

December 8, 2018

# WELCOME – Roundtable 4

## Plenary Session

# Louroz Mercader

## Communications and Public Engagement Manager

# Indigenous Land Acknowledgement

# Agenda

## Plenary Session: 9:30 - 10:30 am / 2:00 - 3:00 pm

- Engagement Update
- City of Toronto: Waterfront Secretariat
- Waterfront Toronto: Objectives and Evaluation
- Sidewalk Labs: Quayside: A New Neighbourhood

## Breakout Sessions

1. Quayside Site Plan & Transportation
2. Social Infrastructure / Housing Affordability
3. Digital Governance
4. Sustainability

### Morning Sessions

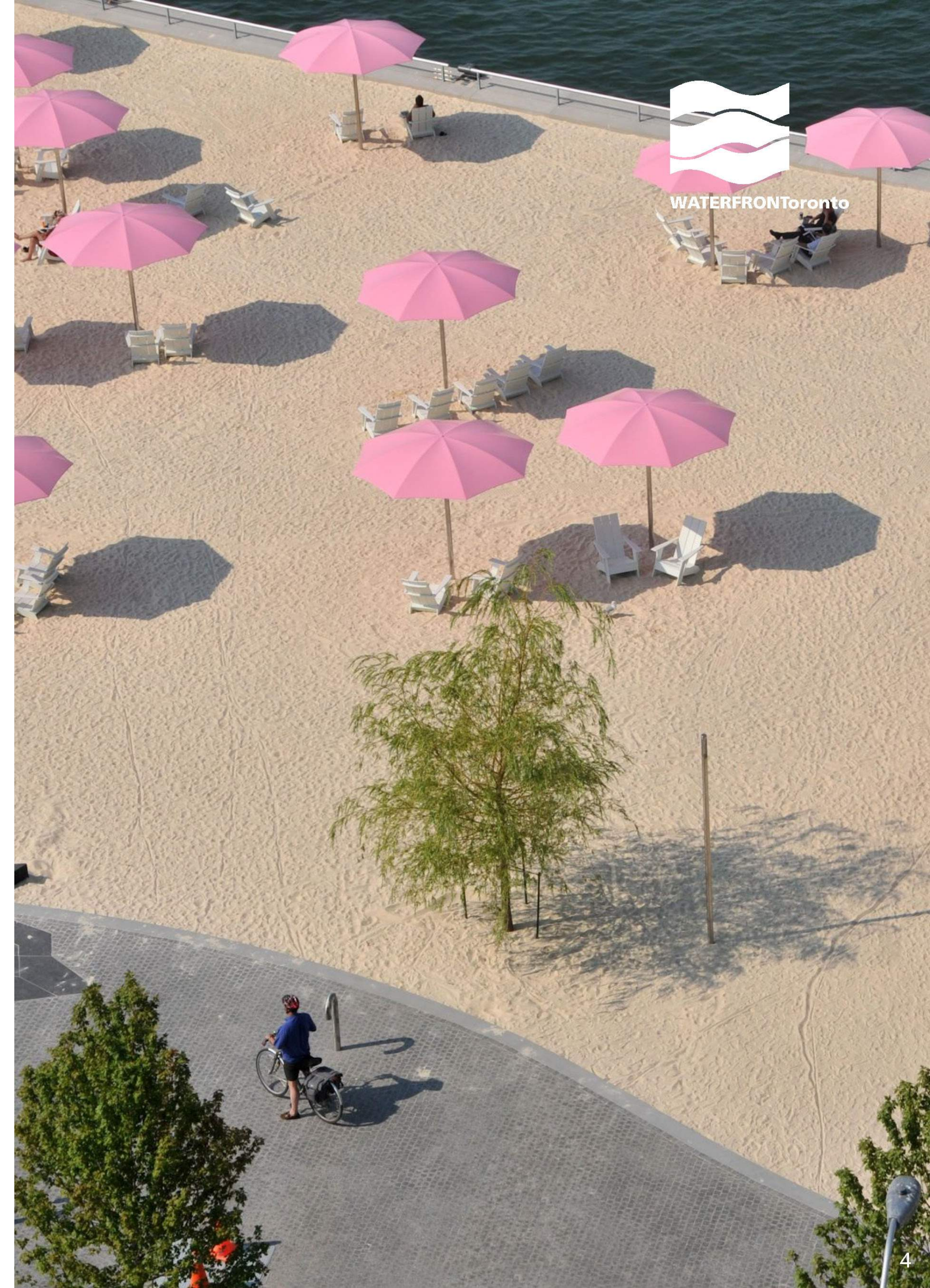
10:40 - 11:30 am

11:40 - 12:30 pm

### Afternoon Sessions

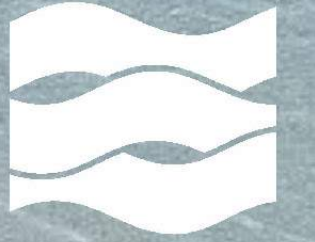
3:10 - 4:00 pm

4:10 - 5:00 pm



# Engagement Update

August – December 2018



WATERFRONToronto

**Residents  
Reference Panel  
Interim Report**

**Fellows  
Report**

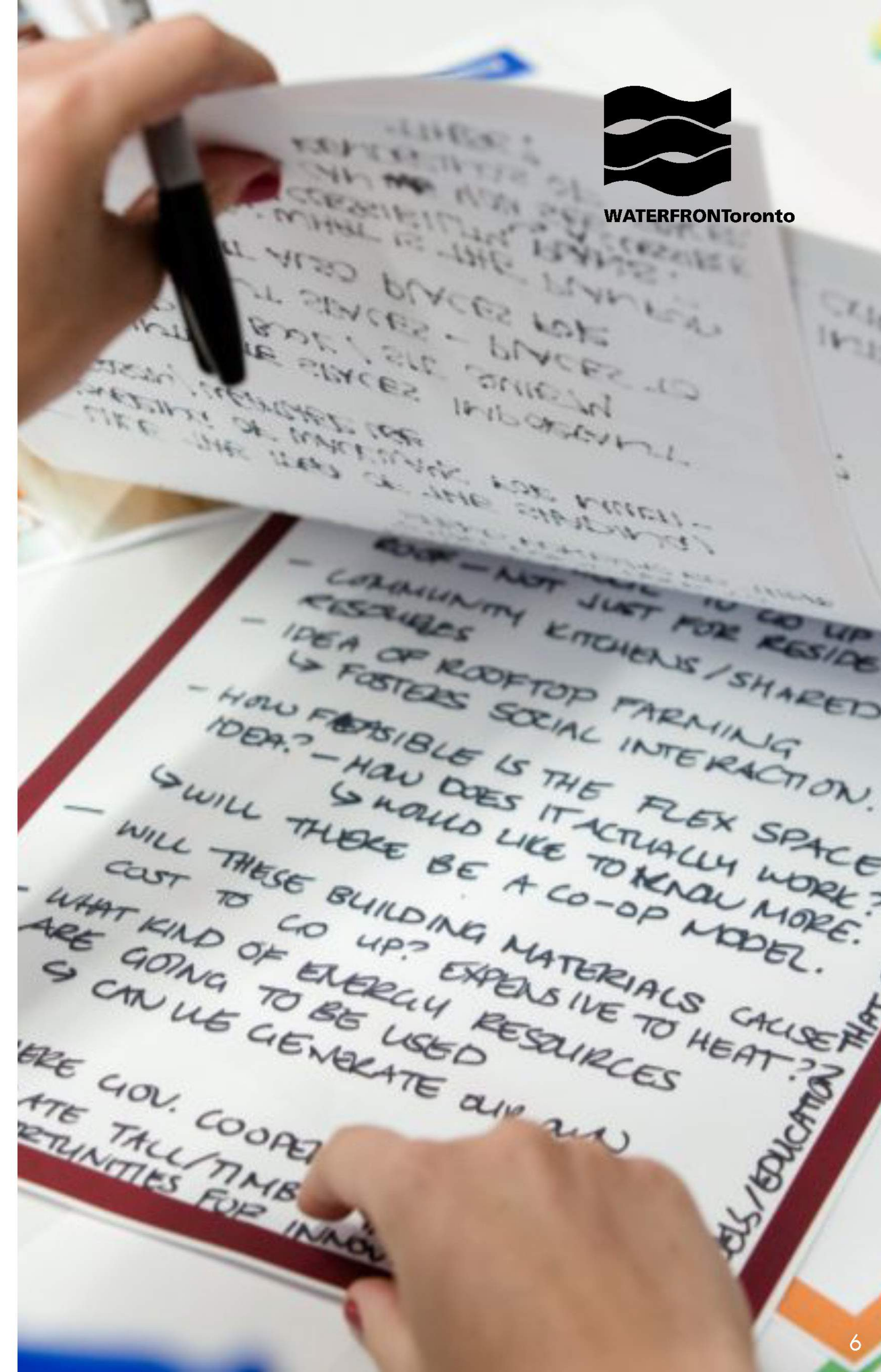
**Design  
Jams**

**Neighbourhood  
Associations  
Meetings**

# Engagement Update

## Residents Panel Interim Report

- Identified guiding values of **Community, Inclusivity, Functional Beauty, Sustainability, Innovation, and Accountability.**
- Identified issues and opportunities in six areas:
  1. Public oversight and innovation
  2. An accessible and inclusive public realm
  3. Safe, efficient mobility options
  4. Responsible Data Use
  5. Being smart and sustainable
  6. Inclusive and affordable



# Engagement Update

## Fellows Final Report

- The Fellows issued their final report on November 8th, and it included **27 recommendations** based on their learnings from visits over the summer to Amsterdam, Copenhagen, Malmo, Boston, New York, and Vancouver.
- The report focused on **housing, public realm, design, data, public policy** and **governance**, and **mobility**.
- Recommendations included setting ambitious targets for affordable housing, detailed recommendations on a civic data trust, and doing more to partner with Indigenous communities in the design and programming of Quayside.



# Engagement Update

## Design Jams

- **Vertical Living** - addressed the experience of “isolation” in vertical living and workshopped a number of strategies to create connectivity and a sense of community.
- **Water Connections** - focus on the difficulty accessing the waterfront – highlighting the lack of physical access but also social barriers to being able to enjoying waterfront activities
- **People on Wheels** - safety can be achieved with an expansive, consistent, and reliable network of dedicated cycling lanes in the city—those that are made separate from motor vehicles with distinct markers
- Read the Summary Report: [www.sidewalktoronto.ca](http://www.sidewalktoronto.ca)





# David Stonehouse

Director, Waterfront Secretariat, City of Toronto

# Meg Davis

Chief Development Officer

Quayside Public Roundtable: December 8, 2018

# Realizing the Waterfront's Potential:

Setting strong foundations for long-term economic,  
social, and environmental well-being



Waterfront Toronto is working to revitalize the lands by Lake Ontario, transforming past industrial sites into **thriving neighbourhoods** that support **economic vitality** and enhance **quality of life**.

Our mandate comes from the three orders of government; our resources come from both public and private sources.

As we work on behalf of Torontonians, Ontarians, and all Canadians, every decision we make is guided by our vision of **one vibrant waterfront that belongs to everyone**.

# Waterfront Toronto's Roles



## Catalyst and Steward

Creating enduring value through well-designed and vibrant cultural, recreational, civic and public spaces



## Revitalization Lead / Landowner

Advancing Complete Communities that address the need for housing, mobility, accessibility, connectivity and inclusivity



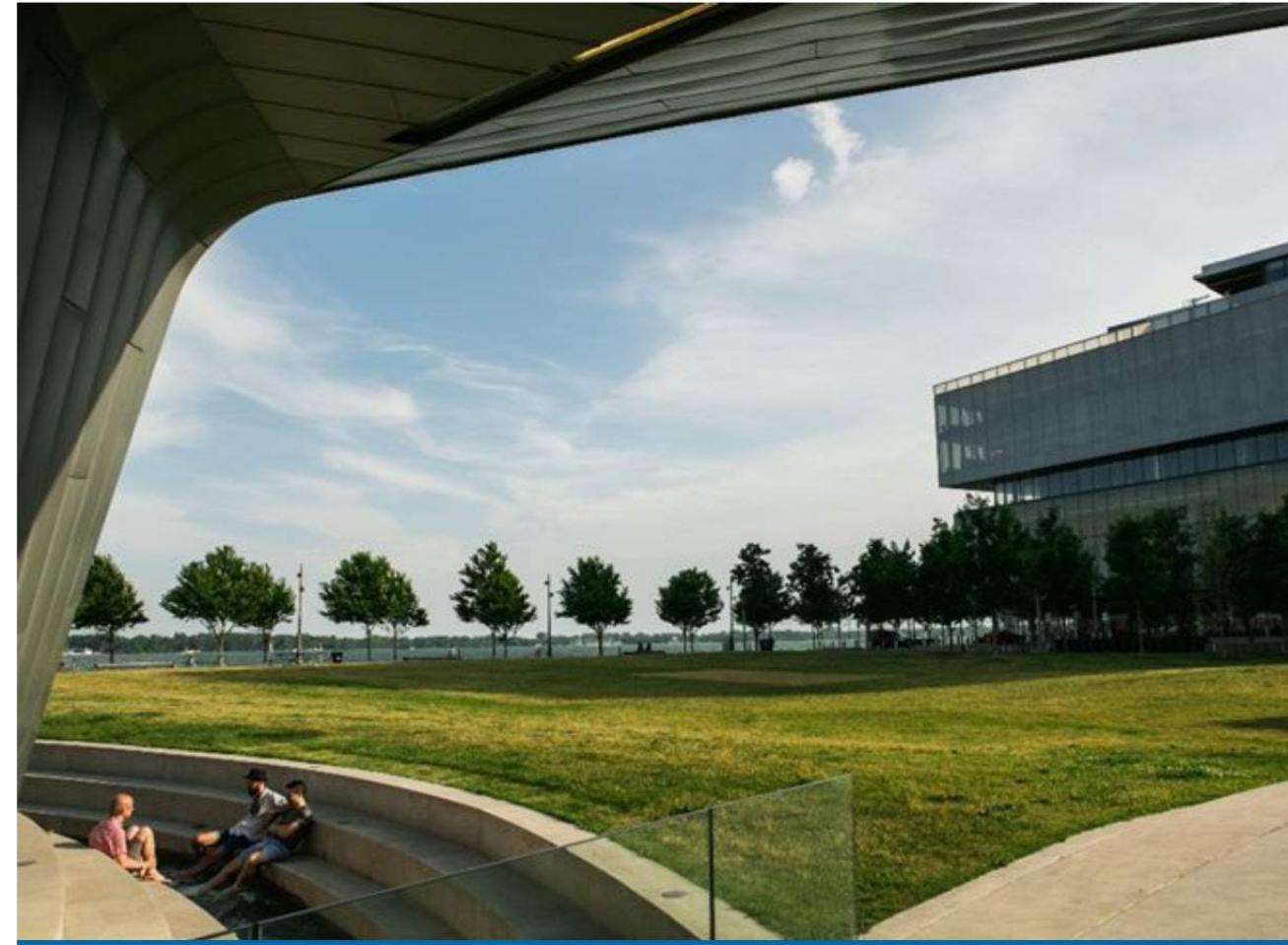
## Partner

Leveraging innovation and partnerships to deliver economic growth and jobs

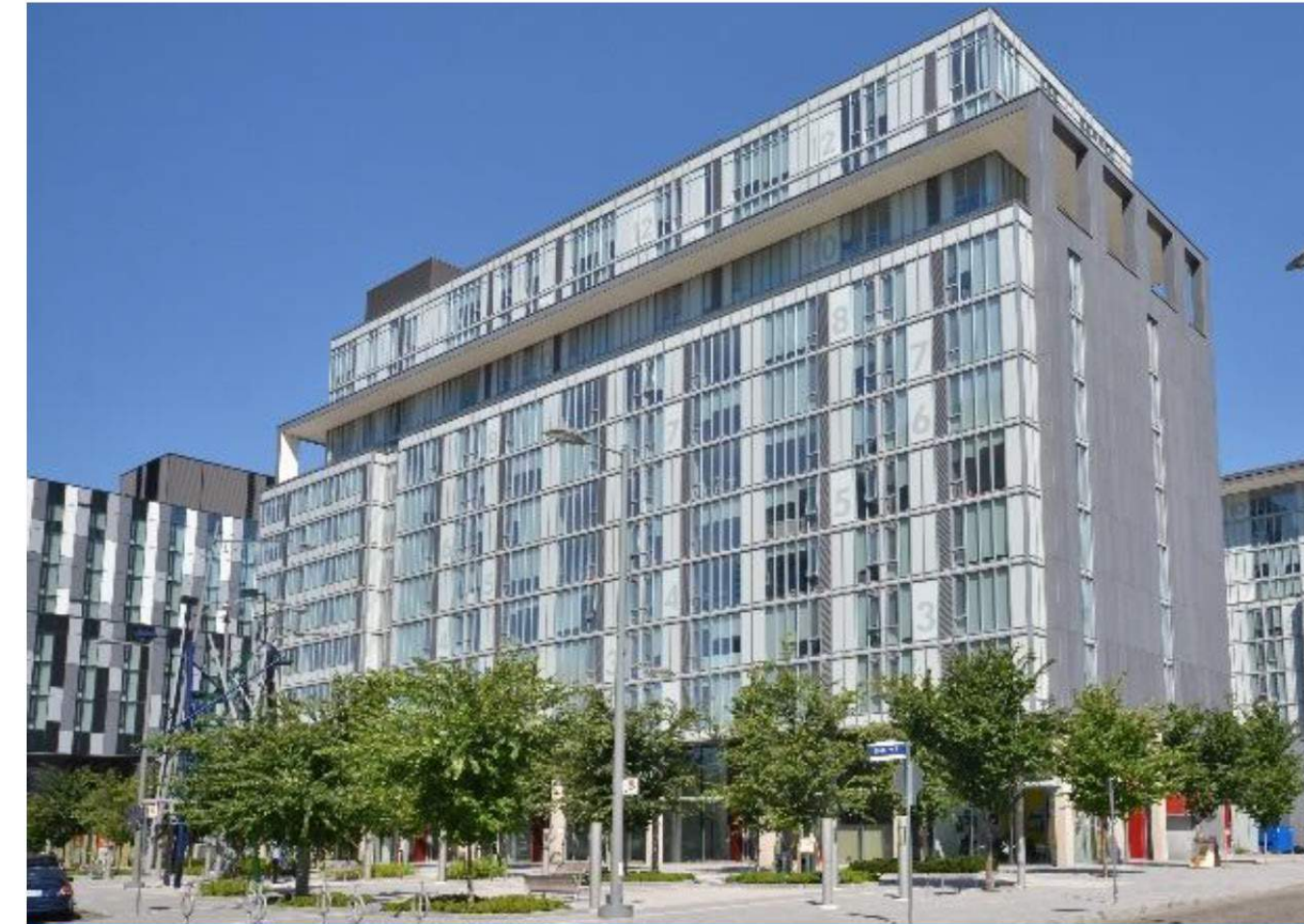
# Public Accountability



Reducing urban sprawl



Building sustainable communities



Increasing affordable housing



Creating parks & public spaces



Expanding public transit



Driving economic competitiveness

# Key Corporate Metrics

## Corporate Social Responsibility and Sustainability Report



### Environment

- 24 LEED® Gold or LEED® Platinum Certified buildings (completed or underway)
- Important flood protection unlocking land for revitalization, enhancing the surrounding natural ecology and improving resiliency
- Resiliency and Innovation Framework for Sustainability that sets the bar even higher for waterfront revitalization in the years ahead



### Social

- 496 affordable units completed, 80 nearing completion, planning another 1,000 in the West Don Lands and East Bayfront – all with ultra-high speed internet access
- Over 13km of waterfront trails and promenades
- Over 36 hectares of parks and public spaces



