



WATERFRONTToronto

Investment, Real Estate and Quayside Committee Meeting

Agenda and Meeting Book

THURSDAY, SEPTEMBER 12, 2019 FROM 8:30 AM TO 11:30 AM

WATERFRONT TORONTO

20 BAY STREET, SUITE 1310

TORONTO, ON, M5J 2N8



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Meeting Book - Investment, Real Estate and Quayside Committee Meeting

Agenda

8:30 a.m.	1. Motion to Approve Meeting Agenda	Approval	All
8:35 a.m.	2. Declaration of Conflicts of Interest	Declaration	All
8:40 a.m.	3. Consent Agenda		All
	(a) DRAFT Minutes Open Session IREQ Committee meeting May 30, 2019 - Page 4		
	(b) Draft - Minutes of Open Session of the June 14, 2019 IREQ Meeting - Page 7		
	(c) Development Projects Dashboard - Page 10		
8:45 a.m.	4. Update on Public Engagement on the Quayside Project	Information	M. Davis
	Public Consultation Update IREQ - Page 15		
8:50 a.m.	5. Digital Strategy Advisory Panel Report	Information	K. Verner
	Cover Sheet - Page 16		
	Please see Appendix A (CONFIDENTIAL) to the Board Book for the DSAP Preliminary Commentary		
8:55 a.m.	6. Motion to go into Closed Session	Approval	All
	Closed Session Agenda		
	The Committee will discuss the matters outlined in Items 7(a) & (b), 8, 9, 10 and 11 being consideration of the draft minutes of the Closed Session of the May 30, 2019 and June 14, 2019 IREQ meetings, Land Rights for Port Lands Flood Protection Project, Master Innovation and Development Plan (MIDP) Oversight, MIDP Negotiation Update and Committee Chair Discussion, respectively, in a Closed Session as permitted by By-Law No. 2 of the Corporation. The exception relied for the discussion for item 7 is provided in item 3(a) and (b) of this agenda, for item 8 in Closed Session is Section 6.1.1(c), for items 9 and 10 is Section 6.1.1(l), and for item 11 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.		
11:20 a.m.	12. Motion to go into Open Session	Approval	All
	Public Session Agenda		
11:25 a.m.	13. Resolutions Arising from the Closed Session (if any)	Approval	All
	Resolution(s) Arising from the Closed Session - Page 17		
11:30 a.m.	14. Motion to Adjourn the Meeting	Approval	All

**MINUTES of the OPEN SESSION of the
Investment, Real Estate and Quayside Committee Meeting of the
Toronto Waterfront Revitalization Corporation
20 Bay Street, Suite 1310, Toronto, Ontario
held on Thursday, May 30, 2019 at 8:30 a.m.**

PRESENT: Mazyar Mortazavi, Co-Chair
Susie Henderson, Co-Chair
Steve Diamond
Christopher Voutsinas

ABSENT: Andrew MacLeod

ATTENDANCE WATERFRONT TORONTO
Michael Nobrega (Interim CEO, Waterfront Toronto)
Meg Davis (Chief Development Officer)
David Kusturin (Chief Project Officer)
Chris Glaisek (Chief Planning and Design Officer)
Julius Gombos (SVP Project Delivery)
Leslie Gash (SVP Development)
Kathleen Niccols (Senior Vice President, Corporate Strategy)
Kristina Verner (by phone) (VP Innovation, Sustainability and Prosperity)
Cameron MacKay (Vice President Communications)
Erik Cunnington (Director Development)
Kevin Greene (Project Management Director)
Ed Chalupka (Director, Government Relations)
Ian Beverley (General Counsel)
Catherine Murray (Senior Legal Counsel)
Carol Webb (Project Communications Manager)
Jeff Ross (Project Director, Quayside)
Ian Ness (Governance Consultant)
Aina Adeleye (Board Administrator and Legal Assistant)

