**TORONTO LANDS CORPORATION**

**60 ST. CLAIR AVENUE EAST**

**TORONTO, ONTARIO**

**MINUTES OF BOARD OF DIRECTORS MEETING (PUBLIC)**

**HELD IN-PERSON AT TORONTO LANDS CORPORATION OFFICE**

**AND VIRTUALLY VIA MICROSOFT TEAMS**

**TORONTO, ONTARIO**

**February 6, 2025, 4:00 PM**

The following Board members were present:

John Filion (Citizen Director / Chair, in-person),

Aleem Punja (Citizen Director / Vice-Chair, in-person),

Payman Berjis (Citizen Director, in-person),

Igor Dragovic (Citizen Director, virtual),

Liban Hassan (Trustee Director, regrets),

Shelley Laskin, (Trustee Director, in-person),

James Li (Trustee Director, regrets)

Dan MacLean (Trustee Director, in-person)

Leola Pon (TDSB Staff Director, regrets)

Maia Puccetti (TDSB Staff Director, virtual)

The following TLC staff were present:

Ryan Glenn, CEO, TLC

George Kralidis (Head of People & Culture),

Markus O’Brien Fehr (Manager, Communications & External Relations),

Linda Pietrangelo (Head of Corporate Accountability & Governance)

Barbara Carou (Director, Development & Strategic Partnerships),

Yvonne Choi (Director of Planning),

Wilbur Wong (Director, Real Estate & Leasing).

1. **Call to Order & Confirmation of Quorum**

There being a quorum present, and the Directors having been given adequate and proper notice of the meeting, John Filion, Chair, called the meeting to order at 4:00 PM (EST).

1. **Land Acknowledgement**

John Filion, Chair, read the following Land Acknowledgement:

We acknowledge we are hosted on the lands of the Mississauga of the Anishinaabe, the Haudenosaunee Confederacy and the Wendat. We also recognize the enduring presence of all First Nations, Métis and the Inuit peoples.

1. **Declaration of Conflict of Interest under the Municipal Conflict of Interest Act and the Ontario Business Corporation Act**

No conflicts of interest were declared.

1. **Approval of the Agenda/Other Business**

Shelley Lasking seconded by Aleem Punga moved that the agenda be approved as distributed.

1. **Approval of the Minutes of the Board of Directors Meeting**

The minutes of the Board of Directors meeting from November 21, 2024, before the Board.

Shelley Laskin seconded by Maia Puccetti moved that the Minutes of the previous Board Meeting on November 21, be approved without amendment.

**6. Report from the Audit and Finance Committee of December 12, 2024**

1. **TLC 2023-24 Q4 Operating Results Report**

Payman seconded by Shelley Laskin moved that 2023-24 Q4 Operating Results Report be received for information.

The motion carried.

**2. TLC Unaudited Financial Statements for The Year Ending August 31, 2024**

Payman Berjus seconded by Shelley Laskin moved that the TLC Unaudited Financial Statements for the year ending August 31, 2024, be received for information.

The motion carried.

**3. Revised 2024-2025 TLC Operations Budget**

Payman Berjis seconded by Shelley Laskin moved that the TLC Board receive the Revised 2024-2025 TLC Operations Budget, for information.

The motion carried.

**4. Revisions To TLC Delegation Authority Policy**

Paymen Berjis seconded by Shelley Laskin moved that the TLC Board adopt the updated *Delegation of Signing Authority Policy* as presented.

The motion carried.

**7. Report from the Human Resources, Nominating and Governance Committee of January 21, 2025**

**1. Conflict of Interest and Confidentiality Policy: Update on TDSB Legal Opinion**

Aleem Punja seconded by Dan MacLean moved that TLC Staff bring back a revised Conflict of Interest Policy to a special meeting of the Human Resources, Nominating and Governance Committee (HRNG) in February-March 2025.

The motion carried.

**2. Pay Equity Analysis**

Aleem Punja seconded by Dan MacLean moved that the HRNG Committee receive this report, Pay Equity Analysis, for information.

The motion carried.

