



**WATERFRONT**Toronto

# Investment, Real Estate and Quayside Committee Meeting

THURSDAY, FEBRUARY 28, 2019 FROM 2:00 PM TO 5:00 PM

WATERFRONT TORONTO

20 BAY STREET, SUITE 1310

TORONTO, ON, M5J 2N8



**WATERFRONT**Toronto

**Meeting Book - Investment, Real Estate and Quayside Committee Meeting**

2:00 p.m.	1. Motion to Approve Meeting Agenda	Approval	All
2:05 p.m.	2. Declaration of Conflicts of Interest	Declaration	All
2:10 p.m.	3. Consent Agenda		All
	a) Draft minutes of Open Session January 17, 2019 Meeting	Approval	
	Draft Minutes Open Session IREQ Committee meeting January 17, 2019 - Page 3		
	b) Development Projects Dashboard	Information	
	Development Dashboard - Page 6		
2:15 p.m.	4. Motion to go into Closed Session	Approval	All
	<b>Closed Session Agenda</b>		
	The Committee will discuss the matters outlined in Items 5, 6, 7, 8 and 9 being Master Innovation and Development Plan (MIDP) Oversight, MIDP Evaluation Framework, MIDP Pillars, consideration of the draft minutes of the Closed Session of the January 17, 2019 IREQ meeting 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 5, 6 and 7 in Closed Session is Section 6.1.1(l), for item 8 is provided in item 3a of this agenda and for item 9 in Closed Session 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.		
4:50 p.m.	10. Motion to go into Open Session	Approval	All
	<b>Public Session Agenda</b>		
4:55 p.m.	11. Resolution(s) Arising from the Closed Session (if any)	Approval	All
	Resolution(s) Arising from the Closed Session - Page 11		
5:00 p.m.	12. Motion to Adjourn the Meeting	Approval	All

**MINUTES of the OPEN SESSION 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, January 17, 2019 at 3:30 p.m.**

**PRESENT:** Mazyar Mortazavi, Co-Chair  
Michael Nobrega (Interim CEO, Waterfront Toronto)  
Steve Diamond

**ABSENT:** Susie Henderson, Co-Chair  
Meric Gertler

**ATTENDANCE WATERFRONT TORONTO**  
Meg Davis (Chief Development Officer)  
David Kusturin (Chief Project Officer)  
Chris Glaisek (Chief Planning and Design Officer)  
Marisa Piattelli (Chief Strategy Officer)  
Julius Gombos (SVP Project Delivery)  
Cameron McKay (VP Communications)  
Erik Cunnington (Director Development)  
Carol Webb (Project Communications Manager)  
Ian Beverley (General Counsel)  
Catherine Murray (Senior Legal Counsel)  
Aina Adeleye (Board Administrator and Legal Assistant)

Also, in attendance for some or part of the meeting were Jeanhy Shim, Director, Janet Rieksts-Alderman, Acting Board Chair Director, Sevaun Palvetzian, Director, and Joe Cressy, Director, Waterfront Toronto, and Kevin Greene (by phone), Project Management Director, Waterfront Toronto.

Mazyar Mortazavi acted as Chair of the meeting. Mazyar Mortazavi called the meeting to order at 3:33 p.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 Steve Diamond, seconded by Michael Nobrega and carried, it was **RESOLVED** that the Meeting Agenda be approved as presented.

**2. Declaration of Conflicts of Interest**

There were no conflicts of interest declared.

**3. Consent Agenda- Minutes of the Committee meeting held on November 22, 2018.**

**ON MOTION** duly made by Steve Diamond and seconded by Michael Nobrega and carried, it was **RESOLVED** that the Minutes of the IREQ Committee meeting held on November 22, 2018 were approved as tabled.

The Committee received the Development Projects Dashboard for information.

**4. Master Innovation and Development Plan Update - Goals and Objectives**

**a) Design Review Panel (DRP) December 12, 2018 meeting feedback**

Management presented a summary of the feedback of the DRP at its meeting held December 12, 2018 on Sidewalk Labs' proposed development plan for the Quayside project. Management confirmed that the plan continues to be evaluated by both parties and will be further assessed as business terms are discussed.

The Committee noted the comments and were of the view that further input will be required from the DRP as the development plan is further refined and finalised.

**b) Round Table 4 (RT4) December 6, 2018 meeting update**

Management presented a summary of the feedback from the RT4 meeting held on December 4, 2018 on Sidewalk Labs' proposed development plan for the Quayside project. The Committee noted the comments and noted the fact that Waterfront Toronto took the lead on discussions at the RT4 meeting.

**5. Closed Session**

**ON MOTION** duly made by Stephen Diamond, seconded by Michael Nobrega and carried, the Committee **RESOLVED** to go into a Closed Session to discuss agenda items 6, 7 and 8, as permitted by By-Law No.2 of the Corporation. The exception relied on for the discussion of items 6 and 7 in Closed Session is Section 6.1.1(l) (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) and item 8 in Closed Session is Section 6.1.1(b) (Personal matters about an identifiable individual, including employees of the Corporation) of By-Law No. 2.

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.

6. **Master Innovation and Development Plan Negotiation Update**
7. **MIDP Oversight**
8. **Committee Chair Discussion**
9. **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 Stephen Diamond and seconded by Michael Nobrega and carried, the Committee **RESOLVED** to go into Open Session.

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

There were no resolutions arising from the Closed Session.