### Economic

- \$1.6 billion investment in waterfront renewal has created:
  - \$4.1 billion in economic output for the Canadian economy
  - \$848 million in revenue to government
  - 14,100 full-time person years of employment
  - Increased and accelerated private sector investment

# Quayside

## Evaluating the *Master Innovation and Development Plan*



# Quayside RFP Objectives



## **Sustainability, Resiliency and Urban Innovation:**

Create a globally significant demonstration project that advances a new market model for climate-positive urban developments



## **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



## **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





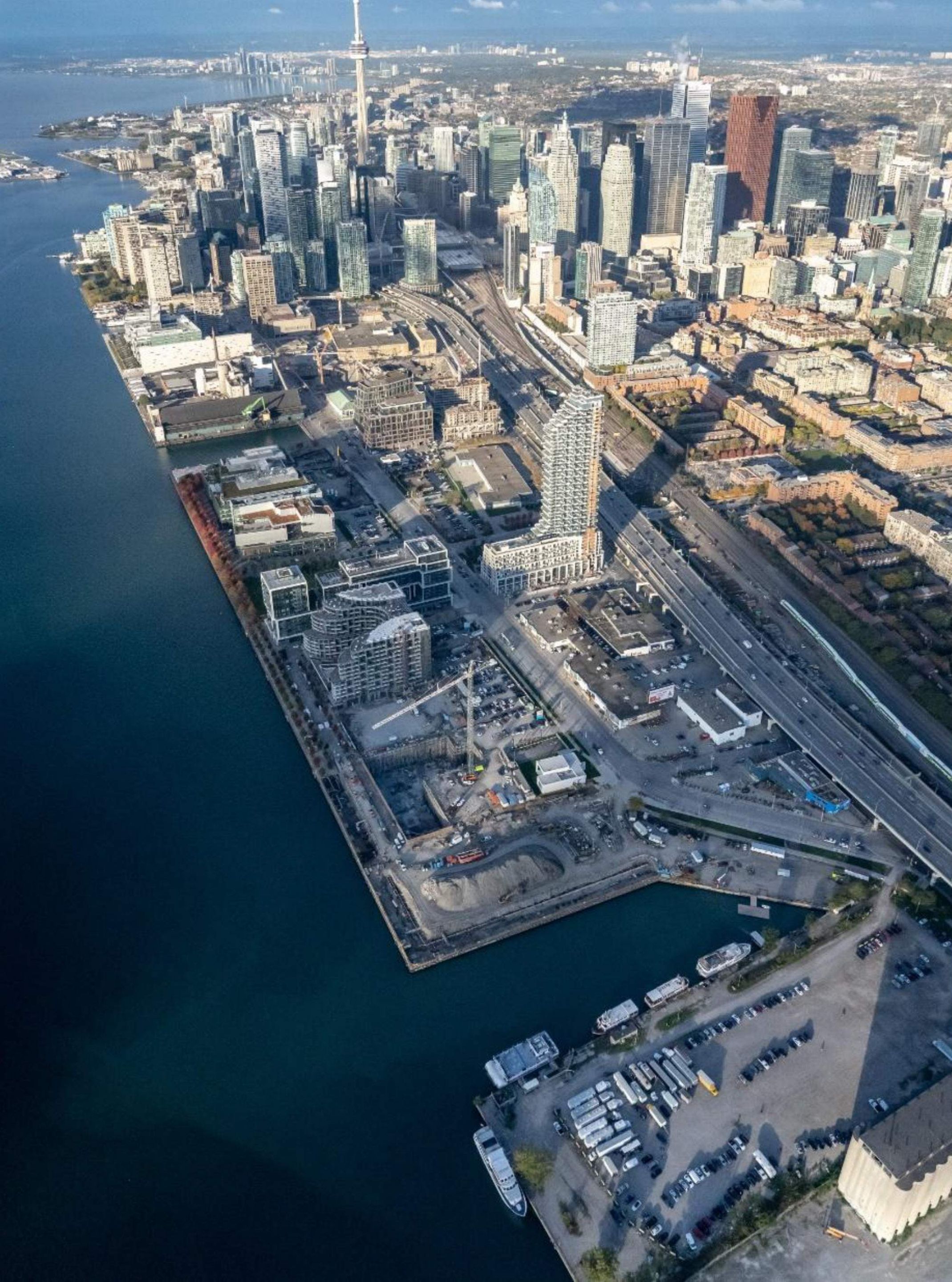
## **Partnership and Investment:**

Develop a new partnership model that ensures a solid financial foundation, manages financial risk and secures revenue that funds future phases of waterfront revitalization

# Quayside in the context of the Designated Waterfront Area



-  QUAYSIDE
-  DESIGNATED WATERFRONT AREA



# Quayside

A new type of mixed-use, complete community

Quayside potential to become a global hub  
for urban innovation

# Evaluating the MIDP



When the Master Innovation and Development Plan (MIDP) is submitted to Waterfront Toronto by Sidewalk Labs, that is not the end of this process but still near the beginning:

- We undertook a thorough, fair and transparent process in selecting Sidewalk Labs as the Innovation and Funding Partner for Quayside.
- Our evaluation of the MIDP will be equally thorough and demanding, in order to determine if the MIDP should move forward.
- The innovation we are seeking must serve the public interest, fulfill our aspirations and meet the requirements we have set for Quayside.
- The whole plan will be evaluated by Waterfront Toronto, and, to be implemented, individual components will be subject to city approvals, as well as federal and provincial regulations.
- Should the MIDP move forward, there will be a series of additional agreements and consultation will continue.

# 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.

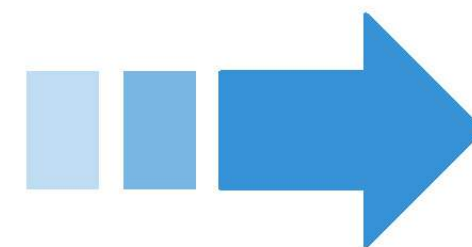
# Process to Refining Goals and Objectives



The Goals and Objectives for Quayside were developed through a robust and thoughtful five step process. We have linked a number of Waterfront Toronto’s long-standing objectives: **Corporate Objectives, RFP Objectives, key Government Policy Objectives, and detailed Priorities.**

The result is a detailed list of MIDP Goals and Objectives, which also benefited from third party due diligence review.

1. Corporate Objectives
2. RFP Objectives
3. Government Policy & Strategy Review
4. Waterfront Toronto Priorities
5. 3rd Party Due Diligence and Metrics work



## Waterfront Toronto’s Goals and Objectives:

- Key elements of the Evaluation Framework
- Waterfront Toronto defines the “what”, Sidewalk Labs proposes the “how”

Waterfront Toronto 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.

# Evaluation Framework



Waterfront Toronto has established:  
(more detailed information is available on our website)

## Goals and Objectives:

- Job Creation and Economic Development
- Sustainability and Climate Positive Development
- Housing Affordability
- Mobility and Transit
- Urban Innovation
- Buildings
- Complete Communities
- Public Realm

## Implementation Requirements:

- Data Privacy and Digital Governance
- Public Engagement
- Local Developer Participation
- Design Excellence
- Partnership Model

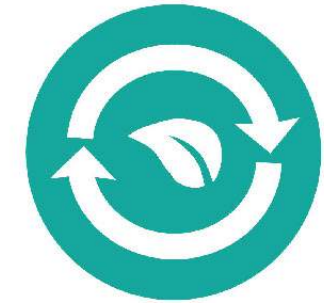
*Establishing a list of implementation requirements the MIDP must address*

# MIDP Priority Outcomes

Of these Goals and Objectives, Waterfront Toronto has identified five overarching Priority Outcomes:



➤ Job Creation and Economic Development



➤ Sustainability and Climate Positive Development

➤ Housing Affordability



➤ New Mobility



➤ Urban Innovation

Robust Data Privacy and Digital Governance are central to success and to the realization of all Goals and Objectives



# Implementation Requirements



Waterfront Toronto's evaluation framework established a series of critical fronts, and a list of implementation requirements the MIDP "**Must Do**" in the following areas:

- **Data Privacy and Digital Governance**
- **Public Engagement**
- **Local Developer Participation**
- **Design Excellence**
- **Partnership Model**

# Implementation Requirements



## Data Privacy and Digital Governance

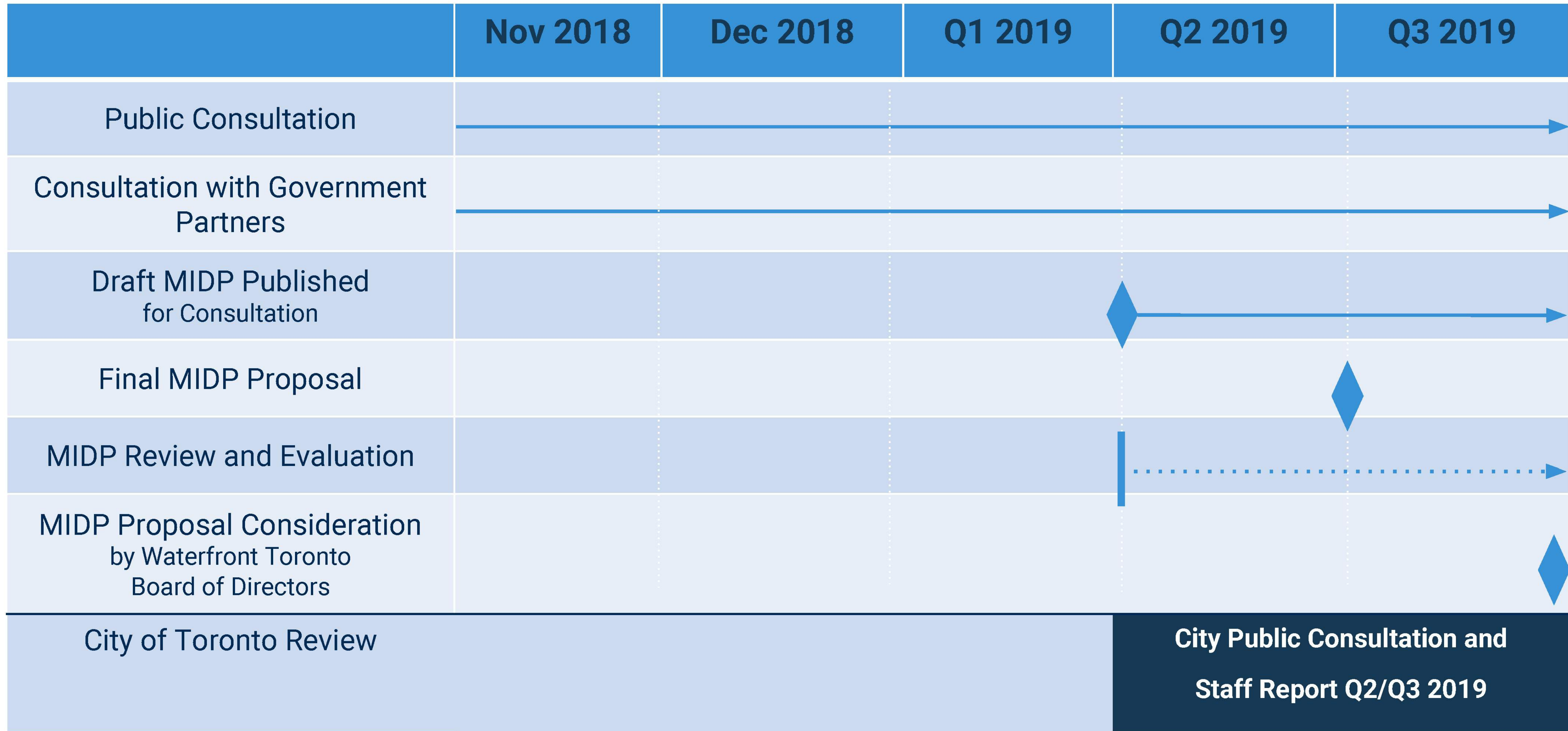
- Proposals for approaches to protocols that could inform **a new global standard in data governance**
- **Compliance** with or exceedance of all applicable laws, regulations, policy documents and contractual obligations
- Methods and practices that provide for **meaningful consent** for data collection
- **Data Minimization**
  - Processing should only use as much data as is required.
  - Data collected can only be used for the initial purpose collected. Further uses require additional consent.
- **Data security and privacy**
  - Commitment to not share or link personal data with 3rd parties - including other Alphabet companies (i.e. Google) without consent
  - Data **cannot** be used for advertising purposes
  - Privacy by Design embedded in all solutions proposed
  - Architecture that ensures protection against the unauthorized access or data corruption throughout its lifecycle
- **Commitment and accountability to the ethical** use of technology
- **Shared Benefits of Data** – Data and solutions will be open where feasible and appropriate. Data will be shared with government open data repositories to ensure equitable access and opportunity to benefit.

# Evaluating the Evaluation



- Accountability and transparency remain at the core of Waterfront Toronto
- Feedback has informed our evaluation plan, objectives and criteria
- Before we receive the MIDP, our evaluation criteria, objectives, and priorities will be considered by:
  - ✓ the community, including the Quayside Stakeholder Advisory Committee
  - ✓ our government partners
  - ✓ Waterfront Toronto's Digital Strategy Advisory Panel
  - ✓ Waterfront Toronto's Board of Directors and Investment, Real Estate and Quayside Committee

# Current MIDP Timeline



Note: Should the MIDP receive all of the needed approvals, we would move towards implementation agreements and continue consultation with all stakeholders



a waterfront for everyone

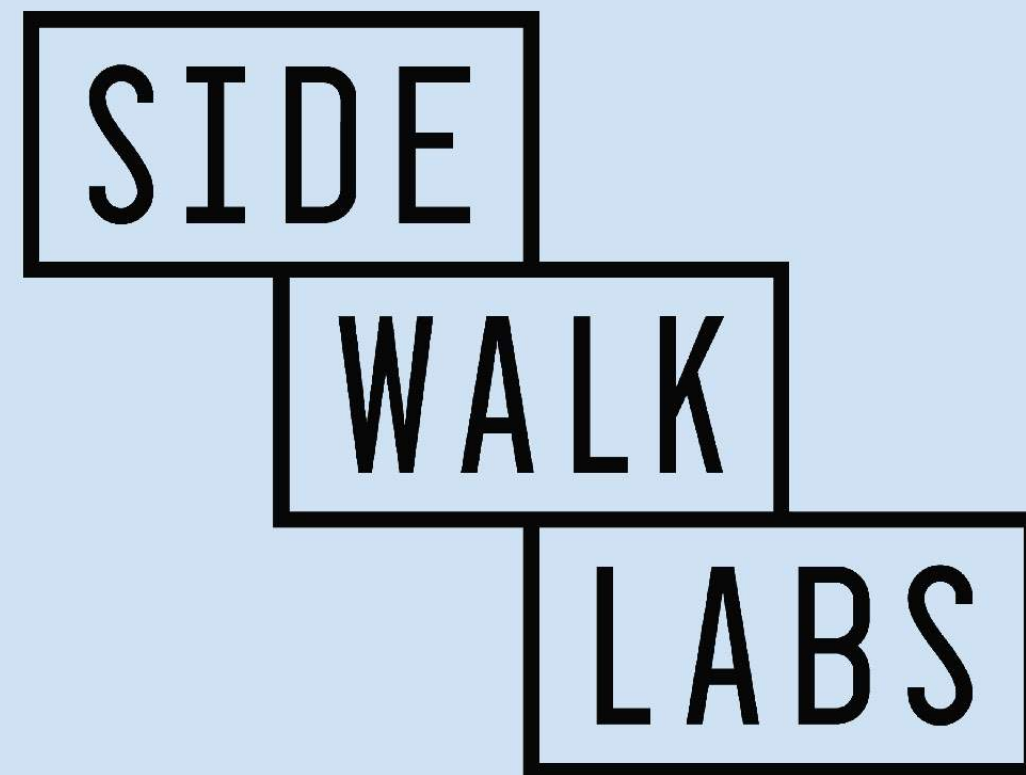


# Jesse Shapins

## Sidewalk Labs

# Creating Neighbourhoods

# Sidewalk Labs – Why We Are Here



We aim to combine world-class urban design with cutting-edge technology to set new standards for sustainability, affordability, and economic opportunity for Torontonians of all incomes, abilities, and ages.



# Quality of Life for All

## Community Well-Being

The physical environment influences everyday life and its design plays an important role in supporting community well-being, enhancing quality of life and enabling healthy lifestyles.

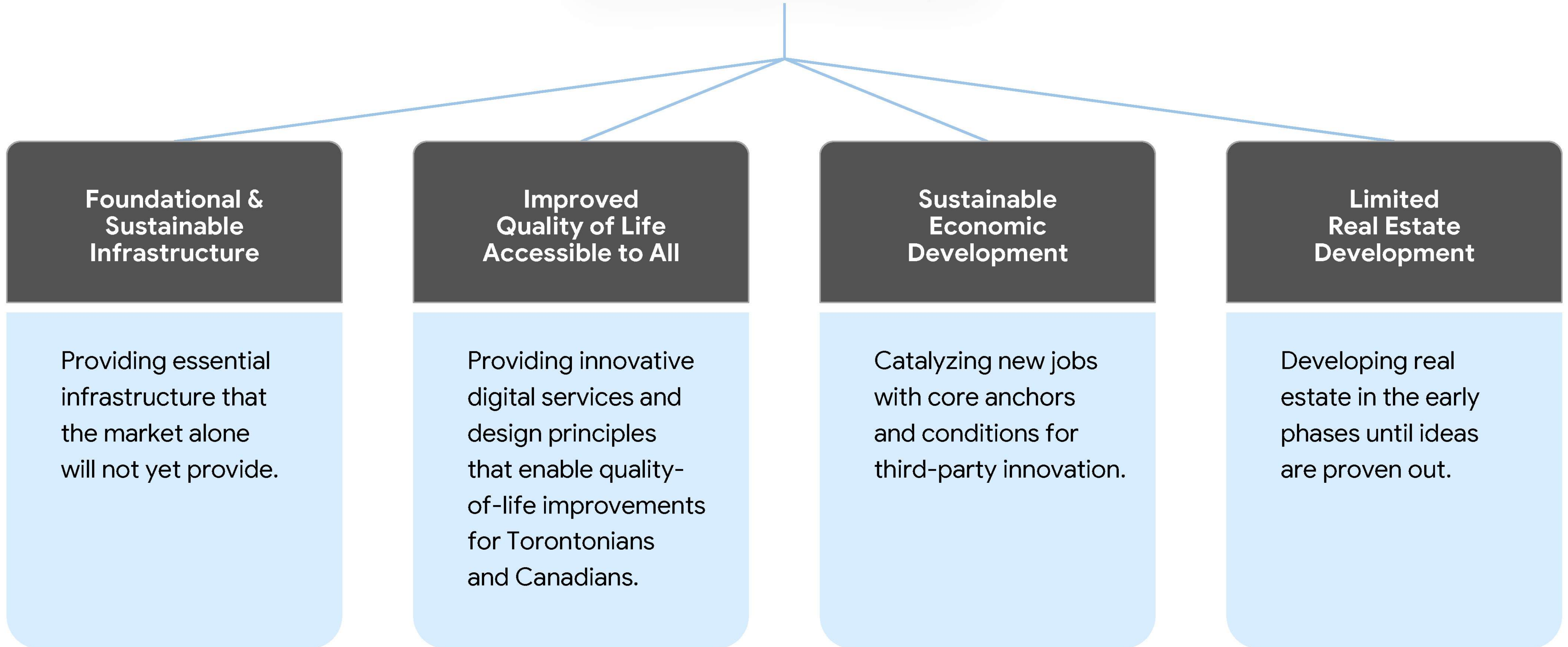
## Diversity, Equity & Inclusion

Inclusive communities and economic growth require a commitment to values of diversity, equity and inclusion.

