Investment, Real Estate and Quayside Committee Meeting

THURSDAY, JANUARY 17, 2019 - 3:30PM - 5:30PM
WATERFRONT TORONTO
20 BAY STREET, SUITE 1310
TORONTO, ON, M5J 2N8
Meeting Book - Investment, Real Estate and Quayside Committee Meeting

3:30 p.m.  1. Motion to Approve Meeting Agenda                  Approval          All

3:35 p.m.  2. Declaration of Conflicts of Interest          Declaration       All

3:40 p.m.  3. Consent Agenda

    a) Minutes of November 22, 2018 Meeting                Approval

    Draft Minutes IREQ Committee meeting November 22, 2018 - Page 4

    b) Development Projects Dashboard                      Information

Development Projects Dashboard - Page 6

3:45 p.m.  4. Master Innovation and Development Plan Update Goals and Objectives   Information

    a) Design Review Panel December 12, 2018 meeting feedback Information

    Cover Sheet - Page 10

    DRP Comment Presentation - Page 11

    b) Round Table 4 (RT4) December 8, 2018 meeting update Information

    Cover Sheet - Page 26

    Public Consultation Update - Presentation - Page 28

4:15 p.m.  5. Motion to go into Closed Session                Approval          All

Closed Session Agenda
The Committee will discuss the matters outlined in Items 6, 7 and 8, being an update on the negotiations on the Master Innovation and Development Plan ("MIDP"), MIDP Oversight and Committee Chair Discussion in a Closed Session as permitted by By-Law No. 2 of the Corporation. The exception relied for the discussion of items 6 and 7 in Closed Session is Section 6.1.1(l) of By-Law No. 2 (a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation) and item 8 is Section 6.1.1(b) (Personal matters about an identifiable individual, including employees of the Corporation) 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.

5:15 p.m.  8. Committee Chair Discussion                     Information

5:20 p.m.  9. Motion to go into Open Session                Approval          All

Public Session Agenda

5:25 p.m.  10. Resolutions Arising from the Closed Session (if any) Approval          All
5:30 p.m.  11. Motion to Adjourn the Meeting  Approval  All
MINUTES 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, November 22, 2018 at 9:00 a.m.

PRESENT:
Mazyar Mortazavi, Co-Chair
Michael Nobrega (Interim Chief Executive Officer, Waterfront Toronto)
Steve Diamond (by phone)

ABSENT:
Susie Henderson, Co-Chair
Meric Gertler

ATTENDANCE
WATERFRONT TORONTO
Meg Davis (Chief Development Officer)
Julius Gombos (SVP Project Delivery)
Cameron McKay (VP Communications)
Kristina Verner (VP Innovation, Sustainability and Prosperity)
Erik Cunnington (Director Development)
Leslie Gash (SVP Development)
Kevin Greene (Project Management Director)
Ian Beverley (General Counsel)
Catherine Murray (Senior Legal Counsel)
Kathleen Niccols (Governance Consultant)
Aina Adeleye (Board Administrator and Legal Assistant)

Mazyar Mortazavi acted as Chair of the meeting. Mazyar Mortazavi called the meeting to order at 9:03 a.m. and, with the consent of Investment, Real Estate and Quayside Committee (“IREQ” or the “Committee”) members, appointed Ian Beverley to act as Secretary of the meeting.

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 Michael Nobrega, seconded by Meric Gertler and carried, it was RESOLVED that the Meeting Agenda be approved as presented.

2. Declaration of Conflicts of Interest

Mazyar Mortazavi informed the Committee that he was recently appointed as the Chair of The Bentway. [Secretary’s Note: This potential conflict of interest has been recorded for future reference and did not present an actual or perceived conflict of interest with respect to the business of this meeting.]
3. **Consent Agenda** - Minutes of the Committee meeting held on September 13, 2018.

ON MOTION duly made by Michael Nobrega and seconded by Mazyar Mortazavi and carried, it was **RESOLVED** that the Minutes of the IREQ Committee meeting held on September 13, 2018 were approved as tabled.

