

# PUBLIC UPDATE

Waterfront Toronto's Public Update on Quayside  
November 19



## Alignment on Critical Issues

Waterfront Toronto has a mandate to revitalize Toronto's waterfront. One of our current projects is Quayside — a 12 acre parcel of land at the foot of Parliament Street.

In June of this year, Sidewalk Labs submitted their Draft Master Innovation Development Plan (MIDP) to Waterfront Toronto for review. Following Waterfront Toronto's public release of the Draft MIDP, Board Chair, Stephen Diamond, acknowledged that there were some exciting ideas in the Draft MIDP, but also areas of concern that needed to be resolved before Waterfront Toronto would proceed with an evaluation of the proposal. In July, feedback received during Waterfront Toronto's initial round of public consultation on the Draft MIDP echoed and expanded on the Board's observations by identifying great opportunity and great risk. In the broadest of terms, many said "if the MIDP moves forward, it has to be on terms that work for Toronto".

On October 31, 2019, having reached alignment with Sidewalk Labs on the threshold issues, Waterfront Toronto's Board of Directors unanimously decided to move forward with the formal evaluation of the MIDP. This update explains that alignment and the next steps in the evaluation, consultation, and decision-making process.

### What has changed?

Waterfront Toronto said at the beginning of this process that evaluation of the MIDP would result in us moving forward with all, some, or none of the proposals it includes. As of October 31, 2019, we have agreed to evaluate a subset of the proposals based on the resolution of the threshold issues. Key realignments are summarized in the table below, with more detail available in the following three public documents: October 29, 2019 letter from Waterfront Toronto to Sidewalk Labs; October 31, 2019 Open Letter from Waterfront Toronto Board Chair Stephen Diamond; and Overview of Realignment of MIDP Threshold Issues (issued October 31, 2019).

	Draft MIDP (June 2019)	Realignment: Subset of Draft MIDP Ideas to be evaluated by Waterfront Toronto (October 31, 2019)
<b>Project boundaries</b>	190-acre IDEA District	12 acres of Quayside (IDEA District concept is removed)
<b>Vertical development</b>	Sidewalk Labs proposed to be the lead vertical real estate developer at Quayside	Waterfront Toronto will lead a competitive public procurement process for vertical development team(s) to partner with Sidewalk Labs
<b>Digital governance</b>	Various initiatives related to data collection, data use, and governance (including proposed Urban Data Trust)	Waterfront Toronto will lead all privacy and digital governance matters, including all interactions with government. Waterfront Toronto's draft Digital Principles will be followed, as well as our emerging Intelligent Community Guidelines
<b>Public administrators</b>	New Public Administrator, management entities, and regulatory adjustments	No new governance entities. Waterfront Toronto will oversee all aspects of project governance, and any future innovations remain subject to the regulation, evaluation, and approval of existing governing bodies

# What did the public say during July 2019 consultations?

Over 1,000 people participated in the first round of public consultation led by Waterfront Toronto to orient the public to the Draft MIDP from the perspective of Waterfront Toronto as the public steward working with the support of all three levels of government to revitalize the waterfront. In the broadest of strokes, the consultation gave voice to three positions, including:

- Those that are **supportive** of the project, usually based on the opportunity associated with individual innovations and/or the value of innovation in general;
- Those that hold a **cautious “maybe”** position, who see both great opportunity and great risk, and who have said in the broadest of terms “if the MIDP moves forward, it has to be on terms that work for Toronto”; and
- Those that are **against** the project, with major issues raised related to (but not limited to) lack of trust in Alphabet, Google, and Sidewalk Labs.

These positions were thoughtful, well-articulated and emerged consistently through all the consultation activities with varying strengths depending on the activity. Many participants identified conditions that they would like to see met if Waterfront Toronto chooses to move forward, including (but not limited to):

- Limiting the geography of the project to Quayside (12 acres);
- Ensuring strong public control and oversight;
- Ensuring strong controls on all things digital (including data collection and governance); and
- Making it fair financially for Toronto and fair economically for the Canada and supportive of Canadian businesses.

