RESOLVED** that the Meeting Agenda be approved as tabled.

3. Declaration of Conflicts of Interest

Jack Winberg advised that Ms. Alysha Valenti was not present at the meeting due to the conflict of interest she previously declared with respect to WT Office Space Lease (item 5) on the agenda. Ms. Valenti declared a conflict because she is employed by the Landlord of our current premises, though she does not have any insight at her place of employment into the negotiations. Ms. Valenti did not receive nor had access to any materials distributed to the committee regarding the WT Office Space Lease (item 5).

4. Motion to go into Closed Session

ON MOTION duly made by Andrew MacLeod and seconded by Jack Winberg and carried, the Committee **RESOLVED** to go into a Closed Session to discuss agenda items 5 and 6 in a Closed Session as permitted by By-Law No. 2 of the Corporation. The exception relied on for item 5 is Section 6.1.1(l) and for item 6 is Section 6.1.1(b) of By-Law No. 2. The meeting continued in Closed Session.

5. WT Office Space Lease

6. Committee Chair Discussion

7. 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 Leslie Woo, seconded by Andrew MacLeod and carried, the Committee **RESOLVED** to go into Open Session.

8. Resolutions Arising from the Closed Session

ON MOTION duly made by Andrew MacLeod and seconded by Leslie Woo and carried, it was **RESOLVED** that the Investment and Real Estate Committee recommends for approval by the Board of Directors the preferred office lease proposal presented to the meeting by management of the Corporation.

9. Termination of the Meeting

There being no further business, **ON MOTION**, duly made by Leslie Woo, seconded by Andrew MacLeod and carried, it was **RESOLVED** that the meeting be adjourned at 4:16 p.m. local time.

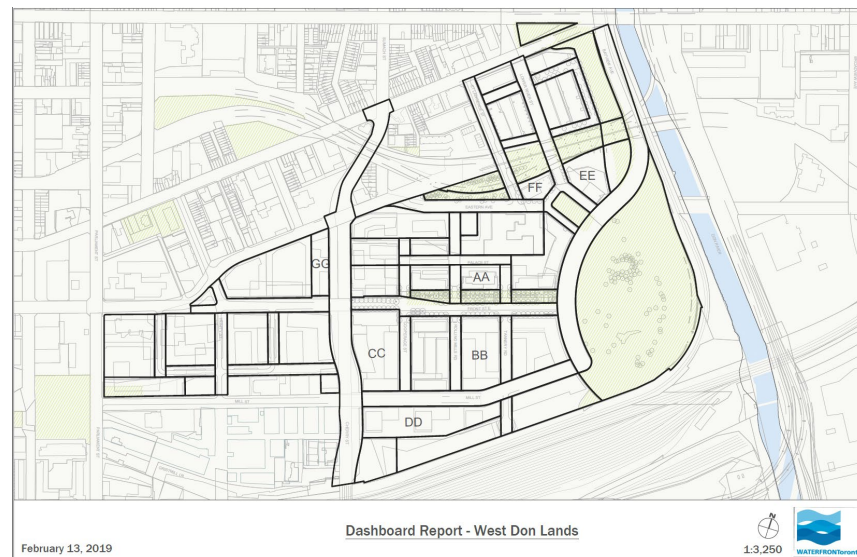
Committee Chair

Secretary of the Meeting

Development Projects Dashboard

IREC Meeting – September 29, 2022

Please refer to the plans below in connection with the following table



Development Projects Dashboard

IREC Meeting – September 29, 2022



Project	Description	Previous Period	Next Steps	Status
East Bayfront				
A - Waterfront Innovation Centre (Menkes)	484,000 sq ft commercial building (hub for technology and creative sectors)	91% pre-leased	<i>Tenants continue to fit out spaces.</i>	<i>First tenant moved into building this Summer. More tenants will move into building this Fall/Winter.</i>
B – Limberlost Place (formerly Arbour) (George Brown College)	185,000 sq ft institutional building (expansion of existing waterfront campus)	Site plan agreement executed in April, 2022.	<i>Above-grade building permit received in September 2022.</i>	<i>Ongoing construction.</i>
C - Monde (Great Gulf)	470,000 sq ft condominium (550 units);	Occupied and registered condominium.		<i>complete</i>
D - Aqualina (Hines/Tridel)	380,000 sq ft condominium (362 units);	Occupied and registered condominium.		<i>complete</i>
E - Aquavista (Hines/Tridel)	368,000 sq ft condominium, (227 units) plus 80 Artscape affordable rental units	Occupied and registered condominium.		<i>complete</i>
F - Aquabella (Hines/Tridel)	266,000 sq ft condominium (174 units) with City-owned Bayside Child Care Centre (CCC)	WT to complete fit out of child care space in Summer, 2022.	<i>WT to complete fit out of child care space in October, 2022.</i>	<i>WT's fit out ongoing. City of Toronto selected operator for child care space.</i>
G - Aqualuna (Hines/Tridel)	430,000 sq ft condominium (241 units) with City Community Recreation Centre	Site transferred to Aqualuna Bayside on August 14, 2020. Construction has commenced.	<i>Construction ongoing.</i>	<i>ongoing</i>

