

WATERFRONTToronto

Investment and Real Estate Committee Meeting

Agenda and Meeting Book

THURSDAY, MARCH 11, 2021 FROM 9:00 AM TO 11:00 AM

MICROSOFT TEAMS MEETING



WATERFRONToronto

Meeting Book - Investment and Real Estate Committee Meeting

Agenda - March 11, 2021 IREC Committee Meeting

9:00 a.m.	1. Motion to Approve Meeting Agenda	Approval	All
9:05 a.m.	2. Declaration of Conflicts of Interest	Declaration	All
9:10 a.m.	3. Consent Agenda		
	a) Draft - Minutes Open Session IREC Committee Jan 27, 2021 Meeting - Page 3	Approval	All
	b) Draft - Minutes Open Session IREC Committee Feb 23, 2021 Meeting - Page 6	Approval	All
	c) Development Dashboard - Page 9	Information	M. Davis
9:15 a.m.	4. Development Project - Anishnawbe Health Toronto (AHT) Indigenous Hub (Block 10) Project Overview	Information	M. Wolfe & L. Gash
	Cover Sheet - Page 14		
	Presentation - Page 15		
9:30 a.m.	5. Update on Quayside Matters	Information	C. MacKay
9:35 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 and 9 being consideration of the draft minutes of the Closed Session of the January 27, 2021 and February 23, 2021 IREC meetings, Update on Quayside Matters (Review of Request For Proposal (RFP) approach) 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 the minutes of the Open Session January 27 and February 23, 2021 IREC meetings contained in item 3(a) & (b) 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 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.		
10:50 a.m.	10. Motion to go into Open Session	Approval	All
	Public Session Agenda		
10:55 a.m.	11. Resolution Arising from the Closed Session Draft Resolution - Page 36	Approval	All
11:00 a.m.	12. Motion to Terminate the Meeting	Approval	All

**MINUTES of the OPEN SESSION of the
Investment and Real Estate Committee Meeting of
The Toronto Waterfront Revitalization Corporation
Via Microsoft Teams Teleconference
held Wednesday, January 27, 2021 at 9:00 a.m. local time**

PRESENT: Jack Winberg (Chair)
Stephen Diamond
Christopher Voutsinas
Andrew MacLeod

ATTENDANCE WATERFRONT TORONTO
George Zegarac (CEO, Waterfront Toronto)
Meg Davis (Chief Development Officer)
Lisa Taylor (Chief Financial Officer)
Christopher Glaisek (Chief Planning and Design Officer)
David Kusturin (Chief Project Officer)
Julius Gombos (SVP, Project Delivery)
Leslie Gash (SVP, Development)
Kristina Verner (VP, Innovation, Sustainability & Prosperity)
Cameron MacKay (VP, Strategic Communications and Engagement)
Pina Mallozzi (VP, Design and Planning)
Catherine Murray (Senior Legal Counsel)
Ian Ness (General Counsel)
Erik Cunnington (Director, Development)
Ed Chalupka (Director, Government Relations)
Carol Webb (Senior Manager, Communications and Engagement)
Aina Adeleye (Board Administrator and Legal Assistant)

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

- Jeanhy Shim, Wende Cartwright and Patrick Sheils, Directors, Waterfront Toronto
- Shawn Tippins, Senior Analyst and Kira Heymans, Analysts, Junior Policy Analyst, from Investment, Partnership and Innovation Branch of Infrastructure Canada
- Chris Monahan, Director, Quantitative Policy and Research, Community Hubs Division, Melissa Pasquali, Lead Senior Advisor, Emily Bradford, Laura Robbins and James Andre, Policy Advisors, and Allyson Switzman, Manager, Agency Oversight Unit, Infrastructure Policy Division Ministry of Infrastructure at Ontario Ministry of Infrastructure
- Tom Davidson, Director, Waterfront Initiatives, Office of Councillor Joe Cressy, City of Toronto
- David Stonehouse, Director, Waterfront Secretariat, Infrastructure & Development Services, and Jayne Naiman, Project Manager Waterfront, City of Toronto.

Jack Winberg, the Chair, called the meeting to order at 9:04 a.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. Meeting Agenda

The Chair informed the meeting of the addition of a new item 7 (Port Lands Risk Discussion) to the meeting agenda.

ON MOTION duly made by Andrew MacLeod and seconded by Stephen Diamond and carried, it was **RESOLVED** that the Meeting Agenda be approved as amended.

2. Declaration of Conflicts of Interest

There were no conflicts of interest declared.

3. Consent Agenda – Draft minutes of the Open Session of the Investment and Real Estate Committee meeting held on November 19, 2020.

ON MOTION duly made by Chris Voutsinas and seconded by Andrew MacLeod and carried, it was **RESOLVED** that the Minutes of the Open Session of the IREC Committee meeting held on November 19, 2020 were approved as tabled.

