



WATERFRONTToronto

Investment, Real Estate and Quayside Committee Meeting

THURSDAY, NOVEMBER 14, 2019 FROM 9:00 AM TO 11:00 AM

WATERFRONT TORONTO

20 BAY STREET, SUITE 1310

TORONTO, ON, M5J 2N8



WATERFRONTToronto

Meeting Book - Investment, Real Estate and Quayside Committee Meeting

Agenda

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		All
	(a) DRAFT Minutes Open Session IREQ Committee meeting Sept 12, 2019 - Page 4	Approval	All
	(b) DRAFT Minutes Open Session IREQ Committee meeting Sept 26, 2019 - Page 7	Approval	All
	(c) DRAFT Minutes Open Session IREQ Committee meeting October 4, 2019 - Page 9	Approval	All
	(d) - Development Projects Dashboard - Page 11		
9:15 a.m.	4. Update on Public Engagement and Communications on the Quayside Project	Information	C. MacKay
	Cover sheet - Page 16		
	Presentation - Page 17		
9:30 a.m.	5. Next Steps on the Quayside Project	Information	M. Davis/Others
	a) Work Plan to March 31, 2020		
	Cover sheet - Page 18		
10:10 a.m.	6. Land Rights for Port Lands Flood Protection Project Update	Information	D. Kusturin/Others
	Cover Sheet - Page 19		
10:25 a.m.	7. Motion to go into Closed Session	Approval	All
	Closed Session Agenda		
	The Committee will discuss the matters outlined in Items 8(a), (b) and (c), 9, and 10 being consideration of the draft minutes of the Closed Session of the Sept 12, 2019, Sept 26, 2019 and Oct 4, 2019 IREQ meetings, Divestiture – District Energy Asserts (West Don Lands) 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 8(a), (b) and (c) is provided in items 3(a), (b) and (c) of this agenda, for items 9 is Section 6.1.1(a), and for item 10 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.	11. Motion to go into Open Session	Approval	All
	Public Session Agenda		

10:55 a.m.	12. Resolution(s) Arising from the Closed Session (if any) Draft Resolution(s) - Page 20	Approval	All
11:00 a.m.	13. Motion to Terminate 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 Thursday, September 12, 2019 at 8:30 a.m. local time**

PRESENT: Mazyar Mortazavi, Co-Chair
Steve Diamond
Christopher Voutsinas (by phone)
Andrew MacLeod
Jack Winberg (by phone)

ATTENDANCE WATERFRONT TORONTO
George Zegarac (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 (SVP, Corporate Strategy)
Kristina Verner (by phone) (VP Innovation, Sustainability and Prosperity)
Cameron MacKay (VP, Strategic Communications and Engagement)
Erik Cunnington (Director, Development)
Kevin Greene (Project Management Director)
Catherine Murray (Senior Legal Counsel)
Ian Ness (Acting General Counsel)
Aina Adeleye (Board Administrator and Legal Assistant)

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

- Councillor Joe Cressy, Jeanhy Shim, Sevaun Palvetzian (by phone), Wende Cartwright (by phone) and Michael Galego (by phone), 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
- Adela Wan, Ministry of Infrastructure Ontario

Mazyar Mortazavi acted as Chair of the meeting. Mazyar Mortazavi called the meeting to order at 8:39 a.m. and, with the consent of Investment, Real Estate and Quayside Committee (“**IREQ**” or the “**Committee**”) members, appointed Ian Ness to act as Secretary of the meeting.

Mazyar Mortazavi 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 Steve Diamond, seconded by Andrew MacLeod 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 May 30, 2019 and June 14, 2019.

ON MOTION duly made by Steve Diamond and seconded by Mazyar Mortazavi and carried, it was **RESOLVED** that the Minutes of the IREQ Committee meeting held on May 30, 2019 were approved as tabled.

ON MOTION duly made by Andrew MacLeod and seconded by Steve Diamond and carried, it was **RESOLVED** that the Minutes of the IREQ Committee meeting held on June 14, 2019 were approved as tabled.

The Committee received the Development Projects Dashboard for information.

4. Update on Public Engagement on the Quayside Project

Cameron MacKay presented a report, which was taken as read, updating the Committee on public engagement on the Quayside project. Management responded to questions from the Committee and the report was noted for information.

5. Digital Strategy Advisory Panel (DSAP) Preliminary Report

Kristina Verner provided the highlights of the DSAP Preliminary Report, which was taken as read, to the Committee and responded to questions regarding the report. The Committee noted the report for information.