Development Projects Dashboard

IREC Meeting – September 29, 2022



Project	Description	Previous Period	Next Steps	Status
East Bayfront				
H - C2 (T3 Bayside - Hines)	250,000 sq ft office building – 10 storey tall timber building	<i>Construction ongoing. Substantial completion targeted for Q2, 2023.</i>	<i>Servicing connections under construction.</i>	ongoing
I - R6	Proposed Mixed Use Market Rental ~ 126 units and Affordable rental housing ~ 199 units	<i>Concept plan underway in March 2022.</i>	<i>Test concept completed. Bayside Development Partner reviewing updated concept plan.</i>	ongoing
West Don Lands				
AA - Canary Block 16 (Dream Kilmer)	150,000 sq ft condominium (187 units)	Some customer repairs remaining	<i>Occupied and registered condominium.</i>	Complete
BB - Canary Block 12 (Dream Kilmer)	350,000 sq ft condominium (387 units)	Construction ongoing	<i>Continue to monitor LEED status</i>	Fully occupied
CC - Block 10 (AHT/Dream Kilmer/Tricon)	330,000 sq ft condominium/ rental/indigenous health centre and indigenous training/ employment/education centre (443 units)	<i>Construction ongoing.</i>	<i>Construction ongoing (may be some small delay caused by current construction strikes)</i>	Construction ongoing, target occupancy date for both phases Dec 2024

Development Projects Dashboard

IREC Meeting – September 29, 2022



Project	Description	Previous Period	Next Steps	Status
West Don Lands				
EE - River City Phase 3 (Urban Capital)	340,000 sq ft condominium (331 units)	Occupied and registered condominium.		Complete
FF - River City Phase 4 (Urban Capital)	130,000 sq ft condominium (158 units)	Occupancy targeted Q4 2020.	<i>Interim Occupancy began in September 2020.</i>	Ongoing
GG - Block 5W (Rekai)	Long-term care centre/residence (348 beds)	<i>Working through final site plan approval conditions – aiming to receive conditional permits later this year.</i>	<i>Working through final site plan approval conditions – aiming to receive conditional permits later this year.</i>	Completion targeted for Oct 2025
HH – Blocks 3, 4 and 7 (90 Mill St.) Dream Kilmer Tricon	825,00 sq ft condominium with 30% ARH and retail	DRP Design Development review July 2020. Third working group session August 2020. Minister's Zoning Order (MZO) enacted for site on Oct 22, 2020 approving zoning for current scheme. SPA approved.	<i>Construction to continue.</i>	Construction at grade.
II – Block 13 (Dream/Kilmer)	Residential condominium (units TBD)	<i>DRP Issues ID completed. Re-zoning and SPA submitted at the end of April. Will return to DRP Schematic Design later in the year.</i>	<i>DRP Issues ID completed. Re-zoning and SPA submitted at the end of April. Will return to DRP Schematic Design later in the year.</i>	Expect to have approvals in place in early 2023