4. Closed Session

ON MOTION duly made by Chris Voutsinas and seconded by Stephen Diamond and carried, the Committee **RESOLVED** to go into a Closed Session to discuss agenda items 5 (a) & (b), 6, 7 and 8 in a Closed Session as permitted by By-Law No. 2 of the Corporation. The exceptions relied on for the discussion for item 5 (a) in Closed Session is provided in the minutes of the Open Session of the November 19, 2020 IREC Committee meeting approved under item 3 of the day’s agenda, for items 5 (b) and 6 is Section 6.1.1(c), for item 7 is Section 6.1.1(l) and for item 8 is Section 6.1.1(b) of By-Law No. 2.

The meeting continued in Closed Session.

5. Consent Agenda -

a) Draft minutes of Closed Session IREC November 19, 2020 Meeting

b) Memo on sustainability and Design Excellence – Green Building Requirements

6. **Update on Quayside Matters**
7. **Port Lands Risk Discussion**
8. **Committee Chair Discussion**
9. **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 Stephen Diamond and carried, the Committee **RESOLVED** to go into Open Session.

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

- A. **ON MOTION** duly made by Stephen Diamond and seconded by Chris Voutsinas and carried, it was **RESOLVED** that the Minutes of the Closed Session of the IREC Committee meetings held on November 19, 2020 were approved as tabled.
- B. **ON MOTION** duly made by Chris Voutsinas and seconded by Stephen Diamond and carried, it was **RESOLVED** that the Investment and Real Estate Committee recommends for approval by the Board of Directors (Board) the Quayside Developer Request For Qualification (RFQ) process substantially in the form presented to the meeting, with such changes thereto as may be approved by the Board.

11. **Termination of the Meeting**

There being no further business, **ON MOTION**, duly made by Christopher Voutsinas, seconded by Andrew MacLeod and carried, it was **RESOLVED** that the meeting be adjourned at 11:12 a.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
held Tuesday, February 23, 2021 at 1:30 p.m. local time**

PRESENT: Jack Winberg (Chair)
Stephen Diamond
Christopher Voutsinas
Andrew MacLeod

ATTENDANCE

WATERFRONT TORONTO

George Zegarac (CEO, Waterfront Toronto)
Meg Davis (Chief Development Officer)
Lisa Taylor (Chief Financial Officer)
Christopher Glaisek (Chief Planning and Design Officer)
David Kusturin (Chief Project Officer)
Julius Gombos (SVP, Project Delivery)
Leslie Gash (SVP, Development)
Kristina Verner (VP, Innovation, Sustainability & Prosperity)
Cameron MacKay (VP, Strategic Communications and Engagement)
Pina Mallozzi (VP, Design and Planning)
Carol Webb (Senior Manager, Communications and Engagement)
Catherine Murray (Senior Legal Counsel)
Caroline Kim (Urban Design Project Manager, Planning and Design)
Jed Kilbourn (Director, Development Planning)
Ian Ness (General Counsel)
Carol Webb (Senior Manager, Communications and Engagement)
Aina Adeleye (Board Administrator and Legal Assistant)

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

- Jeanhy Shim, Wende Cartwright, Michael Galego, Councillor Joe Cressy, Kevin Sullivan and Patrick Sheils, Directors, Waterfront Toronto
- Shawn Tippins, Senior Analyst, Kira Heymans, Analyst, and Yassine Ben Rejeb, Portfolio Analyst, from Investment, Partnership and Innovation Branch of Infrastructure Canada
- Glenn Campbell, Associate Deputy Minister, Chris Monahan, Director, Quantitative Policy and Research, Community Hubs Division, Melissa Pasquali, Lead Senior Advisor, Emily Bradford, Laura Robbins and James Andre, Policy Advisors, and Allyson Switzman, Manager, Agency Oversight Unit, Infrastructure Policy Division Ministry of Infrastructure at Ontario Ministry of Infrastructure
- Tom Davidson, Director, Waterfront Initiatives, Office of Councillor Joe Cressy, City of Toronto
- Jayne Naiman, Project Manager, Waterfront Secretariat, City of Toronto.

Jack Winberg, the Chair, called the meeting to order at 1:31 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. Meeting Agenda

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

2. Declaration of Conflicts of Interest

There were no conflicts of interest declared.

3. Closed Session

ON MOTION duly made by Christopher Voutsinas and seconded by Andrew MacLeod and carried, the Committee **RESOLVED** to go into a Closed Session to discuss agenda item 4 and 5 in a Closed Session as permitted by By-Law No. 2 of the Corporation. The exception relied on for the discussion for item 4 in Closed Session is Section 6.1.1(c) and for item 5 is Section 6.1.1(b) of By-Law No. 2.