6. Closed Session

ON MOTION duly made by Steve Diamond and seconded by Andrew MacLeod and carried, the Committee **RESOLVED** to go into a Closed Session to discuss agenda items 7, 8, 9, 10 and 11 in a Closed Session as permitted by By-Law No. 2 of the Corporation. The exceptions relied for the discussion for item 7(a) and (b) in Closed Session are provided in the minutes of the Open Session of the May 30, 2019 and June 14, 2019 IREQ Committee meetings respectively, for item 8 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.

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

7. **Consent Agenda**
 - a. **Draft minutes of Closed Session May 30, 2019**
 - b. **Draft Minutes of Closed Session June 14, 2019**
8. **Land Rights for Port Lands Flood Protection Project Update**
9. **Master Innovation and Development Plan (MIDP) Oversight**
10. **MIDP Status Update**
11. **Committee Chair Discussion**
12. **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 Stephen Diamond, seconded by Mazyar Mortazavi and carried, the Committee **RESOLVED** to go into Open Session.

13. **Resolutions Arising from the Closed Session (if any)**

ON MOTION duly made by Stephen Diamond, seconded by Mazyar Mortazavi and carried, it was **RESOLVED** that the Minutes of the Closed Session of the IREQ Committee meeting held on May 30, 2019 be approved as tabled.

ON MOTION duly made by Andrew MacLeod, seconded by Stephen Diamond and carried, it was **RESOLVED** that the Minutes of the Closed Session of the IREQ Committee meeting held on June 14, 2019 be approved as tabled.

14. **Termination of the Meeting**

There being no further business, **ON MOTION**, duly made by Andrew MacLeod, seconded by Mazyar Mortazavi and carried, it was **RESOLVED** that the meeting be adjourned at 11:45 a.m. local time.

Committee Chair

Secretary of the Meeting

**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, September 26, 2019 at 9:00 a.m.**

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

ATTENDANCE WATERFRONT TORONTO
George Zegarac (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)
Kathleen Niccols (SVP, Corporate Strategy)
Kristina Verner (VP Innovation, Sustainability and Prosperity)
Erik Cunningham (Director, Development)
Cameron MacKay (VP, Strategic Communications and Engagement)
Kevin Greene (Project Management Director)
Catherine Murray (Senior Legal Counsel)
Edward Chalupka (Director, Government Relations)
Ian Ness (Acting General Counsel)
Aina Adeleye (Board Administrator and Legal Assistant)

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

- Councillor Joe Cressy, Jeanhy Shim, Sevaun Palvetzian (by phone) and Patrick Sheils (by phone), Directors, Waterfront Toronto
- Abraham Costin, Legal Counsel, McCarthy Tetreault

Mazyar Mortazavi called the meeting to order at 9:01 a.m. and, with the consent of Investment, Real Estate and Quayside Committee (“**IREQ**” or the “**Committee**”) members, appointed Ian Ness to act as Secretary of the meeting. Mazyar Mortazavi announced that, due to scheduling conflict, he was unable to chair the entire meeting and requested that Stephen Diamond act as chair.

ON MOTION duly made by Andrew MacLeod, seconded by Mazyar Mortazavi and carried, it was **RESOLVED** that Stephen Diamond be appointed to chair the day’s meeting.

Stephen Diamond 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 Andrew MacLeod, seconded by Mazyar Mortazavi 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. Closed Session

ON MOTION duly made by Mazyar Mortazavi and seconded by Jack Winberg and carried, the Committee **RESOLVED** to go into a Closed Session to discuss agenda item 4 in a Closed Session as permitted by By-Law No. 2 of the Corporation. The exception relied for the discussion for item 4 in Closed Session is Section 6.1.1(l) of By-Law No. 2.

The meeting continued in Closed Session.

4. Master Innovation and Development Plan (MIDP) Status Update

5. 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 Jack Winberg, seconded by Andrew MacLeod and carried, the Committee **RESOLVED** to go into Open Session.

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

There were no resolutions arising from the Closed Session.

7. Termination of the Meeting

There being no further business, **ON MOTION**, duly made by Andrew MacLeod, seconded by Jack Winberg and carried, it was **RESOLVED** that the meeting be adjourned at 11:40 a.m. local time.