Development Projects Dashboard

IREC Meeting – September 29, 2022



Project	Description	Previous Period	Next Steps	Status
Port Lands				
Port Lands Planning: Next Steps	Urban design guidelines, transportation analyses, EAs, development application reviews, zoning by-laws	Pinewood/Bell Media Masterplan reviewed and OPM policies adopted. Basin Media Hub presented Issues ID to DRP June 2022 with SPA app anticipated fall 2022. McCleary District Precinct Planning process to be initiated by City, in partnership with WT. Polson Quay/South River planning to follow. PIC Core UDG on hold.	<i>Villiers Island ZBL drafting on hold pending ongoing studies. PIC Core UDG incorporating input from DRP and commencing public and indigenous consultations. PIC Core ZBL work to follow UDG completion. McCleary and Polson Quay/South River Precinct Planning exercises timing TBD.</i>	<i>May 2022 OLT settlement hearing brought Council-supported OPM settlements into force. PIC Core UDG consultations and editing continuing.</i>
Port Lands Planning: Ontario Land Tribunal (OLT) Hearing re: Official Plan Modification (OPM) appeals	OLT negotiations and mediation/hearing addressing outstanding appeals of the CWSP through the OPM policies.	OLT mediation finalized in January 2021. Settled phase 1 policies brought into force in May 2021. Settled phase 2 policies brought into force May 2022.	<i>The few outstanding OPM policies to be settled relate to the transition from Section 37 contributions to the upcoming Community Benefits Charge (CBC) regime and parkland dedication requirement changes.</i>	<i>Council adopted negotiated OPM policy settlements. May 2022 OLT settlement hearing brought settled Phase 2 policies into force. Approval of growth funding-related policies delayed until CBC work completed by City.</i>
Port Lands Planning: 309 Cherry	Active OLT appeals: Port Lands OPM policies and site-specific ZBA applications. Plan of Subdivision application submitted.	2019 settlement offer not accepted by City or WT. Phase 1 OPM issues settled through OLT mediation process. Phase 2 issues settled, approved at Council and brought into force by OLT in May 2022.	<i>OPM policies settled and in-force. Site-specific ZBA appeals remain open. Resubmission expected September 2022. Reviewing December 2021 Draft Plan of Subdivision application.</i>	<i>City + WT settlement offer comments submitted. ZBA resub expected Sept 2022. ZBA appeals: Next CMC scheduled for March 13, 2023. Draft Plan of Subdivision application under review.</i>

Development Projects Dashboard

IREC Meeting – September 29, 2022



Project	Description	Previous Period	Next Steps	Status
Port Lands (cont'd)				
Villiers Island Development	Zoning bylaw amendment (ZBLA), Official Plan Amendment (OPA), POS, site plans, developer requests for proposals etc.	R-plans updated as part of the Cherry Street lake filling project. WT & City to begin drafting zoning bylaw for Villiers Island following the first phase of the OLT hearing in April 2021.	WT, City and CreateTO working with consultant teams on multiple studies: transportation, infrastructure/phasing, noise/air quality, commercial activation, public realm design & sustainability to inform due diligence report and ZBL.	Work continuing on multiple consultant studies. Draft due diligence report finalized. ZBL drafting on hold pending consultant studies and comprehensive analysis.
Polson Quay and South River Precinct Plan	OPM policy appeals and Precinct Planning	Phase 1 and 2 OPM settlements approved by Council and OLT. Precinct planning will likely follow McCleary District Precinct planning.	May 2022 settlement hearing brought Council-supported OPM settlements into force.	Polson Quay/South River precinct planning to follow McCleary precinct planning.
Other				
Lower Yonge	Private developer application review.	Development applications review and comment	Ongoing reviews and approvals. OPA/ZBA apps submitted for Pinnacle south blocks.	Pinnacle Phase 1 construction topped out, Phase 2 construction underway. LCBO Block 1 complete, Block 2 under construction.
Private Development App Reviews	Multiple private development applications under review at any given time within DWA	Ongoing	Ongoing	Ongoing
Keating East Precinct Plan	Amendment to existing Keating Channel Precinct Plan or new planning exercise.	KCPP update on hold pending Gardiner realignment. Phase 1: Framework Plan work to commence Q3 2022.	Finalize RFP for Phase 1 work on Framework Plan. Procure consultant team (Q3) and commence study (Q4)	RFP drafted for KCPP Phase 1: Framework Plan with commenting and revisions in progress.
Gardiner Public Realm Study	Design study completed and will guide improvements under and adjacent to the Gardiner between Yonge and Leslie.	Daniels and City agreement final re: public realm contributions for LSBE public realm, post-Gardiner rehab works. Greenland and 3C discussions ongoing re: design and delivery of LSBE public realm.	Secure public realm improvements or cash-in-lieu to achieve LSBE public realm implementation via Greenland PoS and Phase 1 SPA approval conditions.	Greenland SPA landscape approval conditions negotiations ongoing

