

MINUTES of the Public portion of the 103rd meeting of the Board of Directors of the Toronto Waterfront Revitalization Corporation held at the offices of Toronto Waterfront Revitalization Corporation, 20 Bay Street, Suite 1310, Toronto, Ontario on Wednesday, June 26, 2013 at 8:00 a.m. local time.

PRESENT: Mark Wilson, Chair
 Jack Cockwell
 Michael Copeland - via teleconference
 Sue Dabarno
 Kevin Garland
 Janet Graham
 David Johnson
 Sheldon Levy
 Ross McGregor
 Joe Pantalone
 Councillor Jaye Robinson
 Gary Wright

ABSENT:

The following additional persons were in attendance, unless otherwise noted, throughout the meeting or only for particular business items as noted in these minutes: John Campbell, President and Chief Executive Officer; Chad McCleave, Chief Financial Officer; David Kusturin, Chief Operating Officer; Marisa Piattelli, Chief Administrative Officer; Meg Davis, V.P. Development; Ian Beverley, Legal Counsel; and Antonio Medeiros, Project Manager, Planning and Design.

Also in attendance was Irene Bauer of the City Secretariat and Devyn Leonard of the Ministry of Infrastructure.

The Chairman, Mark Wilson, took the chair, and with the consent of the Directors, appointed Ann Landry to act as secretary of the meeting.

The Chair declared that a quorum of Directors was present and that notice of the meeting having been duly sent to all Directors in accordance with the Corporation's By-laws, the meeting was duly called and regularly constituted for the transaction of business.

Jack Cockwell declared a conflict with regard to Enwave and it was agreed that he would leave the meeting prior to any material discussions regarding this organization.

1. Approval of Consent Agenda

ON MOTION duly made, seconded and carried, it was **RESOLVED** that the Consent Agenda for the Public session of the 103rd meeting of the Board, held on Wednesday, June 26, 2013 be and is hereby accepted and approved.

2. CEO Report

John Campbell tabled reports and information on various matters, which included the following subjects and information and on which the following Board and Management comments were made:

- *Construction Progress* – A slide presentation of progress to date was provided.
- *West Don Lands (“WDL”)*

Construction – Corktown Common is now the official name of the former “Don River Park” with the name recently approved by City Council following a public naming contest. Work has been completed to allow for a soft opening of the dry side of the park on June 28, 2013 for the summer months. It will likely have to close for the winter.

Underpass Park - Work is effectively complete and a Record of Site Condition (“RSC”) is expected in the fall with an opening to be scheduled thereafter.

Stormwater Quality Facility – The Environmental Assessment (“EA”) Addenda for stormwater servicing in WDL and East Bayfront (“EBF”) including the Ballasted Flocculation Facility (“BFF”) will be completed this month with the final reports being submitted to the Ministry of the Environment (“MOE”). Waterfront Toronto is also currently seeking MOE approvals for the local components of the servicing construction and anticipates being able to tender for construction this summer.

Public Art – The re-claimed “No Shoes” sculpture has now been installed in WDL. Waterfront Toronto acquired this sculpture as part of the Corporation’s Public Art program.

Community Events - On May 21, 2013, The YMCA of Greater Toronto hosted a media event to celebrate the “topping off” of their new YMCA on Cherry Street, currently under construction as part of the Athletes’ Village project in WDL, as well as to announce a private donation from the Cooper-Koo Family that will support the YMCA Strong Start, Great Future fundraising campaign. The new centre in WDL will be named Cooper Koo Family YMCA in honour of their donation. Waterfront Toronto, YMCA of Greater Toronto partners, major donors, supporters and board members, and representatives from the WDL community attended the event.

- *Pan Am Athlete's Village* - Progress on the Village is great with the site changing almost daily.
- *East Bayfront ("EBF")*

Parkside - Great Gulf is in the process of applying to the City for approval of some minor changes to the built form of its Monde condominium which was approved in principle by Waterfront Toronto and Waterfront Toronto's Design Review Panel. This will be a public process that will include solicitation of public input.

Bayside - Waterfront Toronto continues to work with the City in acquiring approvals with some construction activity underway.

Dockside - Traffic signals have been installed and are expected to go "live" at the end of June.

- *Central Waterfront ("CWF")*

Queens Quay Construction - Construction and re-construction of utilities is well underway on Queens Quay Boulevard and remains a very complicated and highly organized endeavour. The Corporation continues to work with residents and the Business Improvement Area ("BIA") to support their ongoing business requirements and resolve issues.

