

**WATERFRONT**Toronto

# Investment and Real Estate Committee Meeting

## Agenda and Meeting Book

THURSDAY, SEPTEMBER 24, 2020 FROM 9:00AM TO 11:00AM

MICROSOFT TEAMS MEETING



**WATERFRONT**Toronto

## Meeting Book and Agenda - Investment and Real Estate Committee Meeting

Agenda - September 24, 2020 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 IREQ Committee June 10, 2020 Meeting - Page 3	Approval	All
	(b) Development Dashboard - Page 6		
9:15 a.m.	4. Reikai Centres	Information	M. Wolfe
	Coversheet - Page 11		
	Presentation - Page 12		
9:25 a.m.	5. Update on Quayside Matters	Information	M. Davis & Others
	Coversheet - Page 27		
	Fairness Advisor - Page 28		
	Quayside Timeline - Page 29		
9:35 a.m.	6. Motion to go into Closed Session	Approval	All
	<b>Closed Session Agenda</b>		
	The Committee will discuss the matters outlined in Items 7, 8 and 9 being consideration of the draft minutes of the Closed Session of the June 10, 2020 IREQ Committee meeting, Update on Quayside Matters 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 items 7 is provided in the minutes of the Open Session June 10, 2020 IREQ Committee meeting contained in item 3(a) of this agenda, for items 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
	<b>Public Session Agenda</b>		
10:55 a.m.	11. Resolution Arising from the Closed Session	Approval	All
	Draft - Resolution Arising from the Closed Session - Page 30		
11:00 a.m.	12. 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  
Via Microsoft Teams Teleconference  
held Wednesday, June 10, 2020 at 9:00 a.m. local time**

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

**ATTENDANCE WATERFRONT TORONTO**  
George Zegarac (CEO, Waterfront Toronto)  
Meg Davis (Chief Development Officer)  
Lisa Taylor (Chief Financial Officer)  
David Kusturin (Chief Project Officer)  
Christopher Glaisek (Chief Planning and Design Officer)  
Julius Gombos (Senior Vice President, Project Delivery)  
Leslie Gash (SVP, Development)  
Kathleen Niccols (SVP, Corporate Strategy)  
Kristina Verner (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)  
Ed Chalupka (Director, Government Relations)  
Ilidio Coito (Project Director, Infrastructure and Public Realm)  
Angela Li (Development Manager)  
Aina Adeleye (Board Administrator and Legal Assistant)

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

- Jeanhy Shim, Patrick Sheils, Kevin Sullivan, Wende Cartwright and Patrick Sheils, Directors, Waterfront Toronto
- Glenn Campbell, Assistant Deputy Minister, Shawn Tippins, Senior Analyst, and Kira Heymans, Analyst, from Investment, Partnership and Innovation Branch of Infrastructure Canada
- William Sutter, Senior Policy Advisor, Melissa Pasquali, Lead Senior Advisor and Breanne Bateman, Policy Advisor, Agency Oversight Unit, Infrastructure Policy Division Ministry of Infrastructure at Ontario Ministry of Infrastructure.

Mazyar Mortazavi, the Chair, called the meeting to order at 9:05 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 Stephen Diamond and seconded by Chris Voutsinas 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. Consent Agenda - Minutes of the Open Session of the Committee meeting held on April 16, 2020.**

**ON MOTION** duly made by Stephen Diamond and seconded by Andrew MacLeod and carried, it was **RESOLVED** that the Minutes of the Open Session of the IREQ Committee meeting held on April 16, 2020 were approved as tabled.

The Committee received the Development Projects Dashboard for information.

**4. Waterfront Innovation Centre (WIC)**

Management provided a presentation, which was taken as read, containing an overview of the Waterfront Innovation Centre (WIC) project and the current status of the project. The Committee posed questions to Management and the report was noted for information.