Waterfront Toronto Development Statistics

Issued as of: September 26, 2022

5,428,540

ft² completed

6,724,526

ft² under construction
or pre-development

Completed Buildings:

>6,000

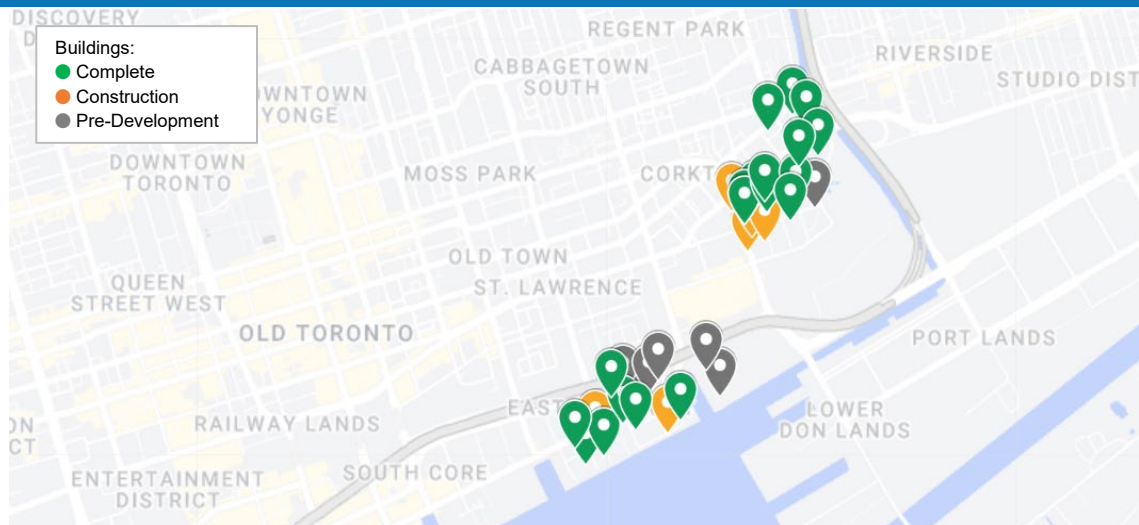
residents

>7,000

workers

14%

affordable housing

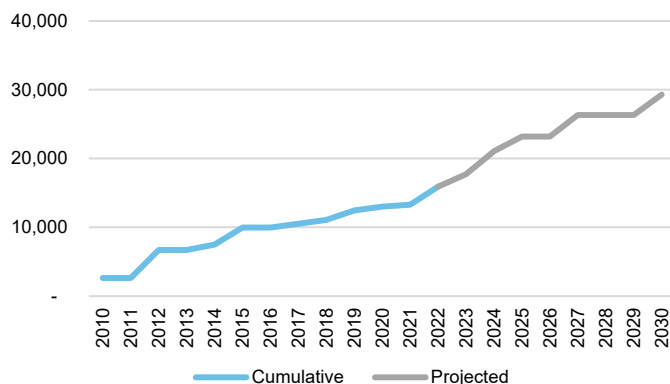


Summary of Buildings

Type	Complete	Construction	Pre-Dev ¹
Market Residential	12	2	1
Affordable Housing	4	-	-
Commercial	2	3	1
Institutional	2	1	-
Community Services	1	2	-
Mixed	-	-	8
Total	21	8	10

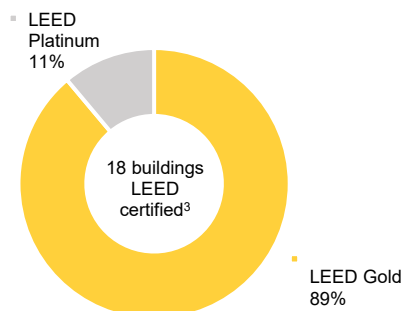
¹ Includes 7 buildings assumed for Quayside.

