

**MINUTES of the Open Session Meeting of the Board of Directors of the  
Toronto Waterfront Revitalization Corporation  
Via Hybrid: In-Person and Microsoft Teams Teleconference  
Thursday, October 17, 2024 at 1:00 p.m. local time**

**PRESENT:** Jack Winberg (Chair)  
Rahul Bhardwaj  
Michael Braithwaite  
Wende Cartwright  
Drew Fagan  
Paul Khawaja  
Andrew MacLeod – *joined for Directors Only Session*  
Deputy Mayor Ausma Malik  
Laurie Payne  
Kevin Sullivan  
Alysha Valenti  
Leslie Woo

**REGRETS:** None

**ATTENDANCE: WATERFRONT TORONTO**  
George Zegarac - CEO, Waterfront Toronto  
Ian Ness - General Counsel  
Meg Davis - Chief Development Officer  
Kevin Greene - Chief Operating Officer  
David Kusturin - Chief Project Officer  
Chris Glaisek – Chief Planning and Design Officer  
Lisa Taylor - Chief Financial Officer  
Joe Cressy - Chief of Staff  
Julius Gombos - SVP, Project Delivery  
Pina Mallozzi - SVP, Design  
Kristina Verner - SVP, Strategic Policy & Innovation  
Rose Desrochers - VP, Human Resources and Administration  
Cameron MacKay - VP, Strategic Communications & Engagement  
Ed Chalupka - Director, Government Relations  
Mira Shenker - Director, Communication & Public Engagement  
Carol Webb – Senior Manager, Communications & Public Engagement  
Angela Li – Senior Development Manager  
Ken Dion – Project Director, Port Lands Integration  
Catherine Murray - Associate General Counsel  
Charmaine Miller - Executive Assistant to the CEO & Board Administrator  
Kathleen Pollard - Board Administrative Assistant

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

- Anamika Srivastava, Stephanie Alessi, Spencer Sloan, Sheila Sankey, Reena Gumaste – Housing, Infrastructure & Communities Canada

- Jonathon Vita, Anna Golovkin, Cory MacDonald, Courtney Childs, Jennifer Liu - Ontario Ministry of Infrastructure
- Jay Paleja - Waterfront Secretariat, City of Toronto

Ian Ness acted as Secretary of the meeting. The Chair welcomed everyone to the Board of Directors meeting of the Toronto Waterfront Revitalization Corporation (“Waterfront Toronto” or the “Corporation”).

With notice of the meeting having been sent to all Directors in accordance with the Corporation’s By-laws and a quorum of Directors being present, the Chair called the meeting to order at 1:03 p.m. and declared that the meeting was duly 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 Alysha Valenti, seconded by Laurie Payne and carried, it was **RESOLVED** that the Agenda for the October 17, 2024 meeting be approved, as presented.

**3. Declaration of Conflicts of Interest**

Alysha Valenti, Leslie Woo and Paul Khawaja declared conflicts of interest relating to Quayside, were not present at the meeting for any discussions relating to Quayside and did not receive any management reports or information relating thereto.

**4. Chair’s Opening Remarks**

Jack Winberg welcomed and thanked everyone for joining the meeting, especially the government partners for their participation and their ongoing support of Waterfront Toronto.

Mr. Winberg also extended congratulations to Alysha Valenti and Paul Khawaja who were recently reappointed to the Waterfront Toronto Board for a term of three years. Mr. Winberg thanked them for their continued commitment to, and support of, the Board and the efforts of Waterfront Toronto.

**5. Consent Agenda**

- a) The **Highlights of Key Messages** were taken as read.
- b) **Draft Minutes of the Open Session June 24, 2024 Meeting.**

**ON MOTION** duly made by Laurie Payne, seconded by Leslie Woo and carried, it was **RESOLVED** that the Minutes of the June 24, 2024, meeting of the Board

of Directors be approved, as tabled.

