

MINUTES of the Public portion of the 80th 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, March 24, 2010 at 11:10 a.m. local time.

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

ABSENT: Kevin Garland

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; Margaret Goodfellow, Project Manager Planning and Design.

Also in attendance were Jayne Naiman, City Secretariat and John Piper, Mayor's Office.

The Chairman, Mark Wilson, continued in the chair, and Ann Landry continued to act as secretary of the meeting.

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 80th meeting of the Board, held on Wednesday, March 24, 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")* – Planning approvals required for the Pan Am Games are moving forward for the balance of WDL. Management is targeting

the June Council meeting for draft approval.

Toronto Community Housing Corporation (“TCHC”) closed on the WDL site and are in the process of excavating now. TCHC anticipates obtaining a Record of Site Condition (“RSC”) in June, 2010.

Ontario Realty Corporation (“ORC”) is in the process of re-procuring an environmental consultant to undertake additional environmental work required for the Risk Assessment Risk Management Plan and the consultant should be in place in early April. ORC’s intention is to focus the consultant’s attention on the immediate need to get RSC’s as quickly as possible for the Urban Capital, Underpass Park and TCHC sites.

Work on the Flood Protection Landform (“FPL”) is further delayed with completion scheduled for late 2011.

Urban Capital’s sales efforts have been very successful to date and construction will start once the RSC is obtained (expected in early 2011).

Discussions with Infrastructure Ontario (“IO”) regarding the Pan Am Games continue to be very positive. The Corporation has had several meetings with IO, is working on an initial schedule and will work with a consultant to do “market soundings” that will inform the strategy.

The Corporation has engaged Eastern Construction as the Construction Manager for the Parks and Public Realm contracts as well as Stormwater Management.

Underpass Park received quite a bit of positive press after the Corporation’s media briefing.

- *East Bayfront (“EBF”)*– Occupancy in the Corus building will begin in May and continue until September. Servicing is complete and parks are under construction. George Brown College has begun its excavation. An application to “stop-up-and-close” a portion of Lower Sherbourne Street is being prepared that would facilitate the completion of Sherbourne Park North and detailed designs for the Water’s Edge Promenade and the Stormwater Management System have been submitted to the City.

- *Designated Waterfront Area*

Martin Goodman Trail – Work will be done at three intersections to improve safety.

Union Station – The Corporation has advised TTC that its contribution to this project is capped at \$137.5 million and will be meeting with them on this and the budget for the EBF Light Rail Transit in the near future.

- *Soil Management Facility* – The Corporation is moving ahead with the pilot project which explores technologies to treat soil. A site has been selected and approval is underway. A public meeting was held on March 11, 2010 and most of the attendees were appreciative of what Waterfront Toronto is doing. The Lake Ontario Waterkeepers have concerns and the Corporation is briefing them.
- *Program Management* – The Corporation is working with IO exploring the possibility of a Project Labour Agreement (“PLA”) for the Pan Am Games Athlete’s Village and other venues.
- *Central Waterfront, Gardiner and Port Lands*

Queens Quay Revitalization Environmental Assessment (“EA”) – The EA is almost complete. During the public comment period the Ministry of the Environment received only one request for a Part II “bump up” order, which is an almost unheard of achievement for a project of this scope.

York Quay Revitalization Phase II (Canada Square) – This project is ready to go and the Corporation is just awaiting funding approval from the Federal Government. Given that the Corporation’s contribution to this project is funded exclusively by the Federal Government and is in excess of \$10 million, Treasury Board approval is required. A date has not yet been set and construction cannot begin until funding is in place.

Gardiner Environmental Assessment and Urban Design Study – Six teams were selected to participate in a design competition to develop innovative design options for the Gardiner Expressway and Lake Shore Boulevard reconfiguration. This information will be fed into the EA assessment process, costed and analyzed and will be made public in December or January. This will ensure that the debate is an informed one with known impacts for each scheme.

Lower Don Lands Plan – The Plan along with the Don Mouth EA Plan is now in a final draft form and will be tabled at the May 5, 2010 Board meeting prior to submission to City Council. The only uncertainty associated with this project is the impact of the Recreation Centre on the Plan.

Tommy Thompson Park – Designs are now complete and work can begin this Spring to construct the park structures.

- *Government Relations* – With regard to the Federal Sunset Clause, Management has not received official confirmation but it appears that the Corporation will receive a one year extension to complete projects that are in jeopardy.

- *Communications and Marketing* – The Corporation continues to receive good press coverage. Underpass Park generated a number of articles and Chris Hume of the Toronto Star has launched the first of a series of six videos profiling waterfront revitalization. Waterfront Toronto’s new website will be launched publicly on April 26, 2010 coinciding with the Corporation’s 2010 Report to the Community, a four-page broadsheet publication that will be circulated in the Globe and Mail (Greater Toronto Area edition).
- *Sustainability*– The Corporation has been working with the Clinton Climate Initiative and the City to develop a work plan on how to implement “Climate Positive” (carbon reductions below zero) in Waterfront Toronto’s developments. In support of this endeavour, the Corporation has submitted an application to Ontario Power Authority to access funding to support the development of an advanced Waterfront Toronto Green Building Requirement. The Corporation expects to engage in this project in the Spring of 2010.

John Campbell advised the Board that effective March 31, 2010, John Tremaine (Interim Chief Financial Officer) would be leaving the Corporation to pursue other projects. Mr. Campbell expressed his thanks to Mr. Tremaine for his assistance during this interim period.

Margaret Goodfellow joined the meeting.

3. Canada Square Revitalization

Margaret Goodfellow provided the Board with a design overview of the Canada Square (York Quay) Revitalization project highlighting the following:

- A description of the project site being 1.4 hectares with surface parking;
- A project budget of \$30.8 million - \$25 million committed by the Federal Government and \$5.8 million committed by Harbourfront Centre;
- Land ownership vis-à-vis the project site;
- A feasibility study was completed in April, 2009 resulting in a preferred alternative being selected which balanced urban design considerations with a fiscally sustainable approach;
- The components of the York Quay Revitalization project:
 - Phase 1 - the Promenade;
 - Phase II – underground parking garage, lake-facing square, re-zoning to allow future retail and temporary or permanent site finishes; and
 - Future Phases – cultural village, retail/studio/commercial development and private sector partnership.
- Michael Van Valkenburgh Associates was selected in December, 2009 as the successful proponent for Phase II;
- The conceptual Site Plan consisting of an underground parking garage, an urban square, a cultural village and Canada Square;

- Approvals obtained and approvals still required; and
- Timelines for the project.

Ms. Goodfellow responded to questions from the Board members and the Chair advised that the presentation was provided for information purposes only.

4. Committee Chair Reports

Interim Financial Statements

The Chair of the FARM Committee tabled the December 31, 2009 interim financial statements and advised that they were reviewed and approved by the FARM Committee at its February 24, 2010 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 December 31, 2009 be and are hereby approved.

5. Environmental Issues

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

6. Termination of the Meeting

The remaining items on the agenda were deferred and there being no further business, **ON MOTION**, duly made, seconded and carried, it was **RESOLVED** that the meeting be terminated.

Chairman

Secretary of the Meeting