

# DISCUSSION GUIDE

Waterfront Toronto's Public Consultation on the Draft MIDP  
July 2019

## Welcome to Quayside

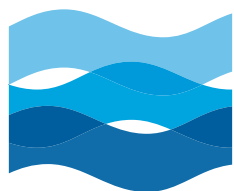
Waterfront Toronto has a mandate to revitalize Toronto's waterfront. One of our current projects is Quayside – a 12-acre parcel of land that sits right beside the lake at the foot of Parliament Street.

Over two years ago we looked for 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. Sidewalk Labs is a subsidiary of Alphabet Inc and a sister-company of Google. 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”.



*“It is Waterfront Toronto's responsibility to act in the public interest. We take this responsibility extremely seriously and we know that you are relying on us to fulfill it rigorously. We are committed to working with all of you to do exactly that.”*

*Steve Diamond, Chair of the Board,  
Waterfront Toronto*



**WATERFRONT**Toronto

### What's happening now?

On June 17, 2019 Sidewalk Labs submitted their Master Innovation and Development Plan (MIDP) to Waterfront Toronto for our review and evaluation. We shared it with the public one week later, and now we're kicking off the first of two rounds of public consultation to seek feedback on the MIDP. This first round of consultation is focused on orienting the public to the 1,500+ page submission from Sidewalk Labs, from the perspective of Waterfront Toronto as a public steward working with the support of all three levels of government to revitalize the waterfront.

### Why consult the public?

Feedback from the public is critical to informing Waterfront Toronto's thinking about Quayside. It is our responsibility, informed by consultation with the public, technical experts, and all three levels of government to determine if the ideas in the MIDP 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). This Discussion Guide is one of several ways that we are sharing information about the public consultation process.

### How do the roles of Waterfront Toronto & Sidewalk Labs differ?

It's important to know that Waterfront Toronto did not co-create the Draft MIDP. Waterfront Toronto and Sidewalk Labs worked together earlier in the process to do research, generate ideas, and consult the public. The roles of the two organizations then separated, with 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 subject to the approval of Waterfront Toronto's Board of Directors and Sidewalk Labs.

[www.QuaysideTO.ca](http://www.QuaysideTO.ca)

# Orienting yourself to the Sidewalk Labs Proposal

The Master Innovation and Development Plan proposed by Sidewalk Labs is organized into three Volumes. In the broadest terms, Volumes 1 and 2 propose plans for development and innovation (mostly things that we can see and touch). In Volume 3, Sidewalk Labs describes what they think is required to make those plans happen. There is also a fourth Overview document.



**Volume 1:**  
***The Plans***



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



**Volume 3:**  
***The Partnership***

## **Proposed Plans for Toronto's Waterfront**

These two Volumes describe Sidewalk Labs' proposals for Quayside (as well as a much larger portion of the waterfront). This includes plans for:

- Development of the 12 acres of Quayside
- Development of a larger area that Sidewalk Labs calls "The River District" (153 acres)
- Social infrastructure and community facilities
- Economic development
- Urban Innovations that focus on mobility, public realm, buildings and housing, sustainability, digital
- New governance models and regulatory frameworks to support implementation of the innovations

## **Proposed Approach to Implementing those Plans**

This third Volume of the MIDP was completed most recently and focuses on how Sidewalk Labs proposes that the plans get implemented. They propose:

- Creation of a special district (190 acres in size) called the Innovative Design and Economic Acceleration District (IDEA District) that is governed by a new Public Administrator and other entities
- Roles for Sidewalk Labs (developer, advisor, tech deliverer, and provider of optional financing)
- Financial streams for the public sector related to real estate, infrastructure, and Intellectual Property
- Government commitments (including potential future investments) required and areas of necessary public policy and regulatory reform

## **Interested in reading the MIDP?**

It's available on Waterfront Toronto's website at [www.QuaysideTO.ca](http://www.QuaysideTO.ca). A hard copy has been provided to each Councillor's office at the City of Toronto, and there is also a copy for review at the following Toronto Public Library Branches: St. Lawrence, Fort York, Brentwood, Queen/Saulter, Scarborough Civic Centre, North York Central, and the Toronto Reference Library.

# Orienting yourself to the Waterfront Toronto Review

Over the next several months, Waterfront Toronto will be reviewing and evaluating the MIDP from Sidewalk Labs. To support the process of seeking public feedback on the MIDP, Waterfront Toronto has written a Note to Reader. It is based on an initial, high level review of the MIDP and includes reference to (and summaries of) many of Sidewalk Labs proposals. The Note to Reader is not a substitute for the MIDP.

## The Waterfront Toronto Note to Reader 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); and
- Financial impacts and risks.

It is available at [www.QuaysideTO.ca](http://www.QuaysideTO.ca) and at all of the locations where a hard copy of the MIDP is provided (see bottom of previous page for a list of locations).