Population Along the Waterfront²



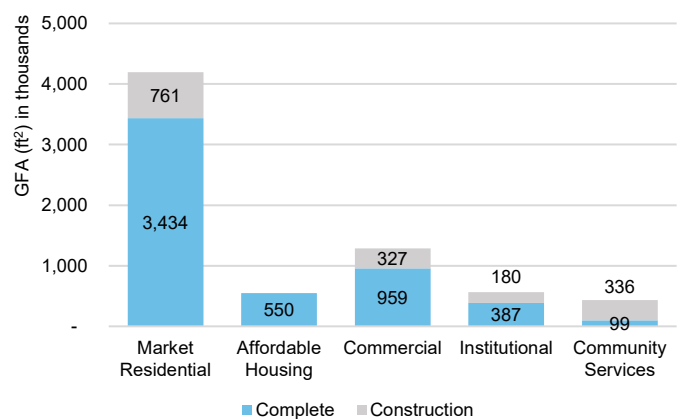
² Number of people working, studying, and living in WT developments.

Leader in Sustainable Design



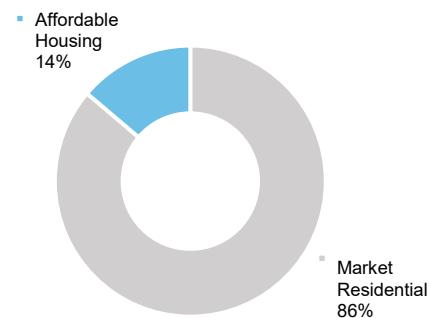
³ Certified refers to buildings occupied and completed the post-occupancy LEED certification process.

GFA (ft²) by Type of Building

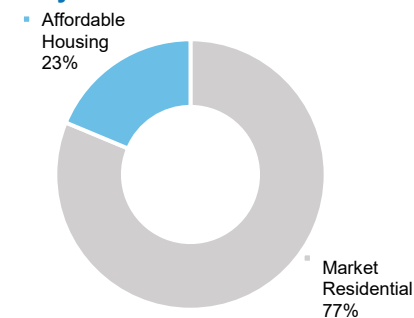


Affordable Housing by GFA

Completed:



Projected for Quayside:



Buildings Completed (21)

Project Name	Area	Project Type	Completion	Total GFA (ft ²)
Corus Entertainment	East Bayfront	Commercial	2010	475,000
River City Phase 1	West Don Lands	Market Residential	2012	311,732
George Brown College Waterfront Campus	East Bayfront	Institutional	2012	215,000
George Brown College Residences	West Don Lands	Institutional	2014	171,500
Canary District YMCA	West Don Lands	Community Services	2014	99,145
River City Phase 2	West Don Lands	Market Residential	2015	139,478
Canary District (Block 11)	West Don Lands	Market Residential	2015	237,206
Canary Park (Block 4)	West Don Lands	Market Residential	2015	303,558
Toronto Community Housing	West Don Lands	Affordable Housing	2015	212,964
Wigwamen Affordable Rental Housing	West Don Lands	Affordable Housing	2015	134,710
Fred Victor Affordable Rental Housing	West Don Lands	Affordable Housing	2015	102,224
Aqualina	East Bayfront	Market Residential	2017	381,895
River City Phase 3	West Don Lands	Market Residential	2018	338,180
Monde Condominium	East Bayfront	Market Residential	2019	479,290
Aquavista	East Bayfront	Market Residential	2019	367,464
Artscape in Aquavista	East Bayfront	Affordable Housing	2019	100,035
Canary Block (Block 16)	West Don Lands	Market Residential	2020	151,168
River City Phase 4	West Don Lands	Market Residential	2020	126,799
Aquabella	East Bayfront	Market Residential	2021	266,192
Canary Commons (Block 12)	West Don Lands	Market Residential	2022	331,000
Waterfront Innovation Centre	East Bayfront	Commercial	2022	484,000
Subtotal				5,428,540






Buildings Under Construction (8)

Project Name	Area	Project Type	Completion	Total GFA (ft ²)
T3 Bayside (C2 site)	East Bayfront	Commercial	2023	284,000
Anishnawbe Health Ctr	West Don Lands	Community Services	2023	75,000
Miziwe Biik Training Employment Ctr	West Don Lands	Commercial	2024	20,000
Block 10 Office / Restaurant - Canary	West Don Lands	Commercial	2024	22,938
George Brown College - Limberlost Place	East Bayfront	Institutional	2024	179,542
Aqualuna	East Bayfront	Market Residential	2025	432,697
Block 10 West Don Lands (residential)	West Don Lands	Market Residential	2025	328,762
Rekai	West Don Lands	Community Services	2025	261,262
Subtotal				1,604,201