Many participants emphasized the importance of reviewing the Sidewalk Labs proposals from a position of strength, given the great value of this public asset. They said that they would like to see how the Draft MIDP aligns with Waterfront Toronto’s objectives for Quayside, and that a risk assessment be completed.

All feedback received during the first round of consultations is available at [www.QuaysideTO.ca](http://www.QuaysideTO.ca).



# What will Waterfront Toronto be evaluating?

Based on the resolution of the threshold issues on October 31, 2019, Waterfront Toronto will be evaluating a subset of the ideas put forward by Sidewalk Labs in the Draft MIDP. This means that:



for **Volume 1** (*The Plans*) only proposals that are focused on the 12 acres of Quayside will be evaluated;



for **Volume 2** (*The Urban Innovations*) the innovations will only be evaluated in terms of how they perform against Waterfront Toronto's objectives when implemented at the 12 acres of Quayside; and



for **Volume 3** (*The Partnership*) the bulk of the material is no longer applicable and will not be evaluated. Certain priorities remain, such as the Venture Capital Fund and the Urban Innovation Institute. Commercial terms, including funding obligations, roles and responsibilities, regulatory compliance and approval, will be addressed through new documents created by Waterfront Toronto.

## Translating the MIDP into a list of proposed innovations

Waterfront Toronto's Quayside team is working through the Draft MIDP to identify the individual innovations proposed. Examples of these innovations include:

**Mobility** – adaptive signal priority, heated pavement, real-time mobility management, etc.

**Sustainability** – thermal grid, electrical grid, pay-as-you-throw smart waste chutes, etc.

**Public Realm** – modular pavement, all-day ground floor animation, weather mitigation, etc.

**Buildings** – sustainable materials (mass timber), adaptable lofts, STOA, etc.

**Housing** – shared equity housing, co-living units, non-profit collaboration, etc.

**Economic Development** – Urban Innovation Institute, Venture Capital Fund, etc.

**Social Infrastructure** – Care Collective, affordable community space, etc.

*The complete list of innovations, along with the early evaluation results (showing how well these proposed innovations help Waterfront Toronto achieve its objectives for Quayside) will be shared for discussion at the second round of public consultation in January 2020.*

## Quayside RFP Objectives



1. **Sustainability, Resiliency and Urban Innovation:** Create a globally significant demonstration project that advances a new market model for climate-positive urban developments



2. **Complete Communities:** Establish a complete community that emphasizes quality of place, and provides a range of housing types for families of all sizes and income levels within a robust mix of uses, including public open space, culture, recreation, vibrant retail, education-related activities and offices



3. **Economic Development and Prosperity:** Provide a testbed for Canada's cleantech, building materials and broader innovation-driven sectors to support their growth and competitiveness in global markets



4. **Partnership and Investment:** Develop a new partnership model that ensures a solid financial foundation, manages financial risk and secures revenue that funds future phases of waterfront revitalization

# How has the process been updated?

Based on public feedback and resolution of the threshold issues, the process overview below has been updated since the first round of consultation in July 2019. These updates ensure that Waterfront Toronto will be in a position to publicly share and seek feedback on the results of the technical evaluation process before the Waterfront Toronto Board's next major decision point in March 2020.

In the technical evaluation, Waterfront Toronto (along with a team of technical experts) are assessing how the proposals put forward by Sidewalk Labs perform against Waterfront Toronto's objectives and priority outcomes for Quayside.

