APPENDIX 2.   Online Consultation Summary

This appendix includes a description of the Quayside Round One Online consultation, a summary of key statistics, and organizes feedback shared in both a Quick Survey and a Detailed Survey.

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About the Quayside online consultation

The Quayside online consultation was one of several mechanisms Waterfront Toronto used to share information and seek feedback as part of its Round One Public Consultation on Sidewalk Labs' Master Innovation and Development Plan (MIDP) in Summer, 2019. For more detail about the broader public consultation process, please see "About this process" on the following page.

The online consultation consisted of two separate but related surveys: **a quick, quantitative survey** designed for people who wanted to provide a quick response and **a detailed, qualitative survey** for those interested in providing more detailed feedback. The quick survey included 15 quantitative questions asking participants to rank how receptive they were to Sidewalk Labs' proposals and gave respondents a way to indicate where they needed more information. The detailed survey included 89 qualitative questions across 16 sections corresponding to different sub-sections of the MIDP as described through the lens of Waterfront Toronto's Note to Reader (see the following page for more detail about the Note to Reader). The number of questions per sub-section ranged from 5 to 11. Given the volume of information and the number of questions, the detailed survey allowed respondents to navigate and share feedback about whichever sections were relevant to their interests.

The online consultation website was not geofenced, and as a result did not limit responses from any place on the planet. The survey was not designed or intended to be statistically significant; it was designed to supplement the public consultation to help Waterfront Toronto assess the diversity of opinions and understand the rationale behind the various positions on the Draft MIDP. The intent of this summary is not to assess the merit or accuracy of the feedback shared at this meeting, nor does the documentation of this feedback indicate an endorsement of any of these perspectives on the part of Waterfront Toronto.

Online Consultation Statistics

The Quayside online consultation launched on July 15, 2019 at www.QuaysideTOSurvey.com. Squarespace (the platform on which the online consultation was hosted), collected Internet Protocol (IP) addresses to inform reporting on how many people visited the website, how many people submitted responses, and a general location of website visitors (at the level of country, region, or city). IP addresses were not connected to the survey responses.

Between July 15, 2019 and July 31, 2019, the website logged 1,382 Unique Visitors and 1,081 Visits [1]. The following list details the geography of Visits by Internet Protocol (IP):
- 805 of 1,081 were from Canada (75%);
- 276 of 1081 were not from Canada (25%) (209 from USA, and 67 from other countries);
- 740 of 1081 were from Ontario (68%);
- 662 of 1081 were from Greater Toronto and Hamilton Area (61%); and
- 591 of 1081 were from Toronto (54%).

About 172 responses were submitted to the quick survey. For the detailed survey, the greatest number of responses to any set of questions was 76 (in the Quayside and River District Plans sections). All other sections range from 8 responses to upwards of 65 responses.

This draft summary was written by the facilitation team from Swerhun Inc., the firm retained by Waterfront Toronto to support its Quayside public consultation process. Swerhun works exclusively for governments, public agencies, and non-profits working to support public policy. The Swerhun team's role is not to advocate for any particular project outcome, but rather to support the delivery of transparent, constructive, and meaningful consultation processes.