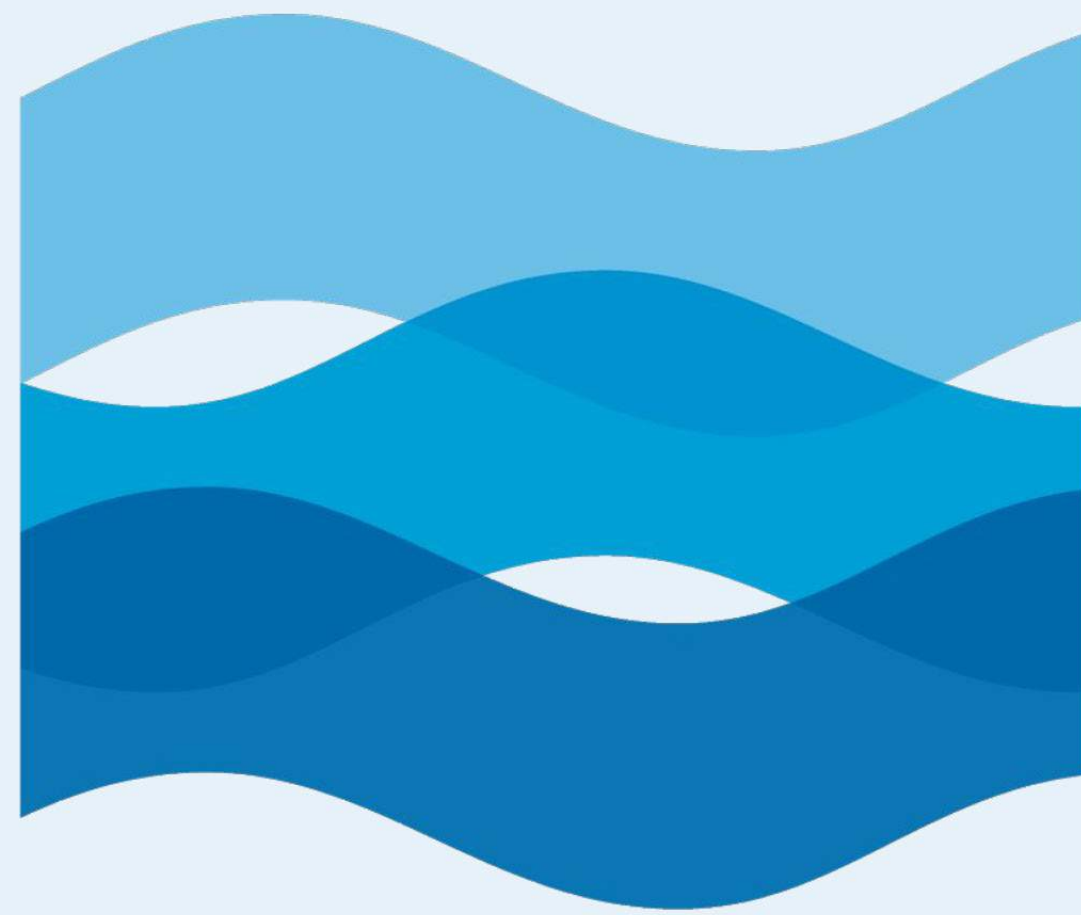
Sidewalk Toronto is planning a neighbourhood where all are welcome and have an opportunity to flourish and thrive.



## Essential Catalyst



# Waterfront Toronto's Evaluation Framework for the MIDP



**WATERFRONT**Toronto

WATERFRONT TORONTO KEY OBJECTIVES

Priority Outcomes and “Must Do’s” for the MIDP

Job Creation

Climate Positive

Housing Affordability

New Mobility

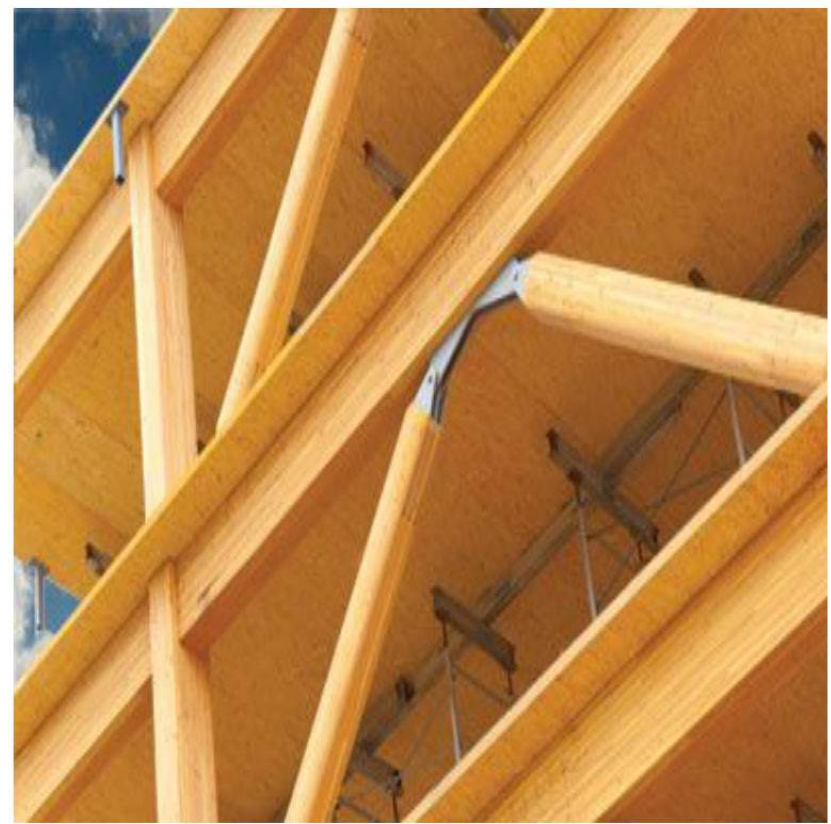
Data Privacy & Digital Governance

# New Jobs and Economic Development

Growth on the Waterfront must support Toronto's need for continued economic success and growth in employment. Spaces that support this and catalysts that drive it are both needed.

Growing new and nascent Canadian industries

1



Tall Timber Industry

Bringing together and growing eco-systems

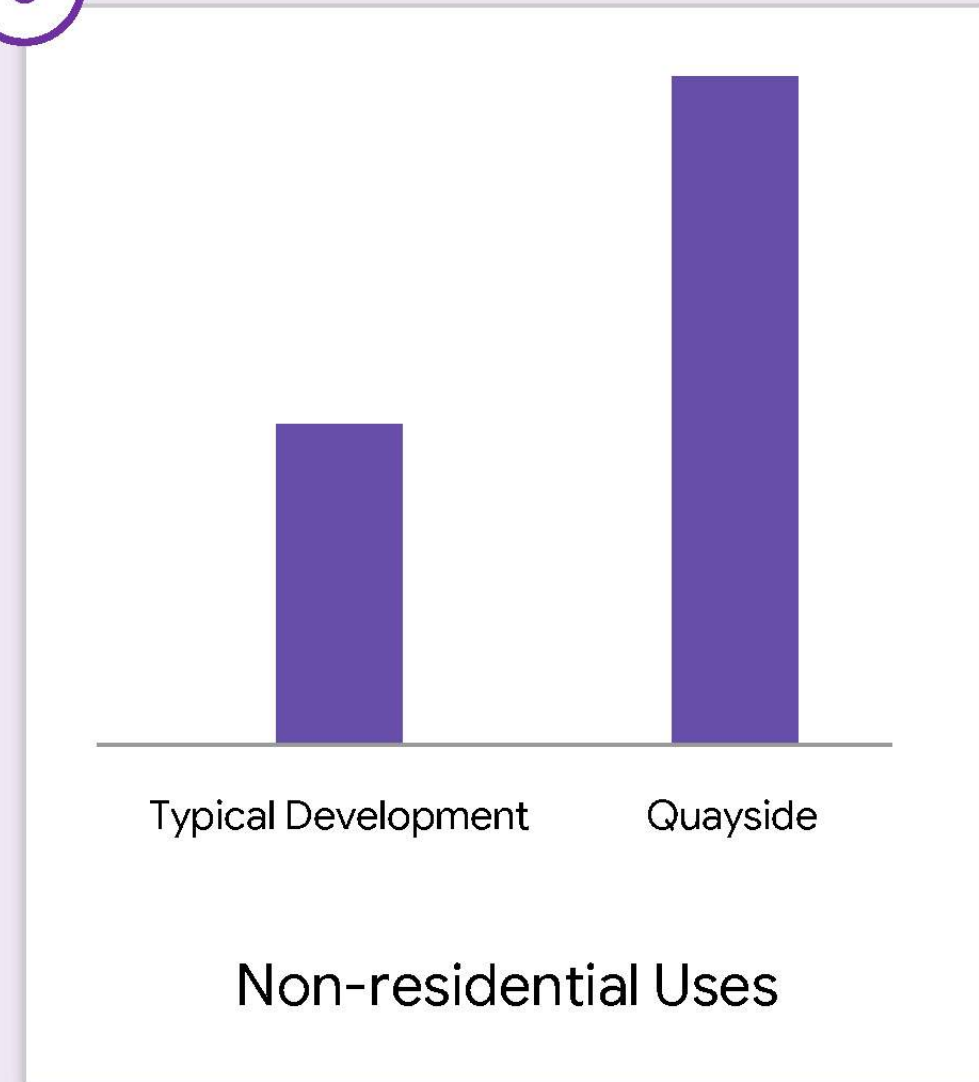
2



Urban Innovation Cluster

More non-residential uses

3



Non-residential Uses

New lower-floor typology for small businesses

4



"Stoa" Ground Floor

# 75%-85% Reduction in GHG emissions

Sidewalk Labs will invest in a series of innovations that drastically reduce greenhouse gas (GHG) emissions below levels in comparable projects, enable smarter management of resources, and reduce the cost of future upgrade and maintenance.

## Getting around with fewer emissions

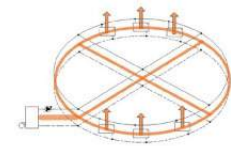
1



Increased transit and active transportation rides

## Clean energy and smart energy management

2



Thermal Grid

3

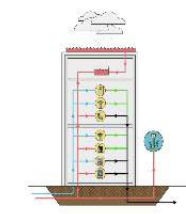


Advanced Power Grid

4

Building Construction meeting Toronto Green Standards - Tier 3

5



Building Equipment Schedulers

## Creating greener buildings with new materials and methods

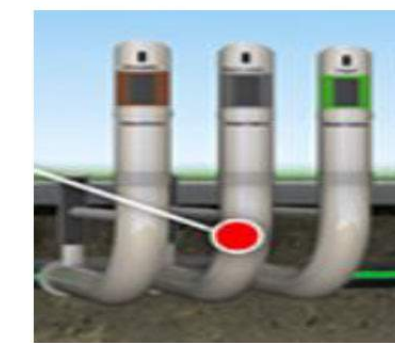
6



Sustainable Construction and Materials

## Collecting and managing waste and water more effectively

7



Smart Waste Management

8



Active Water Management

# 40% Below-Market Housing

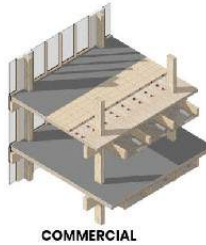
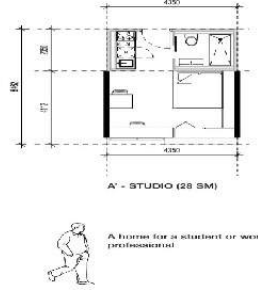


The housing program mix at Quayside is specifically designed to address the housing gridlock facing the city today. It will provide options and opportunities to more Torontonians, enabling an inclusive complete community on the waterfront.

## Exceed affordable targets and expand housing options

- 1 20% affordable and 20% middle-income
- 2 50% purpose-built rental housing
- 3 New housing options, including co-living, family housing, shared equity


## Reduce construction costs with new technology and innovative design

- 4  Factory construction of buildings
- 5  Efficient Units

## Design and provide services for all ages and abilities

- 6  Family-supportive design; options to age in place
- 7  Accessible Design

## Dedicate spaces for community uses

- 8 Expanded All-Ages Public Realm
- 9  Social Infrastructure; Arts, Health, Education and Civic Engagement spaces

# Reducing Congestion & Improving Safety



Rapid urban growth is making it harder to get around, but support for transit and innovations in mobility management offer opportunities to help people and goods move easily.

## Transit-priority and transit-first

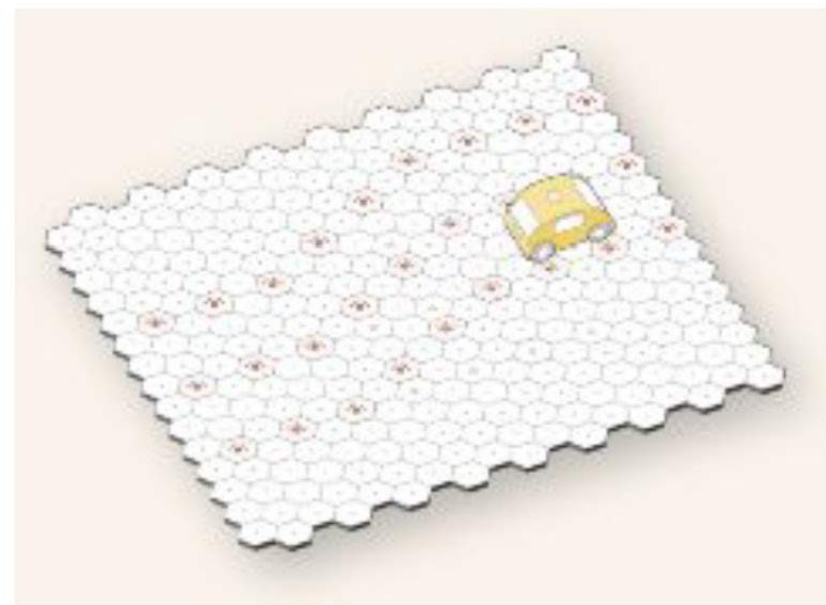
1



LRT Expansion

## Safer streets designed to evolve with emerging technologies

2



Adaptive Traffic Signals and Dynamic Curb Management

## Multi-modal options that rival car ownership

3



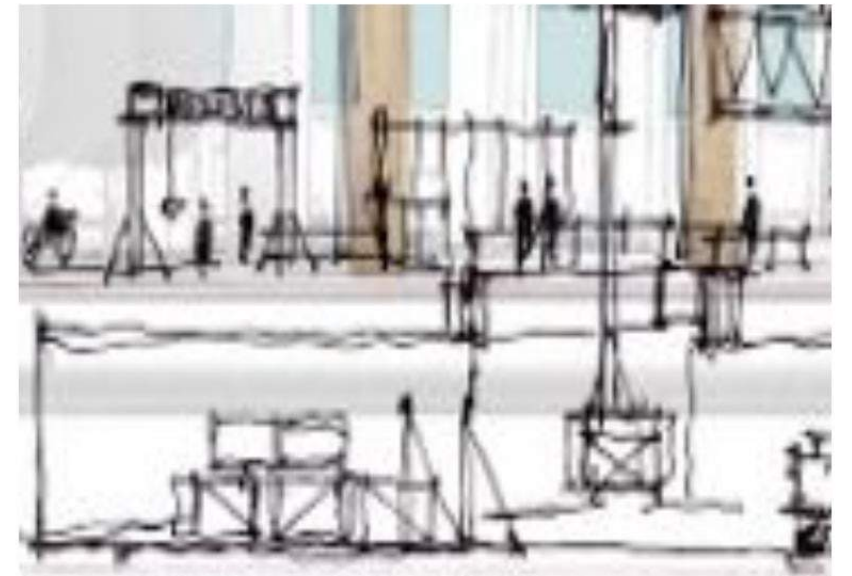
Exceptional bike and pedestrian infrastructure

4

Mobility as a Shared Service

## New last mile delivery system

5



Freight Consolidation Center

# Must Do - Data Privacy & Digital Governance

Economic Dev

Climate Positive

Affordability & Inclusivity

New Mobility

Digital Governance

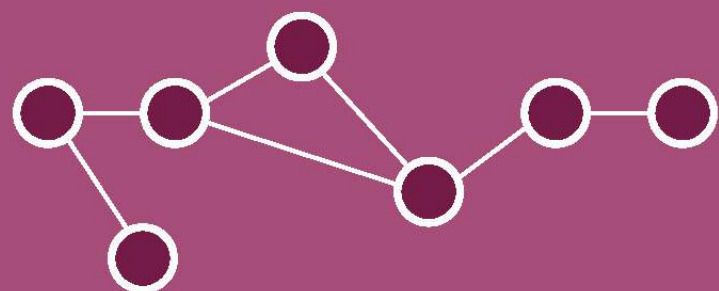


Toronto is rapidly becoming a major tech hub, and Canada's long-standing commitment to privacy and civic impact is the foundation upon which new innovation is developing.

Consistent with all Laws and Ethical Use of Technology

1

**RDIA**  
Responsible Data Impact Assessment Process



Proposals that could inform a new global standard in data governance

2

**Civic Data Trust**



Publicly Accessible by Default and No Vendor Lock-In

3

**Published Standards**



Data security and privacy

4

No sharing personal data with third parties, including other Alphabet companies, unless with explicit consent

5

Data cannot be used for advertising purposes.

