

MINUTES of the Public portion of the 78<sup>th</sup> 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, December 16, 2009 at 8:00 a.m. local time.

PRESENT: Mark Wilson, Chair  
Mohammad Al Zaibak  
Bill Charnetski  
Jack Cockwell  
Sue Dabarno  
Kevin Garland  
Janet Graham  
David Johnson  
Ross McGregor  
Matti Siemiatycki

ABSENT: Mayor David Miller

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; Robert Siddall, Chief Financial Officer; Victor Wong, V.P. Legal; Marisa Piattelli, V.P. Government Relations, Communications & Strategic Partnerships; Andrew Gray, V.P. Development, East Bayfront; Meg Davis, V.P. Development, West Don Lands; Christopher Glaisek, V.P. Planning & Design; David Kusturin, V.P. Program Management; Lisa Prime, Director of Sustainability; Ed Chalupka, Manager Government Relations; Sandra Tran, Director of Finance; Michelle Noble, Director of Communications and Marketing; Bill Hutchison, Executive Director Intelligent Communities; Derek Goring, Director Development.

Also in attendance were Jayne Naiman, City Secretariat; John Piper, Mayor's Office; and Nancy Mudrinic, Infrastructure Partnership Branch, Ministry of Energy Infrastructure.

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

The Chairman advised that Elaine Baxter-Trahair has left the City Secretariat for a position with Child Services and expressed the Corporation's appreciation for Ms. Baxter-Trahair's contribution over the past several years. He introduced Jayne Naiman who has been with the Secretariat for a number of years and will be acting in Ms. Trahair's absence.

## **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 78<sup>th</sup> meeting of the Board, held on Wednesday, December 16, 2009 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.

- *Port Lands and Designated Waterfront Area* – The Leslie Street Greening project is underway. The Corporation secured pricing during the tender for a larger scope of work but the scope has been adjusted to fit the budget available.
- *Coatsworth Cut* – Initial costing of the option to use the cut as a wetland is significantly beyond original estimates (\$9 million to \$30 million). For this reason the Corporation is evaluating the alternate options.
- *Toronto Port Authority (“TPA”)* – The City and TPA negotiations are complete. The Corporation will be resuming discussions with TPA on the acquisition of land for boardwalks, bridges and stormwater tanks. A new CEO, Geoff Wilson, has been appointed who will be briefed next week on overall waterfront issues.
- *West Don Lands (“WDL”)* – The Plan of Subdivision for Phase I was registered on December 15, 2009. This undertaking has been very complicated and required the cooperation of the City, the Ministry of Energy and Infrastructure (“MEI”), Ontario Realty Corporation (“ORC”), utilities and many others. Compliments to Meg Davis and her team and thanks to everyone for their help getting this done. This registration meets one condition of Toronto Community Housing Corporation (“TCHC”) but there is still a Record of Site Condition outstanding. ORC, TCHC and the Corporation are working through the issues.

Work on the Flood Protection Landform (“FPL”) continues. The RA/RM for the entire first phase requires more work to comply with MOE comments and will need to be revised and resubmitted. ORC is currently re-procuring a consultant for this work.

District Energy (“DE”) work is underway for the first satellite plant in the Foundry Building at 153 Eastern Avenue. The Corporation is working through the complexities associated with the transfer of the property with ORC and MEI.

- *Parkside* – The sale of the Parkside Development site to Great Gulf Homes was approved by City Council on December 7, 2010. Great Gulf, along with their lead architect, Moshe Safdie, participated in a design media briefing that

resulted in some very positive press.

- *Soil Management Facility (“SMF”)* – While the SMF will operate intermittently and not until market conditions allow, the Corporation and Toronto Economic Development Corporation (“TEDCO”) are working on a detailed phasing program that will allow for the transfer of portions of the site to the Corporation on an as-needed basis to accommodate opportunities such as the Corporation’s pilot program for soil treatment. This will also provide TEDCO the opportunity to earn revenue on an interim basis as the Corporation’s soil management program develops.
- *George Brown College (“GBC”)* – Construction is underway as GBC was able to secure an excavation and shoring permit in November and are presently installing their caisson wall. The design was presented to and supported by the Design Review Panel.
- *Meeting with The Hon. Gerry Phillips, Minister of MEI* – The Chair and CEO met with MEI interim Minister Gerry Phillips for an introductory/overview meeting. Minister Phillips was interested in anything that was currently an issue for the Corporation but did not want to take any action that would tie the hands of his successor. The Chair and CEO reiterated concerns regarding governance, ORC/Waterfront Toronto roles and responsibilities vis-à-vis WDL as well as the Corporation’s readiness to deliver the Athlete’s Village for the Pan Am Games.
- *Federal Sunset Clause* – The Federal government’s commitment to waterfront revitalization ends March 31, 2011 and the Corporation will be seeking an extension of their commitment. Without the extension some projects may be in jeopardy given the long approval times for Contribution Agreements and Treasury Board submissions.
- *Corporate Brochure* – The Corporation’s Corporate Brochure has been completed and will be a key “leave behind” item in upcoming influencer meetings. The brochure is a good tool to assist in educating the public and opinion leaders.

### **3. Parkside Development**

Andrew Gray provided the Board with an in-depth presentation on the Parkside Development which included an overview of the site, the process leading to the formation of a Steering Committee and the Request for Qualifications and Request for Proposals process. Mr. Gray advised that the winning proponent, Great Gulf Group of Companies (“Great Gulf”), is a fully integrated private sector developer. He then provided a detailed overview of the design of the building developed by Moshe Safdie which creates a tremendous relationship between the building and the park as well as the building and Queens Quay Boulevard and includes varied surfaces, interactive retail, garden terraces, public traffic through the building as well as

numerous sustainable elements.

Mr. Gray advised that as part of the design review process, Great Gulf will engage stakeholders in January (George Brown College, Corus, neighbouring communities) and will table a final design at the Design Review Panel in the Spring. He further advised that they are currently searching for commercial residents and anticipate going to market in the fall.

#### **4. Departmental Reports**

Departmental Reports were accepted as presented.

#### **5. Committee Chair Reports**

##### *Interim Financial Statements*

The Chair of the FARM Committee tabled the September 30, 2009 interim financial statements and advised that they were reviewed and approved by the FARM Committee at its November 24, 2009 meeting. Further discussion was not required and **ON MOTION** duly made, seconded and carried, it was **RESOLVED** that the interim financial statements for the period ending September 30, 2009 be and are hereby approved.

#### **6. Environmental Issues**

There were no environmental issues to report.

#### **7. 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 continued as an in-camera meeting.

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Chairman

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Secretary of the Meeting