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

- Councillor Joe Cressy, Jeanhy Shim, Janet Rieksts-Alderman, Kevin Sullivan, Sevaun Palvetzian and Patrick Sheils, Directors, Waterfront Toronto
- David Stonehouse, Director, Waterfront Secretariat, City of Toronto
- Nancy Faraday-Smith (by phone), Acting Director, and Shawn Tippins (by phone), Senior Analyst, from Investment, Partnership and Innovation Branch of Infrastructure Canada
- Gordon F. Willcocks, Counsel, and Julie K. Parla, Partner, McCarthy Tetreault LLP

Susie Henderson acted as Chair of the meeting. Susie Henderson called the meeting to order at 8:32 a.m. and, with the consent of Investment, Real Estate and Quayside Committee (“**IREQ**” or the “**Committee**”) members, appointed Ian Beverley to act as Secretary of the meeting.

Susie Henderson 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. Meeting Agenda

ON MOTION duly made by Christopher Voutsinas, seconded by Steve Diamond and carried, it was **RESOLVED** that the Meeting Agenda be approved as presented.

2. Declaration of Conflicts of Interest

There were no conflicts of interest declared.

3. Consent Agenda - Minutes of the Committee meeting held on April 4, 2019.

ON MOTION duly made by Mazyar Mortazavi and seconded by Steve Diamond and carried, it was **RESOLVED** that the Minutes of the IREQ Committee meeting held on April 4, 2019 were approved as tabled.

The Committee received the Development Projects Dashboard for information.

4. Closed Session

ON MOTION duly made by Mazyar Mortazavi and seconded by Steve Diamond and carried, the Committee **RESOLVED** to go into a Closed Session to discuss agenda items 5, 6, 7, 8 and 9 in a Closed Session as permitted by By-Law No. 2 of the Corporation. The exception relied for the discussion for items 5 and 6 in Closed Session is Section 6.1.1(l), for item 7 is Section 6.1.1(c), for item 8 is provided in the minutes of the open session of the April 9, 2019 meeting and for item 9 is Section 6.1.1(b) of By-Law No. 2.

Susie Henderson asked the members of the public present to depart for the Closed Session of the meeting. The meeting continued in Closed Session.

5. Land Rights for Port Lands Flood Protection Project

6. Master Innovation and Development Plan (MIDP) Oversight

7. MIDP Status Update

8. Draft Minutes of the Closed Session of April 4, 2019

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 Christopher Voutsinas, seconded by Susie Henderson and carried, the Committee **RESOLVED** to go into Open Session.

11. Resolutions Arising from the Closed Session (if any)

ON MOTION duly made by Christopher Voutsinas, seconded by Mazyar Mortazavi and carried, it was **RESOLVED** that:

- a) The Letter of Intent dated April 24, 2019 signed by Ports Toronto and Waterfront Toronto in relation to the Cherry Street Lake Filling Project be ratified and Management is authorized to proceed with Agreement of Purchase and Sale to be signed by June 30, 2019 and closed by December 31, 2019 (or as may be extended by the parties), **SUBJECT TO** due diligence and waiver of conditions; and
- b) The Letter of Intent dated April 24, 2019 signed by PortsToronto and Waterfront Toronto in relation to the Parliament Slip and the entering into an Agreement of Purchase and Sale to be signed by June 30, 2019 and closed by December 31, 2019 (or as may be extended by the parties) be approved, **SUBJECT TO** due diligence and waiver of conditions”

for recommendation to the Board for ratification and approval at the June 27, 2019 meeting.

ON MOTION duly made by Christopher Voutsinas, seconded by Susie Henderson and carried, it was **RESOLVED** that the Minutes of the Closed Session of the IREQ Committee meeting held on April 9, 2019 be approved as tabled.

12. Termination of the Meeting

There being no further business, **ON MOTION**, duly made by Christopher Voutsinas, seconded by Susie Henderson and carried, it was **RESOLVED** that the meeting be adjourned at 12:16 p.m. local time.