**c) CEO Report**

George Zegarac presented a report to the Board from the perspective of the CEO, which was primarily taken as read. Mr. Zegarac highlighted key achievements which included updates on Quayside, the Port Lands Flood Protection project, an Op-Ed piece on flooding in the Toronto Star, and the Waterfront East LRT. A dashboard attached to the CEO Report illustrated the status of corporate, administrative and project matters and compares it to the preceding quarter.

**d)e)f)** The Human Resources, Governance & Stakeholder Relations (HRGSR) Committee, the Finance, Audit & Risk Management (FARM) Committee, and the Investment and Real Estate (IREC) Committee Chairs Open Session Reports were provided for information, and primarily taken as read. Brief highlights of each meeting were shared by the respective committee chair.

**g)** The ESG material was taken as read and there were no questions raised by the Board.

**h)** The 2025 proposed Board and Committee Meeting Schedule was provided to the Board. Directors were asked to review and advise of any conflicts.

**6. Consideration of Governance Documents**

The Governance Documents were made available to all Directors, who were encouraged to review them and submit questions or comments to Rahul Bhardwaj, to be discussed at the November 7<sup>th</sup> meeting of the HRGSR Committee.

**7. Waterfront Toronto Priority Projects Update**

David Kusturin, Chief Project Officer provided a visual progress report for all WT projects, including several videos related to public art and the PLFP project.

**8. Project Related Approval – Transfer ownership to City of Toronto for upcoming river and Commissioners handover**

Ken Dion, Project Director, Port Lands Integration presented a request for approval relating to a transfer to the City of Toronto of approximately 23.2 square meters of the Waterfront Toronto-owned site at 130 Commissioners Street.

The IREC Committee recommended this item to the Board, for approval.

**ON MOTION** made by Michael Braithwaite, seconded by Alysha Valenti, and carried, it was **RESOLVED** that the Board of Directors approve the transfer by the Corporation of lands located at 130 Commissioners Street to the City of Toronto as required for the Port Lands Flood Protection project, substantially on the terms **presented**.

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

In accordance with By-Law No. 2 of the Corporation and **ON MOTION** made by Laurie Payne and seconded by Leslie Woo and carried, the Board **RESOLVED** to go into Closed Session to discuss items 10 (a), (b), (c) & (d), 11, 12, 13 and 18. The exceptions relied for the discussion of item 10(a) in Closed Session is provided in the minutes of the June 24, 2024 Board meeting contained in item 5(b) of this agenda, for items 10(b), (c) & (d) is Section 6.1.1(a & k), and for items 11, 12, 13 & 18 is Section 6.1.1(k & l) of By-Law No. 2. The Board will continue in Open Session at the end of the Closed Session to discuss and vote on any resolution(s) pertaining to the Closed Session.

**10. Consent Agenda**

- a) **Draft Minutes of the Closed Session June 24, 2024 Meeting**
- b) **HRGSR Committee Chair's Closed Session Report – September 12, 2024 meeting**
- c) **FARM Committee Chair's Closed Session Report – June 6, 2024 meeting**
- d) **IREC Committee Chair's Closed Session Report – September 26, 2024 meeting**

**11. Business Case and Tri-Government Engagement – Next Phase of Waterfront Revitalization**

**12. Destination Development Strategy Presentation**

**13. Fundraising Strategy Update**

**14. Motion to go into Open Session**

**ON MOTION** made by Laurie Payne, seconded by Michael Braithwaite and carried, the Board **RESOLVED** to go into Open Session.

**15. Resolution(s) Arising from the Closed Session**

**1) Item 10a) Draft Minutes of the Closed Session June 24, 2024 Meeting**

**ON MOTION** duly made by Laurie Payne, seconded by Paul Khawaja and carried, it was **RESOLVED** that the Minutes of the Closed Session of the Board of Directors meeting held on June 24, 2024 be approved, as tabled.

**16. Chair's Closing Remarks**

Mr. Winberg thanked everyone for their participation in the meeting and extended his best wishes.

**17. Termination of the Meeting**

There being no further business, **ON MOTION** made by Alysha Valenti, and seconded by Laurie Payne and carried, it was **RESOLVED** that the meeting be terminated at 2:57 p.m. local time.

**17. Directors Only Session**

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Board Chair

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Secretary