6

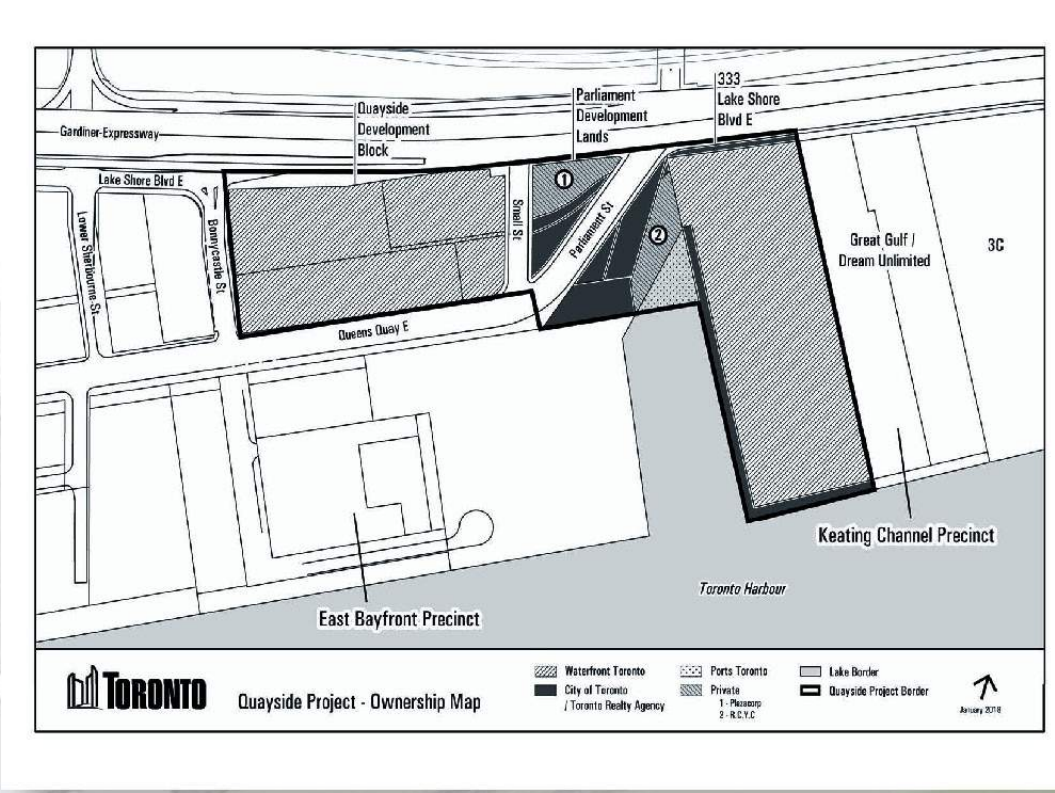
Privacy by Design embedded in all solutions



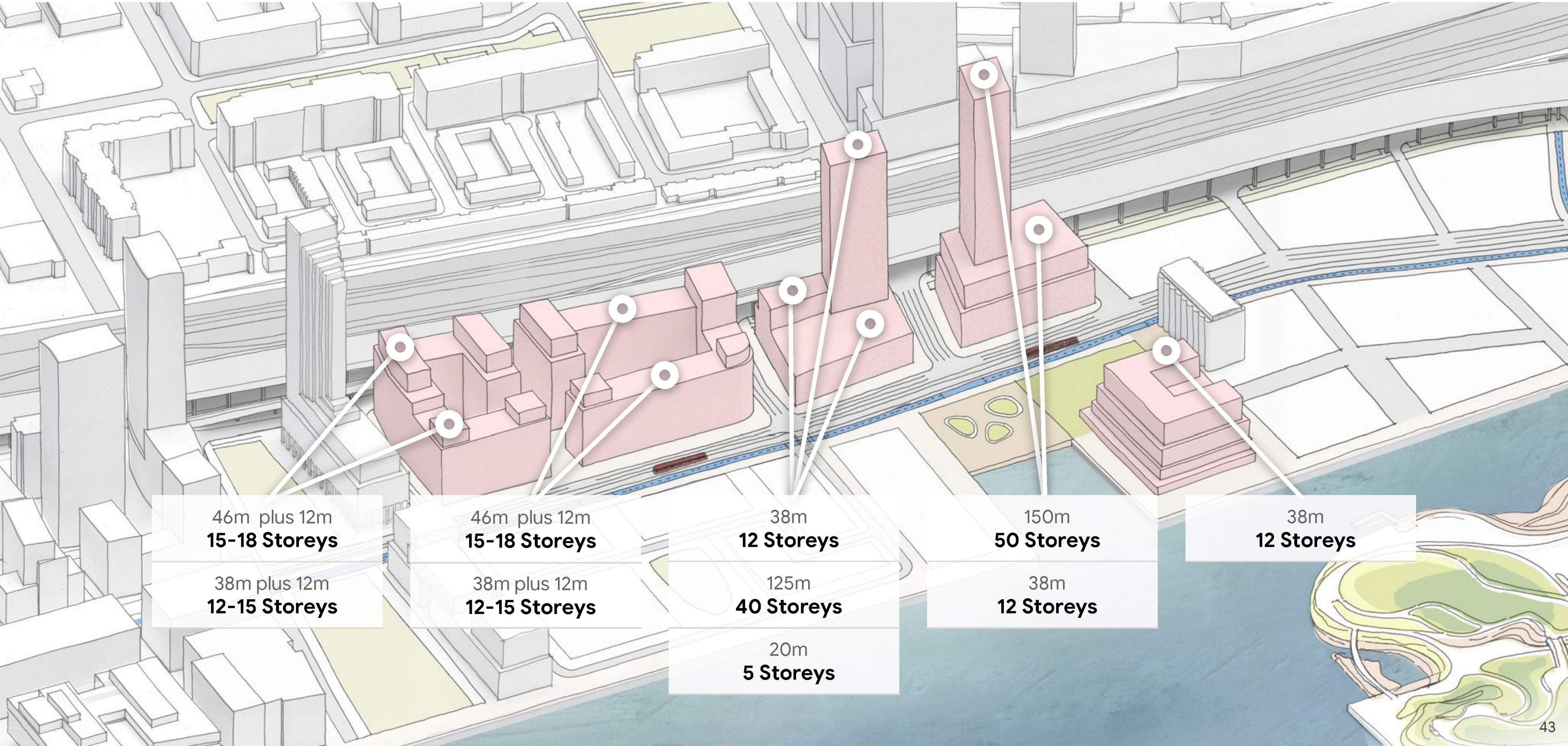
# Quayside

## A New Neighbourhood

# Quayside Precinct Plan Is Itself a Convergence



# Quayside: Current Zoning Permissions (Height + Massing)



46m plus 12m  
**15-18 Storeys**

46m plus 12m  
**15-18 Storeys**

38m  
**12 Storeys**

150m  
**50 Storeys**

38m  
**12 Storeys**

38m plus 12m  
**12-15 Storeys**

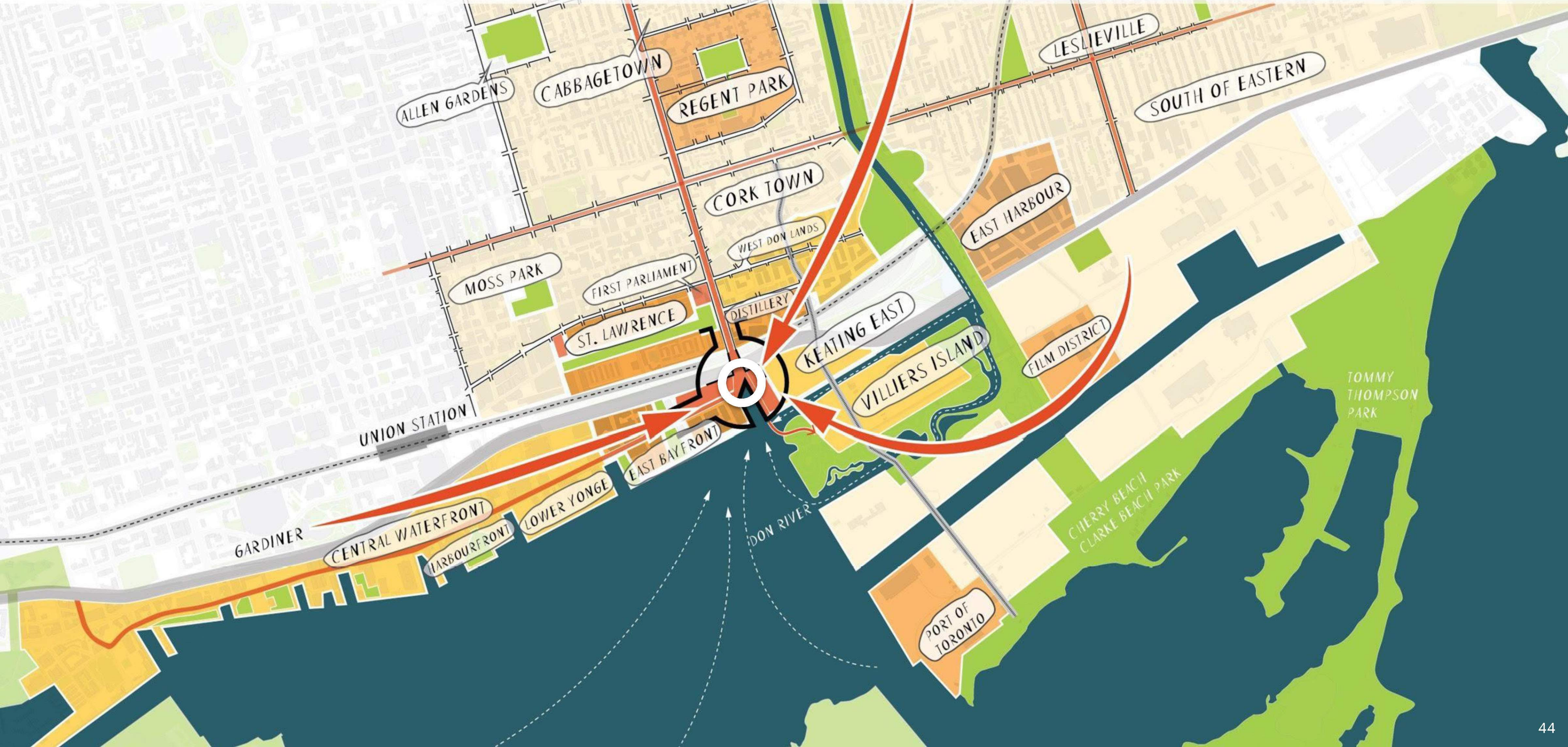
38m plus 12m  
**12-15 Storeys**

125m  
**40 Storeys**

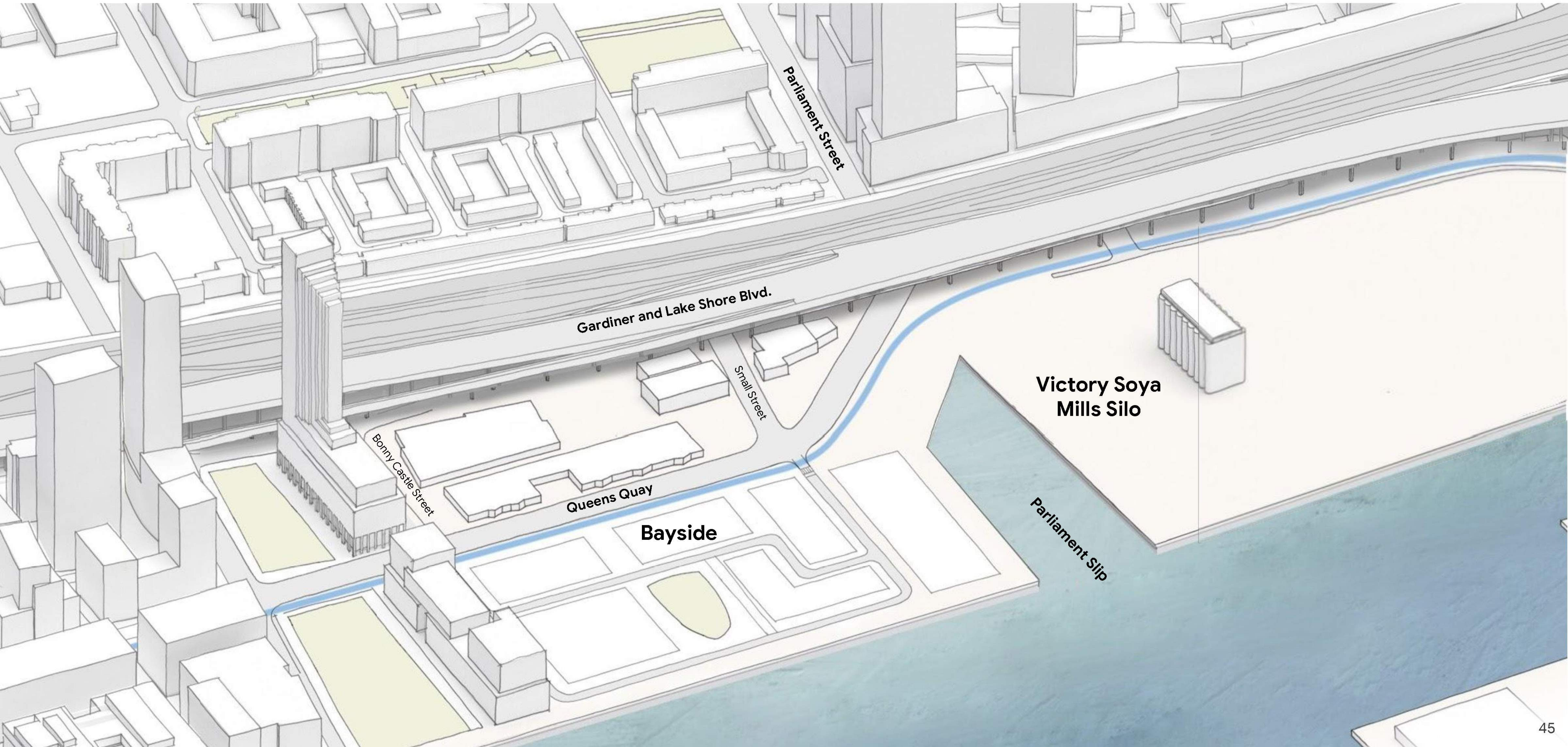
38m  
**12 Storeys**

20m  
**5 Storeys**

# Quayside among Toronto's Downtown and East Neighbourhoods



# Quayside: Today

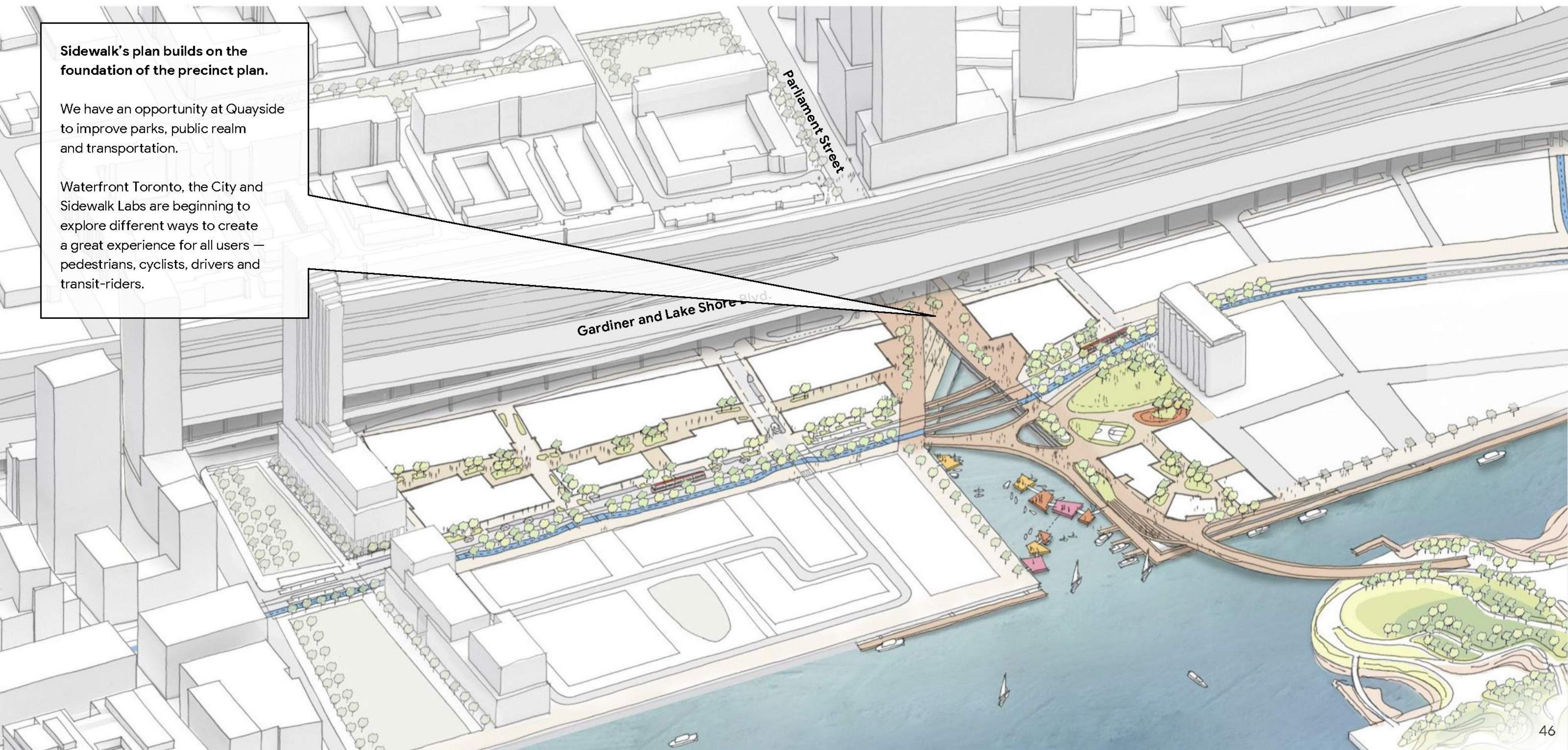


# Quayside: People-first Streets and Public Realm

**Sidewalk's plan builds on the foundation of the precinct plan.**

We have an opportunity at Quayside to improve parks, public realm and transportation.

Waterfront Toronto, the City and Sidewalk Labs are beginning to explore different ways to create a great experience for all users — pedestrians, cyclists, drivers and transit-riders.

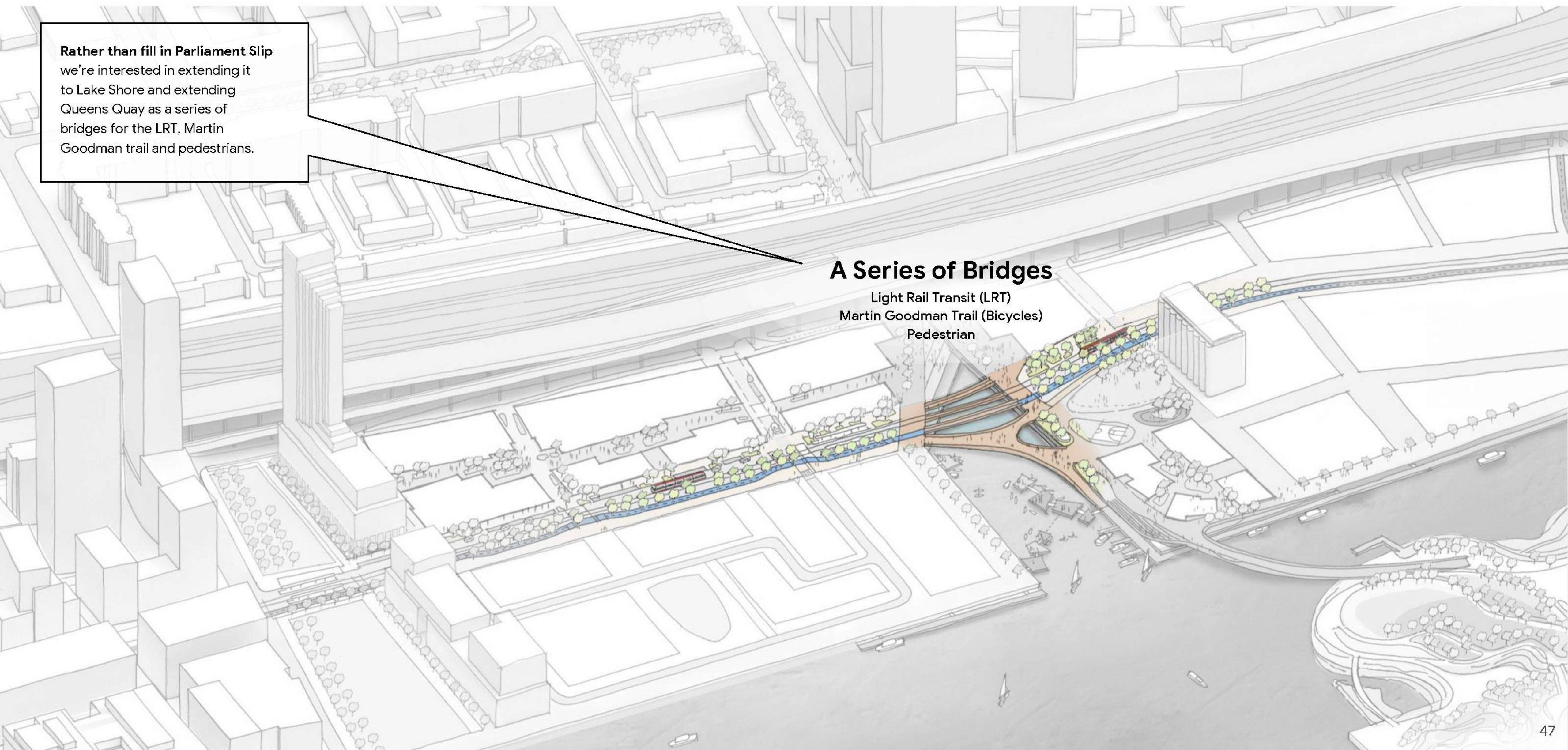


# Quayside: People-first Streets and Public Realm

Rather than fill in Parliament Slip we're interested in extending it to Lake Shore and extending Queens Quay as a series of bridges for the LRT, Martin Goodman trail and pedestrians.