The meeting continued in Closed Session.

4. Update on Quayside Matters

5. Committee Chair Discussion

6. 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 Andrew MacLeod and carried, the Committee **RESOLVED** to go into Open Session.

7. Resolutions Arising from the Closed Session

ON MOTION duly made by Chris Voutsinas and seconded by Andrew MacLeod and carried, it was **RESOLVED** that the Investment and Real Estate Committee (Committee) recommends that the Board of Directors (Board):

- a) approve the acquisition of certain lands and rights in lands on the terms and conditions set out in the report provided to the Committee at the meeting (the “**Acquisition**”);
- b) ratify the execution by Management of the Letter of Intent relating to the Acquisition; and
- c) authorize the Chief Executive Officer and the Chief Development Officer, together, to execute the purchase and sale agreements required to give effect to the Acquisition on behalf of the Corporation, substantially reflecting the terms presented to the Committee, with such changes thereto as they in their discretion may approve.

8. Termination of the Meeting

There being no further business, **ON MOTION**, duly made by Christopher Voutsinas, seconded by Andrew MacLeod and carried, it was **RESOLVED** that the meeting be adjourned at 1:54 p.m. local time.

Committee Chair

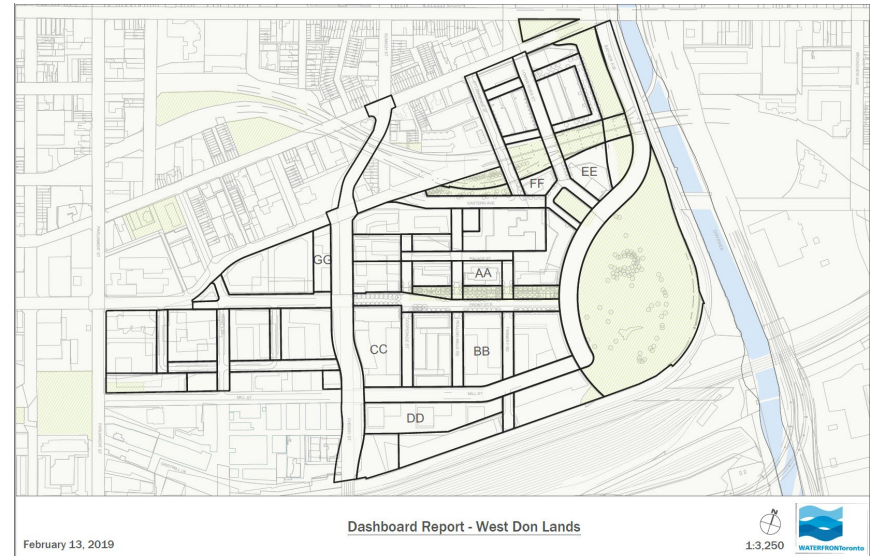
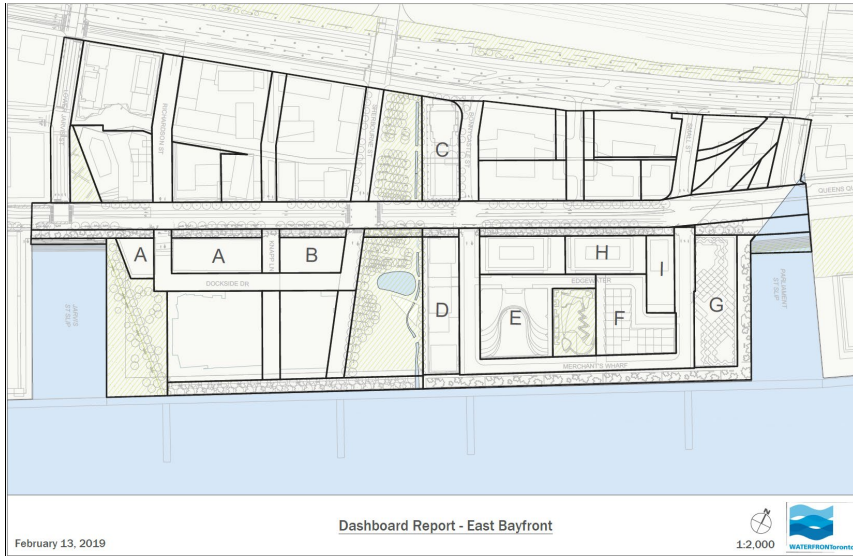
Secretary of the Meeting