**5. Closed Session**

**ON MOTION** duly made by Jack Winberg and seconded by Andrew MacLeod and carried, the Committee **RESOLVED** to go into a Closed Session to discuss agenda item 6(a), 7, 8 and 9 in a Closed Session as permitted by By-Law No. 2 of the Corporation. The exceptions relied on for the discussion for item 6(a) in Closed Session is provided in the minutes of the Open Session of the April 16, 2020 IREQ Committee meeting contained in item 3(a) of day's agenda, for item 7 and 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.

**6. Consent Agenda**

**a. Draft minutes of Closed Session April 16, 2020**

7. **Update Quayside Matters**
8. **Infrastructure Queens Quay East Revitalization**
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 Jack Winberg, seconded by Chris Voutsinas and carried, the Committee **RESOLVED** to go into Open Session.

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

**ON MOTION** duly made by Jack Winberg and seconded by Chris Voutsinas and carried, it was **RESOLVED** that the Minutes of the Closed Session of the IREQ Committee meetings held on April 16, 2020 were approved as tabled.

12. **Termination of the Meeting**

There being no further business, **ON MOTION**, duly made by Jack Winberg, seconded by Mazyar Mortazavi and carried, it was **RESOLVED** that the meeting be adjourned at 10:54 a.m. local time.

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Committee Chair

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Secretary of the Meeting

# Development Projects Dashboard

## IREC Meeting – September 24, 2020

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



# Development Projects Dashboard

## IREC Meeting – September 24, 2020



Project	Description	Previous Period	Next Steps
<b>East Bayfront</b>			
A - Waterfront Innovation Centre (Menkes)	484,000 sq ft commercial building (hub for technology and creative sectors)	Building completion will be impacted by COVID-19. Expected completion end of 2021.	<b>Construction ongoing.</b>
B - The Arbour (George Brown College)	175,000 sq ft institutional building (expansion of existing waterfront campus)	Committee of Adjustment virtual hearing for Arbour minor variances end of June 2020. Continuing to work on Risk Assessment/Risk Management plan for the site with Ministry of Environment.	<b>2<sup>nd</sup> SPA resubmission filed in September 2020. Committee of Adjustment approved variances in June 2020. Decision appealed by Redpath to TLAB. Continuing to work on Risk Assessment/Risk Management plan for the site with Ministry of Environment.</b>
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	Condo registration in April 2020. Land payment received by WT in May 2020.	<b>Occupied and registered condominium.</b>
F - Aquabella (Hines/Tridel)	266,000 sq ft condominium with City-owned Bayside Child Care Centre (CCC)	DocuSign process for June 2020 for restated Agreement of Purchase and Sale, Delivery Agreement and Consent Agreement for Child Care Space. Building permit received for Child Care Space in May 2020.	<b>Restated APS, Delivery Agreement and Consent Agreement for Child Care Space executed. Target completion of base building (by site developer) in May 2021 and WT to commence fit out of Child Care Space.</b>
G - Aqualuna (Hines/Tridel)	430,000 sq ft condominium with City Community Recreation Centre	<b>Notice to Proceed and Community Centre Development and Construction Management agreements pushed to June 2020. Restated Development Agreement, APS and Sublicense are settled. Closing dependent on settling of variances at deferred Committee of Adjustment. New hearing date not scheduled</b>	<b>Variances approved at Committee of Adjustment hearing in July 2020. Aqualuna agreements executed in August 2020. Site transferred to Aqualuna Bayside Partnership on August 14, 2020. Construction has commenced.</b>