Chair

Secretary

**MINUTES of the OPEN SESSION of the
Investment, Real Estate and Quayside Committee Meeting of the
Toronto Waterfront Revitalization Corporation
20 Bay Street, Suite 1310, Toronto, Ontario held
Friday, June 14, 2019 at 8:30 a.m. local time.**

PRESENT: Susan Henderson (Co-Chair)
Mazyar Mortazavi (Co-Chair)
Steve Diamond
Christopher Voutsinas
Andrew MacLeod (by phone)

IN ATTENDANCE WATERFRONT TORONTO:
Michael Nobrega (Interim CEO)
David Kusturin (Chief Project Officer)
Chris Glaisek (Chief Planning and Design Officer)
Meg Davis (Chief Development Officer)
Julius Gombos (Senior Vice President, Project Delivery)
Cameron MacKay (Vice President Communications)
Rose Desrochers (Director, Human Resources and Administration)
Leslie Gash (Senior Vice President, Development)
Kristina Verner (VP Innovation, Sustainability and Prosperity)
Erik Cunnington (Director Development)
Kevin Greene (Project Management Director)
Kathleen Niccols (Senior Vice President, Corporate Strategy)
Emil Zelic (Executive Director, Program Management)
Ian Beverley (General Counsel)
Catherine Murray (Senior Legal Counsel)
Ian Ness (Legal Counsel)
Ed Chalupka (Director, Government Relations)
Aina Adeleye (Board Administrator and Legal Assistant)

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

- Janet Rieksts-Alderman, Jeanhy Shim, Sevaun Palvetzian, Councillor Joe Cressy, Kevin Sullivan and Patrick Sheils
- Adam Reddish, Assistant Deputy Minister, and Chris Giannikos, Associate Deputy Minister, Ministry of Infrastructure,
- David Stonehouse, Director, Waterfront Secretariat, Tracey Cook, Deputy City Manager, Infrastructure & Development Services, City of Toronto
- Nancy Faraday-Smith (by phone), Acting Director, and Shawn Tippins (by phone), Senior Analyst, from Investment, Partnership and Innovation Branch of Infrastructure Canada
- Wendy Ren, Director, Policy and Planning, Adrian Lue (by phone), Junior Policy Analyst and Wan Adela (by phone), Ontario Ministry of Infrastructure
- Gord F. Wilcocks and Julie K. Parla, Partner, McCarthy Tetrault

- Nicole Swerhun, Principal, Swerhun Facilitation.

Susie Henderson acted as Chair of the meeting. Susie Henderson called the meeting to order at 8:32 a.m. and, with the consent of Investment, Real Estate and Quayside Committee (“**IREQ**” or the “**Committee**”) members, appointed Ian Beverley to act as Secretary of the meeting.

Susie Henderson 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. Motion Agenda

ON MOTION duly made by Stephen Diamond, seconded by Christopher Voutsinas and carried, it was **RESOLVED** that the Agenda for the June 14, 2019 meeting be approved, as amended.

2. Declaration of Conflicts of Interest

There were no conflicts of interest declared.

3. Motion to go into Closed Session

In accordance with By-Law No. 2 of the Corporation and **ON MOTION** made by Mazyar Mortazavi, seconded by Christopher Voutsinas and carried, the Committee **RESOLVED** to go into Closed Session to discuss items 4, 5 and 6. The exception to the Open Meeting Law relied on for the discussion of item 4 and 5 in Closed Session is Sections 6.1.1(l) of By-Law No. 2 and for item 6 is Section 6.1.1(b) of By-Law No. 2. The Chair requested that members of the public exit the meeting.

4. Consent Agenda

5. Master Innovation and Development Plan Status Update

Adjourn

Resume (MIDP Status Update)

6. Committee Chair Discussion

7. Motion to go into Open Session

ON MOTION made by Mazyar Mortazavi, seconded by Christopher Voutsinas and carried, the Committee **RESOLVED** to go into Open Session.

8. Resolutions Arising from the Closed Session

ON MOTION made by Stephen Diamond, seconded by Mazyar Mortazavi and carried, the Committee **RESOLVED** that:

- a) the Quayside Communications Strategy, for the release of the draft Master Innovation Development Plan to the public, be approved as presented; and
- b) the Chair of the Board and the Co-Chairs of the Investment, Real Estate and Quayside Committee be directed to work with Management to finalize any applicable materials;

for recommendation to the Board for approval

9. Adjournment of the Meeting

There being no further business, **ON MOTION** made by Mazyar Mortazavi and seconded by Christopher Voutsinas and carried, it was **RESOLVED** that the meeting be adjourned at 12:10 a.m. local time.

