

MINUTES of the public portion of the 52nd meeting of the Board of Directors of the Toronto Waterfront Revitalization Corporation held at Novotel Toronto Centre, 45 The Esplanade, Toronto, Ontario on Friday, June 16, 2006, at 9:00 a.m., local time.

PRESENT: Peter Smith, Interim Chair
Bill Charnetski
Renato Discenza
Vivien Dzau
Janet Graham
Ross McGregor
Mayor David Miller
John Ronson

ABSENT: Kevin Garland
Mark Wilson

In addition to the general public, 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; Edward Dato, Chief Financial Officer; Victor Wong, V.P. Legal; Kristin Jenkins, V.P. Public Affairs; Marisa Piattelli, V.P. Government Relations and Special Project Management; Christopher Glaisek, V.P. Planning and Design; David Matheson, McMillan Binch Mendelsohn LLP; Allan Leibel, Goodmans LLP; Leslie Woo, Special Assistant to the Mayor; Brigitte Shim, Shim-Sutcliffe Architects.

The Interim Chairman, Peter Smith, continued in the chair, and Ann Marie Landry continued to act as secretary of the meeting.

1. Approval of Minutes

The minutes of the public portion of the 51st meeting of the Board held on May 4, 2006 were tabled, and **ON MOTION** duly made, seconded and carried, it was **RESOLVED** that the minutes of the 51st meeting of the Board held on May 4, 2006 were approved.

2. Interim Chairman's Remarks

The Interim Chairman welcomed new municipally appointed Board members Janet Graham and Renato Discenza. He reported that on May 15, 2006 the Board was advised that Bob Fung's contract would not be renewed and that an interim chair should be appointed effective immediately. He expressed his appreciation to the Board for their confidence in his ability to act as Interim Chair until a permanent Chair is appointed and advised that a letter was sent to the three levels of government requesting that input from the Board be considered prior to appointing the new Chair. He further expressed his appreciation, on behalf of the Board, to

Bob Fung for his leadership and vision and advised that an event will be organized in recognition of Mr. Fung's contribution to the Corporation.

3. CEO's 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:

- *West Don Lands* ("WDL") and *East Bayfront* ("EBF") – The report tabled provides a detailed update and further comment is not required.
- *Procurement* – The marketing and branding assignment has been awarded to Spencer Francey Peters and will begin immediately. The Request for Proposals ("RFP's") for the Regional Sports Complex and Legal Services for municipal law and consolidated legal services are underway and are expected to be awarded by the end of June.
- *Miscellaneous*
 - The Discovery Centre in Lake Ontario Park was not approved by the Federal Government.
 - A meeting will be set up with Ontario Power Generation, the City of Toronto and the Corporation to discuss the balance of the Port Lands Energy Centre site.
- *Mimico Creek Park* – It has been determined that the cost to implement Phase 1 of the Mimico Creek Park is \$10.5 million but there is only \$6.5 million in the budget for Phase 1. The Corporation has asked Toronto and Regional Conservation Authority to develop a contingency plan that is acceptable to the Corporation and that will cost no more than the \$6.5 million available should the balance of the funding not be forthcoming.

4. Communications Report

The Communications Report was tabled and received by the Board.

5. Chief Financial Officer's Report

Edward Dato presented the Audited Year End Financial Statements for the period ending March 31, 2006. He responded to questions from the Directors and provided, among other things, current month and year to date actuals and budget figures for various projects, a variance analysis, procurement update, funding update, consultant costs highlights and an update on corporate finance related matters.

Discussion ensued, and **ON MOTION** duly made, seconded and carried, it was **RESOLVED** that the financial statements for the period ended March 31, 2006 be approved.

The issue of chronic under-spending was discussed with the key problem being the time associated with Environmental Assessments (“EA’s”). John Ronson reported that the Ontario Government has put a process in place to look into ways in which to streamline the EA process and still protect the public interest. He further reported that the Finance and Risk Management Committee will look at this with Management.

6. Value for Money Audit

Vivien Dzau reported that a meeting with the Government Secretariats took place on May 9, 2006 to discuss various aspects of the value for money audit and, in particular, the scope of the audit. She reported that the meeting was very productive and that revisions were made to the RFP based on discussions at the meeting. She reported that the revised RFP has been submitted to the Secretariats who have contacted Ms. Dzau with commentary and questions but have not yet approved the document. She further reported that the RFP will most likely be issued in July.

7. Audit Committee Meeting

Vivien Dzau tabled the draft Audit Committee Meeting minutes for approval. She advised that the Corporation’s external Auditors, Deloitte & Touche LLP, were extremely complimentary and reported that staff at the Corporation were very helpful during the audit and that all requested information was provided in a timely manner. She advised that the Corporation will incorporate the findings of the external audit into the value for money audit. She advised that the GST returns were filed late explaining that the Corporation was expecting a refund and therefore did not file the returns prior to the deadline. She further advised that she and the Chief Financial Officer will work together to compile a list of compliance items going forward.

Discussion ensued, and **ON MOTION** duly made, seconded and carried, it was **RESOLVED** that the minutes of the Audit Committee Meeting held on June 7, 2006 be approved.

8. Central Waterfront Design Competition - Winning Design

Christopher Glaisek provided the Board with a presentation on the winning design of the Central Waterfront Design Competition. He congratulated and expressed his appreciation to Pina Mallozzi for her immense contribution to the project and the hours spent working on the logistics of the competition. He also thanked Brigitte Shim of Shim-Sutcliffe Architects for her leadership and contribution to the competition. He went on to explain that Brigitte Shim chaired the Jury that was charged with the difficult task of evaluating the submissions and choosing a winning design. He advised that the winning team’s (West 8) visionary overall design concept, including the continuous water’s edge promenade and the Queen’s Quay Boulevard was the deciding factor that compelled the Jury to choose it as the outstanding proposal. He then provided the Board with a brief overview of the winning proposal including a project workplan.