The Committee received the Development Projects Dashboard for information.

4. **Closed Session**

ON MOTION duly made by Michael Nobrega, seconded by Mazyar Mortazavi and carried, the Committee **RESOLVED** to go into a Closed Session to discuss agenda item 5 and 6, as permitted by By-Law No.2 of the Corporation. The exception relied on for the discussion of items 5 and 6 in Closed Session is Section 6.1.1(l) of By-Law No. 2, which is that the discussion will concern a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation. Mazyar Mortazavi indicated to members of the public present that it was in order for them to depart the meeting. The meeting continued in Closed Session.

5. **Master Innovation and Development Plan Negotiation Update**

6. **MIDP Oversight**

7. **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 Steve Diamond and seconded by Michael Nobrega and carried, the Committee **RESOLVED** to go into Open Session.

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

There were no resolutions arising from the Closed Session.

9. **Termination of the Meeting**

There being no further business, **ON MOTION**, duly made by Michael Nobrega, seconded by Steve Diamond and carried, it was **RESOLVED** that the meeting be adjourned at 10:53 a.m. local time.

_________________________________  _______________________
Chair                                      Secretary
### Development Projects Dashboard

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Previous Period</th>
<th>Next Steps</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>East Bayfront</strong></td>
<td></td>
<td></td>
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<tr>
<td>(Menkes)</td>
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<tr>
<td>The Arbour (George Brown</td>
<td>175,000 sq ft institutional building (expansion of existing waterfront</td>
<td>Selected project architect and presented to Design Review Panel (DRP).</td>
<td>Submit for municipal approvals, including a height variance for additional height. Return to DRP. Reviewing list of potential variances with GBC.</td>
</tr>
<tr>
<td>College)</td>
<td>campus)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aqualina (Hines/Tridel)</td>
<td>380,000 sq ft condominium</td>
<td>Occupied and registered condominium.</td>
<td></td>
</tr>
<tr>
<td>Aquavista (Hines/Tridel)</td>
<td>368,000 sq ft condominium plus 80 Artscape affordable rental units</td>
<td>Construction ongoing.</td>
<td>Occupancy targeted for January 2019. Registration targeted for March 2019.</td>
</tr>
<tr>
<td>Aquabella (Hines/Tridel)</td>
<td>266,000 sq ft condominium with City-owned Bayside Child Care Centre (CCC)</td>
<td>Above grade building permit issued October 29, 2018. Site Developer/City finalizing Purchase/Sale agreement for Child Care Centre; WT/City finalizing Child Care Centre Fit Out agreement.</td>
<td>WT and City are finalizing fit out schematic design for Child Care Centre. Occupancy targeted September 2020.</td>
</tr>
</tbody>
</table>
### Development Projects Dashboard

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Status</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>West Don Lands</strong></td>
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<tr>
<td>Canary Block (Dream Kilmer)</td>
<td>150,000 sq ft condominium</td>
<td>Construction ongoing</td>
<td>Occupancy targeted Spring 2019.</td>
</tr>
<tr>
<td>Canary Common (Dream Kilmer)</td>
<td>350,000 sq ft condominium</td>
<td>Construction ongoing</td>
<td>Target occupancy 2020.</td>
</tr>
<tr>
<td>Block 10 (AHT/Dream Kilmer)</td>
<td>330,000 sq ft condominium/rental/indigenous health centre and employment centre</td>
<td>Finalize development agreement. Continue to work with City Planning on minor variances.</td>
<td>Present schematic design at Design Review Panel in March 2019.</td>
</tr>
<tr>
<td>Block 8 (Dream Kilmer Tricon)</td>
<td>635,000 sq ft purpose built rental development (3 buildings) with 30% affordable units</td>
<td>First SPA application was submitted to the City in early November 2018; WT completed an internal review and submitted</td>
<td>Return to DRP in January 2019.</td>
</tr>
</tbody>
</table>