Committee Chair Secretary

Development Projects Dashboard

IREQ Meeting – September 12, 2019



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



Development Projects Dashboard

IREQ Meeting – September 12, 2019



Project	Description	Previous Period	Next Steps
East Bayfront			
A - Waterfront Innovation Centre (Menkes)	480,000 sq ft commercial building (hub for technology and creative sectors)	Construction Ongoing.	Reach grade by December 2019. Building completion by September 2021.
B - The Arbour (George Brown College)	175,000 sq ft institutional building (expansion of existing waterfront campus)	Site Plan Application submitted to City May 3, 2019. Minor Variances application to be submitted to Commitment of Adjustment.	WT continues to work with the Ministry of Environment to finalize a Risk Assessment/Risk Management plan for the site. GBC responding to Site Plan Application comments from City Staff.
C - Monde (Great Gulf)	470,000 sq ft condominium	Occupancy commenced April 2019.	Occupancy is 90% completed.
D - Aqualina (Hines/Tridel)	380,000 sq ft condominium	Occupied and registered condominium.	
E - Aquavista (Hines/Tridel)	368,000 sq ft condominium plus 80 Artscape affordable rental units	Occupancy of market units underway. Condominium registration expected in June 2019. Artscape occupancy targeted for summer 2019.	Market units occupancy complete. Affordable units turned over to Artscape/Housing Secretariat in June, 2019. Condominium registration targeted for October.
F - Aquabella (Hines/Tridel)	266,000 sq ft condominium with City-owned Bayside Child Care Centre	Reach grade in June 2019. WT, Site Developer, City finalized Term Sheets related to acquisition and fit out of Child Care Centre space. City to take Term Sheets through delegated approval process.	Term Sheets related to Purchase and Sale and Fit Out Delivery Agreement of Child Care Centre approved by City. Draft and execute Purchase/Sale Agreement and Delivery Agreement.

Development Projects Dashboard

IREQ Meeting – September 12, 2019



Project	Description	Previous Period	Next Steps
East Bayfront			
G - Aqualuna (Hines/Tridel)	430,000 sq ft condominium with City owned Community Recreation Centre	Community Centre agreements at July City Council for approval. Community Centre schematic design completed. Minor variance submission to Committee of Adjustment anticipated in Summer 2019. Estimated construction start – October 2019.	City Council approved the Community Centre's Major Terms Development Management Agreement and Construction Management Agreement in July 2019. WT, City and Site Developer to update Agreement Purchase & Sale and Development Agreement to include Community Centre component within Aqualuna development.
H - C2 (Hines)	250,000 sq ft commercial building – proposed tall timber	WT, City and Hines finalizing Ground Lease and Development Agreement. SPA application submitted to City in June 2019.	WT, City and Hines to finalize and execute Ground Lease and Development Agreement. Site Developer to conclude discussions with City Planning regarding a above grade parking.
I - R6	Affordable rental housing ~ 215 units	Hines presented preliminary options to WT/City.	WT requested modifications in project assumptions and additional information to evaluate proposal.
West Don Lands			
AA - Canary Block 16 (Dream Kilmer)	150,000 sq ft condominium	Construction ongoing	Occupancy targeted Q4, 2019.
BB - Canary Block 12 (Dream Kilmer)	350,000 sq ft condominium	Construction ongoing. Reached grade February 2019.	Target occupancy Q4, 2021.
CC - Block 10 (AHT/Dream Kilmer)	330,000 sq ft condominium/rental/indigenous health centre and employment centre	Present schematic design at Design Review Panel in May 2019. City Planning in agreement with massing.	WT, AHT, Dream Kilmer to finalize and execute Development Agreement.
DD - Block 8 (Dream Kilmer Tricon)	635,000 sq ft purpose built rental development (3 buildings) with 30% affordable units	Recirculation to City, consultation and further revisions to drawings. Issue of Notice of Approval Conditions (NOAC) by City.	3rd Site Plan Application submitted to City Planning in August, 2019.