Pre-Development

Project Name	Area	Project Type	Completion	Total GFA (ft ²)
R6	East Bayfront	Market Residential & Affordable Housing	2027	250,000
Block 13 West Don Lands	West Don Lands	Market Residential	2027	677,911
T3 Bayside (C1 site)	East Bayfront	Commercial	2027	240,000
Quayside Block 1	Quayside	Mixed	2030	1,485,926
Quayside Block 2	Quayside	Mixed	2032	677,408
Quayside Block 3	Quayside	Mixed	2034	701,992
Quayside Block 4	Quayside	Mixed	2036	887,088
Quayside Block 5	Quayside	Mixed	2032	200,000
Subtotal				5,120,325

In accordance with the TWRC Act, WT's mandate is to enhance the economic, social, and cultural value of the designated waterfront area in a fiscally and environmentally responsible manner. ESG is embedded in Board committee mandates, strategic plans, and annual reports (aligned with leading international frameworks – Global Reporting Index, UN Sustainable Development Goals). This update is to provide advancements in specific areas of ESG in the past quarter (note: not exhaustive).

Topic	Q1 2022/23 Update	Oversight
Governance	Quarterly ESG Update Standing Item <ul style="list-style-type: none"> Quarterly “ESG Update” a standing agenda item for Board and Committees effective June 2022 	Board
Environment SDGs supported: <div>    </div>	Recommendations of Task Force for Climate-Related Financial Disclosures (TCFD) <ul style="list-style-type: none"> Published WT's inaugural TCFD-recommended disclosures in the 2021/22 Integrated Annual Report (IAR), outlining our approach to climate risks and opportunities from the perspectives of governance, strategy, risk management, and metrics and targets (<i>refer Appendix 4 of the IAR</i>) Engaged PwC to review physical and transitional climate risks facing WT. Top recommendations such as the proposal of a corporate climate strategy, setting a net zero target and establishing a formal TCFD Steering Committee will be included in next quarterly ESG Update. 	FARM
	Greenhouse Gas (GHG) Inventory <ul style="list-style-type: none"> Published corporate scope 1 and 2 GHG emissions (direct emissions from sources owned/ controlled by WT and indirect emissions from purchased electricity) in the 2021/22 IAR Began process to measure scope 3 emissions (indirect emissions from the supply chain, notably construction emissions from Port Lands Flood Protection project) 	FARM
	Green Buildings KPI 5.1 <ul style="list-style-type: none"> Welcomed first tenants at the Waterfront Innovation Centre (125 Queens Quay East), a LEED Gold registered building that puts sustainability first with a focus energy efficiency and carbon emissions reduction 	IREC
Social SDGs supported: <div>   </div>	Diversity, Equity & Inclusion (DE&I) Strategy KPI 8.1 <ul style="list-style-type: none"> DE&I Strategy recommendations from MNP are underway for implementation, targeting Winter 2023 for completion. Key initiatives include launching a staff working group to review Organizational Values and create an Affirmation Statement in support of a people-first DE&I Strategy 	HRGSR
	Indigenous Cultural Safety Training <ul style="list-style-type: none"> WT staff and Board continue to receive Indigenous Cultural Safety training (part II “<i>From Bystander to Ally</i>”). This session is about how to be a part of the social change needed to reconcile and reform our relationships with Indigenous people in Canada. 	HRGSR

<div> <div>11 SUSTAINABLE CITIES AND COMMUNITIES</div> <div>16 PEACE, JUSTICE AND STRONG INSTITUTIONS</div> </div>	Accessibility Strategy <ul style="list-style-type: none"> With support from the newly minted (Feb, 2022) Advisory Committee on Accessibility, WT is currently developing Waterfront Accessibility Design Guidelines, building on the AODA and Toronto Accessibility Design Guidelines, to guide public realm design and demonstrate leadership in accessible design excellence on the waterfront. 	Board
	Interim Use and Events Strategy <ul style="list-style-type: none"> As part of the Corporation's interim animation strategy, WT is host Smorgasburg on waterfront lands, a weekly open-air food market featuring diverse local vendors (until Sept 2022) 	FARM
	Public Art <ul style="list-style-type: none"> Secured a \$25 million donation from the Pierre Lassonde Family Foundation to create a new, outdoor public art trail on the future Villiers Island Completed temporary floating art installation "<i>Happy Castaways</i>" by artist collective Demers-Mesnard, inspired by the relationship between global environmental conditions, urban development, and wild animals 	Board
	Ongoing Engagement with Indigenous Treaty Holders <ul style="list-style-type: none"> Continued engagement with the Mississaugas of the Credit First Nation (MCFN) regarding their participation in the Quayside negotiation and design process Launched Request for Prequalifications (PQ) to seek Indigenous architects, designers and artists to create a series of integrated features in the new mouth of the Don River 	Board