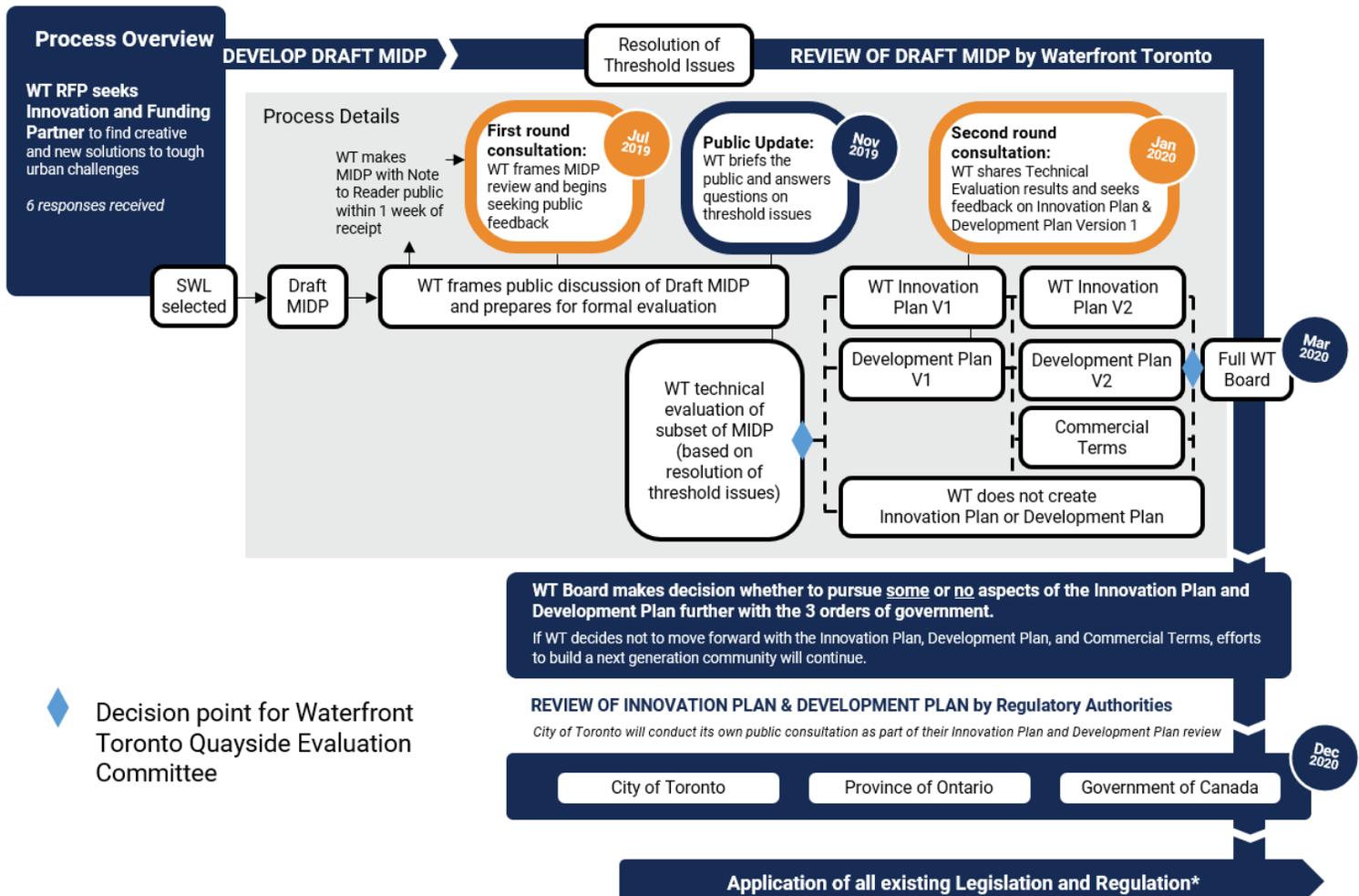
If the technical evaluation reveals merit in further exploring the proposals (because they help Waterfront Toronto meet its objectives for Quayside), Waterfront Toronto would move forward

with drafting an Innovation Plan (Version 1) and amending the proposed Development Plan (Version 1) for Quayside, both of which would also be shared during the second round of consultation for feedback.

**The second round of consultation will be held in January 2020.** Based on the public feedback and expert input, Version 2 of both the Innovation Plan and Development Plan may be created. At this point, Waterfront Toronto would begin to discuss the commercial feasibility of these ideas with Sidewalk Labs.

At any time during the process, if the analysis reveals that it does not make sense to continue exploring the proposals put forward by Sidewalk Labs, Waterfront Toronto and/or Sidewalk Labs could choose to exit this process.

*The City of Toronto will conduct its own public consultation as part of their Quayside review after March 2020.*



Decision point for Waterfront Toronto Quayside Evaluation Committee

\*Including Development Applications, Building Codes, Environmental Assessments, etc. governed by the appropriate levels of government and informed by public consultation.