### Aqualuna (Hines/Tridel) | 430,000 sq ft condominium with City Community Recreation Centre | City/Site Developer/WT negotiating purchase of Community Centre by City. Site Developer and City finalizing Community Centre design. | Finalizing Community Centre design. Estimated construction start – June 2019. |

### C2 (Hines) | 250,000 sq ft commercial building – proposed tall timber | WT and Hines negotiating Ground Lease and Development Agreement. | Submitted revised and formal application for Alternative Solutions (tall timber) to Toronto Buildings. WT and Hines to finalize development agreements. Present to DRP in March. |

### R6 | Affordable rental housing ~ 170 units | WT working with City on next steps. | |
<table>
<thead>
<tr>
<th>Item 3(b) - Consent Agenda – Development Projects Dashboard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>River City Phase 3 (Urban Capital)</strong></td>
</tr>
<tr>
<td>340,000 sq ft condominium</td>
</tr>
<tr>
<td>Construction completed.</td>
</tr>
<tr>
<td>Occupied and registered condominium.</td>
</tr>
<tr>
<td><strong>River City Phase 4 (Urban Capital)</strong></td>
</tr>
<tr>
<td>130,000 sq ft condominium</td>
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<tr>
<td>Construction ongoing.</td>
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<tr>
<td>Occupancy targeted Q4 2020.</td>
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<tr>
<td><strong>Block 5W (Rekai)</strong></td>
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<tr>
<td>Long-term care centre/residence and affordable condominium</td>
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<tr>
<td>Workshop with City October 2018. Rekai dissolved relationship with Options due to planning/financial unfeasibility of project.</td>
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<tr>
<td>Rekai adjusting development scheme for site.</td>
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**Port Lands**

<table>
<thead>
<tr>
<th>Port Lands Planning next steps</th>
</tr>
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<tbody>
<tr>
<td>Urban design guidelines, transportation Environmental Assessments, development application reviews, zoning reviews etc.</td>
</tr>
<tr>
<td>DTAH completed the PIC Core Urban Design Guidelines Early Report; WT is undergoing an internal review; WT has completed reviews of draft By-Laws for the Warehouse District, East Port and South of the Ship Channel.</td>
</tr>
<tr>
<td>Ongoing – McCleary District PP process to be initiated in Q2 2019; Zoning Review Team will continue to meet regularly; draft by-laws continue to be circulated to team for review.</td>
</tr>
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<tr>
<th>Port Lands Planning - Local Planning Appeal Tribunal (LPAT) CWSP</th>
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<tbody>
<tr>
<td>LPAT negotiations and hearings dealing with the several outstanding appeals to the CWSP and OPM</td>
</tr>
<tr>
<td>First Pre-Hearing Conference held on November 15, 2018; Preliminary list of Issues re. Port Lands OPM due end of 2018.</td>
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<tr>
<td>Submit preliminary list of issues to the City; Second Pre-Hearing conference scheduled for June 2019.</td>
</tr>
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<tr>
<th>Port Lands Planning 309 Cherry</th>
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<tbody>
<tr>
<td>Two appeals to LPAT</td>
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<tr>
<td>WT reviewed preliminary settlement proposal and WT to provide comments on revised settlement</td>
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<tr>
<td>Project Name</td>
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<td>--------------</td>
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<tr>
<td>Villiers Island Development</td>
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<tr>
<td>Polson Quay and River South Precinct Plan</td>
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<tr>
<td><strong>Other</strong></td>
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<tr>
<td>Lower Yonge</td>
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<tr>
<td>Private Development Application Review</td>
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<tr>
<td>North Keating East Precinct Plan</td>
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### Agenda Item

<table>
<thead>
<tr>
<th>Agenda Item</th>
<th>4a MIDP Update – Waterfront Toronto Goals and Objectives – Summary of Design Review Panel (DRP) Comments</th>
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### Purpose

For information

### Key Message

At the November 22, 2018 IREQ Committee meeting:
- WT’s draft Goals and Objectives were presented in detail including the MIDP Implementation Requirements, and Pillar Targets and Desired Outcomes.
- A summary was included in the package for the Board meeting on December 6, 2018.