Development Projects Dashboard

IREQ Meeting – September 12, 2019



Project	Description	Previous Period	Next Steps
West Don Lands			
EE - River City Phase 3 (Urban Capital)	340,000 sq ft condominium	Occupied and registered condominium.	
FF - River City Phase 4 (Urban Capital)	130,000 sq ft condominium	Construction ongoing. Reached grade in September, 2018.	Occupancy targeted Q4 2020.
GG - Block 5W (Rekai)	Long-term care centre/residence and affordable condominium	Workshop with City October 2018. Rekai dissolved relationship with Options for Homes due to planning/financial unfeasibility of project.	Rekai adjusting development scheme for site. Confirming details on program with Ministry of Long-Term Care and on APS with Infrastructure Ontario.
Port Lands			
Port Lands Planning next steps	Urban design guidelines, transportation Environmental Assessments, development application reviews, zoning reviews etc.	DTAH completed the PIC Core Urban Design Guidelines Early Report; WT is undergoing an internal review ; WT continues to review draft By-Laws for the Warehouse District, East Port and South of the Ship Channel. Public meeting #1 held in March 2019 and draft zoning at LUAC #2 held May 9.	Ongoing – McCleary District PP process to be initiated by City in Q1/Q2 2020 . Draft ZBL's being finalized for PIC Core Warehouse District, East Port and South Ship Channel. Presented LUAC #3 in July 2019. First presentation to DRP in October 2019 and meeting #2 in November. UDG adoption targeted for Q4 2019. Zoning review completion and Council adoption of ZBLs targeted for Q3 2019. Following discussions with City, WT decided against submitting issues list to LPAT but will maintain party status and ability to call witnesses. Third PHC scheduled for December 2019 and 4 week 1st phase of hearing (land use and street network) in August 2020
Port Lands Planning - Local Planning Appeal Tribunal (LPAT) CWSP	LPAT negotiations and hearings dealing with the several outstanding appeals to the CWSP and OPM.	First Pre-Hearing Conference held on November 15, 2018; Preliminary list of Issues re. Port Lands OPM due end of 2018. Discussed draft issues list with SWL. Second PHC conference held in June 2019.	Following discussions with City, WT decided against submitting issues list to LPAT but will maintain party status and ability to call witnesses. Third PHC scheduled for December 2019 and 4 week 1st phase of hearing (land use and street network) in August 2020
Port Lands Planning - 309 Cherry	Two appeals to LPAT.	WT to provide comments on revised settlement proposal submitted last month; Prehearing is scheduled for January 23, 2019.	Settlement offer not accepted by City. January LPAT PHC cancelled and will be rescheduled.

Development Projects Dashboard

IREQ Meeting – September 12, 2019



Project	Description	Previous Period	Next Steps
Port Lands			
Villiers Island Development	Zoning bylaw amendment (ZBLA), Official Plan Amendment (OPA), POS, site plans, developer requests for proposals etc.	On hold	<i>WT to coordinate with City obtaining updated surveys and draft R-Plans/ M-Plans laying out street and block structure.</i>
Polson Quay and River South Precinct Plan	Precinct Plan	On hold	On hold while Productions, Interactive and Creative (PIC) Core Urban Design Guidelines and Zoning Bylaw Review processes are underway.
Other			
Lower Yonge	LPAT and private developer application review .	Ongoing	Final SPA comments for 55 LSBE submitted to City.
Private Development Application Review	6-10 private development applications under review at any given time – ZBLA, OPA, SPA, POS, MV.	Ongoing	Ongoing
North Keating East Precinct Plan	Amendment to existing Keating Channel Precinct Plan or whole new plan.	On hold	On hold until further work has been done on related projects (ie. the Gardiner realignment).
Gardiner Public Realm Study	Design study to improve lands under and adjacent to the Gardiner between Yonge and Leslie.	Presented to DRP April 2019 and presented to City staff May 2019.	<i>Discussions ongoing with Daniels and City re: implementation options for LSBE. Meeting with Greenland in September 2019 re: design and implementation options.</i>