## A Series of Bridges

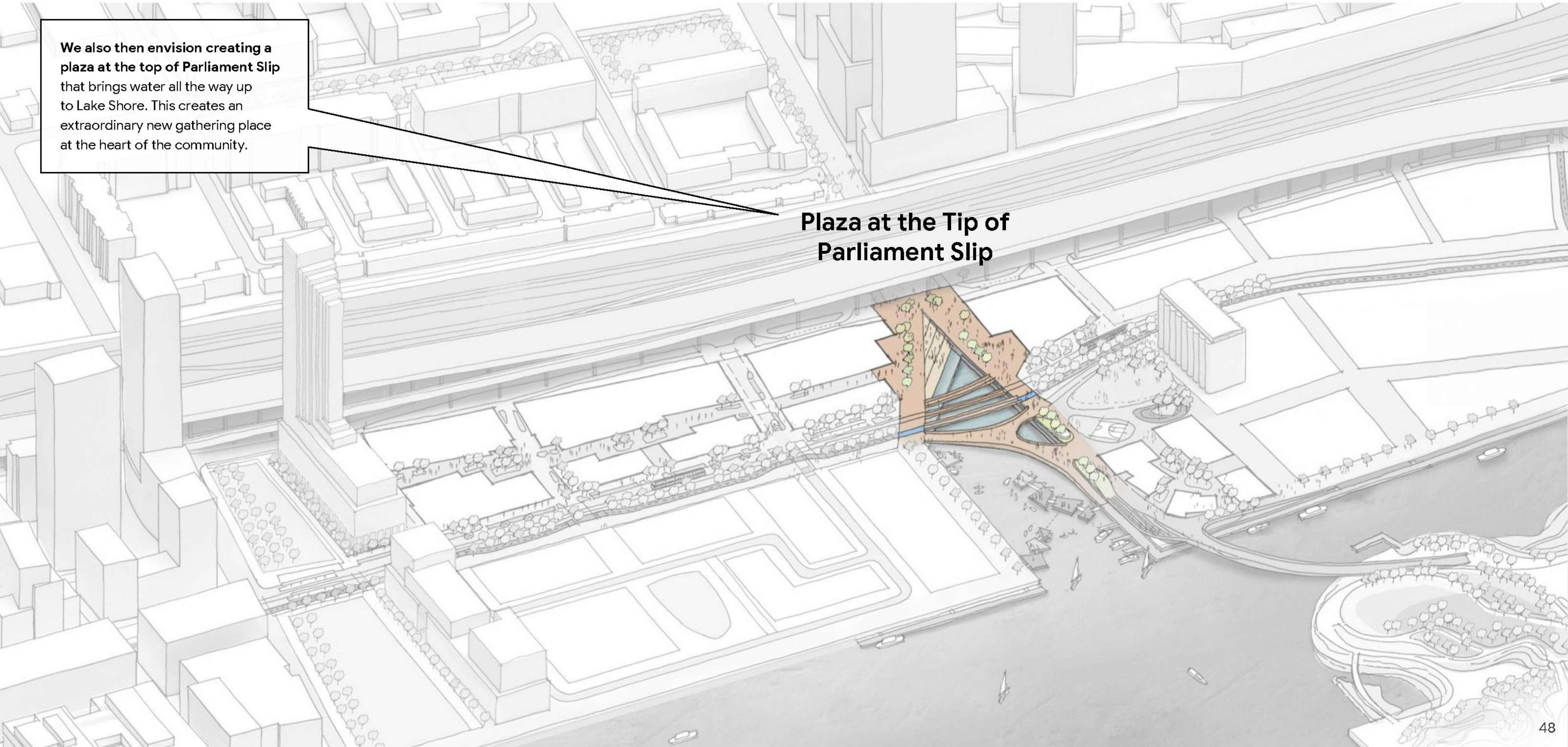
Light Rail Transit (LRT)  
Martin Goodman Trail (Bicycles)  
Pedestrian



# Quayside: People-first Streets and Public Realm

We also then envision creating a plaza at the top of Parliament Slip that brings water all the way up to Lake Shore. This creates an extraordinary new gathering place at the heart of the community.

Plaza at the Tip of Parliament Slip

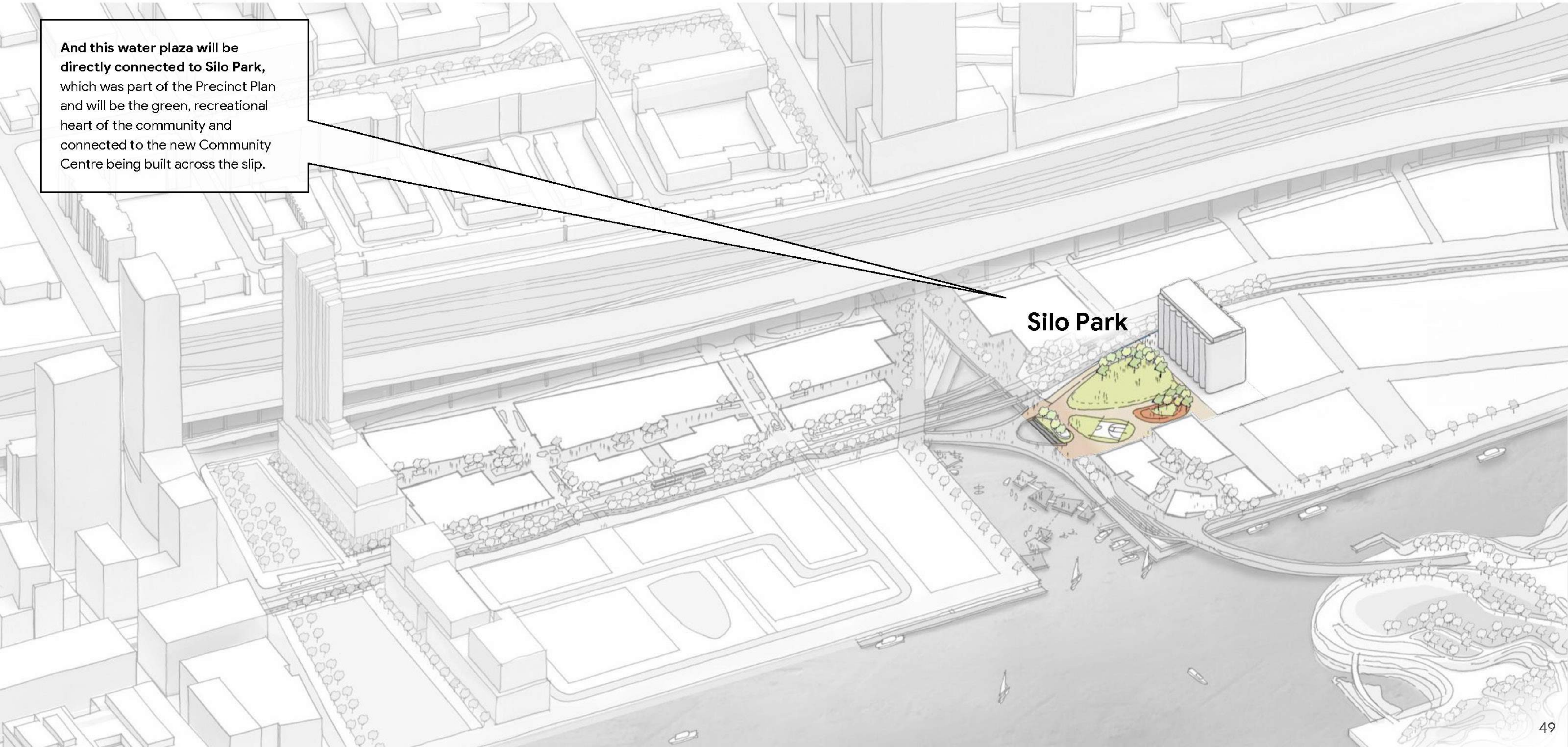




# Quayside: People-first Streets and Public Realm

And this water plaza will be directly connected to Silo Park, which was part of the Precinct Plan and will be the green, recreational heart of the community and connected to the new Community Centre being built across the slip.

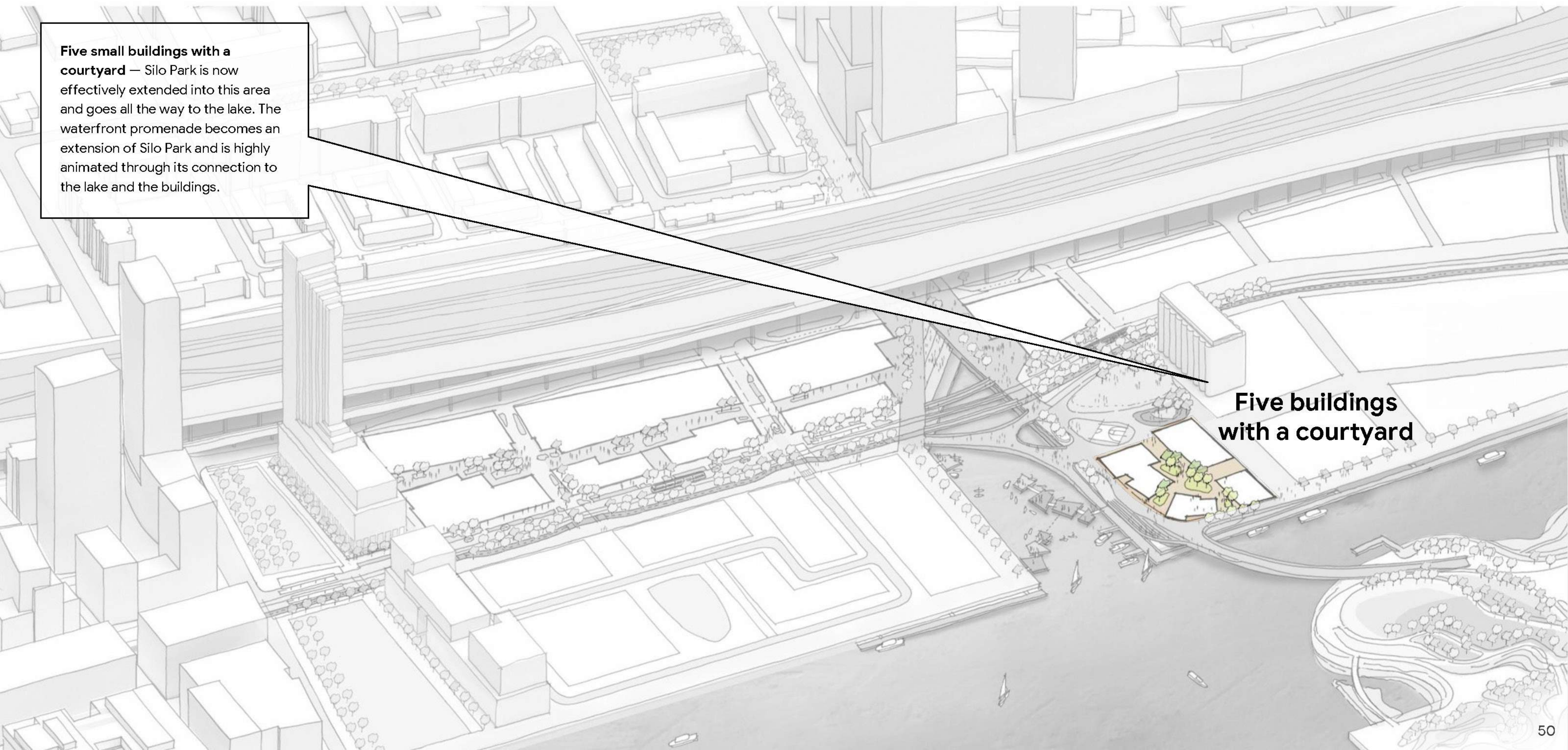
Silo Park



# Quayside: People-first Streets and Public Realm

**Five small buildings with a courtyard** — Silo Park is now effectively extended into this area and goes all the way to the lake. The waterfront promenade becomes an extension of Silo Park and is highly animated through its connection to the lake and the buildings.

**Five buildings with a courtyard**



# Quayside: People-first Streets and Public Realm

**We're proposing a pedestrian bridge that extends directly from Villiers to Promontory Park.**

This bridge will be built into the dockwall to include a bleacher that terraces down to a floating walkway, giving people further opportunities to engage with the water in new ways

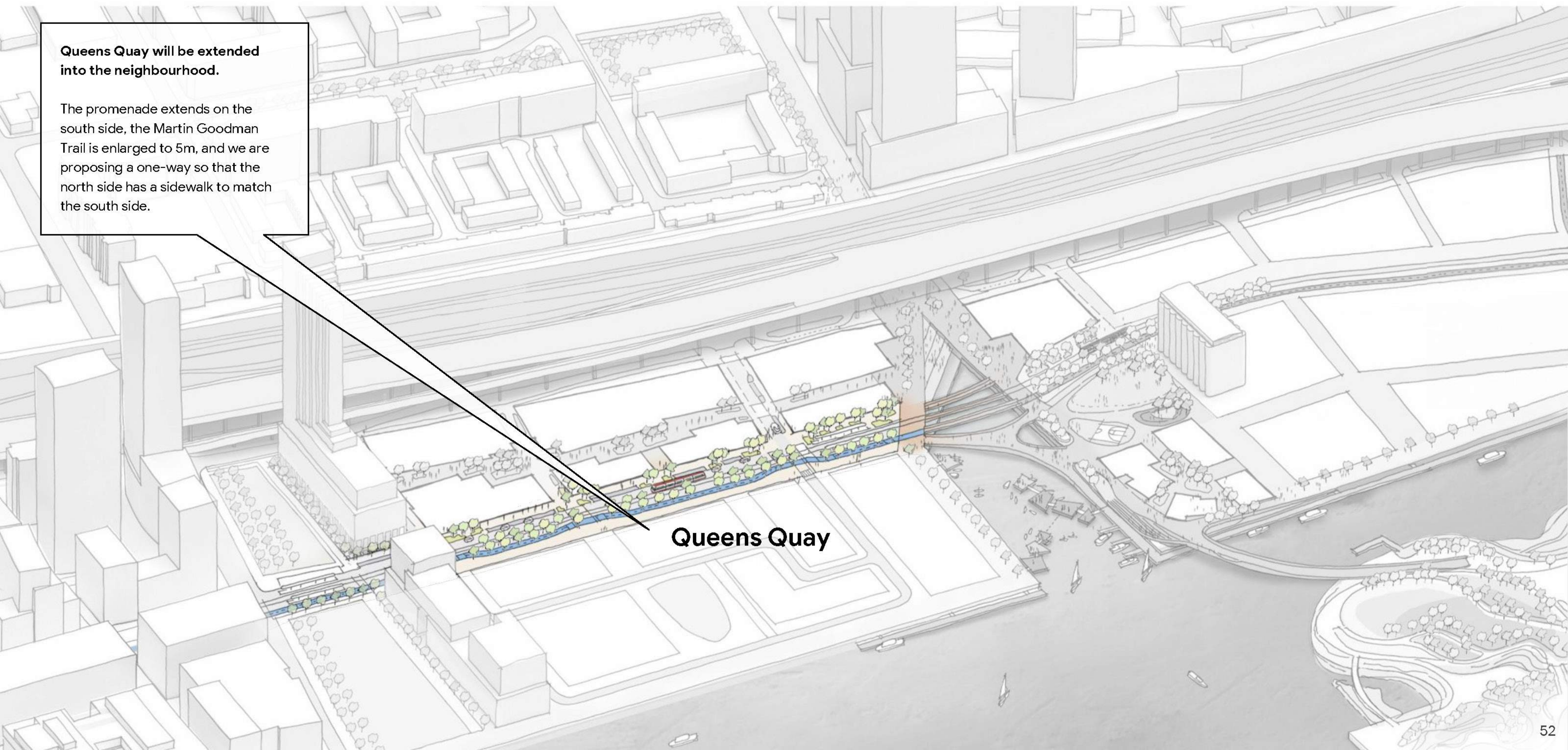
**Floating Walkway and Ped Bridge to Promontory Park**

# Quayside: People-first Streets and Public Realm

**Queens Quay will be extended into the neighbourhood.**

The promenade extends on the south side, the Martin Goodman Trail is enlarged to 5m, and we are proposing a one-way so that the north side has a sidewalk to match the south side.