Mr. Glaisek then introduced Brigitte Shim who provided the Board with an overview of the Jury’s comments on the submissions, recommendations on the winning scheme and recommendations on implementation, highlighting the following:

- The Jury members consisted of Claude Cormier of Claude Cormier Architectes Paysagistes, Lise Anne Couture of Asymptote Architecture, Atom Agoyan of Ego Film Arts, Ken Greenberg of Greenberg Consultants, and Bruce Mau of Bruce Mau Design.
- In their deliberations, the Jury:
 - observed the public forum and presentations by the five international competitors;
 - received input from public Stakeholder meetings;
 - received a synopsis of the public comment cards made available at the numerous competition exhibition venues located across the Greater Toronto area;
 - carefully reviewed the five design proposals, examined the physical models and exhibition at BCE Place;
 - spent time walking the waterfront site from end to end.
- The Jury's decision was unanimous and the Jury was clear on implementation of the plan and how it is to be built out.
- Congratulations to the Corporation on the range of entries and a true commitment to Stakeholder groups.
- The number one goal of the Design Competition was the creation of a comprehensive concept design for a continuous water's edge and Queen's Quay Boulevard.
- The second goal was specific design proposals for each of the eight heads of slips.
- The strengths and weaknesses of unsuccessful bids were detailed.
- The Jury appreciated West 8's bold and unified design concept proposing the creation of a continuous water's edge and a re-conceptualized pedestrian and bicycle friendly Queen's Quay Boulevard and their insistence on a generous civic scale for both.
- The West 8 team proposed a clear, simple and strong idea that can be implemented in the near future to create much needed public access to Toronto's Central Waterfront for the citizens of the Toronto area.
- The West 8 scheme proposed the creation of a continuous 18 metre wide water's edge promenade made up of a generous wooden boardwalk, granite pavers, a double row of native trees and series of new bridges across the ends of the slips.

- The West 8 scheme proposes building with enduring materials and a simple yet consistent palette which could provide an excellent blueprint for future city building in other areas of Toronto's waterfront.
- The West 8 scheme proposes a series of new bridges providing much needed east-west continuity. These bridges must play an important role in framing open views of the water in the north-south direction, particularly at Spadina Avenue. The West 8 team needs to be given the latitude to explore innovative ways of opening or manning selected bridges to accommodate existing uses along the central waterfront.
- West 8's scheme addressed the competition's number two goal of alleviating the current pinch points at the heads of slips while simultaneously creating a continuous public promenade along the south side of Queens Quay Boulevard. Their proposal was the only one of the five competition schemes that chose to keep the streetcar lines in its existing location while also creating a generous pedestrian promenade parallel to a new portion of the Martin Goodman Trail, an allée of trees to the south, one lane of west and east bound automobile traffic, and some parallel parking spots to the north, where space permits. This practicality has enormous advantages. Many technical details need to be resolved to make this work, but by choosing not to move the streetcar tracks along Queens Quay Boulevard, the West 8 team put forward a scheme that could be implemented immediately.
- Despite its great clarity, the West 8 proposal altered many existing features of Toronto's Central Waterfront. There are some significant existing elements along Toronto's Central Waterfront such as the existing Music Garden, Harbourfront skating rink, HTO Park (now under construction) and other selected destinations along the current waterfront that reflect the collective efforts of many citizens in the city at large. The Jury felt strongly that these existing elements must be maintained and included in a vital new continuous water's edge promenade and Queens Quay Boulevard. The jury felt it was imperative that the West 8 team work in consultation with the designers of the existing public elements to ensure that the interface between the continuous waters' edge promenade and specific existing destinations is handled in a respectful and sensitive manner.
- West 8's proposal provides floating seasonal pontoons that would create small moorings perpendicular to the continuous water's edge promenade and ensure flexibility as the Toronto Central Waterfront evolves. During the warm weather these short wooden fingers would contribute to the vitality of Toronto's Inner Harbor and during the winter months, these floating pontoons would be stored elsewhere and remounted the following season.
- The Jury felt that many other elements proposed by this design team were "kitschy" and unconvincing including the Maple Leaf Boardwalk Island, Simcoe on a Stick and Chinese Dragons and they detracted from the strengths of their design submission. The Jury felt that the resources for the

implementation of the project must focus on the two key goals and not get sidetracked on other less convincing areas.

- West 8 proposed a new pedestrian link from the CN Tower to the central waterfront and a new public park at the base of the CN Tower. The jury felt this idea was worthy of further exploration but it is beyond the scope of this design competition and should not deter from the primary competition goal.

Ms. Shim encouraged the Corporation to build on the momentum and to follow through with the plan as Toronto's credibility is at stake and commented on the need for political will to get the scheme from planning through to implementation. She recommended that the Corporation engage West 8 during the interim stage and create city-wide excitement as the full plan is being implemented. She suggested the possibility of closing the south side of Queen's Quay during the summer months to take advantage of the warm weather.

Board members were very supportive of the Design Competition process and the resulting winning design. It was felt that the City's faith in the waterfront was restored through this competition and that the citizens of Toronto were given a glimpse of what is possible.

Discussion ensued, and **ON MOTION** duly made, seconded and carried, it was **RESOLVED** that the Board endorses the winning design in principle and the development of the Implementation Plan.

9. Termination of the Meeting

There being no further business, **ON MOTION** duly made, seconded and carried, it was **RESOLVED** that the meeting be terminated.

Interim Chair

Secretary of the Meeting