Development Projects Dashboard

Investment and Real Estate Committee (IREC) Meeting – March 11, 2021



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



Development Projects Dashboard

IREC Meeting – March 11, 2021



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)	Construction ongoing. Expected occupancy Fall 2021	Construction halted due to lockdown.	Menkes will re-assess occupancy timeline once construction resumes.
B - The Arbour (George Brown College)	175,000 sq ft institutional building (expansion of existing waterfront campus)	George Brown College will set up meeting with Redpath to address Redpath's concerns with The Arbour. Risk Assessment for the Arbour site accepted by Ministry of Environment. Next Step: Draft Certificate of Property Use.	Settlement reached between Redpath and George Brown in January 2021. Minutes of settlement executed and TLAB appeal withdrawn. Certificate of Property Use issued by Ministry of Environment. Record of Site Condition expected in March 2021.	Targeted construction start in April is pending outstanding comments from 2nd Site Plan Application submitted in September 2020.
C - Monde (Great Gulf)	470,000 sq ft condominium	Occupied and registered condominium.		
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	Occupied and registered condominium.		
F - Aquabella (Hines/Tridel)	266,000 sq ft condominium with City-owned Bayside Child Care Centre (CCC)	Restated APS, Delivery Agreement and Consent Agreement for Child Care Space (CCS) executed in June 2020. Target completion of base building (site developer) in May 2021 and WT to commence fit out of CCS.	Construction ongoing.	Interim occupancy targeted for July 2021.
G - Aqualuna (Hines/Tridel)	430,000 sq ft condominium with City Community Recreation Centre	Variances approved at Committee of Adjustment hearing in July 2020. Aqualuna agreements executed in August 2020. Site transferred to Aqualuna Bayside on August 14, 2020. Construction has commenced.	Construction ongoing.	Occupancy targeted for Spring 2025.

Development Projects Dashboard

IREC Meeting – March 11, 2021



Project	Description	Previous Period	Next Steps	Status
East Bayfront				
H - C2 (Hines)	250,000 sq ft office building –10 storey tall timber building	3 rd Site Plan application will be submitted to Waterfront Toronto for review and approval in December/January.	3rd Site Plan application submitted to City of Toronto – Community Planning in January 2021.	Ongoing bulk excavation (NTD excavation is allowed under COVID restrictions due to limited physical interaction).
I - R6	Mixed Use Market Rental ~ 182 units and Affordable rental housing ~ 215 units	Housing Secretariat and WT in ongoing discussions on definitive terms for R6 site (99-year ground lease). Target to finalize terms in November 2020 and present to Hines.	Housing Secretariat and WT finalizing definitive terms for R6 site (99-year ground lease). Target to present to Hines in March 2021. Housing Secretariat to discuss proposed financial structure for R6 with CreateTO.	Finalization of terms delayed due to other priorities in Housing Secretariat.
West Don Lands				
AA - Canary Block 16 (Dream Kilmer)	150,000 sq ft condominium	Occupied and registered condominium.		
BB - Canary Block 12 (Dream Kilmer)	350,000 sq ft condominium	Target occupancy Q4 2021.	Construction ongoing.	On track for occupancy in Q4.
CC - Block 10 (AHT/Dream Kilmer)	330,000 sq ft condominium/rental/indigenous health centre and indigenous training/employment/education centre	Positive feedback from 4th DRP presentation in October 2020. The City will be issuing NOAC imminently for the AHT component. Condo/rental component application to submit separate final SPA.	City has issued NOAC for for the AHT component. Condo/rental component (phase B) has submitted separate SPA application which is currently under review. AHT transfers the commercial components to Dream/Kilmer on March 15. Construction set to begin April/May.	Slightly delayed due to COVID and the splitting of the SPA into the health centre and residential/retail. Initial timeline was aggressive.