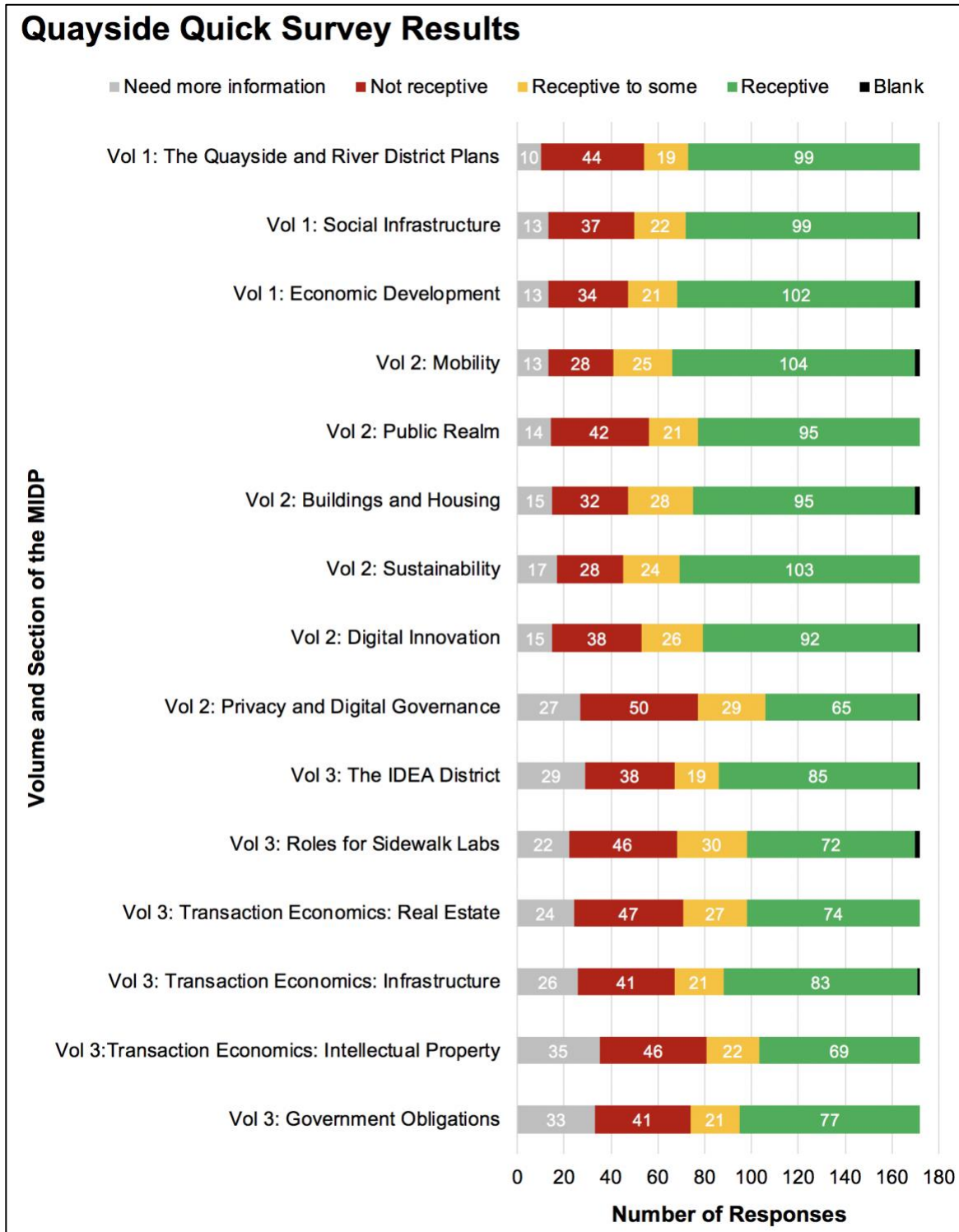[1] Excerpt of definitions from Squarespace, the platform hosting the survey:

Unique Visitors. Unique Visitors is an estimate of the total number of actual visitors that reach your site in the selected time period. Unique Visitors is a good measure of your loyal audience and readership. Every time a visitor clears their cookies or opens your site from a different browser, Analytics counts their first new visit toward Unique Visitors.

Visits: A visit is a single browsing session and can encompass multiple pageviews. [*Squarespace tracks*] visits with a browser cookie that expires after 30 minutes. Any hits from a single user within that 30-minute browsing session count as one visit. This means that one person can register multiple visits a day if they close their browser and return to your site at least 30 minutes later. Visits are a good measure of attention on your site because they correlate with a single browsing session and are frequently used in marketing applications.

