

July 2019

Public Meeting on Sidewalk Labs' Proposal for Quayside

Welcome

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Meg Davis, Chief Development Officer



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**.

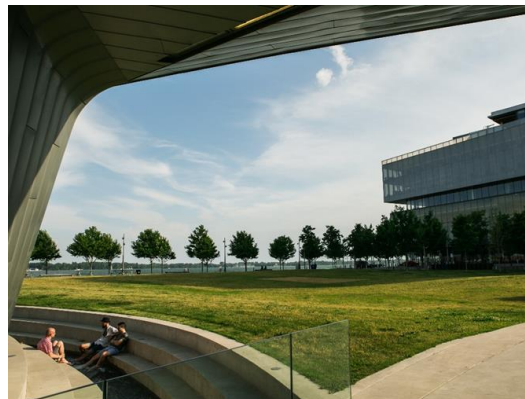
Designated Waterfront Area



Public Policy Objectives



Reducing urban sprawl



Building sustainable communities



Increasing affordable housing



Creating parks & public spaces



Expanding public transit



Driving economic competitiveness

West Don Lands



Building Intelligent Communities

- Privately-funded, fibre-optic gigabit community network
- Digital inclusion strategy
- Menkes Waterfront Innovation Centre
- Attracting research and innovation tenants (e.g. Corus, GBC, OCADU, UofT, MaRS, Artscape, and WPP)
- Toronto Awarded 2014 Intelligent Community of the Year by the Intelligent Community Forum



Port Lands Flood Protection & the future Villiers Island



20 Years of Placemaking

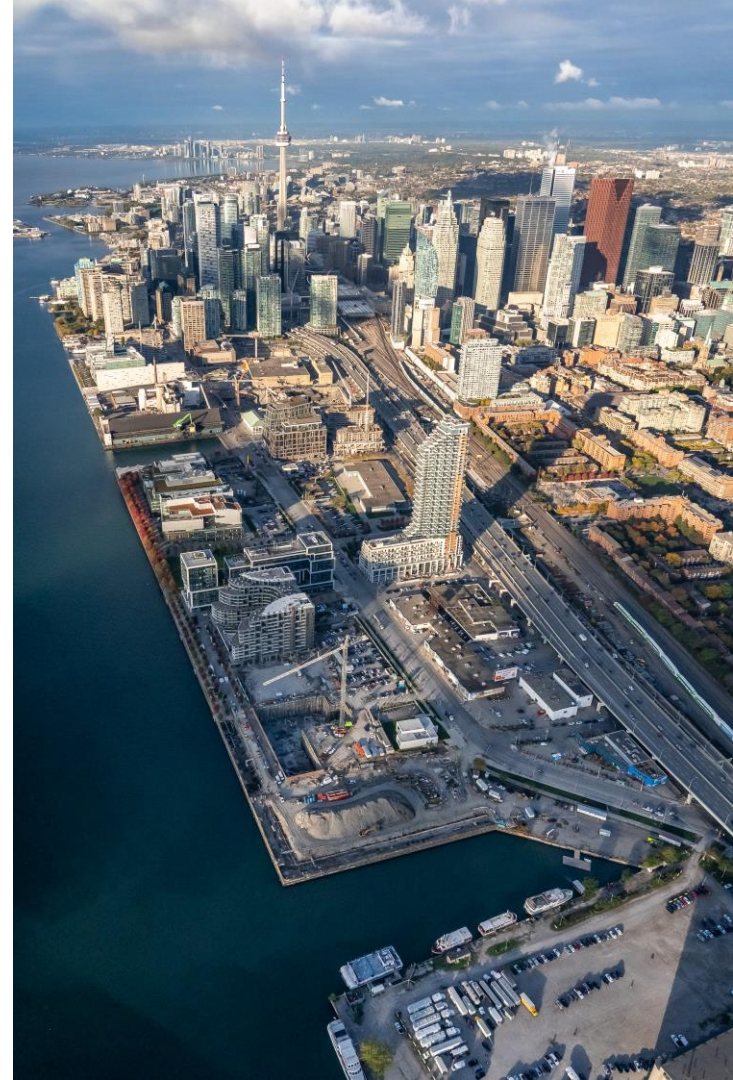
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Kristina Verner, Vice President, Innovation, Sustainability and Prosperity

What is Quayside?

