

MINUTES of the Public portion of the 85th 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 15, 2010 at 8:00 a.m. local time.

PRESENT: Mark Wilson, Chair
Mohammad Al Zaibak
Michael Copeland
Sue Dabarno
Kevin Garland
Janet Graham
David Johnson
Matti Siemiatycki

ABSENT: Bill Charnetski
Jack Cockwell

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; 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; and David Kusturin, V.P. Program Management.

Also in attendance was Gwen Macintosh and Jayne Naiman, City Secretariat.

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.

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 85th meeting of the Board, held on Wednesday, December 15, 2010 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”)* – Work is progressing on the Phase 2 draft Plan of Subdivision approval and registration for the Pan Am Athletes’ Village (“PAAV”). Don River Park is under construction and Mill Street is underway with a completion date of Spring, 2011. Work has been awarded for Underpass Park and the Corporation is executing an Access Agreement with Ontario Realty Corporation (“ORC”) to allow construction to start in January. The Corporation is working closely with designers and the City of Toronto (“City”) staff on the pre-design submission to enable construction of the Stormwater Management Facility to commence in late Spring, 2011.
- *Pan Am Games Athletes’ Village* – The Corporation has submitted the second round of design drawings for Front and Local Streets to all City departments for their review. The Request for Qualifications (“RFQ”) for the PAAV developer consortia was released on October 26, 2010 and submissions are due December 10, 2010. A short list will be announced in January, 2011.
- *East Bayfront (“EBF”)* – Work is finishing on Sherbourne Common North but plantings will be done in the Spring. The official opening has been held off until then. The contract for the deep sanitary sewer connection from Dockside to the Scott Street Pumping Station has been awarded. George Brown College (“GBC”) Phase I foundation construction continues on schedule with completion to grade expected in January, 2011. Great Gulf Homes (“GGH”) presented their concept design for Parkside to the Design Review Panel (“DRP”). The panel identified a few items requiring additional work. Negotiations with Hines continue and should be completed (including discussions with the City) in the Spring, 2011.
- *Central Waterfront* – The Community continues to be supportive of the Queens Quay Boulevard redesign. We are exploring the options for phasing the work including working with the TTC to coordinate with their track repair in this section.
- *Canada Square* - Work will begin in January as we now have funding issues resolved and value engineering completed.
- *Gardiner Environmental Assessment* - The work has been “paused” to allow us to brief the new administration before proceeding with the next step involving major consultation.
- *Lower Don Lands* - Council approval of the OPA included a directive that the Corporation provide a business and implementation plan. The Corporation has budgeted for this as well as for legal costs to defend the appeals.

- *Soil Management Facility (“SMF”)* – The Soil Recycling Pilot treatment operations commenced on September 3, 2010 and were completed on October 15, 2010. Analysis of the technological, environmental and economic viability of the soil washing process will commence imminently and a report will be submitted to the Corporation in early 2011. The Corporation will prepare a business case for a permanent facility once details are available and has exercised the six-month option on the land from Toronto Port Lands Company.
- *Operational Governance* – A formal request was submitted to the three levels of government in October, 2010. The Federal and Provincial Governments have indicated that Treasury Board approval is required and have targeted January/February Treasury Board dates.
- *Communications and Marketing* – Waterfront Toronto participated in the recent “Ontario Financial Services Day”. It was an opportunity to engage local and New York based influencers in a discussion of revitalization progress. The Corporation’s influencer efforts were facilitated by the public recognition and endorsement of waterfront progress by Minister Papatello in her various public comments in New York.

The Corporation has recently been awarded two notable awards - The Canadian Urban Institute’s “Brownie” award for our SMF and the TRCA “Living City” award for our design of the integrated Stormwater Management System in EBF.

Media Relations - The Corporation has been busy “getting the word out” in the media. The Corporate Brochure has been updated as well as the standard Powerpoint presentation with better, fresher visuals. The Corporation has had a number of opportunities to present at local and international conferences.

- *Sustainability* – The Corporation is reviewing the new Minimum Green Building Requirements (“MGBR”) and new standards will be applied to projects procured after January, 2011 with the exception of the PAAV, which will incorporate the current version of the MGBR from November, 2009. This is part of the Corporation’s process to upgrade requirements as the market matures and recognizes the importance and value of sustainability. The Climate + Carbon Modelling Tool is effectively complete and the Corporation is working on the roll out of the tool. This work was funded by the Ontario Power Authority and the Corporation must apply it and promote its use by others.

3. George Brown College

An overview of the facility and program was made by Bruce Kuwabara and Mitch Hall of KPMB Architects and Lorie-Shekter-Wolfson, Assistant Vice President, Waterfront

Development and Dean Community Services and Health Sciences, George Brown College.

The presentation was made for information purposes only.

4. Financial Statements

Janet Graham, Chair of the Finance, Audit and Risk Management Committee, tabled the Interim Financial Statements for the period ended September 30, 2010 and **ON MOTION**, duly made, seconded and carried, it was **RESOLVED** that the Interim Financial Statements for the period ended September 30, 2010 be and are hereby approved.

5. Waterfront Cultural Strategy

In light of the recent discussions around the waterfront cultural strategy, the Chair suggested a Task Force be created for approximately 6-8 months that would generate some momentum and reach out to appropriate institutions in an attempt to create positive and mutually beneficial synergies. He advised that Kevin Garland agreed to lead the Task Force and asked that Board members indicate their interest in participating. The Chair, Matti Siemiatycki, Bill Charnetski, Mike Copeland and Mohammad Al Zaibak all agreed to participate.

It was agreed that a meeting would be convened early in the New Year.

6. Environmental Issues

Victor Wong advised that there were no environmental issues to be reported.

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 adjourned to be momentarily reconvened as an in-camera meeting.

Chairman

Secretary of the Meeting