Investment, Real Estate and Quayside Committee
September 12, 2019
Item 4 – Update on Public Engagement on the Quayside Project
Meg Davis

Purpose	For Information
Areas of note/ Key issues	<p>Waterfront Toronto hosted four public meetings between July 15 and July 23, 2019 as part of its first round of public consultation on the Draft Master Innovation and Development Plan (MIDP) submitted by Sidewalk Labs on June 17, 2019 and shared with the public by Waterfront Toronto on June 24, 2019.</p> <p>Each meeting had between 100 and 200 people participating, with about 600 participants across the four public meetings. The representation was diverse, with about 10-15% of people at each meeting indicating that it was their first meeting related to Quayside, while others had been watching (and participating in) previous Quayside-related discussions. There were interested residents, community organizers, tech experts, leaders of organizations from the non-profit and private sectors, students, academics, representatives of labour, public servants, and many others with a range of perspectives on the project.</p> <p>The meetings were 3 hours in length and organized to include less than one hour of presentation time and over 2 hours for questions, feedback and discussion by participants. Four breakout rooms were hosted at each public meeting focusing on each volume of the Draft MIDP, with a separate room for Digital Innovation, Digital Governance, and intellectual property. Each breakout room had between 3 and 4 smaller table discussions, and each table had a representative from Waterfront Toronto and one facilitator. There were 15 small table discussions at each public meeting, or 60 in total.</p> <p>In addition, there were 1,081 visits to the online consultation survey tool.</p> <p>Draft summaries of the meeting proceedings were sent to participants for their review before being finalized and feedback was received on August 26, 2019.</p>
Next Steps	<p>An Integrated Overview Report combining feedback received at the four consultation meetings, via the online survey and received through written submissions will be sent to the Waterfront Board of Directors for information on September 10, 2019 and released to the public on September 12, 2019</p>



Investment, Real Estate and Quayside Committee
September 12, 2019
Item 5– Digital Strategy Advisory Panel Report
K. Verner

Purpose	For Information
Areas of note/ Key issues	<p>The Digital Strategy Advisory Panel (DSAP) has prepared its' Preliminary Commentary and Questions (attached as Appendix A (CONFIDENTIAL)) document to help identify questions and concerns regarding the digital innovation and digital governance-related proposals. These include, but are not limited to:</p> <ul style="list-style-type: none"> • Overall, the MIDP is not sufficiently specific about critical areas of its digital innovation proposals in many areas. • Further information is required to show how digital innovations will support Waterfront Toronto's goals for Quayside. • The development of overarching data governance mechanisms should be shifted to Waterfront Toronto and its government partners. • The current proposals related to intellectual property and economic development are not sufficient and further commitments should be made about enabling the growth of the local urban innovation industry. <p>The Preliminary Commentary will be released in the week of September 9, 2019.</p>
Resolution or Next Steps	<p>DSAP Panelists anticipate the receipt of supplemental information from Sidewalk Labs in response to the report, including a reconciliation document that clearly describes whether and how the comments and questions provided have been addressed in the final version of, or addendum to, the MIDP.</p> <p>The DSAP will engage in a full review of all elements of the MIDP (and any relevant contextual considerations) which fall within the expertise of the panel during the formal evaluation period. It is expected that this will result in a number of recommendations to Waterfront Toronto management. This review will also be made public as per their mandate.</p> <p>Sidewalk Labs is preparing a Digital Innovation Appendix to the MIDP and will also be attending the September 12, 2019 DSAP meeting to discuss this in more detail.</p>



Investment, Real Estate and Quayside (IREQ) Committee
September 12, 2019
Item 13 – Resolutions Arising from the Closed Session
IREQ Committee Members

ON MOTION duly made by [●] and seconded by [●] and carried, it was **RESOLVED** that the Minutes of the Closed Session of the IREQ Committee meetings held on May 30, 2019 and June 14, 2019 be approved as tabled.