Committee Chair

Secretary of the Meeting

**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 Friday, October 4, 2019 at 9:30 a.m.**

PRESENT: Mazyar Mortazavi (Chair) (by phone)
Steve Diamond (by phone)
Christopher Voutsinas (by phone)
Andrew MacLeod (by phone)
Jack Winberg (by phone)

ATTENDANCE WATERFRONT TORONTO
George Zegarac (CEO, Waterfront Toronto)
Meg Davis (Chief Development Officer)
David Kusturin (Chief Project Officer)
Lisa Taylor (Chief Financial Officer) (by phone)
Julius Gombos (SVP, Project Delivery)
Leslie Gash (SVP, Development)
Kathleen Niccols (SVP, Corporate Strategy)
Kristina Verner (by phone) (VP Innovation, Sustainability and Prosperity)
Erik Cunnington (Director, Development)
Kevin Greene (Project Management Director)
Catherine Murray (Senior Legal Counsel)
Ian Ness (Acting General Counsel)
Aina Adeleye (Board Administrator and Legal Assistant)

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

- Councillor Joe Cressy (by phone), Jeanhy Shim (by phone), Sevaun Palvetzian (by phone), and Wende Cartwright (by phone), Directors, Waterfront Toronto
- Abraham Costin (by phone), Legal Counsel, McCarthy Tetreault
- Mark Conway (by phone), President & Senior Partner, N. Barry Lyon Consultants Limited (NBLC)

Mazyar Mortazavi acted as Chair of the meeting. Mazyar Mortazavi called the meeting to order at 9:32 a.m. and, with the consent of Investment, Real Estate and Quayside Committee (“**IREQ**” or the “**Committee**”) members, appointed Ian Ness to act as Secretary of the meeting.

Mazyar Mortazavi 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 Steve Diamond, seconded by Andrew MacLeod 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. Closed Session

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

The meeting continued in Closed Session.

4. Master Innovation and Development Plan (MIDP) Status Update

5. 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 Stephen Diamond, seconded by Mazyar Mortazavi and carried, the Committee **RESOLVED** to go into Open Session.

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

There were no resolutions arising from the Closed Session.

7. 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 terminated at 10:37 a.m. local time.

Committee Chair

Secretary of the Meeting

Development Projects Dashboard

IREQ Meeting – November 14, 2019

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



Development Projects Dashboard

IREQ Meeting – November 14, 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)	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.	GBC reviewing design of childcare centre as per City Planning comments. At Design Review Panel for Detailed Design Phase in December 2019. Target second Site Plan Application submission early 2020.
C - Monde (Great Gulf)	470,000 sq ft condominium	Occupancy is 90% completed.	Occupancy 100% occupied.
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	Market units occupancy complete. Affordable Units turned over to Artscape/Housing Secretariat in June 2019. Condominium registration targeted for October 2019.	Condominium registration now targeted for end of November 2019. Registration completion will trigger land payment to WT (target February / March 2020).
F - Aquabella (Hines/Tridel)	266,000 sq ft condominium with City-owned Bayside Child Care Centre (CCC)	Term Sheets related to Purchase and Sale and Fit Out Delivery Agreement of CCC approved by City. Draft and execute Purchase / Sale Agreement and Delivery Agreement.	Hines/Tridel, WT/City reviewing restated APS for childcare centre. Fit out Architect for childcare centre submitted application for building permits.

Development Projects Dashboard

IREQ Meeting – November 14, 2019



Project	Description	Previous Period	Next Steps
East Bayfront			
G - Aqualuna (Hines/Tridel)	430,000 sq ft condominium with City Community Recreation Centre	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.	City/WT to review updated Community Centre budget and issue Notice to Proceed as per Council report. Finalize and execute Community Centre Development and Construction Management Agreements December 2019. WT/Hines/Tridel/City to finalize Restated Development Agreement, APS and Sublicense for closing scheduled for March 15, 2020.
H - C2 (Hines)	250,000 sq ft commercial building – proposed tall timber	WT, City and Hines to finalize and execute Ground Lease and Development Agreement. Site Developer to conclude discussions with City Planning regarding above grade parking. Issues Identification at July 2019 DRP. SPA submitted June 2019.	Closing scheduled for Q1 2020 and construction to begin shortly thereafter.
I - R6	Affordable rental housing ~ 215 units	WT requested modifications in Hines' project assumptions and additional information to evaluate proposal.	WT/City providing list of requirements for Hines to submit. WT to review and recommend to City on proceeding or not with Hines.
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.	Target occupancy Q4, 2021.
CC - Block 10 (AHT/Dream Kilmer)	330,000 sq ft condominium/rental/indigenous health centre and employment centre	WT, AHT, Dream Kilmer to finalize and execute Development Agreement.	WT, AHT, Dream Kilmer to finalize and execute Development Agreement by December 1, 2019. SPA submitted September 2019.
DD - Block 8 (Dream Kilmer Tricon)	635,000 sq ft purpose built rental development (3 buildings) with 30% affordable units	3 rd Site Plan Application submitted to City Planning in August 2019.	Fourth Site Plan Approval submission filed in October 2019.