Development Projects Dashboard

IREC Meeting – March 11, 2020



Project	Description	Previous Period	Next Steps	Status
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	Occupancy targeted Q4 2020.	<i>Interim Occupancy began in September 2020.</i>	<i>Occupancy complete. Target condo registration March 31, 2021. On schedule.</i>
GG - Block 5W (Rekai)	Long-term care centre/residence	Schematic Design presented to September DRP. Project presented to September IREC.	<i>ZBLA application being prepared for City submission. DRP in May or June. August targeted to begin construction.</i>	<i>Delayed from original schedule due to loss of partner, increase in # of beds, design changes.</i>
HH – Blocks 3, 4 and 7 (90 Mill St.) Dream Kilmer Tricon	825,000 sq ft condominium with 30% ARH and retail	Final staff report on City's Oct 2020 agenda for approval. Minister's Zoning Order enacted for site on Oct 22, 2020 approving zoning for current scheme.	<i>Site plan approval by City pending. First SPA working group on March 31, 2021.</i>	<i>MZO brought project ahead of schedule as zoning finalized however MZO does not have authority to approve the SPA (yet).</i>
Port Lands				
Port Lands Planning Next Steps	Urban design guidelines, transportation, Environmental Assessments, development application reviews, zoning reviews etc.	Ongoing – McCleary District Precinct Plan process to be initiated by City, in partnership with WT, in Q1 2021 at the earliest, following LPAT OPM Hearing.	<i>Ongoing – McCleary District Precinct Plan process to be initiated by City, in partnership with WT, in Q2 2021 at the earliest, following LPAT OPM Hearing.</i>	<i>Delayed from Q1 to Q2.</i>
Port Lands Planning - Local Planning Appeal Tribunal (LPAT) CWSP	LPAT negotiations and hearings dealing with the several outstanding appeals to the CWSP and OPM.	LPAT mediation commenced in Oct 2020 and currently ongoing. Hearing pushed to begin late January 2021.	<i>LPAT mediation finalized in January 2021 with report to Council. LPAT issues list minimized through mediation. Outstanding issues to be adjudicated at LPAT hearing commencing in April 2021.</i>	<i>Mediation has helped schedule.</i>
Port Lands Planning - 309 Cherry	Two appeals to LPAT.	Settlement offer not accepted by City. Is party to the OPM LPAT mediation in Oct/Nov 2020 and LPAT. Hearing	<i>Several OPM issues resolved through mediation. Remainder to be adjudicated at LPAT OPM hearing commencing April</i>	<i>Mediation has kept schedule.</i>

Development Projects Dashboard

IREC Meeting – March 11, 2021



Project	Description	Previous Period	Next Steps	Status
Port Lands				
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 will begin to draft the zoning bylaw for Villiers Island following the first phase of the LPAT hearing.	<i>WT and City will draft zoning bylaw for Villiers Island following decisions issued from the first phase of the LPAT hearing in April 2021.</i>	
Polson Quay and River South Precinct Plan	Precinct Plan	On hold while Productions, Interactive and Creative (PIC) Core Urban Design Guidelines and ZBL review processes are underway. Will follow McCleary District Precinct Planning exercise.	<i>Will likely follow McCleary District Precinct Planning exercise but re-prioritization could occur following LPAT hearing.</i>	
Other				
Lower Yonge	LPAT and private developer application review.	DRP review in May 2020 received conditional support.	<i>Ongoing</i>	
Private Development Application Review	5-10 private development applications under review at any given time within DWA – 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 (i.e. the Gardiner realignment).	
Gardiner Public Realm Study	Design study to improve lands under and adjacent to the Gardiner between Yonge and Leslie.	Agreement reached with Daniels (143-177 LSBE) and City re: minimal interim work by Daniels and public realm contribution to WT, supplemented by City funding, to deliver improved LSBE public realm between Jarvis and Richardson in 2021, post-Gardiner rehab works. Discussions also ongoing with Greenland (215 LSBE) re: design and delivery of LSBE public realm between Richardson and Sherbourne on development frontage.	<i>Ongoing</i>	



Investment and Real Estate Committee
March 11, 2021
Item 4 – AHT Indigenous Hub (Block 10) Project Overview
Michael Wolfe

Purpose	For Information
Areas of note/ Key issues	<p>In response to a previous IREC request, the Development team is presenting one Waterfront Toronto development project to the committee at each of the regular IREC quarterly meetings.</p> <p>The March 11, 2021 presentation is on Anishnawbe Health Toronto's (AHT) Indigenous Hub project, a mixed use development which includes the Anishnawbe Health Centre, TEEC (Training, Education and Employment Centre), retail, an incorporated heritage building (Canary Restaurant), 237 rental units and 206 condominium units in the West Don Lands.</p> <p>The presentation will include:</p> <ul style="list-style-type: none"> • Site context, project description and background • Waterfront Toronto's role • Project renderings and site plan • Development timeline
Next Steps	Staff will continue to work with AHT and Dream/Kilmer/Tricon on the development of the AHT Indigenous Hub. Construction will begin in May 2021.