- Waterfront Toronto has a public mandate to revitalize Toronto's waterfront
- One of our current projects is Quayside – a 12-acre parcel of land at the foot of Parliament
- Over two years ago we led competitive process to find an Innovation and Funding Partner to help us think through something special for this site – something that could set precedents for building affordable, sustainable, inclusive and prosperous communities
- We selected Sidewalk Labs as that partner. As reflected in their mission, they “seek to combine forward thinking urban design and cutting-edge technology to radically improve urban life, in Toronto and around the world”.



Waterfront Toronto's RFP Objectives for Quayside



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

What's happening now?

- On June 17, 2019 Sidewalk Labs submitted their Draft Master Innovation and Development Plan (MIDP) to Waterfront Toronto for review and evaluation
- This first round of consultation is focused on orienting the public to the 1,500+ page submission, from the perspective of Waterfront Toronto as a public steward working with the support of all three levels of government
- It's important to know that Waterfront Toronto did not co-create the DRAFT MIDP – while we worked together with Sidewalk Labs earlier in the process (to do research, generate ideas, and consult the public), the roles of the organizations then separated
- Waterfront Toronto focused on creating a robust framework for review and evaluation of the MIDP, Sidewalk Labs prepared and submitted the MIDP
- The MIDP is ultimately subject to the approval of Waterfront Toronto's Board of Directors and Sidewalk Labs

Open Letter from Waterfront Toronto Chair Stephen Diamond



Based on our initial review of the MIDP, there are **a number of exciting ideas** that respond to challenges Toronto faces, particularly related to environmental sustainability and economic development. There are also proposals where it is clear that Waterfront Toronto and Sidewalk Labs have **different perspectives about what is required for success**, for example:

- Up-front creation of an IDEA District (that covers a much more than the 12 acres)
- Sidewalk Labs proposes to lead development on Quayside, with the support of local partners. Should the MIDP go forward, it should be on the basis that Waterfront Toronto lead a competitive, public procurement process for developer(s) to partner with Waterfront Toronto and Sidewalk Labs (as our Innovation and Funding Partner)
- Sidewalk Labs' proposals require future commitments by our governments to realize project outcomes. These proposals raise significant implementation concerns and are also not commitments that Waterfront Toronto can make
- The need for more information to determine whether the initial proposals relating to data collection, data use, and digital governance comply with applicable laws and respect Waterfront Toronto's digital governance principles



June 24, 2019

Open Letter from Waterfront Toronto Board Chair, Stephen Diamond regarding Quayside

To all members of the public interested in the future of Toronto's waterfront,

Waterfront Toronto has received the draft Master Innovation and Development Plan (MIDP) proposed by Sidewalk Labs. The review and evaluation process now begins. It is Waterfront Toronto's responsibility, informed by consultation with the public, technical experts, and all three levels of government to determine if the ideas in this proposal are in the public interest and respond to the objectives for Quayside that we agreed to with Sidewalk Labs in July 2018 (as reflected in the Plan Development Agreement).

It is important to know that Waterfront Toronto did not co-create the MIDP. While Waterfront Toronto and Sidewalk Labs did work together earlier in the process to do research, generate ideas, and consult the public, the roles of the two organizations then separated, allowing Waterfront Toronto to focus on creating a robust framework for review and evaluation of the MIDP. Sidewalk Labs' responsibility is to prepare and submit the MIDP. The MIDP is subject to the approval of Waterfront Toronto's Board of Directors and Sidewalk Labs.