# Development Projects Dashboard

## IREC Meeting – September 24, 2020



Project	Description	Previous Period	Next Steps
<b>East Bayfront</b>			
H - C2 (Hines)	250,000 sq ft office building –10 storey tall timber building	Closing scheduled for late summer, early fall. Minor variance and severance applications will be handled through separate means. Have received comments from second SPA submission.	<b>Minor variances approved at July 2020 Committee of Adjustment hearing. Closing completed in July 2020. Construction is underway.</b>
I - R6	Affordable rental housing ~ 215 units	City affordable housing terms not yet issued to Hines. Meeting held with City with representatives from Housing Secretariat, Planning Department and Waterfront Secretariat. City team now established and regular project meetings to begin. Hines sent overview presentation and are seeking an architect.	<b>Meeting with WT, Hines and Housing Secretariat on key terms. Housing Secretariat to come back with definitive terms to present to Hines. City team meeting monthly with WT on objectives for project.</b>
<b>West Don Lands</b>			
AA - Canary Block 16 (Dream Kilmer)	150,000 sq ft condominium	Registration expected in June 2020. On target for first occupancy in January 2022.	<b>Condominium registered in July 2020.</b>
BB - Canary Block 12 (Dream Kilmer)	350,000 sq ft condominium	Target occupancy Q4 2021.	<b>Construction ongoing.</b>
CC - Block 10 (AHT/Dream Kilmer)	330,000 sq ft condominium/rental/indigenous health centre and indigenous training/employment/education centre	Development Agreement executed. Expect another presentation to DRP later in the year.	<b>Fourth DRP presentation targeted for October 2020. Third SPA application submitted for AHT component only in September 2020.</b>



# Development Projects Dashboard

## IREC Meeting – September 24, 2020



Project	Description	Previous Period	Next Steps
<b>West Don Lands</b>			
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	Continuing to work with Ministry and with architect on design. Working on their SPA submission.	<b>Preparing for City submission. Schematic Design scheduled for September DRP. Project presentation to IREC in September.</b>
HH – Blocks 3, 4 and 7 (90 Mill St.) Dream Kilmer Tricon	825,00 sq ft condominium with retail	ZBA and SPA applications submitted Sept 2019. DRP review September 2019. SPA submission April 2020. Two working group sessions with residents April 2020.	<b>DRP Design Development review July 2020. Third working group session Aug 2020.</b>
<b>Port Lands</b>			
Port Lands Planning Next Steps	Urban design guidelines, transportation Environmental Assessments, development application reviews, zoning reviews etc.	Updated Pinewood/Bell Media Masterplan presented to City and WT in June 2020. First DRP presentation schedule for late June 2020.	<b>Comments provided by City and WT on Pinewood/Bell Media Masterplan.</b>  Ongoing – McCleary District Precinct Plan process to be initiated by City, in partnership with WT, in Q3 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.	Document exchange delayed due to COVID. Witness list submitted in April 2020. Witness statements due July 8, 2020.	<b>WT has 2 witnesses. Witness statements and reply statements exchanged August and Sept 2020. Mandatory LPAT mediation to commence in Oct 2020 and hearing pushed to begin early 2021.</b>
Port Lands Planning - 309 Cherry	Two appeals to LPAT.	Settlement offer not accepted by City. Is party to the OPM LPAT Hearing scheduled to commence in September 2020	<b>No update.</b>

# Development Projects Dashboard

## IREC Meeting – September 24, 2020



Project	Description	Previous Period	Next Steps
<b>Port Lands</b>			
Villiers Island Development	Zoning bylaw amendment (ZBLA), Official Plan Amendment (OPA), POS, site plans, developer requests for proposals etc.	WT to coordinate with City obtaining updated surveys and draft R-Plans/ M-Plans laying out street and block structure.	<b><i>R-plans were updated as part of the Cherry Street lake filling project. WT &amp; City will begin to draft the zoning bylaw for Villiers Island following the first phase of the LPAT hearing.</i></b>
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. Will follow McCleary District Precinct Planning exercise.
<b>Other</b>			
Lower Yonge	LPAT and private developer application review.	Final comments for 55 LSBE still working their way through City. DRP review in May 2020 received conditional support.	<b><i>Ongoing</i></b>
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 (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 team and public realm contribution to WT, supplemented by City funding, to deliver improved Lake Shore public realm between Jarvis and Richardson in 2021, post-Gardiner rehab works.  Discussions also ongoing with Greenland (215 LSBE) re: design and delivery of Lake Shore public realm between Richardson and Sherbourne as part of development frontage.	<b><i>Ongoing</i></b>