Communications and Marketing - On Saturday May 25, 2013 Waterfront Toronto participated in "Doors Open" for the first time. Waterfront Toronto led guided tours of our construction trailer compound and construction site and had more than 500 people attend.

Waterfront Toronto coordinated very closely with the Community and the local BIA to promote and support the Redpath Waterfront Festival which was expected to draw over 750,000 people to the waterfront which included programming at Canada's Sugar Beach and Sherbourne Common.

Portland Slip Waters Edge - Construction is complete but an RSC is required before the area can be opened to the public. The RSC is expected in the fall.

Jarvis Dockwall Reinforcement - Installation of the guardrail, lighting and the extension of the granite mosaic from Sugar Beach to the sidewalk at Queens Quay East has been completed. We expect to have the Redpath security steel fence installed in early July.

- *Health and Safety* - Three health and safety incidents occurred on the Queens Quay Revitalization site since the last report.
 1. On June 7, 2013, a water main valve failure occurred in front of 390 Queens Quay at the Peter Street Slip. Water service was restored on the same day and resulted in no loss of time.
 2. On June 14, 2013, the contractor was refreshing the cross walk line painting in the intersection of Lower Simcoe and Queens Quay under the direction of a pay duty officer and the contractor's flagman. A pedestrian crossing the intersection stepped on a freshly painted line and slipped and fell. The pedestrian got paint on her shoes, pants, bags and glasses and injured her wrist. Incident reports were taken from the pedestrian, officer and flagman.
 3. On June 17, 2013, a worker was pinned by a truck and injured. The worker was taken to the hospital with no apparent fractures and is believed to be in stable condition. The amount of lost time, if any, had not been determined as of the report date. Worker is with Coco Paving (Subcontractor to Waterfront Toronto's Construction Manager, Eastern Construction).
- *Lower Don Lands ("LDL") / Port Lands* - Waterfront Toronto, the City of Toronto and Toronto and Region Conservation ("TRCA") continue to work towards the implementation of Phase 2 of the Port Lands Acceleration Initiative ("PLAI") with project activities currently underway. .
- *Environment and Innovation*

Corporate Social Responsibility and Sustainability Report - Work continues on a communications plan to launch Waterfront Toronto's first Corporate Social Responsibility and Sustainability Report. A highlights brochure will be developed to provide a summary/snapshot of the report, details of the report will be uploaded to the homepage of the corporate website, and a virtual Townhall will be held with thought leaders discussing current global trends in sustainable urban planning, construction, and smart city building.

Intelligent Communities - Element Blue and IBM have begun the installation and configuration of the required services for the middleware platform. Waterfront Toronto is currently working with IBM to determine a go-live date for the site as well as a global marketing strategy. IBM has also selected Waterfront Toronto to be their North American launch partner for their People4SmarterCities collaboration platform. IBM is currently implementing customizations to reflect a Canadian context with anticipated launch of early July.

Waterfront Toronto was represented as part of the official Toronto delegation for the ICF Summit, June 5-7, 2013 in New York. Although Taichung, Taiwan was ultimately named the Intelligent Community of the Year for 2013, Toronto received significant praise for the revitalization efforts on the Waterfront and also for the dynamic cultural component presented at the event.

- *Communications and Marketing* - Waterfront Toronto, TRCA and government partners were joined by community members and stakeholders on June 7, 2013 to celebrate the official opening of the second and final phase of Mimico Waterfront Park and on June 22, 2013 for the official opening of phase 2 of Port Union Waterfront Park at the annual Port Union Waterfront Festival. Waterfront Toronto is also coordinating with Harbourfront Centre on the official opening of Canada Square. The opening will be held on July 1, 2013 as part of Harbourfront Centre's broader Canada Day festivities.
- *Gardiner Expressway Environmental Assessment* - The EA and Urban Design Study for the eastern end of the Gardiner Expressway and Lake Shore Boulevard has resumed with both Stakeholder Advisory Committee and public meetings held in the last four weeks. More than 300 people attended the public meeting and the event was broadcast live on the Internet. Participants were taken through a presentation of the four options: maintain, improve, remove or replace and had the opportunity to see the results of the design competition that Waterfront Toronto held in 2010 to solicit ideas related to each of the options. Considerable traditional and social media attention resulted from this round of consultation with particular attention paid to the design concepts and the overall status of the rehabilitation efforts by the City of Toronto. The next round of consultations will take place in the fall.
- *Lower Yonge Precinct* - The first public meeting on the Lower Yonge Precinct was held May 22, 2013 to discuss the context of the area and the scope of the Urban Design Guidelines and the Transportation Master Plan. More than 150 people attended this first session and general feedback included support for the initiative, concerns about traffic congestion resulting from large-scale development, and a desire for additional high-quality parks and public realm to mitigate the impacts of additional density. A draft set of Urban Design Guidelines will be presented at the next public meeting in September.
- *Active Asset Management Strategy Implementation* - Management has recently implemented an active asset management strategy to address the increasing property taxes on Waterfront Toronto-owned lands. Management has evaluated interim use opportunities for Waterfront Toronto-controlled properties and identified parking as a preferred interim use. Each property was reviewed to determine whether the existing lease or a parking strategy would result in improved revenue. As part of the parking strategy implementation, Waterfront Toronto selected a parking operator through a competitive Request for Proposals ("RFP") process. Management is projecting good results.

