

MINUTES of the Public portion of the 86th 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, February 2, 2011 at 8:00 a.m. local time.

PRESENT: Mark Wilson, Chair
Mohammad Al Zaibak
Bill Charnetski (via teleconference)
Jack Cockwell
Michael Copeland
Sue Dabarno (via teleconference)
Kevin Garland
Janet Graham
David Johnson
Matti Siemiatycki

ABSENT:

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, City Secretariat and David Black, Ministry of Infrastructure.

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.

Jack Cockwell declared a conflict with regard to the Pan Am Games Athletes' Village ("PAAV") Request for Proposals ("RFP") and it was agreed that he would leave the meeting prior to any discussion regarding this subject.

The Chair advised that Mohammad Al Zaibak's tenure will expire on February 24, 2011 and that he would not be renewing his appointment. The Chair expressed the Board's appreciation for Mr. Al Zaibak's contribution to the Corporation during his tenure.

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 86th meeting of the Board, held on Wednesday, February 2, 2011 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 on both construction and the remaining approvals is proceeding. Some work was held up due to weather but there was no resulting impact on the overall schedule.
- *Pan Am Games Athletes’ Village* – The Request for Qualifications (“RFQ”) process is complete with the selection of qualified proponents. The RFP will be released shortly with a closing expected in May.
- *East Bayfront (“EBF”)* – The skating rink in Sherbourne Common will be open for the balance of the winter and an official opening is being arranged for mid-February. The Corporation is exploring with the City the use of an interim technology solution for stormwater management and the delay of the in-water tank system until the precinct is further built out. Great Gulf Homes is still refining their design of the Parkside development and plan to return to the Design Review Panel in March. The Corporation is continuing to finalize the documents for Bayside and Hines is working on refinements to their master plan.
- *Central Waterfront*

Queens Quay Boulevard (“QQB”)- The Corporation’s initial plans were for an 800 metre stretch of QQB. After extensive study and consultation with City staff and the TTC, it has been determined that there are insurmountable logistical problems and additional costs associated with phasing the construction of the first segment of QQB. As a result, it was decided that the full 1,350 metre stretch must be built in one phase (Spadina to Bay) creating funding issues that are not yet resolved. The Corporation is proceeding with the procurement for a Construction Manager which will assist with the planning for this project.

There has been and continues to be a high level of public expectation surrounding this project. The drop-in centre that displayed QQB revitalization at 30% was well attended by local residents who are anxious for work to get underway.

Portland Waters Edge - The Corporation is improving the surface treatment by the silos after the City repairs the dockwall. This will provide public access from QQB to Ireland Park.

York Quay/Canada Square - Work will be commencing this month now that the design is final.

Lower Don Lands - In December the Toronto and Region Conservation Authority submitted the final draft of the Don Mouth Environmental Assessment (“EA”) to the Ministry of the Environment and approval is expected in the fall of 2011. The Corporation has been directed by City Council to work on an Implementation/Business Plan.

- *Union Station* - The construction contract was awarded by the TTC to Ellis Don Construction in January and work will commence in the near future.
- *Soil Recycling Facility (“SRF”)* – The results from the pilot project are expected at the end of January. Upon receipt of the reports, the Corporation will prepare the analysis and business case for the production scale SRF. Subject to the results of the Pilot Project confirming the viability of a production scale SRF, next steps will include acquiring MOE approvals, entering into a contract to operate the long-term SRF and completing negotiations with Toronto Port Lands Company for the utilization/acquisition of the Unwin site for this purpose.
- *Government Relations* – The Chair, CEO and David Johnson met with Mayor Ford’s interim Chief of Staff as a follow up to an earlier meeting with the Mayor’s transition team. This forum was used to provide a more detailed briefing on waterfront projects and seek feedback on critical issues. The Corporation has also held a full briefing and tour with Tom Allison, Minister Murray’s Chief of Staff.
- *Communications and Marketing* – Media outreach throughout the year resulted in strong year-end coverage for both waterfront revitalization and the Corporation. The Corporation also launched an upgraded version of the web site.
- *Sustainability* – The Corporation has reviewed and finalized 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.

The Corporation is reviewing District Energy (“DE”) strategies that will ensure DE is eventually installed on the waterfront.

3. Capital Approval - Queens Quay

Chris Glaisek provided an overview of the capital approval which is focused on the design and construction of Queens Quay from Lower Spadina Avenue to Bay Street (\$75 million) and the design and interim construction of the portion of Queens Quay from Bay Street to Lower Jarvis Street (\$7.5 million). Mr. Glaisek provided a detailed description of the project, discussed TTC’s State of Good Repair Program, provided an overview of the project plan and discussed the risks and budget.

He responded to questions from the Board and **ON MOTION** duly made, seconded and carried, be it **RESOLVED** that the capital approval for the design and construction of Queens Quay from Spadina to Bay Street in the amount of \$75 million and the design and interim construction of the portion from Bay to Jarvis Streets in the amount of \$7.5 million, be and is hereby approved contingent upon securing appropriate funding.

4. Cultural Task Force

Kevin Garland, Chair of the Cultural Task Force advised that the first meeting of the Cultural Task Force took place on February 1, 2011 where many opportunities (some immediate and some long term) for cultural uses were identified and discussed. She advised that next steps include formalizing expressions of interest for EBF and perhaps Lower Don Lands as well as developing a set of criteria for evaluating proposals.

5. Environmental Issues

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

6. 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