Closed Session

Item 6a) Draft Minutes of the Closed Session on June 2, 2022

ON MOTION duly made by [●] and seconded by [●] and carried, be it **RESOLVED** that the Investment and Real Estate Committee approves the Minutes of the Closed Session of the IREC meeting held on June 2, 2022, as tabled.

Item 6b) Draft Minutes of the Closed Session on July 20, 2022

ON MOTION duly made by [●] and seconded by [●] and carried, be it **RESOLVED** that the Investment and Real Estate Committee approves the Minutes of the Closed Session of the IREC meeting held on July 20, 2022, as tabled.

Item 6c) Draft Minutes of the Closed Session on August 30, 2022

ON MOTION duly made by [●] and seconded by [●] and carried, be it **RESOLVED** that the Investment and Real Estate Committee approves the Minutes of the Closed Session of the IREC meeting held on August 30, 2022, as tabled.

CALENDAR YEAR 2022 UPCOMING MEETING SCHEDULE BOARD / COMMITTEES

S/N	Date	Board/Committee	Key Agenda Item(s) include:
1.	Thursday, February 3 Revised date: Friday, February 11	IREC	Quayside
2.	Tuesday, February 15	Board	Quayside
3.	Thursday, February 24	FARM	Per FARM Work Plan
4.	Thursday, March 3	HRGSR	Per HRGSR Work Plan
5.	Thursday, March 10	IREC	<ul style="list-style-type: none"> • Detailed Status Report on all Development Projects • Other Projects (if any) • Real Estate Acquisitions and Divestitures (if any) • Other Acquisitions (if any)
6.	Thursday, March 24	Board	<ul style="list-style-type: none"> • Reports of the IREC, FARM and HRGSR committees
7.	Thursday, May 26	FARM	Per FARM Work Plan
8.	Thursday, June 2	IREC	<ul style="list-style-type: none"> • Development Projects Dashboard • Other Projects (if any) • Real Estate Acquisitions and Divestitures (if any) • Other Acquisitions (if any) • ESG Update
9.	Thursday, June 9	HRGSR	Per HRGSR Work Plan
10.	Thursday, June 16	Board Strategic Session	
11.	Thursday, June 23	Board	<ul style="list-style-type: none"> • Reports of the HRGSR, IREC, and FARM committees • Approve 2021/22 Annual Report • Approve 2021/22 audited financial statements • Year-end Performance Assessment for CEO and approval of compensation for 2022/23
12.	Wednesday, July 20 (Added July 2022)	IREC	<ul style="list-style-type: none"> • Quayside Update
13.	Tuesday, August 30 (Added August 2022)	IREC	<ul style="list-style-type: none"> • WT Office Space Lease
14.	Thursday, September 8 (Added August 2022)	Board	<ul style="list-style-type: none"> • WT Office Space Lease
15.	Thursday, September 15	HRGSR	Per HRGSR Work Plan

16.	Thursday, September 22	FARM	Per FARM Work Plan
17.	Thursday, September 29	IREC	<ul style="list-style-type: none"> • Development Projects Dashboard • Other Projects (if any) • Real Estate Acquisitions and Divestitures (if any) • Other Acquisitions (if any)
18.	Thursday, October 13	Board	<ul style="list-style-type: none"> • Report of the HRGSR, IREC, and FARM committees • 2023 Board and Committee Meeting Calendar
19.	Thursday, November 10	HRGSR	Per HRGSR Work Plan
20.	Thursday, November 17	IREC	<ul style="list-style-type: none"> • Development Projects Dashboard • Other Projects (if any) • Real Estate Acquisitions and Divestitures (if any) • Other Acquisitions (if any)
21.	Thursday, November 24	FARM	Per FARM Work Plan
22.	Thursday, December 8	Board	<ul style="list-style-type: none"> • Report of the HRGSR, IREC, and FARM committees • Approval of 2022/23 Corporate Plan