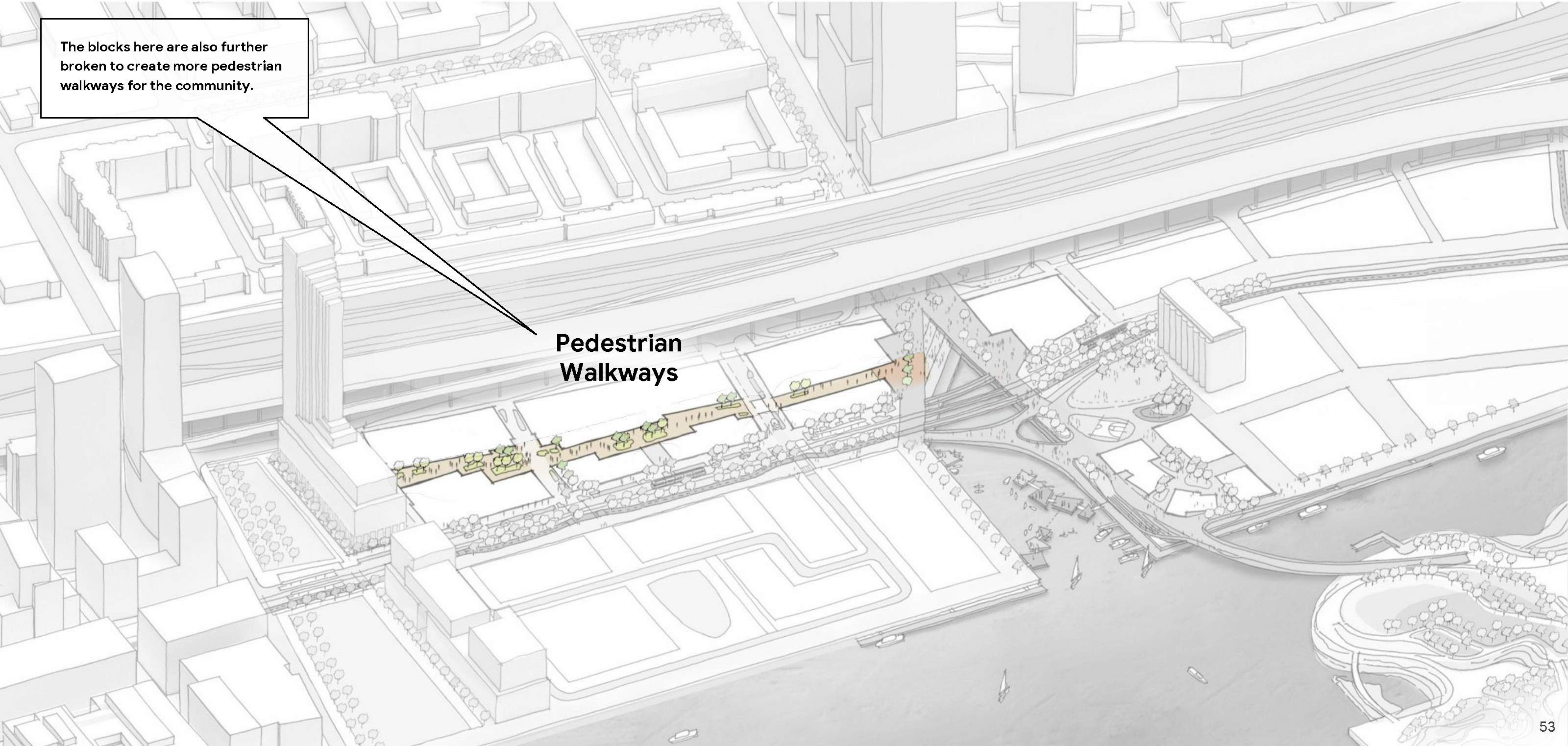
**Queens Quay**



# Quayside: People-first Streets and Public Realm

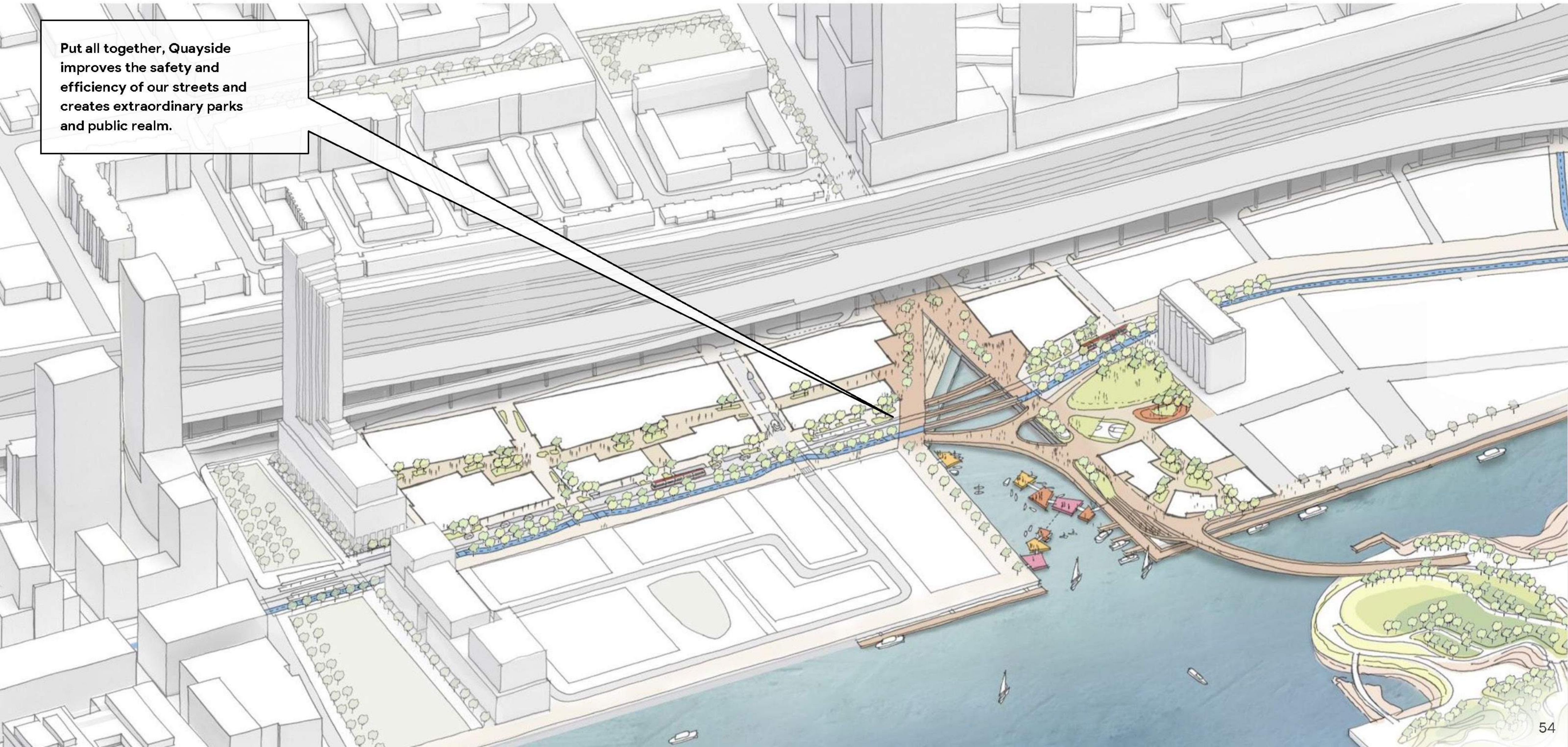
The blocks here are also further broken to create more pedestrian walkways for the community.

**Pedestrian Walkways**



# Quayside: People-first Streets and Public Realm

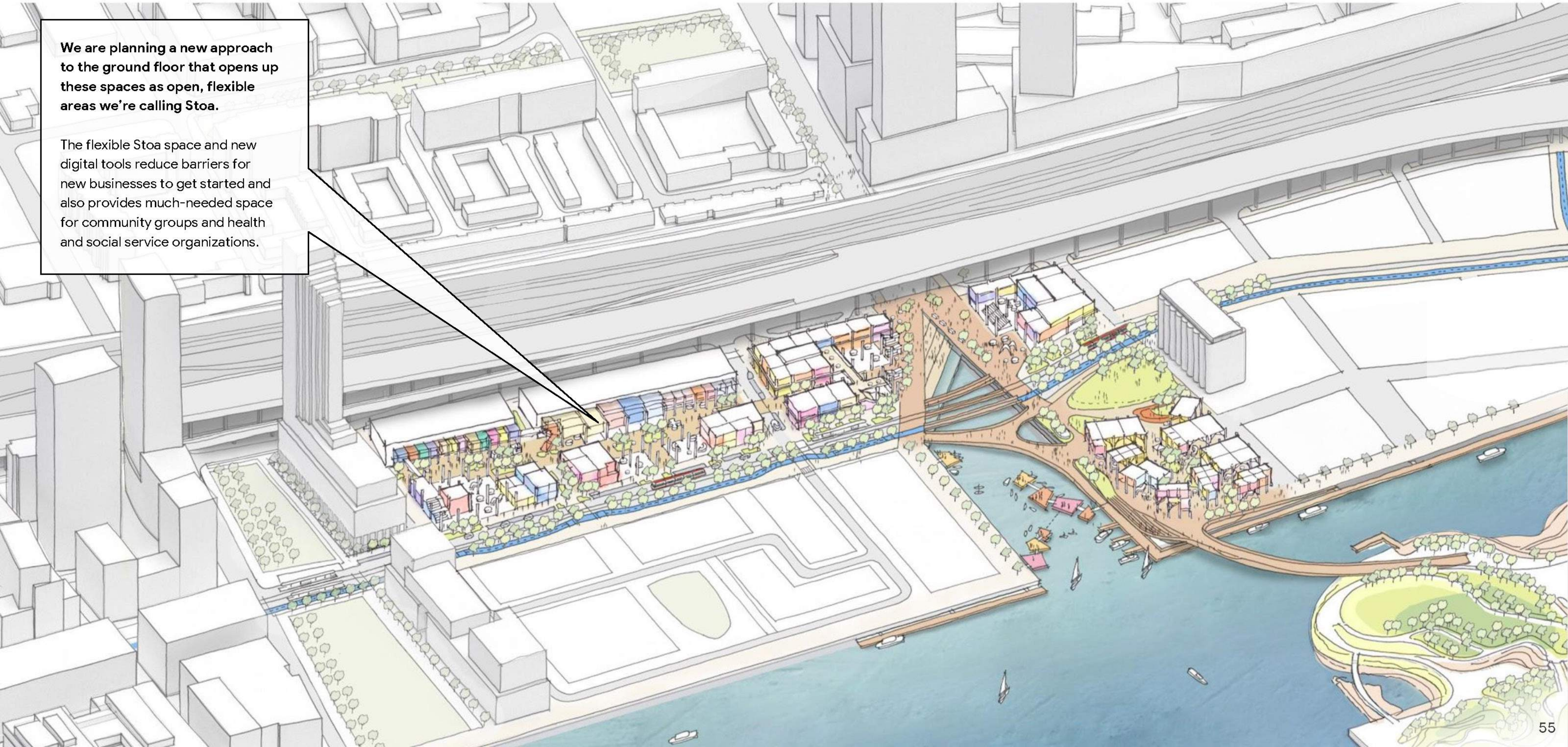
Put all together, Quayside improves the safety and efficiency of our streets and creates extraordinary parks and public realm.



# Quayside: Animating Ground Floor Spaces

**We are planning a new approach to the ground floor that opens up these spaces as open, flexible areas we're calling Stoa.**

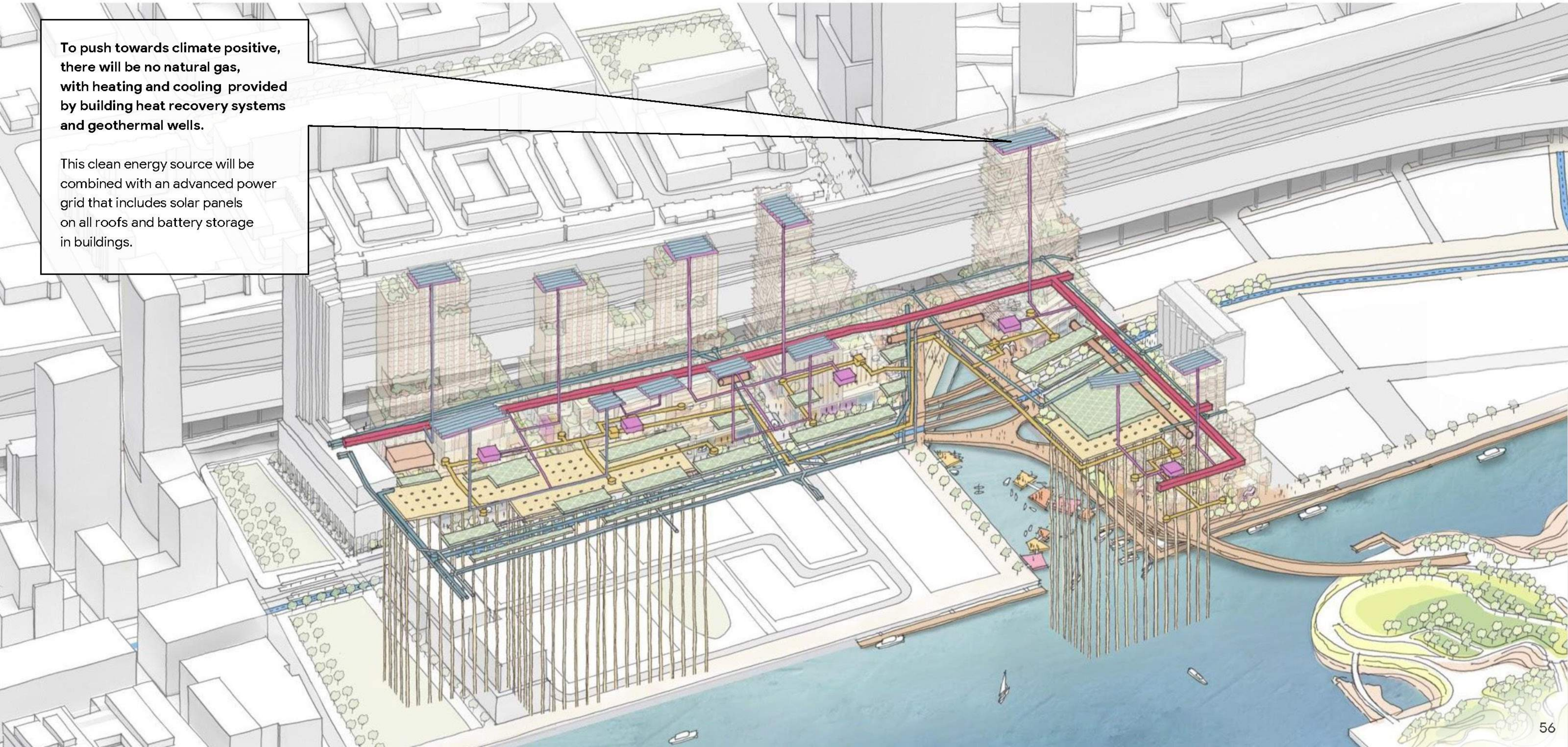
The flexible Stoa space and new digital tools reduce barriers for new businesses to get started and also provides much-needed space for community groups and health and social service organizations.



# Quayside: Providing Sustainable Infrastructure

To push towards climate positive, there will be no natural gas, with heating and cooling provided by building heat recovery systems and geothermal wells.

This clean energy source will be combined with an advanced power grid that includes solar panels on all roofs and battery storage in buildings.



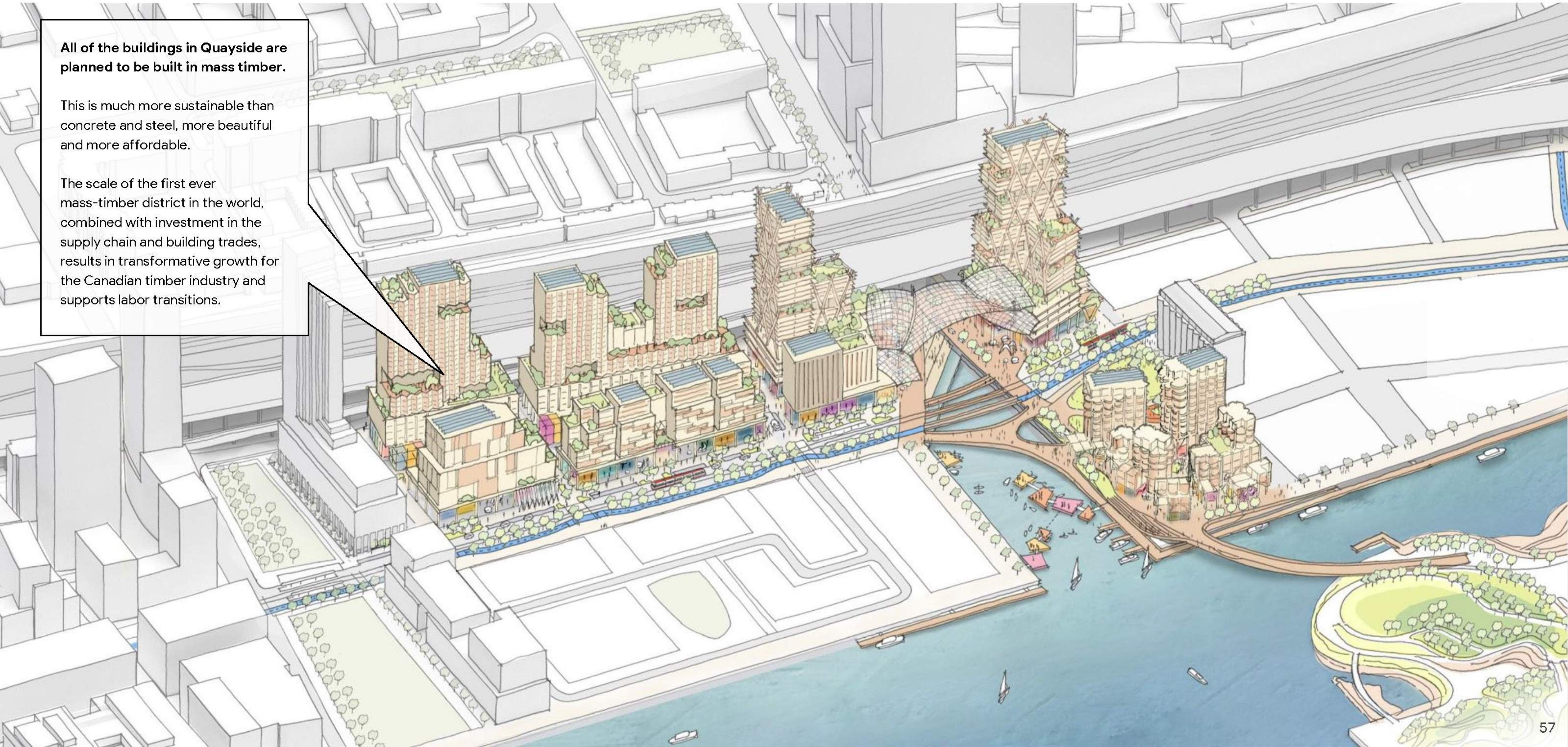


# Quayside: Building Mass Timber

**All of the buildings in Quayside are planned to be built in mass timber.**

This is much more sustainable than concrete and steel, more beautiful and more affordable.

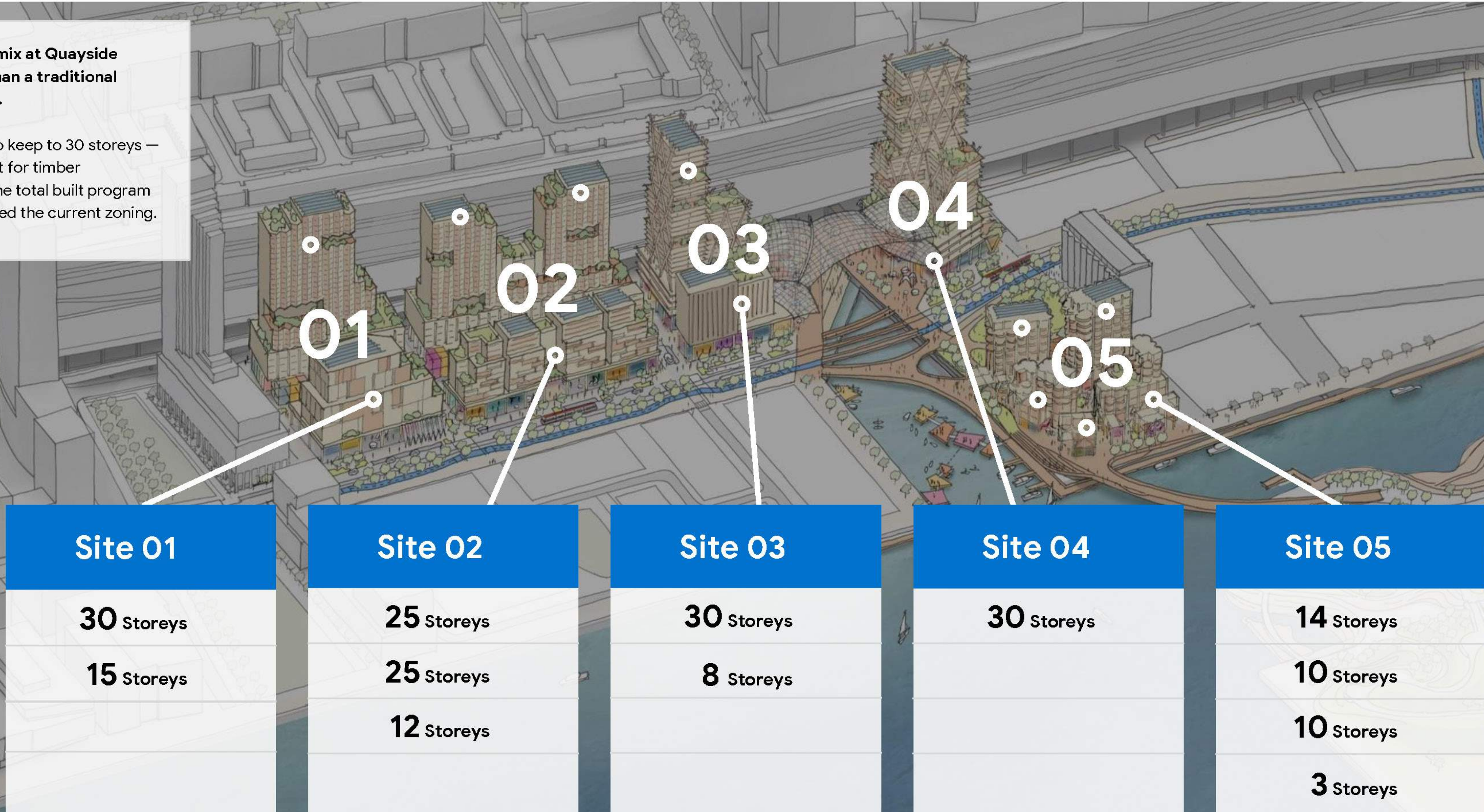
The scale of the first ever mass-timber district in the world, combined with investment in the supply chain and building trades, results in transformative growth for the Canadian timber industry and supports labor transitions.