Map of Quayside, the River District, and the IDEA District

## Early Thoughts and Questions to Consider

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 very different perspectives about what is required for success, for example:

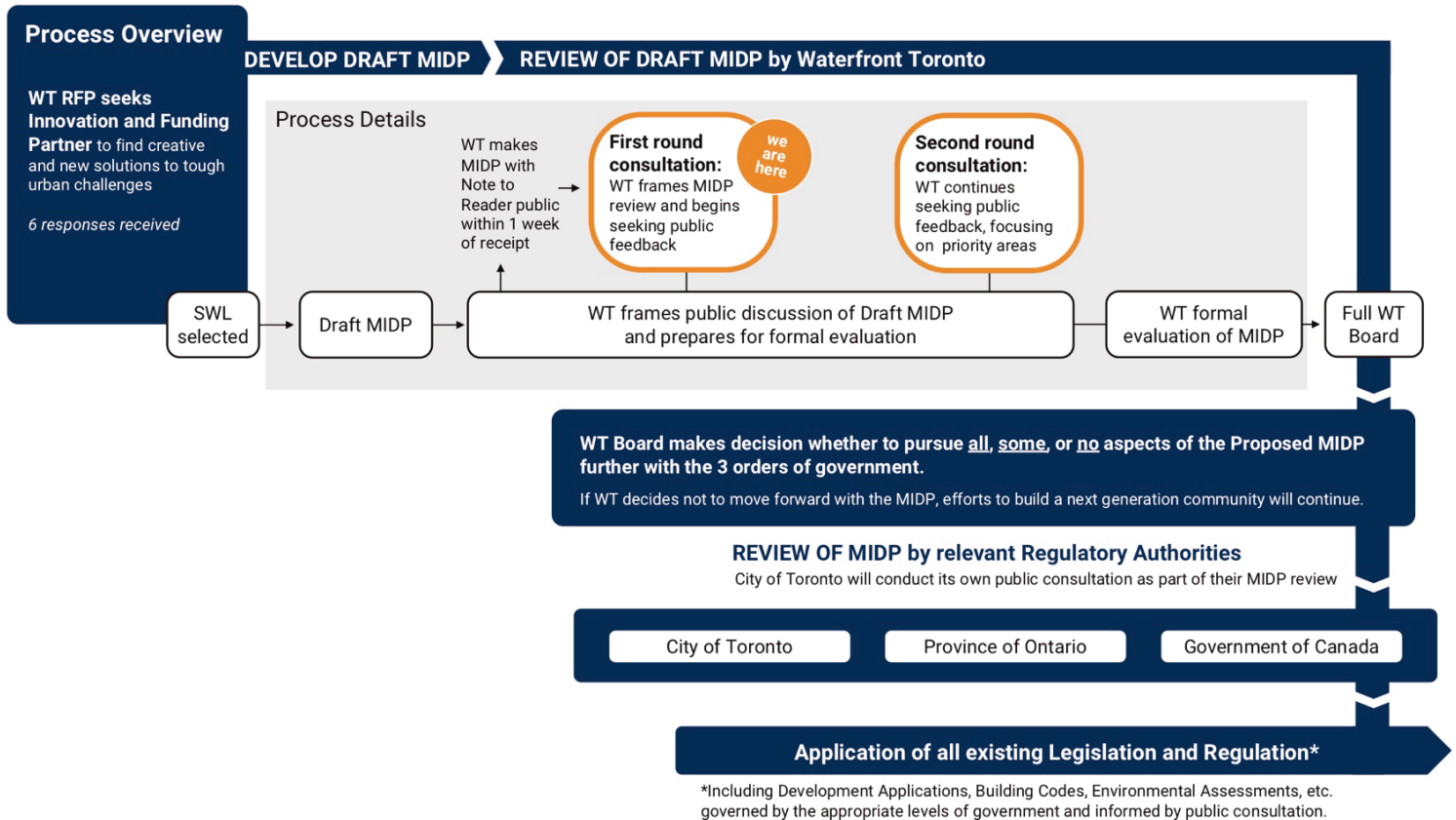
- The up-front creation of an IDEA District (that covers more than the 12 acres of Quayside).
- Sidewalk Labs proposes to lead development on Quayside, with the support of local partners. Should the MIDP go forward, it should be on the basis that the Waterfront Toronto lead a competitive, public procurement 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 initial proposals relating to data collection, data use, and digital governance are in compliance with applicable laws and respect Waterfront Toronto's digital governance principles.

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

# We want to hear from you

Further discussion of the benefits and challenges associated with the MIDP will be the focus of the next several months of public consultation and technical work that Waterfront Toronto and its advisors will complete. All of this work will inform a decision by Waterfront Toronto's Board of Directors on whether they are interested in moving forward with the MIDP and Sidewalk Labs, and if so, how.

The graphic below illustrates the process we'll be following:



## Many ways to participate:

|   |  |
|---|--|
| Toronto Public Library Program (Drop-In Sessions) | <p>Mon, July 8 (North York Central Library, 2:30-4pm)</p> <p>Tues, July 9 (Scarborough Civic Centre, 4:30-6:00pm)</p> <p>Wed, July 10 (Fort York Public Library, 6:30-8pm)</p> <p>Thurs, July 11 (Brentwood Library, 2:30-4pm)</p> <p>Thurs, July 11 (Queen/Saulter Branch, 6:30-8pm)</p> <p>Thurs, July 18 (St. Lawrence Branch, 6:30-8pm)</p> <p>Thurs, July 25 (Toronto Reference Library, 6:30 – 8:00pm)</p> |
| Four identical public meetings                    | <p>Mon, July 15 (North York Civic Centre, 6-9pm)</p> <p>Wed, July 17 (Radisson Admiral Hotel, 6-9m)</p> <p>Sat, July 20 (George Brown Waterfront Campus, 9am-12pm)</p> <p>Tuesday, July 23 (Chestnut Residences &amp; Conference Centre, 6-9pm)</p>  |
| Online survey                                     | July 10 – July 31 at <a href="http://www.QuaysideTO.ca">www.QuaysideTO.ca</a>  |
| Written submissions to Waterfront Toronto         | For feedback to be considered by Waterfront Toronto prior to the second round of public consultation, it must be received by July 31, 2019. Please send it to <a href="mailto:quayside@waterfronttoronto.ca">quayside@waterfronttoronto.ca</a>   |

**The deadline for all feedback is July 31, 2019.**