March 11, 2021

Anishnawbe Health Toronto Indigenous Hub (Block 10) Project Overview

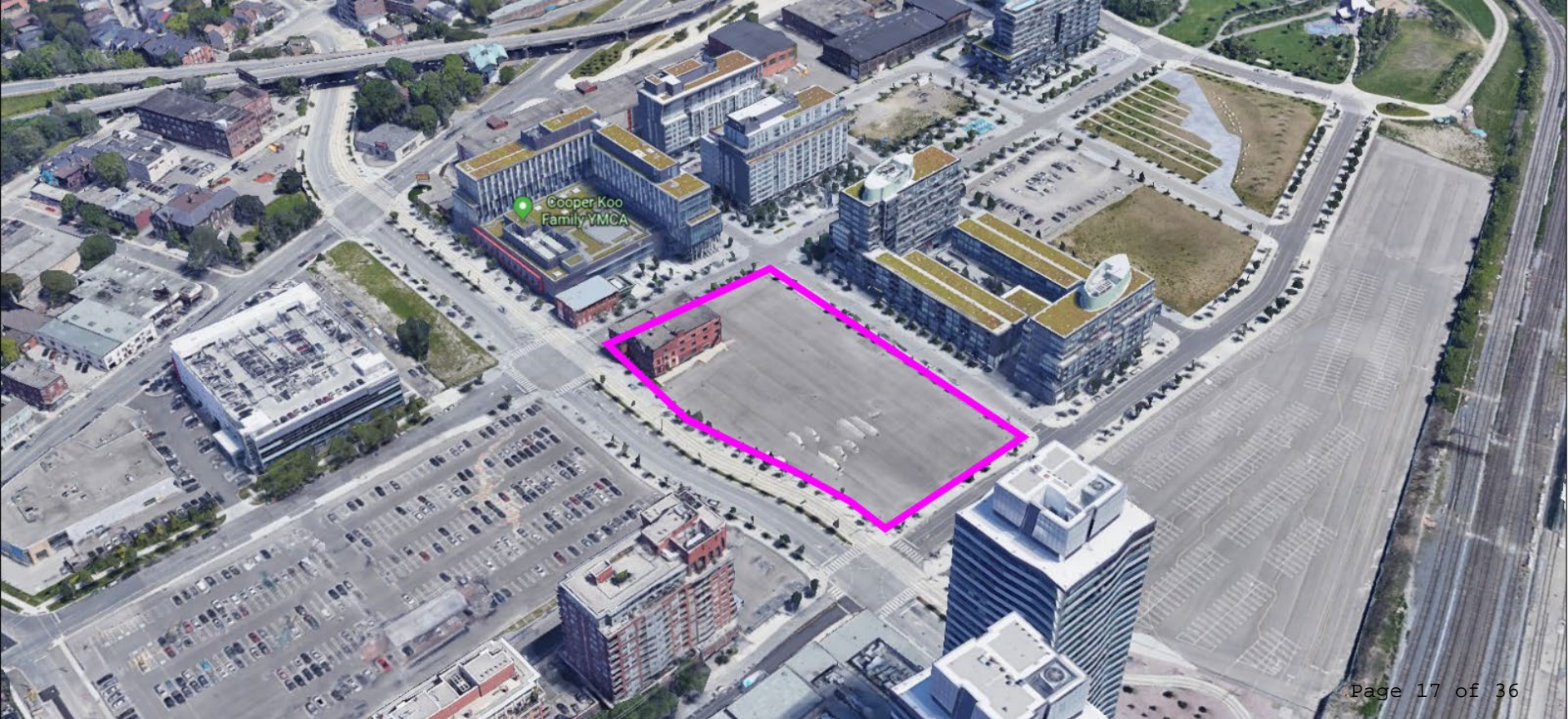
Investment and Real Estate Committee Meeting

Site Context



Design Review Area
West Don Lands Block 10

Site Context



Project Description & Background

- Site conveyed in 2014 to AHT by the Province
- Multiple uses on site including:
 - Anishnawbe Health Toronto (AHT) Indigenous community health centre
 - TEEC, an Indigenous training, education and employment centre
 - A heritage building incorporated into a condominium building
 - Market rental housing
- AHT has partnered with Dream/Kilmer on the residential condominiums and Dream/Kilmer/Tricon on the residential rental buildings
- Project has completed Design Review Panel with full support
- AHT is transferring ownership of the condo lands to Dream/Kilmer and leasing the rental/retail lands to Dream/Kilmer/Tricon on March 15, 2021. Waterfront Toronto has reviewed these transactions and given consent.