**3. 2024-2025 TLC Organizational Structure and Chart**

Aleem Punja seconded by Dan MacLean moved that the 2024-2025 TLC Organizational Structure and Chart be received for information.

The motion carried.

**4. Governance Work Plan**

Aleem Punja seconded by Dan MacLean moved that the report be received for information.

The motion carried.

**5. 2025 TLC Communications Update and Work Plan**

Aleem Punja seconded by Dan MacLean moved that the report, outlined in Appendix A be received for information.

**8. Report from the Policy and Planning Committee Meeting of January 23, 2021**

**1. 50 Ethennonnhawahstihnen’ Lane: Mixed-use Development with a Podium Elementary School [01-034]**

Payman Berjis seconded by Maia Puccetti moved the TLC Board receive this report, 50 Ethennonnhawahstihnen’ Lane: Mixed-use Development with a Podium Elementary School for information and forward the report to the TDSB Board for information.

The motion carried.

**2. TLC Lease & License Approvals [01-035]**

Igor Dragovic seconded by Shelley Laskin, moved that:

1. Toronto Lands Corporation be authorized to enter into a temporary crane swing license agreement with Minto (Cordova) LP by its general partner 2598325 Ontario Inc., at Islington Junior Middle School, 44 Cordova Avenue, for a term of two (2) years commencing in 2025, upon terms and conditions satisfactory to TLC in its reasonable discretion in form and content satisfactory to TLC’s legal counsel.

2. Toronto Lands Corporation be authorized to enter into a temporary shoring tieback license agreement with Minto (Cordova) LP by its general partner 2598325 Ontario Inc., at Islington Junior Middle School, 44 Cordova Avenue, for a term of three (3) years commencing in 2025, upon terms and conditions satisfactory to TLC in its reasonable discretion in form and content satisfactory to TLC’s legal counsel.

3. Toronto Lands Corporation be authorized to enter into and a temporary construction staging license agreement with Minto (Cordova) LP by its general partner 2598325 Ontario Inc., on the Islington JMS site, located at 44 Cordova Avenue, for a term of three (3) years, upon terms and conditions satisfactory to TLC in its reasonable discretion in form and content satisfactory to TLC’s legal counsel, and;

4. The report, TLC Lease & License Approvals, be forwarded to the TDSB Board for approval.

The motion carried.

**3.  Strategy to Address Growth and Intensification - 2024 Update to Board on Land Use Planning Matters [01-036]**

Igor Dragovic seconded by Shelley Laskin moved that the report be received and forwarded to the TDSB for information.

The motion carried.

**4. Update Report on Ontario Land Tribunal (Olt) Appeal Of City Of Toronto Zoning By-law 569-2013 [01-037]**

Igor Dragovic seconded by Shelley Laskin moved that the report be received and forwarded to the TDSB Board for information.’

**5. Downsview West – Future School Opportunity [01-038]**

Igor Dragovic seconded by Shelley Laskin moved that:

1. TLC continue to explore the feasibility of an elementary school to serve the Downsview West District and report back to the Policy and Planning Committee at its meeting in May 2025.
2. The report, *Downsview West – Future School Opportunity* be received for information.

The motion carried.

**6. 2023-2024 TLC Annual Report [01-039]**

Igor Dragovic seconded by Shelley Laskin moved that the 2023-24 TLC Annual Report be received and forwarded to the TDSB Board for information.

The motion carried.

**7. TLC Multi-Year Strategic Plan [01-040]**

It is recommended that TLC staff take feedback from the committee and bring back a revised and finalized Multi-Year Strategic Plan to the Board at its meeting on February 6, 2025.

Motion from forward to TDSB for approval.

**9. Adjournment to Closed Session**

On a motion by Aleem Punja seconded by Shelley Laskin, the meeting moved into closed session subject to Section 207 2(a) and (c), to consider matters related to the security of TDSB property.

**10. Rise and Report and Reconvene in Public Session**

At 5:33 p.m. the meeting reconvened in public session

**11. Termination of Meeting**

Igor Dragovic seconded by Dan MacLean, the meeting terminated at 5:34 p.m.