<b>Purpose</b>	For Information
<b>Areas of note/ Key issues</b>	<p>In response to a previous IREC request, the Development team is presenting other Waterfront Toronto development projects to the committee at the regular IREC quarterly meetings.</p> <p>The September 24, 2020 presentation is on Rekai Centres' new project, Cherry Place, a 13 storey, 348 bed Long Term Care facility in the West Don Lands.</p> <p>The presentation will include:</p> <ul style="list-style-type: none"> <li>• Background on Long Term Care Homes in downtown Toronto</li> <li>• Project description of Cherry Place including background on Rekai Centres, scope overview and timeline</li> <li>• An overview of Waterfront Toronto's role – Development, Innovation, Sustainability &amp; Prosperity and Planning and Design Divisions</li> <li>• Precinct context and images</li> <li>• Program elements</li> </ul>
<b>Next Steps</b>	Staff will continue to work with Rekai on the development of Cherry Place in the West Don Lands. Proposed occupancy is 2023.

September 24, 2020

# Rekai Centres Project Overview

## Investment and Real Estate Committee Meeting

# WDL Block 5 - Rekai Centre – Cherry Place



# Background on Long Term Care Homes in Downtown Toronto

- As of January 2020, between 1,200 and 1,800 Long Term Care (LTC) beds are leaving downtown Toronto by 2025.
- In July 2020, the Ministry of Long-Term Care decreed that all Class C – i.e., homes older than 30 years which have many 4-bed wards - could only have 2 residents in a previously 4 bed ward. This will help reduce the spread of COVID-19.
- The Reikai Centre at Sherbourne Place, licensed for 126 beds, currently has 88 residents as a result of the above direction.
- Individuals from the community waiting list for LTC, experience an even greater wait list. This will likely not decrease until new LTC homes are built.



# Project Description



## Background

- Rekai Centres (Rekai) is a non-profit charitable corporation that owns and operates two long-term care homes in downtown Toronto.
- Waterfront Toronto and Rekai began working together in 2010 to bring Long Term Care to the West Don Lands.
- Many years of discussions were spent on finding a funding model that would work for Rekai and the Province
- Waterfront Toronto and Rekai Centres signed a development agreement in December 2017.
- Rekai Centres closed on the land with Infrastructure Ontario on January 2020.

# Project Description (cont.)

## Scope Overview

- Long Term Care home with 348 beds.
- The current proposal has been endorsed by local resident associations.
- WT has always felt that this is an important use and exciting project for the WDL.

## Timeline

- Reikai has presented to DRP for Issues Identification November 2017 and Schematic Design September 2020
- Reikai has submitted a Preliminary Project Review to the City to determine whether the project requires a rezoning or simply a site plan with minor variances.
- Target Site Plan Application date: Fall 2020.
- Target construction start date:
  - Q2 2020 – Enabling works
  - Q3/Q4 2021 – Below grade work
  - Q1 2022 – Above grade work