Development Projects Dashboard

IREQ Meeting – November 14, 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.	Occupancy targeted Q4 2020.
GG - Block 5W (Rekai)	Long-term care centre/residence and affordable condominium	Rekai adjusting development scheme for site. Confirming details on program with Ministry of Long-Term Care and on APS with Infrastructure Ontario.	Rekai negotiated adjusted land price with Infrastructure Ontario. In discussion with Ministry of Long-Term Care on Treasury Board date.
Port Lands			
Port Lands Planning next steps	Urban design guidelines, transportation Environmental Assessments, development application reviews, zoning reviews etc.	Draft ZBLs 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. ZBLA to 438-86 use permissions in McCleary, Turning Basin and Media City PIC districts adopted by Council in October 2019. ZBLAs to 569-2013 finalized for Port Lands' Warehouse District, East Port and South Ship Channel and Maritime Hub and adopted by Council in October 2019.	Ongoing – McCleary District PP process to be initiated by City in Q1/Q2 2020. PIC Core UDG presented to LUAC #3 in July 2019. Presentation to DRP and further work put on hold by City until first Port Lands OPM LPAT PHC in December 2019. Work to resume in Q4 2019 and Q1 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.	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 1 st phase of hearing (land use and street network) in August 2020.	Third PHC scheduled for December 2019 and 4 week 1st phase of hearing (land use and street network) in September 2020. Consolidated and streamlined issues lists being circulated to parties by the City for comment in advance of December 2019 PHC.
Port Lands Planning - 309 Cherry	Two appeals to LPAT.	Settlement offer not accepted by City. January LPAT PHC cancelled and will be rescheduled.	No update.

Development Projects Dashboard

IREQ Meeting – November 14, 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.	Discussions ongoing with Daniels and City re: implementation options for LSBE. Meeting with Greenland in September 2019 re: design and implementation options.	<i>Discussions ongoing with Daniels and City re: implementation options for LSBE pilot. Requires coordination with City re: access during Gardiner rehab and prioritizing streetscaping approvals. Discussions also ongoing with Greenland (215 LSBE) re: design and implementation options.</i>



Investment, Real Estate and Quayside Committee Meeting
November 14, 2019
Item 4 – Update on Public Engagement and
Communications on the Quayside Project
Cameron MacKay

Purpose	Information
Areas of note/ Key issues	<p>In order to continue to demonstrate Waterfront Toronto’s commitment to public accountability and transparency, on October 31, 2019 following resolution of the threshold issues in Sidewalk Labs’ Master Innovation and Development Plan, the Chair of Waterfront Toronto wrote an open letter to the public that said: “Later this fall, Waterfront Toronto will meet with the public on the resolution of these key [threshold] issues, provide clarity on what is being evaluated, and discuss the decision-making process going forward.”</p> <p>November 19, 2019 Public Briefing:</p> <ul style="list-style-type: none"> • A public update has been scheduled for 6:00 – 9:00 p.m. at the Metro Toronto Convention Centre. The update will consist of a 45-minute presentation by Waterfront Toronto management; a 45-minute questions and answers period; and, a 30-minute open mic session. • Notice has been posted on quaysideto.ca and promoted across Waterfront Toronto’s social media channels. • The event will be livestreamed (TBC: Facebook and YouTube) and archived on Waterfront Toronto and Quayside websites, and live closed-captioning will be provided. • Child-minding will be made available upon request. • Swerhun Inc. will assist with the design and delivery of the update.
Next Steps	<p>A blog summarizing the November 19th meeting will be published and will invite readers to view the video recording from the update.</p> <p>Week of January 6, 2020 (TBC) Public Consultation: Discussion materials for a subsequent round of public consultations for January 2020 will be released to the public in December. This round of consultation will occur over two weekday evenings and a Saturday-day session, will include an online consultation and written submissions. Feedback will be sought on priority areas to inform our evaluation.</p>