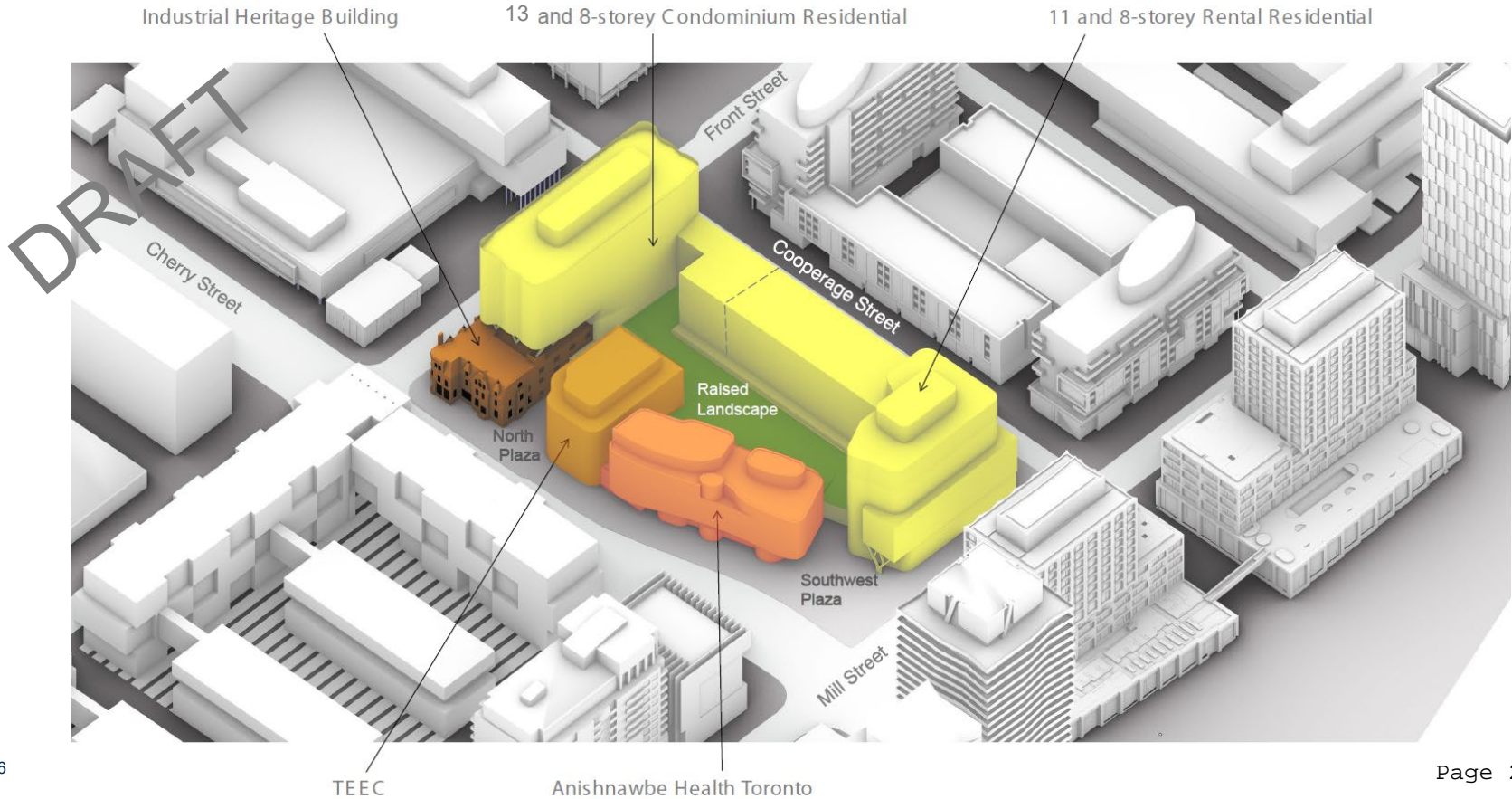
Waterfront Toronto's Role



Through our role as Master Developer, we have signed development agreements with AHT and Dream/Kilmer ensuring several obligations that achieve our policy objectives and the intent of the Central Waterfront Secondary Plan including:

- Present to the Waterfront Toronto Design Review Panel
- Receive consent from Waterfront Toronto before proceeding with design development and construction
- Receive approval from Waterfront Toronto before submitting any municipal approvals
- Participate in the Waterfront Toronto Employment Initiative
- Adopt Waterfront Toronto's intelligent Community Initiative which includes ultra-high-speed broadband, neighbourhood wi-fi, and our digital inclusion program delivered by Beanfield Technologies

Program (Aerial View)

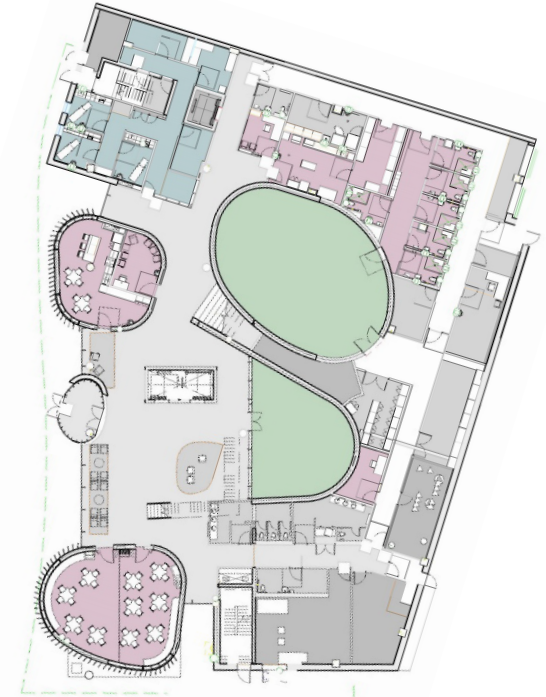


Program (Site Plan)