WT’s draft Goals and Objectives and Sidewalk Lab’s (SWL) response through the proposed Quayside development plan were presented to the DRP on December 12, 2018.

The attached presentation contains a summary of the DRP’s Comments.

### Areas of note/Key issues

Sidewalk Labs presented their response to the WT Goals and Objectives through the proposed development plan for Quayside. DRP was rigorous with their questions and comments on the SWL plan and how it responded to the WT Goals and Objectives.

### Expected Outcome

The Committee will have a detailed understanding of the DRP’s feedback on SWL’s proposed development plan and whether it addresses WT’s Goals and Objectives.

### Key Takeaways/Next Steps

- WT will continue to work with SWL to improve the development plan
- Official DRP comments will be forwarded to SWL for their response.
- SWL and WT will return to DRP with the development plan as the plan develops further.
Design Review Panel Members

- Paul Bedford, Chair
- Betsy Williamson, Vice Chair
- George Baird
- Claude Cormier
- Peter Busby
- Pat Hanson
- Brigitte Shim
- Eric Turcotte
- Nina-Marie Lister
- Janna Levitt
- Fadi Masoud
- Jeff Ranson
Summary of Design Review Panel Comments on Quayside Development Plan

1. Relationship to Surrounding Context
2. Connectivity Across the Waterfront
3. Queens Quay Streetscape Continuity
4. Retail Feasibility
5. Parliament Plaza Functionality
6. Sustainability Strategies
7. Mass Timber Construction
1. Relationship to Surrounding Context
2. Connectivity Across the Waterfront – Villier’s Bridge

Floating Walkway and Ped Bridge to Promontory Park
2. Connectivity Across the Waterfront – Parliament and Queens Quay
3. Queens Quay Streetscape Continuity
3. Queens Quay Streetscape Continuity
4. Retail Feasibility
5. Parliament Plaza Functionality
Sidewalk Labs will invest in a series of innovations that drastically reduce greenhouse gas (GHG) emissions below levels in comparable projects, enable smarter management of resources, and reduce the cost of future upgrade and maintenance.

**Getting around with fewer emissions**

- Increased transit and active transportation rides

**Clean energy and smart energy management**

- Thermal Grid
- Advanced Power Grid
- Building Construction meeting Toronto Green Standards - Tier 3
- Building Equipment Schedulers

**Creating greener buildings with new materials and methods**

- Sustainable Construction and Materials

**Collecting and managing waste and water more effectively**

- Smart Waste Management
- Active Water Management

75%-85% Reduction in GHG emissions
7. Mass Timber Construction
Update Since Review
Thank you.
<table>
<thead>
<tr>
<th>Agenda Item</th>
<th>4b MIDP Update – Waterfront Toronto Goals and Objectives – December 8th Public Roundtable</th>
</tr>
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<td><strong>Purpose</strong></td>
<td>For information</td>
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<td><strong>Key Message</strong></td>
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<td></td>
<td>• A summary was included in the package for the Board meeting on December 6, 2018.</td>
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<tr>
<td></td>
<td>The attached presentation describes WT’s objectives, approach, participation, program and next steps for Roundtable 4 held on December 8, 2018.</td>
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<tr>
<td><strong>Areas of note/Key issues</strong></td>
<td>Waterfront Toronto’s Goals and Objectives and evaluation process for the MIDP were outlined at Roundtable 4, along with SWL’s proposed development plan plus 4 break out sessions on:</td>
</tr>
<tr>
<td></td>
<td>1. Quayside Draft Site Plan and Transportation</td>
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<td></td>
<td>2. Social Infrastructure and Housing Affordability</td>
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<tr>
<td></td>
<td>3. Sustainability</td>
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<td></td>
<td>4. Digital Governance</td>
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<tr>
<td></td>
<td>WT moderated the event and delivered the initial presentation in the plenary. WT also hosted the 4 break out sessions including the question and answer sessions and report back. The event was attended by a diverse group of 500+ people and was well received. Recorded presentations have more than 3,500 views online. Attendees included the public, all three levels of government and media representatives.</td>
</tr>
<tr>
<td><strong>Expected Outcome</strong></td>
<td>The Committee will have a detailed understanding of the role WT played in the public consultation, the objective of the roundtable, the participation and program for the day and the public’s response.</td>
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</tbody>
</table>
| Key Takeaways/Next Steps | Documented summary feedback report will be forwarded to SWL.  
|                        | Response to crowd sourced questions.  
|                        | WT will continue to take the lead on future public consultations as the MIDP develops. |
January 17, 2019