11. **Termination of the Meeting**

There being no further business, **ON MOTION**, duly made by Stephen Diamond, seconded by Mazyar Mortazavi and carried, it was **RESOLVED** that the meeting be adjourned at 5:42 p.m. local time.

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Chair

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Secretary

# Development Projects Dashboard IREQ Meeting – February 28, 2019

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



# Development Projects Dashboard

## IREQ Meeting – February 28, 2019



Project	Description	Previous Period	Next Steps
<b>East Bay Front</b>			
A - Waterfront Innovation Centre (Menkes)	400,000 sq ft commercial building (hub for technology and creative sectors)	Construction Ongoing.	Reach grade by April 2019. Building completion mid-2021.
B - The Arbour (George Brown College)	175,000 sq ft institutional building (expansion of existing waterfront campus)	<b>GBC finalizing MOU with Buildings Department at City on mass timber.</b>	<b>Submission of Site Plan Application target extended from March 31 to June 2019. WT targeting end of November 2019 to file Record of Site Condition.</b>
C - Monde (Great Gulf)	470,000 sq ft condominium	Construction ongoing.	Occupancy underway. Registration targeted for February/March 2019.
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	Construction ongoing.	<b>Occupancy underway.</b> Registration targeted for March 2019. <b>Artscape occupancy targeted for May 2019.</b>
F - Aquabella (Hines/Tridel)	266,000 sq ft condominium with City-owned Bayside Child Care Centre (CCC)	Site Developer/City finalizing Purchase/Sale agreement for Child Care Centre; WT/City finalizing Child Care Centre Fit Out agreement.	WT, Aquabella and City are finalizing base building and fit out schematic designs for Child Care Centre. Occupancy targeted September 2020.

# Development Projects Dashboard

## IREQ Meeting – February 28, 2019



Project	Description	Previous Period	Next Steps
<b>East Bay Front</b>			
G - 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. <b><i>Proposed minor variances reviewed by WT and community members – submission to Committee of Adjustment anticipated in March 2019. Estimated construction start – autumn 2019.</i></b>
H - 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 negotiating Ground Lease and Development Agreement. Present to DRP in March.
I - R6	Affordable rental housing ~ 170 units	WT working with City on next steps.	
<b>West Don Lands</b>			
AA - Canary Block 16 (Dream Kilmer)	150,000 sq ft condominium	Construction ongoing	Occupancy targeted Spring 2019.
BB - Canary Block 12 (Dream Kilmer)	350,000 sq ft condominium	Construction ongoing	Target occupancy 2020.
CC - Block 10 (AHT/Dream Kilmer)	330,000 sq ft condominium/rental/indigenous health centre and employment centre	Finalize development agreement. Continue to work with City Planning on minor variances.	Present schematic design at Design Review Panel in March 2019.
DD - Block 8 (Dream Kilmer Tricon)	635,000 sq ft purpose built rental development (3 buildings) with 30% affordable units	<b><i>Presented Detailed Design to DRP in January.</i></b>	<b><i>Recirculation to City, consultation and further revisions to drawings. Issue of Notice of Approval Conditions (NOAC) by City.</i></b>



# Development Projects Dashboard

## IREQ Meeting – February 28, 2019



Project	Description	Previous Period	Next Steps
<b>West Don Lands</b>			
EE - River City Phase 3 (Urban Capital)	340,000 sq ft condominium	Construction completed.	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 and affordable condominium	Workshop with City October 2018. Rekai dissolved relationship with Options for Homes due to planning/financial unfeasibility of project.	Rekai adjusting development scheme for site.
<b>Port Lands</b>			
Port Lands Planning next steps	Urban design guidelines, transportation Environmental Assessments, development application reviews, zoning reviews etc.	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.	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. <b>Public meeting #1 in Q1 and first presentation to DRP in April or May. DRP meeting #2 in September 2019. Zoning review completion targeted for Q3 2019.</b>
Port Lands Planning - Local Planning Appeal Tribunal (LPAT) CWSP	LPAT negotiations and hearings dealing with the several outstanding appeals to the CWSP and OPM	First Pre-Hearing Conference held on November 15, 2018; Preliminary list of Issues re. Port Lands OPM due end of 2018.	<b>Meet with City and SWL to discuss issues list.</b> Submit preliminary list of issues to the City; Second Pre-Hearing conference scheduled for June 2019.
Port Lands Planning 309 Cherry	Two appeals to LPAT	WT to provide comments on revised settlement proposal submitted last month; Prehearing is scheduled for January 23, 2019.	<b>Settlement offer not accepted by City. January Tribunal pre-hearing cancelled and will be rescheduled.</b>

# Development Projects Dashboard

## IREQ Meeting – February 28, 2019



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.	On hold	<i>Revisit in Q2 2019.</i>
Polson Quay and River South Precinct Plan	Precinct Plan	On hold	<i>On hold while Productions, Interactive and Creative (PIC) Core Urban Design Guidelines and Zoning Bylaw Review processes are underway.</i>
<b>Other</b>			
Lower Yonge	LPAT and private developer application review	Ongoing	Ongoing. <i>Comments for 55 LSBE being compiled for submission to City.</i>
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	<i>On hold until further work has been done on related projects (ie. the Gardiner)</i>



**Investment, Real Estate and Quayside (IREQ) Committee  
February 28, 2019  
Item 11 – Resolutions Arising from the Closed Session  
IREQ Committee Members**

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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 IREQ Committee meeting held on January 17, 2019 be approved as tabled.