# Waterfront Toronto's Role

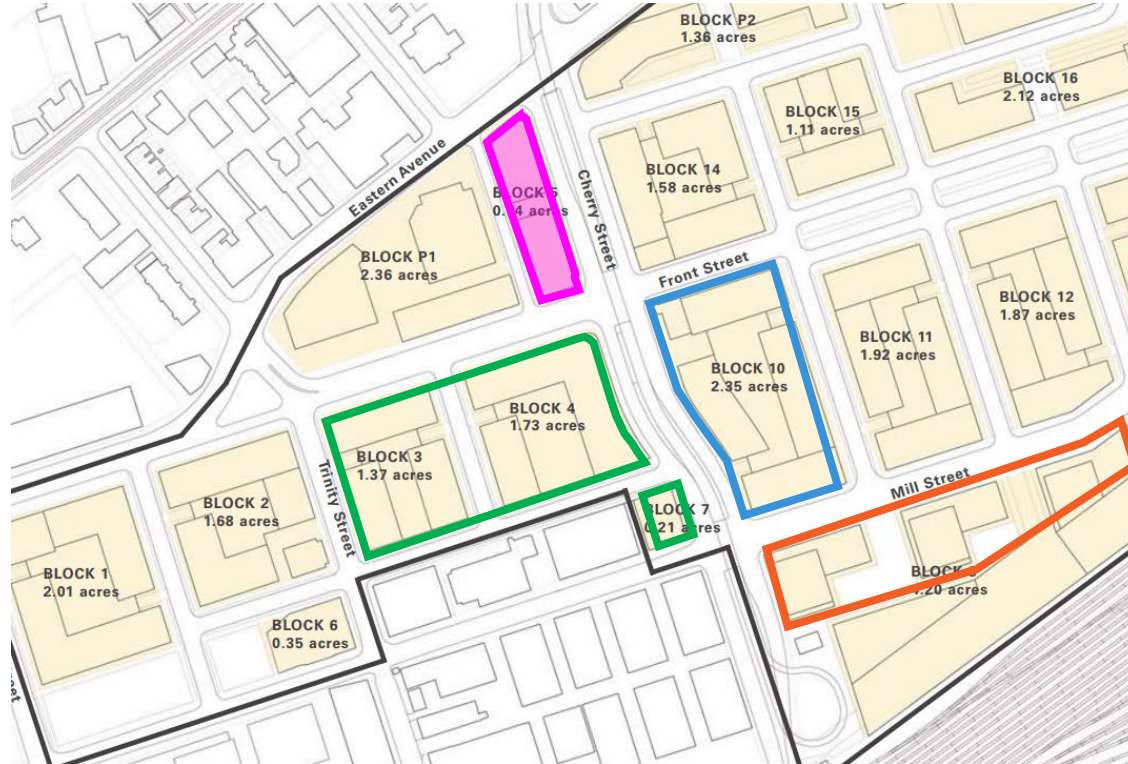


## Waterfront Toronto's Role

- Through our role as Master Developer we have a signed development agreement with ReKai ensuring several obligations that achieve our policy objectives and the intent of the Central Waterfront Secondary Plan including:
  - Waterfront Toronto Minimum Green Building Requirement 2.1 (and LEED Gold).
  - Present to the Waterfront Toronto Design Review Panel and receive consent from Waterfront Toronto before proceeding with design development and construction.
  - Receive approval from Waterfront Toronto before submitting any municipal approvals.
  - Beanfield Technologies will be the designated provider of broadband services to further build out the Waterfront's intelligent community, including ultra high-speed broadband, neighbourhood wi-fi, and our digital inclusion program.

# Precinct Context

## West Don Lands Block Plan



# Existing Site Context



Looking southeast at the intersection of Eastern Ave. and Cherry St.