Based on our initial review of the MIDP, there are a number of exciting ideas that respond to challenges we face, particularly related to environmental sustainability and economic development. There are also proposals where it is clear that Waterfront Toronto and Sidewalk Labs have very different perspectives about what is required for success. Here are early examples of what concerns us:

- Sidewalk Labs proposes the up-front creation of an IDEA District that covers a much larger area than the 12 acres of Quayside. Waterfront Toronto has told Sidewalk Labs that the concept of the IDEA District is premature and that Waterfront Toronto must first see its goals and objectives achieved at Quayside before deciding whether to work together in other areas. Even then, we would only move forward with the full collaboration and support of the City of Toronto, particularly where it pertains to City-owned lands.
- Sidewalk Labs proposes to be the lead developer of Quayside. This is not contemplated in the PDA. Should the MIDP go forward, it should be on the basis that Waterfront Toronto lead a competitive, public procurement process for a developer(s) to partner with Sidewalk Labs.
- Sidewalk Labs' proposals require future commitments by our governments to realize project outcomes. This includes the extension of public transit to Quayside prior to development, new roles for public administrators, changes to regulations, and government investment. These proposals raise important implementation concerns. They are also not commitments that Waterfront Toronto can make.
- Sidewalk Labs has initial proposals relating to data collection, data use, and digital governance. We will require additional information to establish whether they are in compliance with applicable laws and respect Waterfront Toronto's digital governance principles.