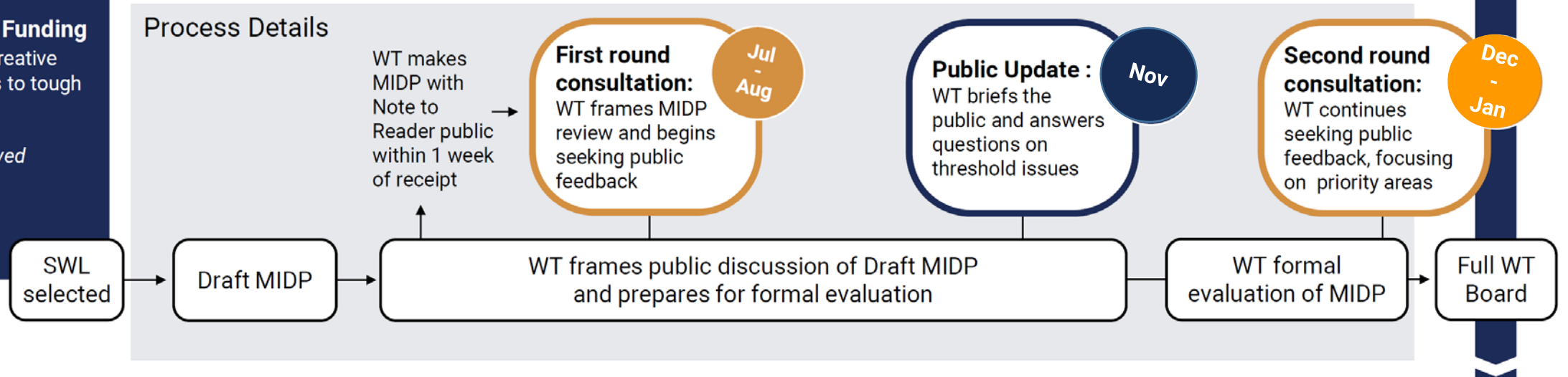
Process Overview

WT RFP seeks Innovation and Funding Partner to find creative and new solutions to tough urban challenges

6 responses received

DEVELOP DRAFT MIDP

REVIEW OF DRAFT MIDP by Waterfront Toronto



November 19, 2019 - Public Update

- Bring transparency to resolution of threshold issues
- Important opportunity to explain what will be evaluated, given how threshold issues have been resolved

January 2020: Second Public Consultation

- Waterfront Toronto will share and seek feedback on how the proposals from Sidewalk Labs align with Waterfront Toronto Objectives (a priority in first public consultation)

Purpose	For Information
Areas of note/ Key issues	<p>At the meeting of October 31, 2019, the Waterfront Toronto Board approved the resolution of the Plan Development Agreement Threshold Issues and agreed to proceed to the evaluation of the MIDP as amended in the letter of October 29, 2019 and the accompanying public consultation activities.</p> <p>Management will present the Quayside Evaluation Work Plan for the period of October 31, 2019 to March 31, 2020. This includes:</p> <ul style="list-style-type: none"> • technical reviews, public engagement and input from DSAP and DRP • the draft timeline for evaluation and consultation • decision points for IREQ and Board approvals
Resolution or Next Steps	<p>Management will proceed with the evaluation and public consultation on the MIDP as amended.</p> <p>The Committee will be updated on the process at the meetings to be held on January 23, February 18 and March 12, 2020. The Board will be updated on December 5, 2019. The Board will consider the recommendations of the Committee on March 26, 2020.</p>



**Investment Real Estate and Quayside Committee Meeting –
 November 14, 2019**
Item 6 – Land Rights for Port Lands Flood Protection Project Update
David Kusturin

Purpose	For Information
Areas of note/ Key issues	<p>PortsToronto has agreed to provide Waterfront Toronto with the 13 licenses needed for the Port Lands Flood Protection (PLFP) project to continue, at a cost of about \$1.2M, effective January 1, 2020. The agreement is subject to PortsToronto Board approval, to be sought at the end of November.</p> <p>In the meantime, negotiations with PortsToronto on the Cherry Street Lake Filling Transaction and the Parliament Slip Transaction have discontinued. Management will pursue the transactions for both the Cherry Street Lake Filling and Parliament Slip properties with the City and PortsToronto in the future as required to comply with the timelines for the PLFP and Queens Quay Extension projects.</p>
Resolution or Next Steps	PLFP work will continue subject to the licences referenced above.



**Investment, Real Estate and Quayside (IREQ) Committee
November 14, 2019
Item 12 – 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 September 12, 2019, September 26, 2019 and October 4, 2019 be approved as tabled.