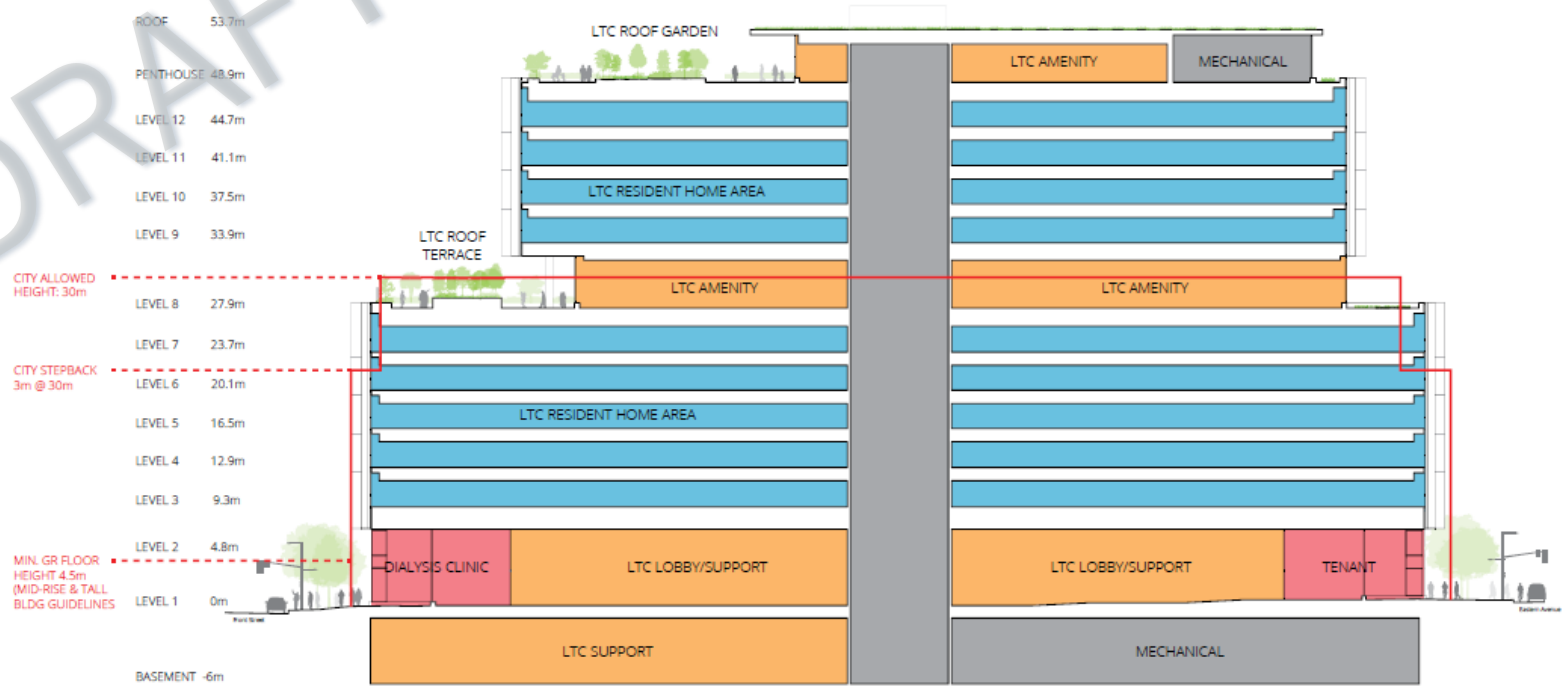
# Rekai Centre at Cherry Place



# Rekai Centre at Cherry Place



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## Rekai Centre at Cherry Place – Program Elements

- The new Rekai Centre at Cherry Place has been greatly influenced by Rekai's lived experience with COVID-19 in addition to their desire to provide emotion-based care, particularly for those living with Alzheimers/Dementia.
- From an Infection Control perspective, it is imperative that residents who have contracted infectious diseases be isolated. Negative Pressure Isolation Rooms and rooms with full oxygen have been created.
- 2 Negative pressure isolation rooms are proposed.
- Centrally piped Oxygen in the activity room to create a new resident bedroom if needed (this is a life-supporting element when the need for Oxygen is dire).
- The placement of garbage and laundry chutes is important to ensure the integrity of isolation procedures.