***Volume 1:
The Plans***



***Volume 2:
The Urban Innovations***

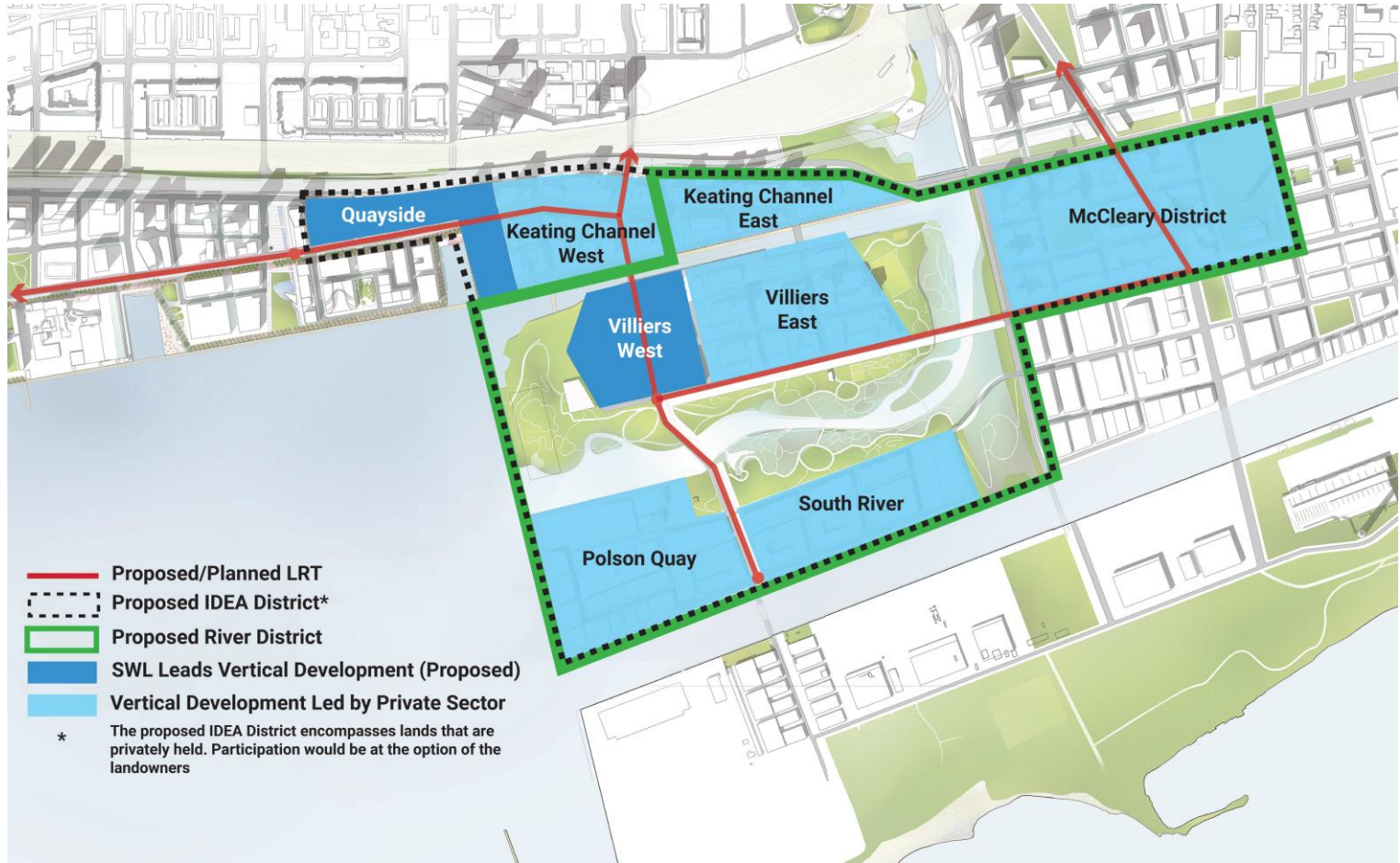


***Volume 3:
The Partnership***

**Proposed Plans for Toronto's
Waterfront**

**Proposed Approach to
Implementing those Plans**

Quayside and the Proposed IDEA District



Three Core Areas of Business for Sidewalk Labs



Real Estate

To use the knowledge gained and the ideas validated in their explorations to enable new opportunities for real estate development, such as tall timber and passive house construction, which are not currently widely used.

If Successful...

Sidewalk Labs would consider both investing in projects and partnering with others to develop projects around the world.

Technology

Invest in a limited number of products core to the delivery of their objectives where they propose they are particularly well-suited to develop the technology.

If Successful...

Sidewalk Labs would plan to sell these products to cities, municipalities and developments around the world.

Infrastructure

Create a company, funded by both Alphabet and other investors, to fill a gap in financing advanced infrastructure and developing innovative systems to combat climate change.

If Successful...

Sidewalk Labs, through this company, would invest in and help build the next-generation of infrastructure systems around the world.

Waterfront Toronto's Note to Reader

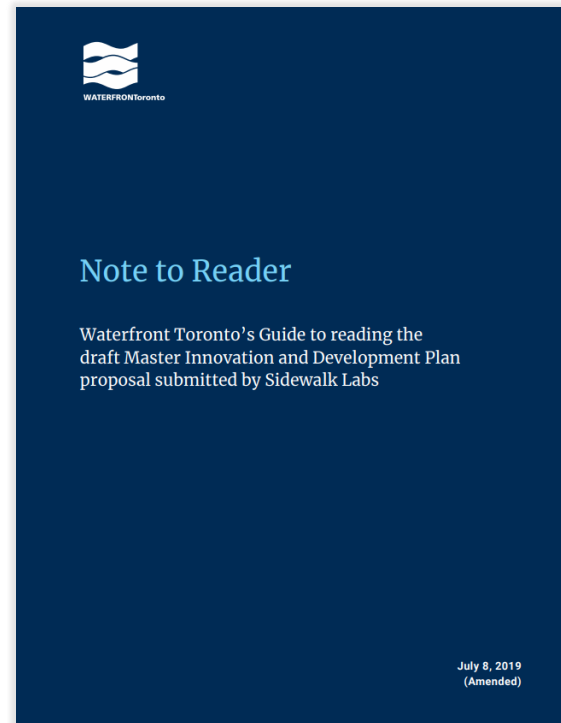


Written to support the process of seeking public feedback on the MIDP. It is Based on high level review of the MIDP and includes references to (and summaries of) many Sidewalk Labs' proposals.

Provides a synthesis of:

- What Waterfront Toronto asked from its Innovation and Funding Partner
- The response from Sidewalk Labs
- Where and how the Draft MIDP aligns with existing practices and what's new
- Where the privatization of public assets is being proposed (if at all)
- Financial impacts and risks

The Note to Reader also reflects priority considerations and poses both general and specific questions for the public to consider regarding the MIDP.



Process Overview

WT RFP seeks Innovation and Funding Partner to find creative and new solutions to tough urban challenges

6 responses received

DEVELOP DRAFT MIDP

REVIEW OF DRAFT MIDP by Waterfront Toronto

Process Details



WT Board makes decision whether to pursue all, some, or no aspects of the Proposed MIDP further with the 3 orders of government.
If WT decides not to move forward with the MIDP, efforts to build a next generation community will continue.

