

MINUTES of the Public portion of the 81st 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, May 5, 2010 at 11:30 a.m. local time.

PRESENT: Mark Wilson, Chair
Mohammad Al Zaibak
Sue Dabarno
Janet Graham
David Johnson
Ross McGregor
Matti Siemiatycki

ABSENT: Jack Cockwell
Mayor David Miller
Kevin Garland
Bill Charnetski

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; 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; and Lisa Prime, Director Sustainability.

Also in attendance were Jayne Naiman, City Secretariat and Nancy Mudrinic, Director – Infrastructure Partnership Branch, Ministry of Energy Infrastructure.

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”)* – The Phase 2 plan of subdivision which will contain all of the Pan Am Games blocks is currently under review with the City and is expected to go to Toronto City Council in August, 2010.

Toronto Community Housing Corporation (“TCHC”) has mobilized and is on site initiating the excavation required to obtain a Record of Site Condition (“RSC”) needed for building construction. TCHC anticipates obtaining an RSC in June, 2010. The Corporation remains concerned about the timelines for the Flood Protection Landform (“FPL”) and how they may impact TCHC’s occupancy scheduled for January, 2012.

Ontario Realty Corporation (“ORC”) has procured CH2M Hill to undertake additional environmental work required for the Risk Assessment Risk Management work in WDL with a focus on the Urban Capital site and the Pan Am Games blocks.

Urban Capital has had a successful sales launch and has won a Building Industry and Land Development (“BILD”) award for the best highrise design at the Annual Home Builders Award Ceremony.

A Construction Management contract has been awarded and tendering of Don River Park and Mill Street Public Realm is underway.

In collaboration with the Corporation, Infrastructure Ontario (“IO”) has engaged Deloitte Touche and Scotia Capital to undertake a “market sounding” with developers and other potential participants to assess the interest and capacity of the development community to deliver the Athlete’s Village including potential deal structures and risk allocation models that would ensure both on-time delivery of the Village and competitive developer interest in the Request for Proposals (“RFP”). The work is scheduled for completion by the end of May, 2010. IO is in the process of retaining a Planning, Design and Compliance architect for the Pan Am Games Village.

- *East Bayfront (“EBF”)* – Construction continues to advance on all aspects of the first phase of EBF. Occupancy in the Corus building will take place over the summer months until September. George Brown College (“GBC”) has almost completed excavation and Parks are scheduled to open this summer. Various City committees are reviewing an application to “stop-up-and-close” a portion of Lower Sherbourne Street that would facilitate the completion of Sherbourne Park North, an application to proceed with the expropriation of two small pieces of land required for the realignment of Lower Sherbourne Street and a minor variance application in support of GBC’s site plan process. Staff at all agencies continues to be cooperative and it is not anticipated that there will be any delays related to regulatory approvals.

- *Designated Waterfront Area*

Martin Goodman Trail – Work is underway on the Trail to improve the safety of three intersection crossings at Ontario Place.

Soil Management Facility (“SMF”) – The Corporation is working towards a May 31, 2010 Ministry of Environment (“MOE”) approval for the SMF to accommodate the soil treatment Pilot Project which will explore technologies to treat soil. Two proponents have been selected through the Pilot Scale Soil Treatment RFP and will shortly be authorized to commence planning and permitting as required to allow for commencement of the Pilot Project this summer.

Program Management – There are no reportable Health and Safety incidents on any of the Corporation’s job sites since the March 24, 2010 Board meeting. All of the collective bargaining agreements for the Ontario construction trades expired on April 30, 2010 and negotiations have commenced with the respective unions. There is presently no sense of impending work stoppages.

- *Central Waterfront, Gardiner and Portlands*

Queens Quay Revitalization Environmental Assessment (“EA”) – The EA was approved for Queens Quay Boulevard (“QQB”) with only one “bump up” request. The Minister of the Environment officially turned down the Part II “bump up” and granted the Corporation the authority to proceed with implementation of the Queens Quay plan. This marks a major milestone for the Corporation.

Gardiner Environmental Assessment and Urban Design Study – The work on design options has commenced and initial design submissions will be reviewed by the EA team in July. Any re-work will be done and proposals will be resubmitted for evaluation and will be available for public consultation in late fall.

Parks – Great work has been done on Canada’s Sugar Beach and Sherbourne Park and both will be open this summer.