# Rekai Centre at Cherry Place – Program Elements

- The plan is to create special Dementia floors with small neighbourhoods, colours chosen by a Master of Colour Therapy from OCAD and staffed with Registered staff and PSWs with special dementia education.
- In collaboration with St. Michael's Hospital, Rekai will open a new 9 station Dialysis Centre with walls separating the stations for maximum infection control.
- The new Rekai College, will offer the first 2-year specialized PSW program in Ontario and perhaps Canada, allowing for healthcare workers from across the world, to come to Ontario, contribute to the healthcare system and become Permanent Residents to address the shortage in PSWs.
- Emergency departments are often filled with residents from LTC homes. A new seniors assessment program at Rekai Centres, under the medical oversight of St. Michael's Hospital, would treat patients from downtown LTC homes, retirement homes or the St. Michael's Family Practice for relatively minor health conditions, ensuring they receive medical treatment quickly without filling up acute care hospital ERs.

# Cherry Street Looking North





# Cherry Street Looking South

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a waterfront for everyone



<b>Purpose</b>	For Information
<b>Areas of note/ Key issues</b>	<p>Update Quayside Matters includes two items for Committee consideration:</p> <ul style="list-style-type: none"> <li>• Procurement and Selection of Fairness Advisor</li> <li>• Quayside Timeline</li> </ul> <p>a. A Fairness Advisor, the Right Honourable Beverley McLachlin, has been procured to ensure fairness and transparency in the selection process for the Quayside developer. The evaluation team reviewed 21 candidates, mostly former judges and the team’s first choice agreed to participate. A brief biography is included.</p> <p>b. Quayside Timeline describes the Items and Dates from the Board’s approval to resume the study of Quayside in June 2020 to the target date for developer selection in the summer of 2021.</p>
<b>Next Steps</b>	<p>a. Staff will orient the Fairness Advisor and outline the work to come in the Developer RFP process.</p> <p>b. Staff will continue the work outlined in the Timeline and ensure milestones are met.</p>

# Fairness Advisor: Right Honourable Beverley McLachlin

- Served as Chief Justice of Canada from 2000 to mid-December 2017.
- Is an arbitrator and mediator in Canada and internationally with over 35 years experience in deciding a wide range of business law and public law disputes, in both common law and civil law; her ability to work in both English and French; and her experience and skill in leading and consensus-building for many years as the head of a diverse nine-member court.
- Appointed to the Order of Canada as a recipient of its highest accolade, Companion of the Order of Canada, June 2018. She has received over 35 honorary degrees from universities in Canada and abroad, and numerous other honours and awards.
- Sits as a Justice of Singapore's International Commercial Court and the Hong Kong Final Court of Appeal.
- The 2,094 Supreme Court of Canada judgments in which she participated - of which she wrote 442 - and her legal writings and speaking, include a wide range of subjects in corporate, construction, financial services, taxation, contract, tort, other areas of business law, as well as arbitration and mediation. Her legal texts include, as lead co-author, the first and second editions (1987 and 1994) of The Canadian Law of Architecture and Engineering. It is generally recognized that the judgments of the Supreme Court of Canada during her tenure have affirmed Canada as a jurisdiction that is very supportive of arbitration.

# Quayside Timeline



Item	Date
Board approval to resume study of Quayside	Approved June 2020
Board Meeting (Quayside Visioning Session)	August 27, 2020
Community Engagement and Market Sounding	July 2020 - September 2020
IREC Meeting	September 24, 2020
Stakeholder Advisory Committee (SAC)	October 1, 2020
Board Meeting (Quarterly update meeting)	October 8, 2020
Public Consultation on Vision for Quayside and RFP	October 2020
IREC Meeting	November 19, 2020
Board meeting (decision to release RFP)	December 10, 2020
RFP Release	Late 2020/ Early 2021
Target Date for Short List	Early Spring 2021
Target for Proponent Selection	Summer of 2021



**Investment and Real Estate Committee (IREC) Meeting  
September 24, 2020  
Item 11 – Resolution(s) Arising from the Closed Session**

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**ON MOTION** duly made by [•] and seconded by [•] and carried, it was **RESOLVED** that the Minutes of the Closed Session of the Investment, Real Estate and Quayside Committee meeting held on June 10, 2020 be approved, as tabled.