REVIEW OF MIDP by relevant Regulatory Authorities

City of Toronto will conduct its own public consultation as part of their MIDP review



Application of all existing Legislation and Regulation*

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

Waterfront Toronto's Evaluation: Five Priority Outcomes



These are the areas where our desired outcomes will define the potential for success:

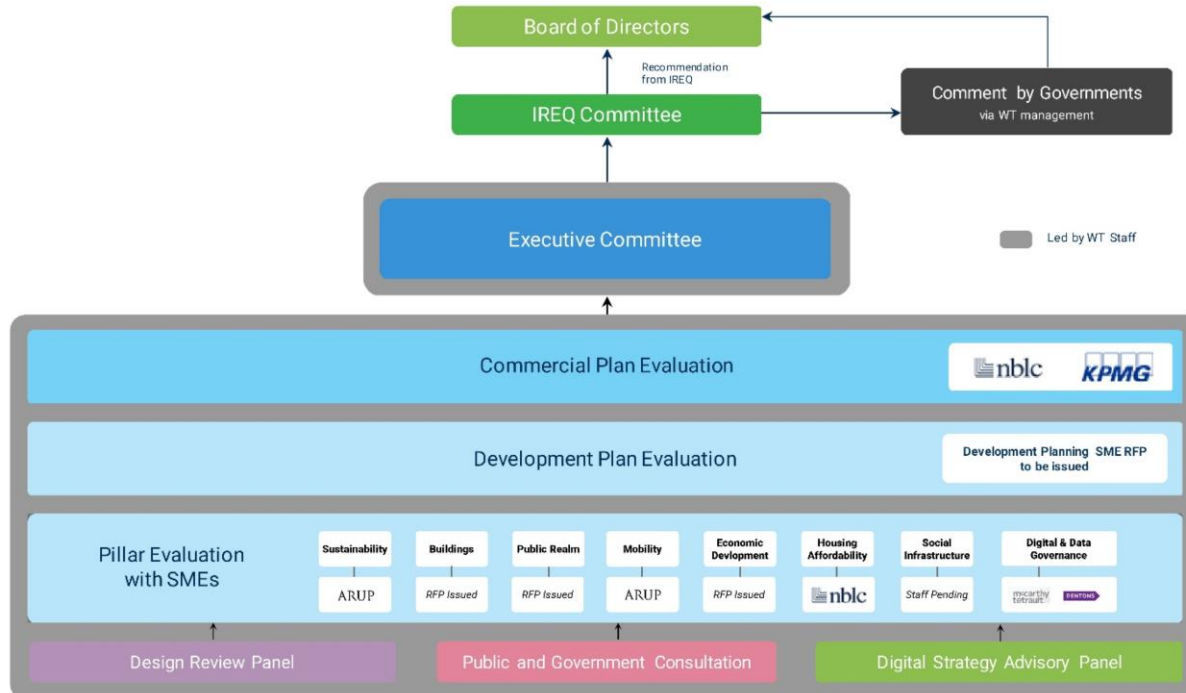
- Job creation and economic development
- Sustainability and Climate Positive Development
- Housing Affordability
- New Mobility
- Urban Innovation

Waterfront Toronto's Evaluation and Risk Assessment

- Does the MIDP meet the RFP goals and objectives?
How well does it meet those targets?
- Does it align with the planning framework for the waterfront?
- Is the proposed business plan viable and in the public interest?
- Does the proposal satisfy our Priority Outcomes?

Examples of risks to explore:

- Feasibility/viability of MIDP proposals in achieving the project objectives
- Private vs. public sector interests
- Data governance and privacy



Room and Discussion Topic Guide

Volume 1: The Plans	Volume 2: Urban Innovations	Volume 3: The Partnership	Digital Innovations, Digital Governance & IP
The Quayside and River District Plans	Mobility	IDEA District	Digital Innovations
Social Infrastructure	Sustainability	Roles for SWL	Digital Governance and Privacy
Economic Development	Buildings	Transaction Economics	Intellectual Property
	Housing	Government Obligations	
	Public Realm		