- *Board Meeting Governance Practices*

The Board directed the Corporate Secretary to review meeting governance practices along with those of similar organizations to reflect appropriate best practices.

3. Gardiner Environmental Assessment

Antonio Medeiros provided a presentation on the Gardiner Expressway & Lake Shore Boulevard Reconfiguration Environmental Assessment & Urban Design Study including the following:

- A historical overview;
- The Rehabilitation Capital Program;
- The approved Terms of Reference and goals;
- An overview of the options including maintain, improve, replace and remove;
- The evaluation criteria; and
- Next steps.

An in-depth discussion ensued and Mr. Medeiros responded to questions from the Board. In response to Board queries, it was agreed that the following information would be provided at the next Board meeting:

- traffic numbers for the southbound Don Valley Parkway;
- a comparison of Toronto's traffic numbers with other major cities vis-à-vis the number of people travelling downtown via vehicle, GO Transit, or transit.; and
- a list of SAC members.

4. 2012/13 Financial Statements

Janet Graham, the Chair of the Finance, Audit and Risk Management Committee ("FARM"), tabled the audited Financial Statements for the period ended March 31, 2013. She advised that they were the first audited financial statements under the new basis of accounting for Canadian public sector not for profit organizations as well as under the new accounting policy for assets under development. She advised that the changes resulted in two new statements: Statement of Remeasurement Gains and Losses and Statement of Changes in Net Assets.

Ms. Graham advised that the FARM Committee reviewed the Financial Statements on May 30, 2013 and the Corporation's external auditors have reviewed them and issued an unqualified audit report.

Discussion ensued and **ON MOTION** duly made, seconded and carried, it was **RESOLVED** that the audited Financial Statements for the period ended March 31, 2013 be and are hereby approved.

5. 2012/13 Management Report

Ms. Graham tabled the 2012/13 Management Report advising that the report is intended to provide stakeholders with additional information with respect to the Corporation's achievements for the year not readily apparent from the Corporation's financial statements.

She advised that a draft Report was reviewed by the FARM Committee at its May 30, 2013 meeting with changes noted and that the current Report reflects those changes. She responded to questions and **ON MOTION** duly made, seconded and carried, it was **RESOLVED** that the 2012/13 Management Report be and is hereby approved.

6. Procurement Report

Ms. Graham tabled a report advising that two contracts are required to extend beyond the five year contract period. She advised that Waterfront Toronto's Procurement Policy requires that all contracts exceeding 5 years must be approved by the Board of Directors. She advised that in accordance with the Policy, Management is requesting approval of the contract extensions from the Board. She further advised that the report was reviewed by the FARM Committee at its May 30, 2013 meeting.

Discussion ensued and **ON MOTION** duly made, seconded and carried, it was **RESOLVED** that the contract extensions for RV Anderson Associates Limited and Hanscomb Limited be and are hereby approved.

7. Environmental Issues

Ian Beverley advised that there were no environmental issues to be reported.

8. Adjournment of the Meeting

There being no further business other than matters to be considered in-camera, the Chairman indicated that in-camera matters involving land assembly and advice from legal counsel were then to be considered. He indicated to members of the public present that it was now in order for them to depart from the meeting. Members of public then left the meeting. The meeting then adjourned at 10:15 a.m. local time, to be momentarily reconvened as an in-camera meeting.

Chairman

Secretary of the Meeting