

MINUTES of the Public portion of the 83<sup>rd</sup> 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, September 8, 2010 at 10:30a.m. local time.

PRESENT: Mark Wilson, Chair  
Mohammad Al Zaibak  
Bill Charnetski  
Jack Cockwell  
Michael Copeland  
Sue Dabarno  
Kevin Garland  
Janet Graham  
David Johnson  
Mayor David Miller  
MattiSiemiatycki

ABSENT: Ross McGregor

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 were Jayne Naiman and Gwen Macintosh, 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 83<sup>rd</sup> meeting of the Board, held on Wednesday, September 8, 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 containing all of the Pan Am Games blocks has been approved by City Council. This allows the Corporation to proceed with City staff to work through the balance of requirements. Toronto Community Housing Corporation (“TCHC”) is well underway on its site at King and River Streets. A groundbreaking ceremony for Don River Park will be held this afternoon.

The Risk Assessment/Risk Management (“RA/RM”) for the Pan Am Games Athlete’s Village is on schedule. The Request for Qualifications (“RFQ”) for the Village is in the process of being drafted. Market sounding meetings with potential developers has driven a housing mix that will include an affordable component. The Corporation is working with recreation/institutional users for some of the building space in order to develop legacy elements within the Village.

- *East Bayfront (“EBF”)*– Work continues with infrastructure and parks being completed. George Brown College (“GBC”) excavation is complete and Corus has almost completely moved in all of their 1,200 employees. City Council has approved applications to stop up and close a portion of Lower Sherbourne Street thereby allowing for the completion of Sherbourne Common North by the end of 2010. City Council has also approved a report supporting the expropriation of certain privately-held lands if necessary, in support of the realignment of Lower Sherbourne Street. Great Gulf Homes (“GGH”), the developer of the Parkside site, will be coming before the Design Review Panel (“DRP”) this fall. City Council approved the Corporation’s recommendation that Hines Canada be selected as the preferred proponent to develop the Bayside development site.

- *Designated Waterfront Area*

*Union Station Platform* – The TTC has closed tendering for the construction of the Union Station Second Platform and hopes to award the contract by the end of September.

*Soil Management Facility (“SMF”)* – Both pilot projects are underway as of the beginning of September. In a couple of months, the Corporation will be in a position to assess the technical and economical viability of using a soil washing facility to avoid the traditional “dig and dump” approach. The facility will most likely run intermittently depending upon “tipping fees”. The Corporation is still in discussions with Toronto Port Lands Company (“TPLC”) regarding the lease issue.

TPLC wants market rent and the Corporation is of the opinion that lands required for revitalization should be part of the original commitment. At the present time, the Corporation is leasing the land from TPLC for a nominal fee.

*Health and Safety* – There have been no reportable incidents on any Waterfront Toronto job sites since the previous Board meeting.

*Labour Relations* – Collective bargaining agreements for Ontario construction trades are progressing well. Negotiations for a number of trades have been concluded while others continue to negotiate and no deadlines have been established for conclusion of ongoing negotiations.

- *Planning and Design* – Major milestones have been achieved including the following:
  - the Official Plan Amendment (“OPA”) that establishes the new river mouth alignment and surrounding development areas in the Lower Don Lands was approved by City Council which gives legal standing to the planning work the Corporation and Toronto and Region Conservation Authority (“TRCA”) have been engaged in over the past several years;
  - precinct planning and detailed design of the new river can now commence in phases as funding becomes available; and
  - the Environment Minister dismissed all of the Part II Order Requests allowing the EBF Transit Environmental Assessment (“EA”) to proceed.
- *Canada Square (York Quay Revitalization Phase II)*– Excavation is expected to start in October and a value engineering review is being conducted in an attempt to reduce project costs. The Corporation is working to redirect savings from other federal projects however, interim funding of \$1.4 million to offset parking revenues lost by Harbourfront Centre has hampered the Corporation’s flexibility.
- *Government Relations*– The Corporation has a new Minister, Bob Chiarelli, Minister of Infrastructure and a new Deputy Minister, Drew Fagan. Briefings for both are being scheduled.
- *Communications and Marketing* –The Corporation has had a number of media events since the last Board meeting including Lower Don Lands OPA, Canada’s Sugar Beach Opening and the Bayside/Hines Announcement. These events have generated a great deal of positive media coverage.

The Corporation has established a working committee for communications around the Pan Am Games Athlete’s Village that includes participants from Infrastructure Ontario, Ontario Realty Corporation, Toronto 2015 and the Province to ensure that messaging is coordinated and consistent.

A revised and renewed website is growing in popularity and receiving some praise within the industry.

- *Sustainability* –The Corporation is completing an update of the green building requirements and creating a carbon model for development to be considered for implementing climate positive in the Pan Am Games Athlete’s Village.
- *Regional Sports Complex (“RSC”)* – City Council endorsed the “stacked” option for the RSC to be built in the Lower Don Lands. A productive collaboration between the Corporation and City staff resulted in the City’s design consultants being able to develop a plan which preserves the integrity of the Lower Don Lands plan and provides for a spectacular ice rink to serve the community.
- *Ontario Place*– A Request for Information (“RFI”) was issued in July for the revitalization of Ontario Place and responses are due on September 10, 2010. John Campbell attended a stakeholder session on September 2<sup>nd</sup> to discuss evaluation criteria used to assess the responses to the RFI.

### **3. Bayside Development**

Andrew Gray tabled a written report and provided the Board with a presentation on the Bayside Development including an overview of the project with a focus on the project’s design. He then responded to questions from the Board.

This item was tabled for information purposes only.

### **4. Sherbourne Common**

James Roche, Director, Parks, Design and Construction provided the Board with a presentation highlighting the unique features of Sherbourne Common. He then responded to questions from the Board.

This item was tabled for information purposes only.

### **5. Don River Park**

In accordance with the Board approved design concept, James Roche provided the Board with a project update and a preview of the construction start-up. He then responded to questions from the Board.

This item was tabled for information purposes only.

**6. Financial Statements**

Janet Graham tabled the Interim Financial Statements for the period ended June 30, 2010 and **ON MOTION**, duly made, seconded and carried, it was **RESOLVED** that the Interim Financial Statements for the period ended June 30, 2010 be and are hereby approved.

**7. Finance, Audit and Risk Management (“FARM”) Committee Mandate**

Janet Graham tabled proposed revisions to the FARM Committee Mandate and **ON MOTION**, duly made, seconded and carried, it was **RESOLVED** that the proposed changes to the FARM Committee Mandate be and are hereby approved.

It was agreed that the Governance Committee would undertake a review of all of the Committee Mandates at the next scheduled Governance Committee meeting.

**8. Environmental Issues**

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

**9. 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