DRAFT



AHT Health Centre



Ground Level

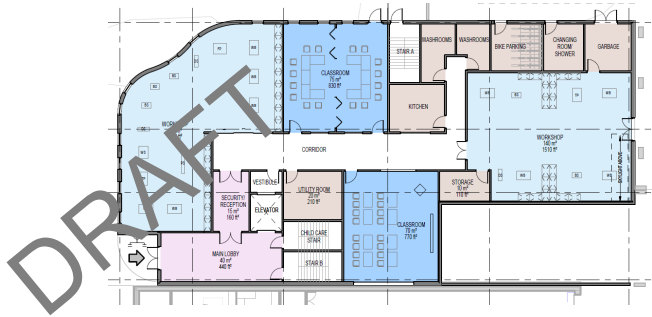
AHT Health Centre (landscape and courtyard)



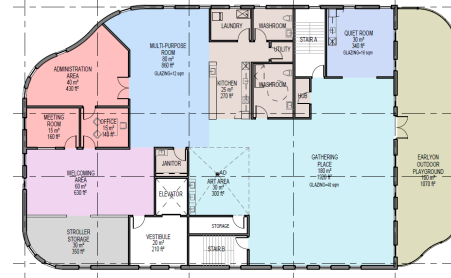
TEEC (Training, Education and Employment Centre)



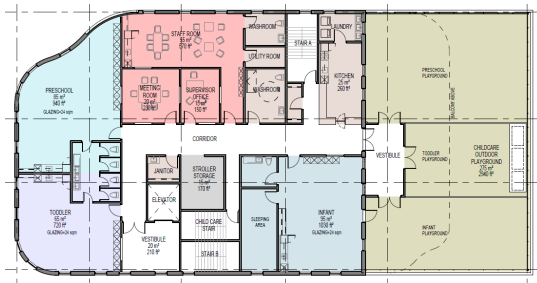
TEEC (Training, Education and Employment Centre)



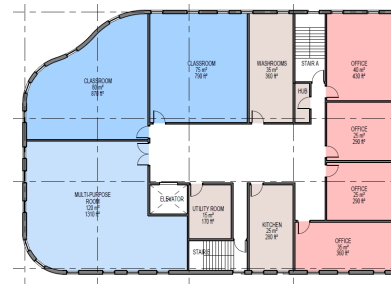
Ground Level / Miziwe Biik



Third Level / EarlyOn Centre



Second Level / Child Care
Centre



Fourth Level / Office Space

Anticipated Development Timeline

- The Health Centre (Phase A) has received their Notice of Approval Conditions (NOAC) and are rapidly working through the conditions
 - Enabling work for the Health Centre's construction to begin in May
- The final Site Plan Control Application for the remaining components (Phase B) has been submitted and construction is anticipated to start in June/July
- Phase B components include:
 - TEEC (training, education and employment centre)
 - Condo building
 - Residential rental building
 - Heritage and retail component

Project Rendering (Aerial View)



Project Rendering (view from Southwest)

DRAFT



Design Elements (materiality)

Tower

- Connected to the sky
- Light colours / vertical lines



Podium

- Woven pattern
- Crafted detailing



Two-storey Base

- Connected to the Earth
- Related to existing streetscape



Southwest Plaza



Southwest Plaza



Southwest Plaza Public Art



Vision

- A major, permanent site-specific Indigenous public art commission on the AHT grounds. The artwork will serve as a marker for the Indigenous hub and celebrate historical and contemporary Indigenous cultural expression as city placemaking.
- Ryan Rice, Waterfront Toronto's recently engaged Indigenous public art curator, will collaborate with AHT, Waterfront Toronto, and the City to define the artwork criteria. The current vision is for the artwork to facilitate a gathering space in the southwest plaza at Mill Street.

Project Schedule

- Block 10 Public Art Plan to go Toronto Public Art Committee (TPAC) for review & approval: May 2021
- Art Procurement: Summer/fall 2021
- Installation: Target for 2023 (to align with southwest plaza construction)

Artwork Procurement Process

- Procurement will follow a two-step process (RFQ/RFP). Submissions will be reviewed by an evaluation committee comprised of arts professionals and will include an Indigenous artist or knowledge keeper, a representative of AHT, and one local community member.

Front and Cooperage Street

DRAFT



Front and Cherry Street

DRAFT





a waterfront for everyone





**Investment and Real Estate Committee (IREC) Meeting
March 11, 2021
Item 10 – Resolution(s) Arising from the Closed Session**

ON MOTION duly made by [●] and seconded by [●] and carried, it was **RESOLVED** that the Investment and Real Estate Committee approves the Minutes of the Closed Session of the IREC meetings held on January 27, 2021 and February 23, 2021, as tabled.