

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: July 7, 2021

Time: 12:30 p.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 12:42 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 March 11, 2021.
The Board of Directors received the public report from the Chief Legal Counsel & Corporate Secretary, CreateTO dated July 7, 2021.

MOTION: On motion by Ron Carinci, the Board of Directors approved the previous Board of Directors public minutes of May 11, 2021.

2. Approval of Previous Board of Directors Public Minutes of May 27, 2021.
The Board of Directors received the public report from the Chief Legal Counsel & Corporate Secretary, CreateTO dated July 7, 2021.

MOTION: On motion by Ron Carinci, the Board of Directors approved the previous Board of Directors public minutes of May 27, 2021.

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 12:45 p.m. During the in camera session, the Board of Directors discussed the following matters.

3. Approval of Previous Board of Directors Closed Session Minutes of May 11, 2021
4. Approval of Previous Board of Directors Closed Session Minutes of May 27, 2021
5. Build Toronto Inc. – 4620 Eglinton Ave West (Trinity) – Extension of Purchase Agreement
6. 80 Dale - Waiver of Density Bonus to Support Affordable Housing
7. Action Items

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 1:25 p.m. and the meeting was adjourned at 1:26 p.m.

Adjournment

Attendance:

	12:42 p.m. to 12:45 p.m. Public Session	12:45 p.m. to 1:25 p.m. In-Camera Session	1:25 p.m. to 1:26 p.m. Public Session
Ron Carinci, Chair	✓	✓	✓
Ana Bailão	✓	✓	✓
Marni Dicker	✓	✓	✓
Paula Fletcher	✓	✓	✓
Dennis Fotinos	✓	✓	✓
Sandra Levy	✓	✓	✓
Allison Mendes	✓	✓	✓
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):

Courtney Glen, Deputy Chief of Staff, City of Toronto

Don Logie, Senior Vice President, Development, CreateTO

Jaspreet Hansra-Kulasingham, Executive Vice President and Chief Financial Officer, CreateTO

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

Justin Kong, Legal Counsel, CreateTO

Mary Ormond, Chief Legal Counsel and Corporate Secretary, CreateTO

Melita Varga, Manager, Development, CreateTO

Mike Whelan, Senior Vice-President Development, CreateTO

Noori Kim, Summer Intern, CreateTO

Sarah Afriyie, Summer Intern, 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 (Sandra Levy:

Vice-Chair

Signed (Mary Ormond)

Chief Legal Counsel & Corporate
Secretary, CreateTO