- *Community Planning* – One of the Corporation’s mandates is to create sustainable communities and as such, the WDL and EBF Precinct Plans were prepared with the mindset of creating complete “communities” where people can live, work and play. This included ensuring each Precinct contained an appropriate mix of residential (market and affordable), schools, parks and open spaces, retail, commercial, community uses/daycares and public transit. In this respect, EBF and WDL are both considered to be complete sustainable ‘communities’.

- *Government Relations* – The Federal Sunset Clause has been extended for one year to March 31, 2012 for certain projects and the Corporation is working with the Federal Secretariat to implement this extension. Management has also met with Minister Flaherty’s Chief of Staff to explore the Federal Government’s ongoing participation in the revitalization of Toronto’s waterfront.

Provincial Board members met with Minister Duguid’s Chief of Staff, Craig MacLennan, to review the waterfront project. A briefing and tour are being arranged for the new staff members at the Ministry of Energy and Infrastructure’s (“MEI”) responsible for the waterfront file.

- *Communications and Marketing* – With cooperation from the City’s Parks Department and the local Councillor, the Corporation launched the “Rename Sherbourne Park” contest in association with popular news website Torontoist.com. The Corporation’s goal is to provide profile for the park and waterfront revitalization to a broader audience across the city as Sherbourne Park is opened this summer.

The Corporation’s new website was launched on April 27, 2010 in conjunction with the 2010 Report to the Community, a four-page broadsheet publication that was distributed in approximately 188,000 copies of the Globe and Mail (Greater Toronto Area edition).

The Board’s response to both the new website and the publication was very positive and they congratulated the Communications and Marketing Department on “a job well done”.

- *Sustainability* – The Corporation is working on new sustainability standards to reflect a raised performance standard. The Corporation is collaborating with the Clinton Climate Initiative to create the Carbon Modelling Tool that will measure development progress to climate positive objectives (greenhouse gas reduction below zero) for all projects. The Corporation’s intent is to apply this to the WDL and the Pan Am Games Athlete’s Village.

3. Lower Don Lands

Chris Glaisek provided the Board with a presentation on the Lower Don Lands (“LDL”) with respect to specific planning documents slated for submission to City Council. Mr. Glaisek provided an overview of the project highlighting the positive attributes of the project including:

- The plan for the LDL will remove the flood risk to approximately 600 homes;
- The plan will build a naturalized river setting to catalyze development; and
- The plan will provide a development opportunity for an innovative urban economy.

Mr. Glaisek provided a brief overview of each of the planning documents, and how they relate to the overall project. He responded to questions from the Board and **ON MOTION** duly made, seconded and carried, it was **RESOLVED** that the Board endorses the following documents for submission to Toronto City Council on July 6/7, 2010:

1. The Don Mouth Naturalization and Port Lands Flood Protection Individual EA.
2. The LDL Infrastructure Master Plan and West Keating Channel ESR.
3. The LDL Framework Plan and Official Plan Amendment.
4. The West Keating Channel Precinct Plan and Zoning By-Law Amendment.

4. Clinton Climate Initiative (“CCI”)

Lisa Prime provided a brief presentation on the Clinton Climate Initiative for information purposes only, highlighting the following:

- The Climate Positive Development Program is a project of U.S. President Bill Clinton’s Climate Initiative and the U.S. Green Building Council.
- CCI serves as the action arm of the C40 which is an association of large cities around the world that have pledged to accelerate their efforts to reduce greenhouse gas emissions.
- The Lower Don Lands was selected as one of 17 founding projects to demonstrate a model for sustainable urban growth.
- A climate positive development program seeks to reduce greenhouse gas emissions of projects to below zero through various mechanisms such as zero waste communities, water efficiency, efficient land use, etc.
- Climate positive GHG goals.
- The climate positive development program will provide a global standard for measuring success, document best practices, deliver direct project support and convene and catalyze partnerships.
- The Corporation’s climate positive objectives include:
 - Advance Waterfront Toronto precinct success as part of an international showcase for carbon reduction achievements;
 - Work with the Province and the City of Toronto to advance sustainability to achieve climate positive goals in the Pan Am Village in WDL first;
 - Fulfilling requirements of CCI program; and
 - Seek funding support from Ontario Power Authority.

Ms. Prime further outlined the planning approvals required for the Lower Don Lands, the Corporation’s implementation approach and the overall workplan as well as the neighbourhood innovation strategy.

5. Environmental Issues

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

6. Termination of the Meeting

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