Public Consultation Update: December 8th Public Roundtable

Investment Real Estate and Quayside (IREQ) Committee Meeting
Roundtable Objectives and Approach

**Waterfront Toronto Objective**

Through the presentation of our Evaluation Framework, Goals and Objectives, provide the public with an understanding of how the MIDP proposal will be assessed and demonstrate Waterfront Toronto’s leadership of the public engagement process.

**Roles and Responsibilities:**

- Waterfront Toronto led and approved the roundtable agenda and format, and provided guidance and feedback to Sidewalk Labs on content to be presented.
  - Established a structure that accommodated a large breadth of information to be brought forward and provided opportunity for public participation in sessions of interest.
  - Invited City of Toronto to provide clarity on the City’s process and role.
  - Ensured consistent application of Waterfront Toronto and Sidewalk Labs respective branding to clarify content ownership throughout presentations.
- Waterfront Toronto as engagement lead and host.
  - Waterfront Toronto hosted plenary and each breakout session, Sidewalk Labs presented project specific content.

**Pillar Objectives**

- Detailed objectives reflecting Waterfront’s desired outcomes for the MIDP broken down in eight categories.

**Pillar Objective “Must Haves”**

- Out of these desired outcomes, five “must haves” have been identified as priorities for WT with respect to the success of the MIDP:
  1. Job Creation
  2. Climate Positive
  3. Affordable Housing
  4. New Mobility
  5. Innovations (To be further developed)
Roundtable Participation and Program

- Approximately 500 in-person participants, 3,565 online views of the recorded plenary and breakout sessions
- Federal, Provincial and Municipal representation, including both staff and political representatives
- Media coverage included: The Globe and Mail, Canadian Press, Financial Post, The Guardian, 680 News, CityTV News, and local bloggers that cover issues such as tech, design, and urban issues.
- Each plenary and breakout session included a Q & A opportunity for community members to ask questions of Waterfront Toronto leadership; in addition, Waterfront Toronto staff and leadership were available during the open house to further engage with community members

Plenary Presentation:
- **City of Toronto Waterfront Secretariat:**
  Talked to the City process, where the project is today and the City’s role
- **Waterfront Toronto:**
  Mandate, MIDP evaluation process and priority objectives, Auditor General Report
- **Sidewalk Labs:**
  Draft site plan, highlighting the innovations that would make the neighbourhood unique
- **Question & Answer:** An open session for Waterfront Toronto and Sidewalk Labs to respond to questions from community members

Breakout Sessions:
- Waterfront Toronto hosted and presented topic specific goals and objectives
- Sidewalk Labs presented selected topic content in greater detail
- A question and answer session, followed by facilitated discussions and a report back

Topics:
1. Quayside Draft Site Plan and Transportation
2. Social Infrastructure and Housing Affordability
3. Sustainability
4. Digital Governance
Next Steps

➔ Preparing Roundtable Summary Feedback Report
➔ Planning response to a list of over 150 crowd-sourced questions submitted in connection with the consultation feedback window

Upcoming engagement:
• Civic Labs
• Stakeholder Advisory Committee
• Roundtables
• Design Review Panel (DRP)
• Digital Strategy Advisory Panel (DSAP)