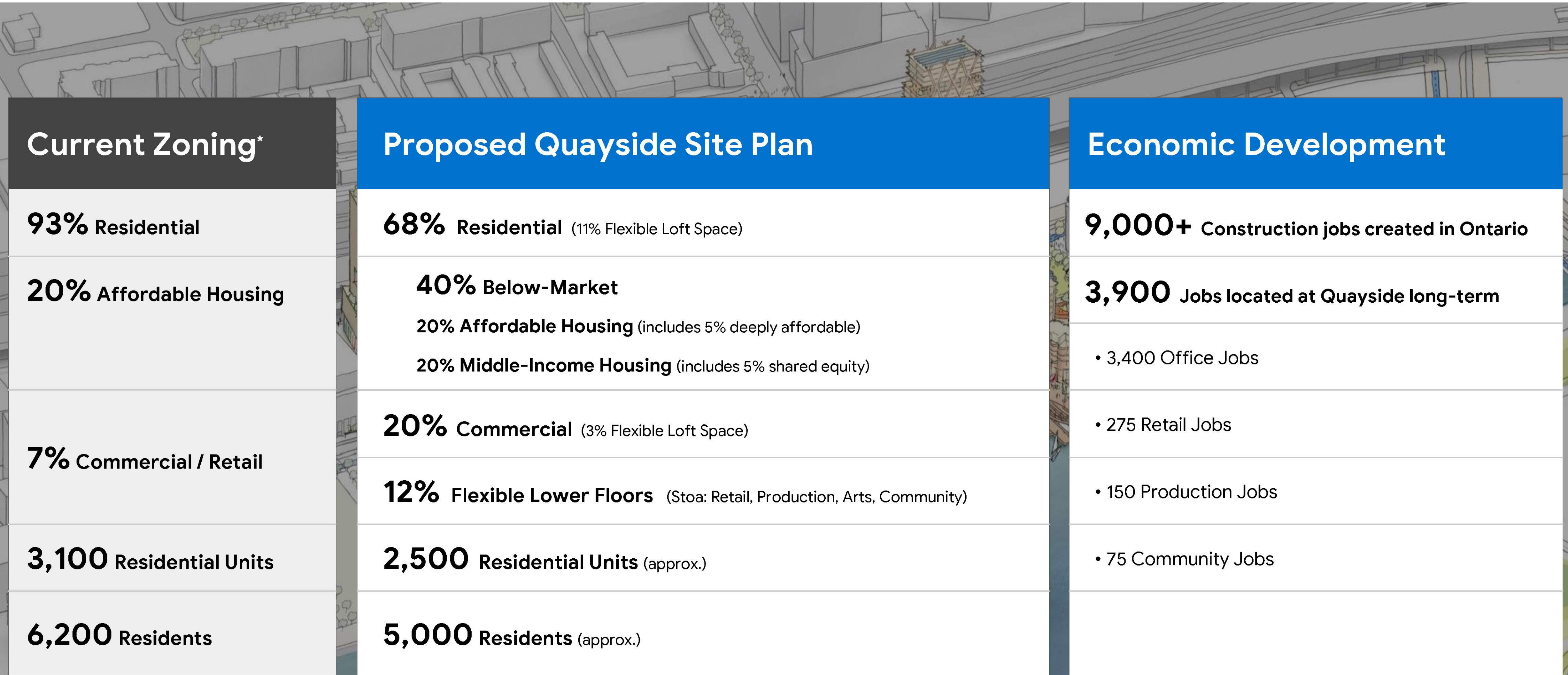
# Draft Quayside Plan: Proposed Program Density up to 3.3M SF

The building mix at Quayside is different than a traditional development.

We propose to keep to 30 storeys — the max height for timber technology. The total built program does not exceed the current zoning.



# Quayside Program: Proposed Program Density up to 3.3M SF



\* Rough estimates based on Zoning Maps

# Commitment to More Housing Options

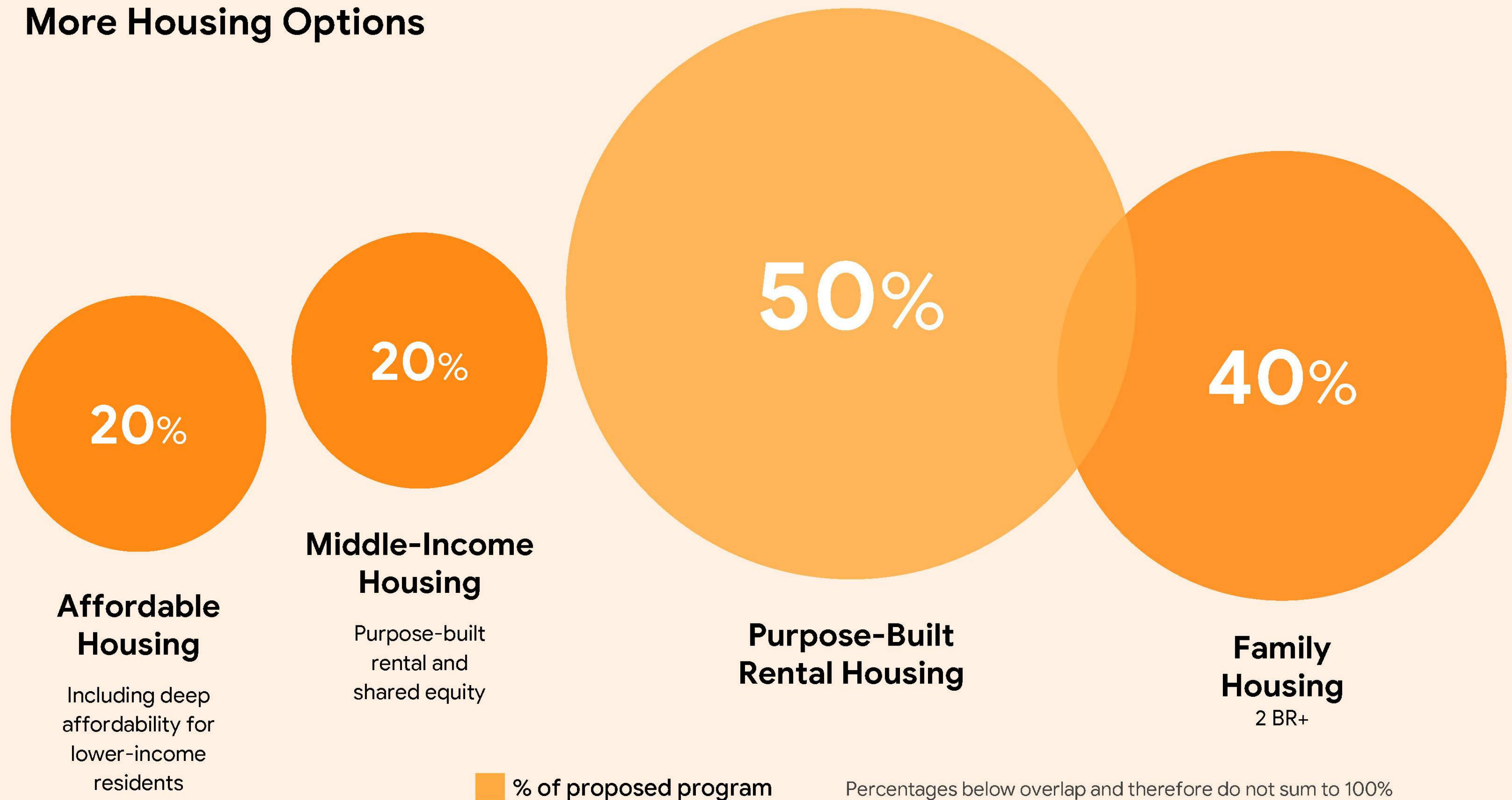
The Quayside affordable housing program mix will demonstrate a new approach and serve a much broader portion of the population.

## More Affordability

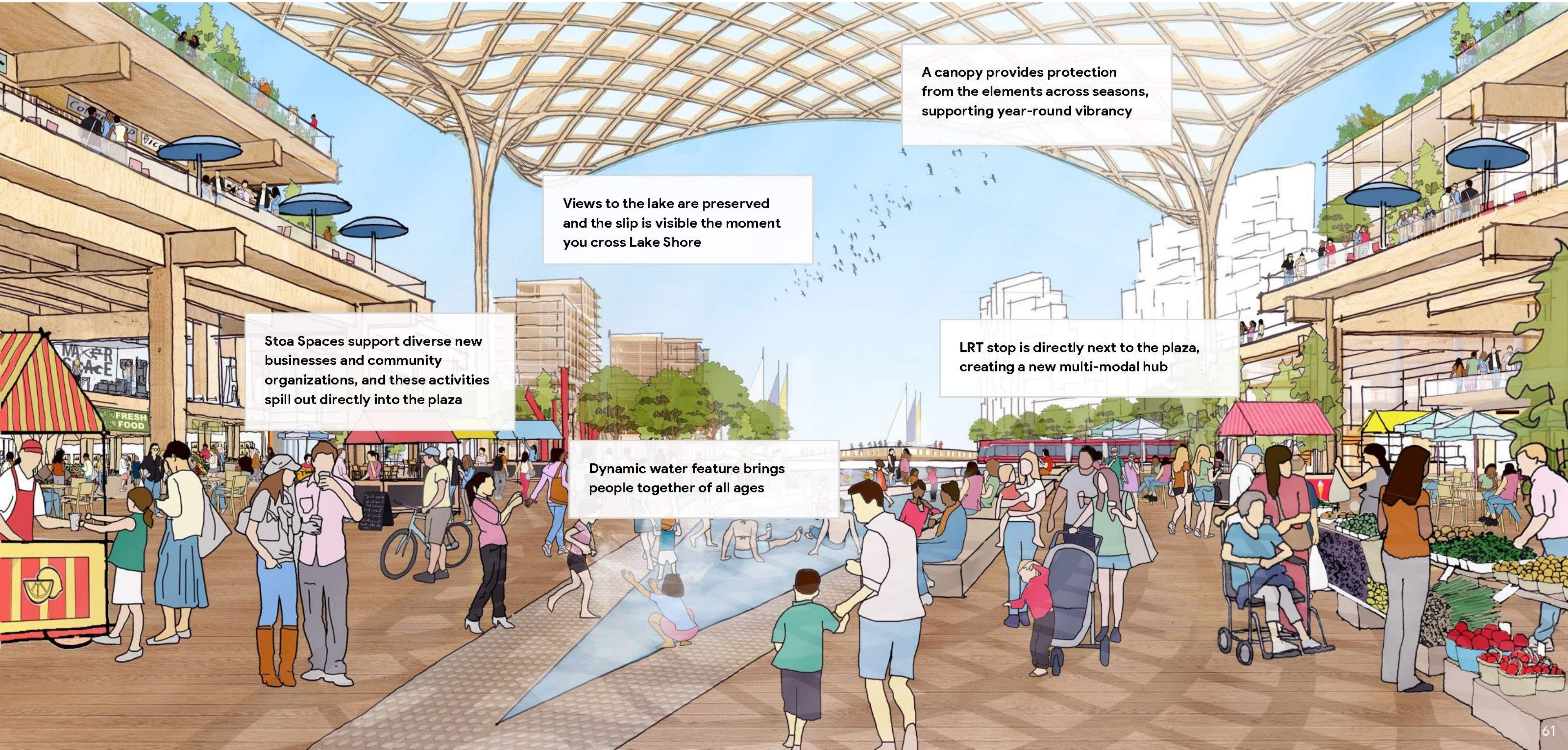
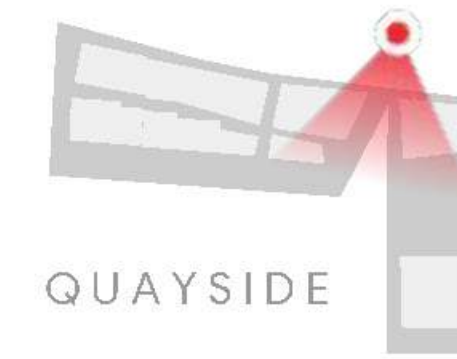
# 40%

**Below-Market Housing at Quayside**

## More Housing Options



# Parliament Plaza



A canopy provides protection from the elements across seasons, supporting year-round vibrancy

Views to the lake are preserved and the slip is visible the moment you cross Lake Shore

Stoa Spaces support diverse new businesses and community organizations, and these activities spill out directly into the plaza

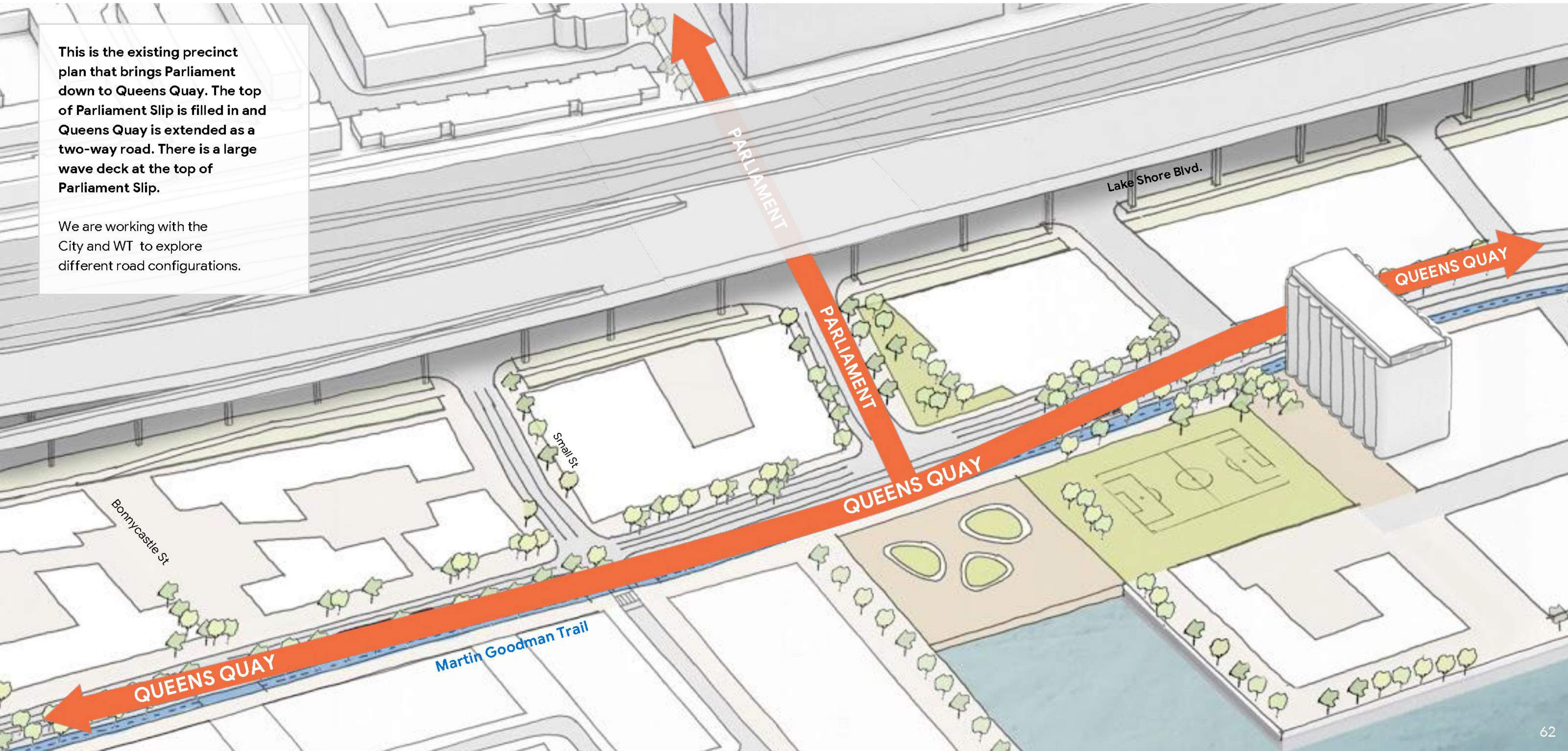
LRT stop is directly next to the plaza, creating a new multi-modal hub

Dynamic water feature brings people together of all ages

# Parliament & Queens Quay: Precinct Plan

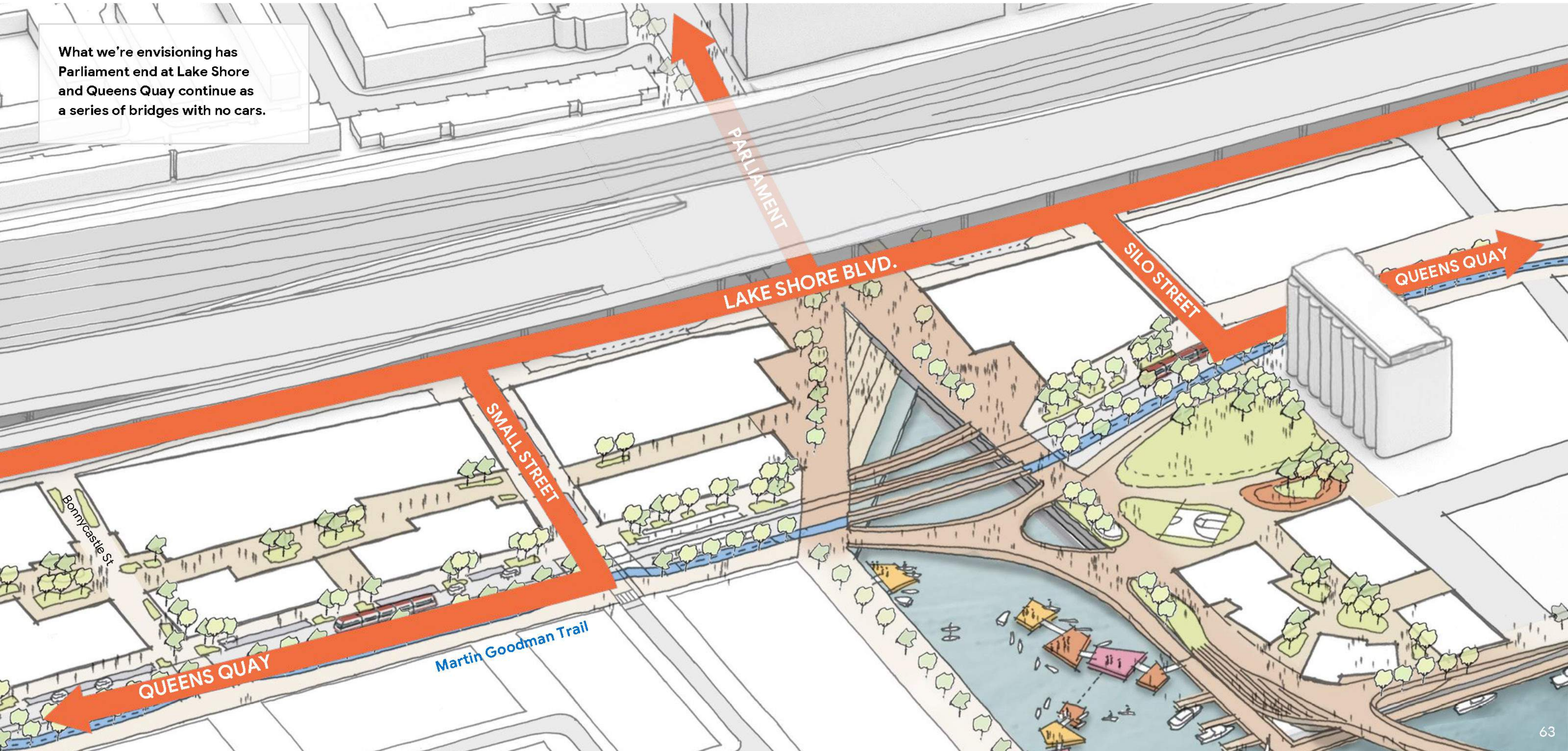
This is the existing precinct plan that brings Parliament down to Queens Quay. The top of Parliament Slip is filled in and Queens Quay is extended as a two-way road. There is a large wave deck at the top of Parliament Slip.

We are working with the City and WT to explore different road configurations.



