

January 23, 2019

Approach to Evaluating the MIDP

Waterfront Design Review Panel

DRAFT

Building the Evaluation Framework



The framework for the evaluation will look at how the MIDP addresses three overall questions:

- 1. How many of our goals and objectives does the MIDP meet, and how well does it meet those targets?*
- 2. Does the MIDP align with the planning framework for the waterfront?*
- 3. Is the proposed business plan viable and in the public interest?*

Waterfront Toronto's evaluation will include an integrated and collaborative due diligence and review process with external experts

Process to Develop - WT Goals and Objectives



Developed through a robust and thoughtful five step process. WT has linked **Corporate Objectives, RFP Objectives, key Government Policy Objectives, and detailed WT Pillar Priorities**, culminating in a list of MIDP Goals and Objectives that have been refined and enhanced through a due diligence process with ARUP.

WT Foundational Principles:

- WT Corporate Objectives
- RFP Objectives
- Government Policy & Strategy Review
- WT Pillar Priorities
- Arup Due Diligence and Metrics work

MIDP Goals and Objectives

- Forms a key element of the Evaluation Framework
- Reinforces WT as steward and revitalization lead
- WT defines the “what”, SWL derives the “how”

WT took a thoughtful and reasoned approach in developing these objectives, focusing on identifying priority outcomes - rather than preferred tactics to achieve said outcomes - with as few prescriptive requirements as possible.

Presentation Summary



Implementation Requirements "Must Do's"

Five "must do's" to be adhered to through the MIDP phase and into development/execution

1. Public Consultation Protocol
2. Data Governance and Privacy
3. Design Excellence
4. Local Developer Engagement
5. Partnership Model

Priority Objectives "Must Haves"

Out of these desired outcomes, five "**must haves**" have been identified as priorities for WT with respect to the success of the MIDP

1. Job Creation
2. Climate Positive
3. Affordable Housing
4. New Mobility
5. Innovations (To be further developed)

Pillar Objectives

Detailed objectives reflecting Waterfront's **desired outcomes** for the MIDP broken down in eight categories.

1. Economic Development
2. Affordable Housing
3. Digital Platform
4. Sustainability
5. Mobility
6. Public Realm
7. Buildings
8. Community Services

MIDP Implementation Requirements (“Must Do’s”)



1/2

Implementation Requirement 1

Public Engagement

1. Meet the public consultation requirements of all the regulatory regimes in which Waterfront Toronto operates.
2. Articulate an engagement plan that extends beyond formality or the legislated requirement to consult. A plan that demonstrates accountability, transparency and capacity building, and that will result in informed and meaningful input to further strengthen plans throughout the planning, approval and implementation phases.
3. Working in service of the public good, create a plan to engage the community to ensure and demonstrate ongoing satisfaction with living/working/visiting in Quayside

Implementation Requirement 2

Data Privacy & Governance

- Commitment to abide by strict data governance and privacy standards informed by our government partners

MIDP Implementation Requirements (“Must Do’s”)



2/2

Implementation Requirement 4

Local Developer Engagement

- Demonstrate a strategy to promote and encourage the involvement of the local development community

Implementation Requirement 3

Design Excellence

- Commitment to Design Excellence and the Design Review Panel process throughout the implementation of the Sidewalk Toronto project
- Demonstrate a strategy to incorporate an open RFP / design competition for key iconic buildings and public realm

Implementation Requirement 5

Partnership Model

- Provide an appropriate revenue sharing model across real estate, infrastructure, and intellectual property that benefits the public sector

MIDP Priority Objectives (“Must Haves”)



Job Creation and Economic Development

- Catalyze economic growth, grow jobs and provide opportunities for Canadian firms to participate and overcome barriers to achieving scale

Sustainability and Climate Positive Development

- Enable the development of a neighborhood with below-zero annual greenhouse gas emissions at full build-out, as defined by the C40 Climate Positive Framework through the execution of exemplary building standards, sustainable mobility, affordable utilities and resilient infrastructure

Housing Affordability

- Exceed Waterfront Toronto's affordable housing minimum requirement with minimal reliance on public section funding.

New Mobility

- leverage the benefits of technology to reduce the cost and climate impacts of transportation for the average user and transportation of goods

Urban Innovation

- Propose innovative solutions and technologies to address issues facing the modern cities and Toronto specific challenges to assist Waterfront Toronto in realizing its urban revitalization mandate

WT Targets

Sustainability



1. Climate Positive

- Enable the development of neighborhoods with below-zero annual greenhouse gas emissions at full build-out, as defined by the C40 Climate Positive Framework.

2. Exemplary Building Standards

- Building design that supports Waterfront Toronto's climate positive aspirations, including aligning with the highest tier of the latest Toronto Green Standard. Buildings represent 60% of GHG emissions in Toronto.

3. Sustainable Mobility

- Infrastructure and policies that enable carbon emitting vehicles to be replaced with electric vehicles to achieve zero emissions and climate positive targets. Transportation represents 32% of GHG emissions in Toronto.

4. Affordable Utilities

- Ensure levels of affordability comparable to the average cost of utilities in Toronto.

5. Circular Economy

- Accelerate a local transition towards a circular economy that establishes a pathway to zero operational waste,

6. Resilient Infrastructure:

- Addressing the Resilient TO initiative by better preparing buildings and infrastructure to survive and thrive in response to a changing climate and in emergencies.

WT Targets

Mobility



1. Walkability

- A dynamic street network that accommodates all transportation modes appropriately, and creates an inviting pedestrian experience, aligning with the City's Vision Zero: Toronto's Road Safety.

2. Active Transportation

- Build cycling infrastructure for a diverse range of cyclists, and introduce strategies for improved safety and user comfort, including through the expansion of the Bike Share Toronto network.

3. Transit

- Assist in delivery of an innovative public/private funding strategy for the currently approved waterfront LRT.
- Connect to, and enhance the existing citywide mass transit network.

4. Network Management

- Explore options for network management tools to make better use of transit infrastructure and significantly increase trips by mass transit, walking, cycling or electric shared mobility



WT Targets

Public Realm



1. Quality of Place

- High quality design of public realm with diverse amenities and programming opportunities and which increases outdoor comfort during the shoulder seasons to increase the use of public space year round

2. Public Access/Ownership

- A public open space system that is in compliance with AODA, is 100% publicly accessible, and with all dedicated Park land to remain in public ownership

3. Activation

Provide a plan for public space that:

- Totals 30% of the overall site area including public parks and privately owned publicly accessible spaces.
- Delivers an animated and diverse ground floor and public realm including an interface between the two that will remain activated all four seasons
- Prioritizes access to the lake and delivers animation at the water's edge

4. Urban Ecology

- Enhance urban ecology through a planting strategy that emphasizes tree canopy coverage and a greater survival rate of new trees.
- Utilize natural systems to manage stormwater and reduce runoff where appropriate.

5. Maintenance

- Propose a mechanism by which a higher level of maintenance of publicly dedicated Parks and Public Realm can be delivered at no additional cost to the City above their average.

WT Targets

Buildings



1. Health and Wellness

- Ensure building design and the materials used embody less energy and improve health and well-being

2. Flexible Buildings

- Enable an adaptable mix of buildings and uses to help meet changing needs of occupants, including affordable housing options, vibrant amenities and that facilitate an animated and diverse ground floor and public realm.

3. Construction Methodologies

- Employ new construction methodologies that ensure a solid financial foundation for waterfront revitalization and promote innovations in the Canadian construction industry

Thank you.

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