

Minutes – Public

Public Minutes of the Combined Meeting of the Board of Directors of Build Toronto Inc. (BTI) and the Toronto Port Lands Company (TPLC) (collectively, the “Board of Directors”)

Date: December 4, 2020

Time: 11:30 a.m.

Location: Teleconference

Call to Order

The Chair of the Board of Directors confirmed that a quorum was present and called the meeting to order at 12:26 p.m.

Declarations of Interest under the Municipal Conflict of Interest Act and the Ontario Business Corporations Act

No conflicts were declared.

1. Approval of Previous Board of Directors Public Minutes of October 9, 2020.
The Board of Directors received the public report from the Interim Chief Executive Officer, CreateTO dated December 4, 2020.

MOTION: On motion by Ron Carinci, the Board of Directors approved the previous Board of Directors public minutes of October 9, 2020.

In Camera MOTION

On motion by Ron Carinci, the Board of Directors resolved to close part of the meeting to the public to give consideration to confidential matters according to By-law No. 1 of the Corporations and the Companies’ Shareholder Direction at 12:27 p.m.

During the in camera session, the Board of Directors discussed the following matters. The agenda items were discussed in a different order than noted in the Agenda.

2. Approval of Previous Board of Directors Closed Session Minutes of October 9, 2020,
3. 2021 Budget
4. Combined Q3 2020 Financial Results
5. 80 Dale – Waiver of Density Bonus to Support Affordable Housing

6. 4620 Eglinton Ave West (Trinity) Extension of Purchase Agreement and 4200 Eglinton Ave West
7. Declaration of TPLC Dividend
8. Dividend for Dockwall Repair
9. Delegation of Head - Municipal Freedom of Information and Protection of Privacy Act
10. Action Items
11. Officer, Financial Signing Officers – Amendment
12. Interim CEO Update
13. Other Business

Adjournment

MOTION: On motion by Ron Carinci, the Board of Directors resolved to adopt the recommendations from its closed session and direct that these matters remain confidential in accordance with By-law No. 1 of the Corporations and the Companies' Shareholder Direction. The Board of Directors resumed its public session at 1:19 p.m. and the meeting was adjourned at 1:20 p.m.

Attendance:

	12:26 p.m. to 12:27 p.m. Public Session	12:28 a.m. to 1:19 p.m. In-Camera Session	1:19 p.m. to 1:20 p.m. Public Session
Ron Carinci, Chair	✓	✓	✓
Ana Bailão	✓	✓	✓
Marni Dicker	✓	✓	✓
Paula Fletcher	✓	✓	✓
Dennis Fotinos	✓	✓	✓
Sandra Levy	x	X	x
Marcie Zajdeman	✓	✓	✓

✓ Members were present for some or all of the time indicated.

x Members not present for some or all of the time indicated

Also Present (at the invitation of the Board):

Carlo Bonanni, Vice President, Land & Development Planning, CreateTO

Courtney Glen, Deputy Chief of Staff, City of Toronto

Don Logie, Senior Vice President, Development, CreateTO

Jaspreet Hansra-Kulasingam, Chief Financial Officer, CreateTO

Josie Scioli, Deputy City Manager, Corporate Services, City of Toronto

Mary Ormond, Chief Legal Counsel and Corporate Secretary, CreateTO

Melita Varga, Manager, Development, CreateTO

Mike Whelan, Senior Vice-President Development, CreateTO

Salima Rawji, Vice President, Development, CreateTO

Steven Trumper, Interim, Chief Executive Officer, CreateTO

Susan O'Neill, Director, Communications and Marketing, CreateTO

Vic Gupta, Senior Vice President, Strategic Development, CreateTO

Recording Staff: Lisa Palumbo, Senior Law Clerk, CreateTO

(Signed) "Ron Carinci"

(Signed) Mary Ormond

Chair

Chief Legal Counsel & Corporate
Secretary, CreateTO