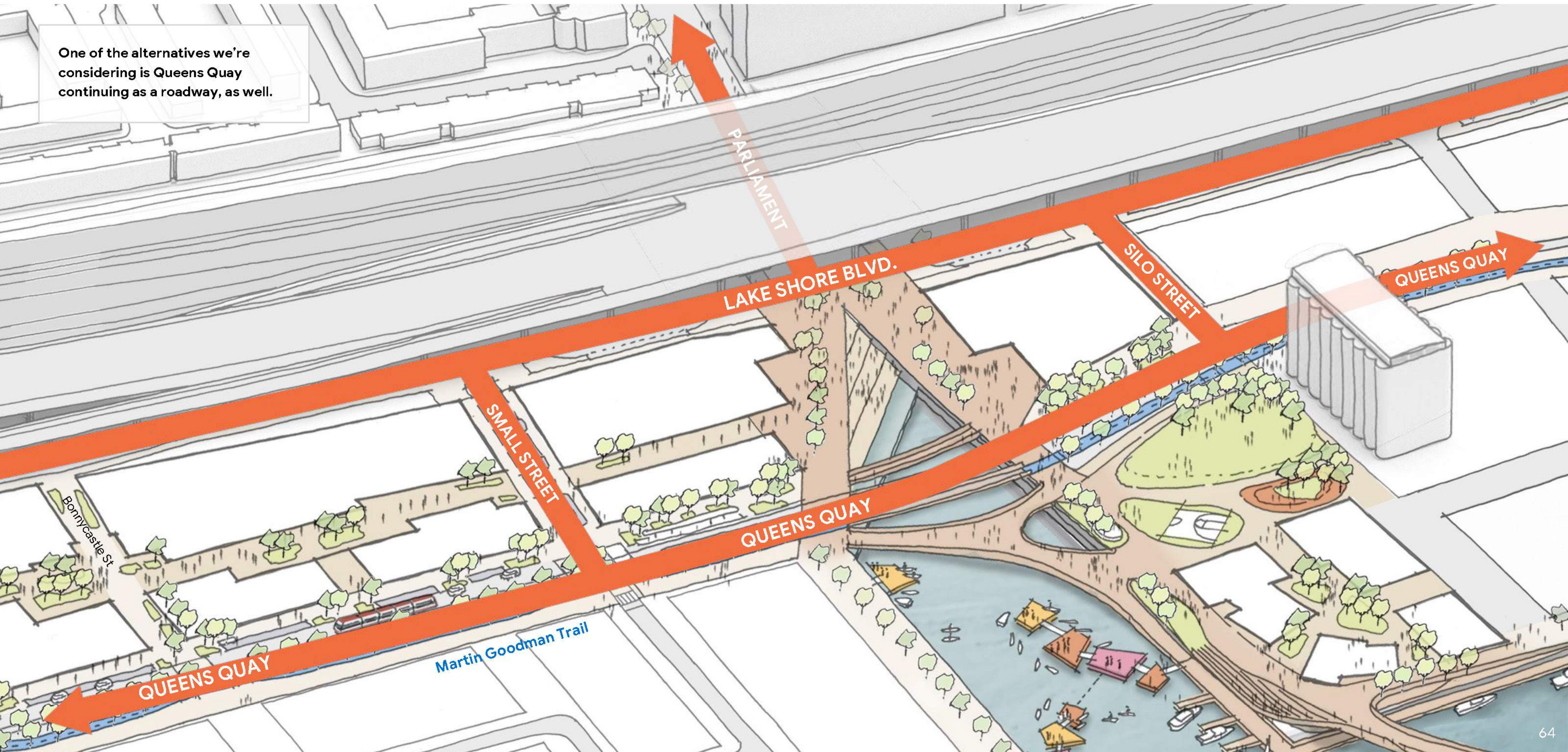
# Exploration 1 – Parliament Plaza: **No Vehicles in Parliament Plaza**

What we're envisioning has Parliament end at Lake Shore and Queens Quay continue as a series of bridges with no cars.



# Exploration 2 – Parliament Plaza: East ↔ West Vehicular Connection

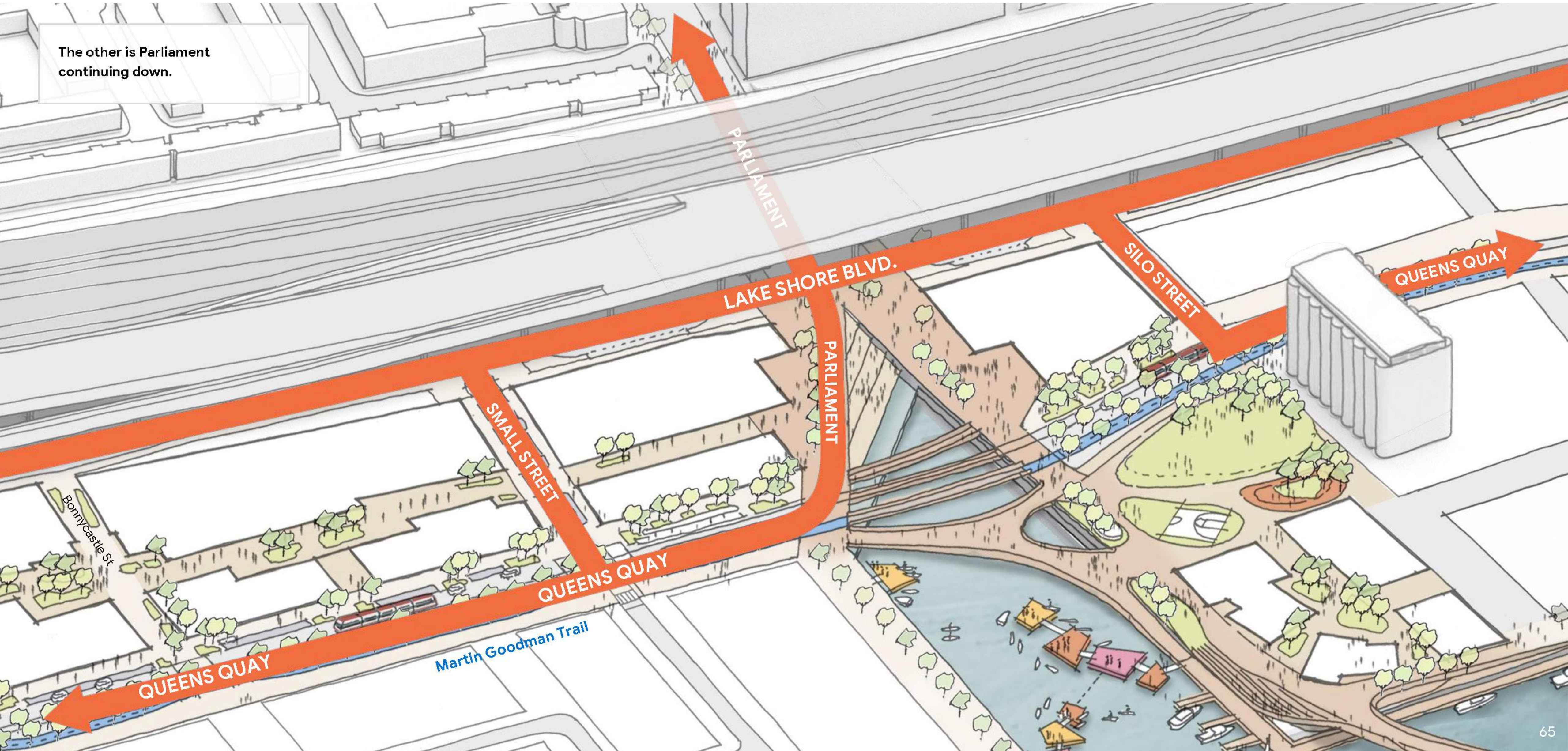
One of the alternatives we're considering is Queens Quay continuing as a roadway, as well.





# Exploration 3 – Parliament Plaza: North ↔ South Vehicular Connection

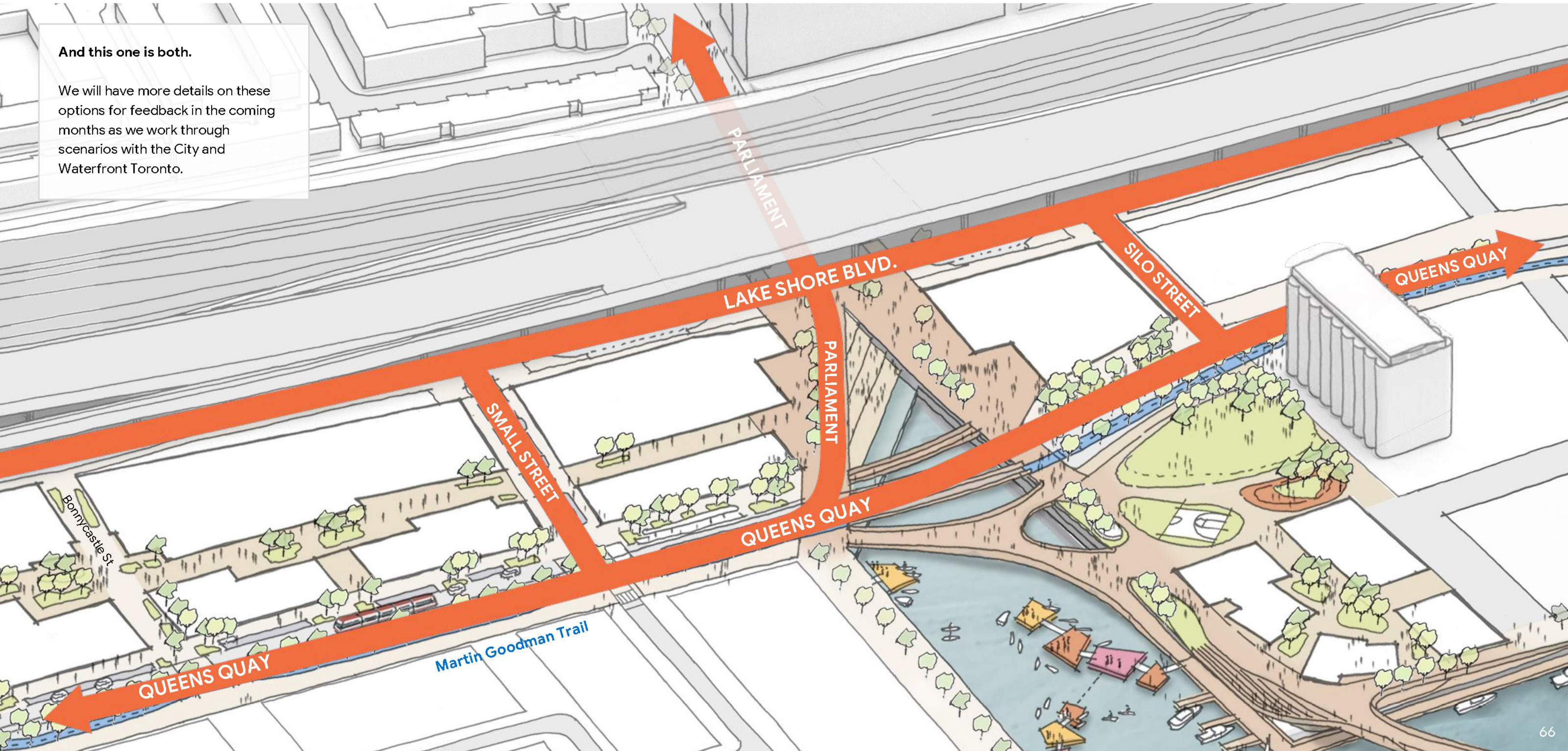
The other is Parliament continuing down.



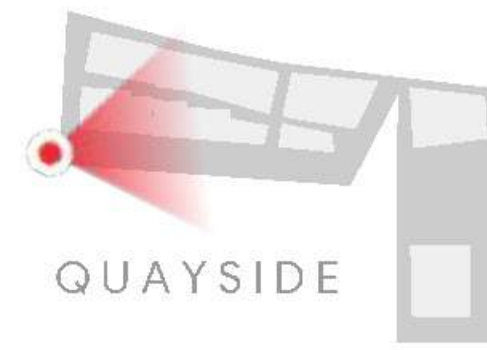
# Exploration 4 – Parliament Plaza: N ↔ S and E ↔ W Vehicular Connections

And this one is both.

We will have more details on these options for feedback in the coming months as we work through scenarios with the City and Waterfront Toronto.



# Queens Quay



**The sidewalk on the north side becomes an animated promenade with space gained from a proposal to turn the street into a one-way.**

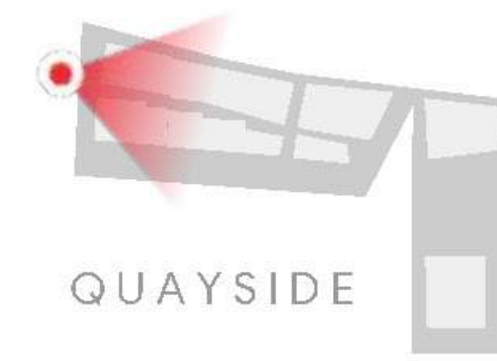
There are significant tree plantings on the street, exceeding the City's ambitious 40% goal for tree canopy.

Raincoats that protect sections from rain, and the ground floors are Stoa spaces that open up into the street.

There are no curbs — but there are clear tactile indicators at crosswalks — to make the street safe for everyone and maximize pedestrian experience.



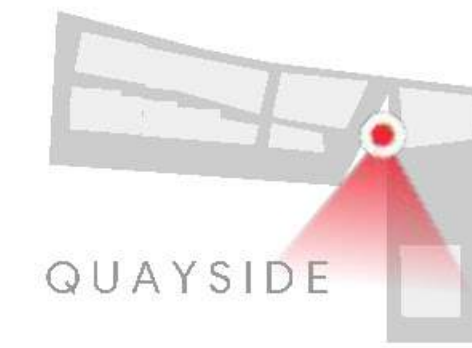
# Pedway between Lake Shore Blvd East & Queens Quay



This pedestrian-only street is a main street for many residents, with a range of local shops and space to safely play.



# Parliament Slip



This is now standing on the pedestrian bridge crossing Parliament Slip on the way to Villiers island.

You can see the promenade fully animated as a place to linger and play.

You can see the bridge ramping down to the floating walkway and series of floating islands. The shoreline is naturalized to support biodiversity.

This area is designed for real water activation, with kayakers, sail boats and marine transit.



# Draft Quayside Site Plan

## Job Creation: 9,000+ Construction Jobs

Over 9,000 direct and indirect jobs will be created in Ontario as a result of the building construction at Quayside.

## Job Creation: Canadian Mass Timber

Catalyzing the Canadian timber industry through an entire district built with mass timber, resulting in new jobs in Ontario and a reduction in the cost of construction.

## Climate Positive: 75-85% Reduced Emissions

Targeting 75 - 85% reduction in greenhouse gas emissions at Quayside compared to typical development: from 6.3 tons CO<sub>2</sub> per Torontonians, to <1 ton per Quaysider.

## Affordable Housing: 40% Below-Market

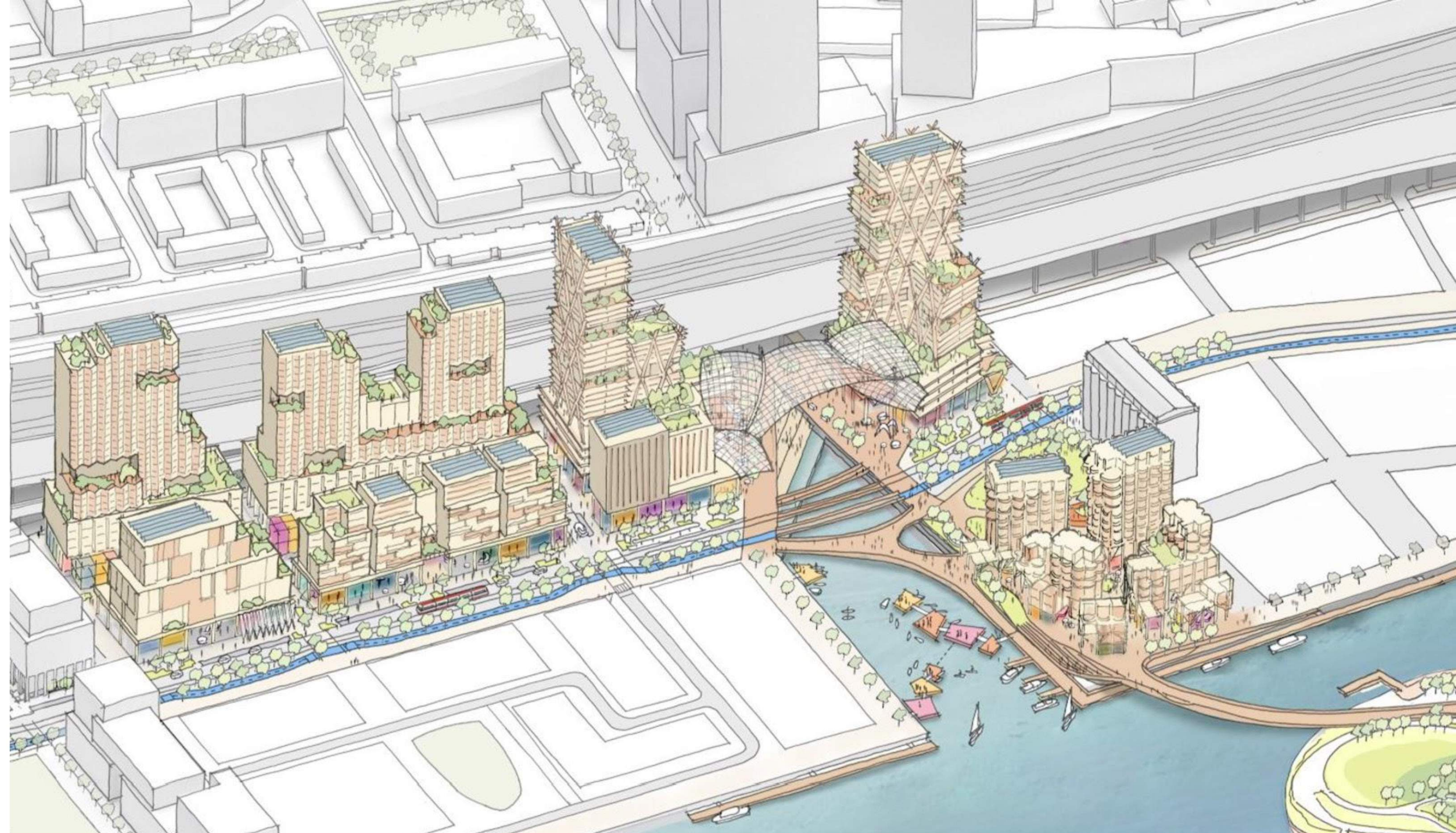
20% affordable housing, including 5% deep affordability, and 20% middle-income housing, including mid-range rental and shared equity.

## New Mobility: Streets that Work

New mobility including support for the Light Rail Transit, a Vision Zero neighbourhood, and getting ready for an automated vehicle future.

## Data Privacy & Digital Governance

Proposed Civic Data Trust as new 3rd-party public organization to manage all urban data, protect privacy, promote innovation, and safeguard the public interest.



### Current Zoning\*

93% Residential

20% Affordable Housing

7% Commercial / Retail

3,100 Residential Units

6,200 Residents

\*Approx. based on zoning diagrams

### Draft Quayside Site Plan

68% Residential (11% Flexible Loft Space)

40% Below Market  
 • 20% Affordable Housing (includes 5% deeply affordable)  
 • 20% Middle-Income Housing (includes 5% shared equity)

20% Commercial (3% Flexible Loft Space)

12% Flexible Lower Floors (Stoa: Retail, Production, Arts, Community)

2,500 Residential Units

5,000 Residents (approx.)

### Economic Development

9,000+ construction jobs created in Ontario

3,900 jobs located at Quayside long-term

- 3,400 office jobs
- 275 retail jobs
- 150 production jobs
- 75 community jobs



GENERAL SESSION

Q & A

# Breakouts



A 50-minute exploration of the following topics as it relates to the draft Quayside site plan.

- 1. Quayside Site Plan & Transportation**
- 2. Social Infrastructure / Housing Affordability**
- 3. Digital Governance**
- 4. Sustainability**