Discrepancies between Unique Visitors and Visits: In rare cases, Unique Visitors, which is typically lower than Visits, might be greater than Visits when viewing shorter date ranges. This could happen because only the first pageview of a new browsing session counts toward a visit. So, a visit that straddles the midnight boundary might contribute to the next day's Unique Visitors, but not Visits.

Quick Survey Summary

172 respondents completed the Quick Survey — the table below summarizes the results of their feedback. Generally, respondents were more receptive to ideas presented in Volumes 1 and 2 of the Draft MIDP (with the exception of Privacy and Digital Governance, where a greater number of respondents were receptive to some or not receptive at all). Relative to Volumes 1 and 2, a greater number of respondents were somewhat receptive or not receptive to the ideas presented in Volume 3.

Quayside Quick Survey Results

Legend: ■ Need more information ■ Not receptive ■ Receptive to some ■ Receptive ■ Blank

Volume and Section of the MIDP	Need more information	Not receptive	Receptive to some	Receptive
Vol 1: The Quayside and River District Plans	10	44	19	99
Vol 1: Social Infrastructure	13	37	22	99
Vol 1: Economic Development	13	34	21	102
Vol 2: Mobility	13	28	25	104
Vol 2: Public Realm	14	42	21	95
Vol 2: Buildings and Housing	15	32	28	95
Vol 2: Sustainability	17	28	24	103
Vol 2: Digital Innovation	15	38	26	92
Vol 2: Privacy and Digital Governance	27	50	29	65
Vol 3: The IDEA District	29	38	19	85
Vol 3: Roles for Sidewalk Labs	22	46	30	72
Vol 3: Transaction Economics: Real Estate	24	47	27	74
Vol 3: Transaction Economics: Infrastructure	26	41	21	83
Vol 3: Transaction Economics: Intellectual Property	35	46	22	69
Vol 3: Government Obligations	33	41	21	77

Number of Responses (axis: 0 to 180)

Detailed Survey Summary

The online consultation responses are organized by the questions in the online survey. These can be found at https://quaysidetosurvey.com/

For each question, the responses have been aggregated under headings that reflect general themes in the feedback. It is important to note that many respondents touched on multiple themes in their responses, and therefore their responses could also be relevant under multiple themes. For more detail, review the text underneath each of the themes and/or access the raw survey responses at www.QuaysideTO.ca.

Volume 1: The Plans

Volume 1: The Plans – Quayside And River District

Q1: Do you think that the proposed development plan for Quayside would create a vibrant neighbourhood? Is this a place that you would want to live? Why or why not?

76 responses:
    29 said yes
    14 said yes with conditions
    28 said no
    5 were unsure or needed more information
    Some people had multiple answers

Reasons I think the proposed development plan for Quayside would <u>create a vibrant neighbourhood</u> in which I would want to live:

It would be innovative, modern, and globally significant
- Is innovative and would make Toronto a more attractive city for people to live, for investors, and for real estate development
- This type of mixed-use, technologically-advanced, beautifully-designed waterfront property will add tremendous property value to the waterfront
- Would create a vibrant, innovative, progressive neighbourhood offering a modern lifestyle
- Presents an exciting vision for the future
- Would be a high-tech neighbourhood with low rental units by the water
- Would put Toronto architecture on the map on a world-scale
- The innovative approach to the physical buildings and the proposal to utilize technology to improve civic infrastructure would be globally significant
- Cutting edge technology and the ability to create work across Toronto (such as the planned local timber sourcing)
- A truly modern place

It would be mixed use and offer opportunities for interaction / inclusivity
- The development plan is thoughtful and integrates a variety of usages; provides better integration of work, commercial, and residential than original waterfront plans
- Would attract young people, young families, elderly people, and those in need of affordable housing

- Would have incredible amenities and accessible places to come together as a community
- Love the elements for inclusivity, commitment to affordable housing, and public spaces
- Would create a vibrant, humanity-centric neighbourhood that reflects Toronto's status as a future-focused city; puts human interaction and environmental impact in a central position
- Unique place to live, promoting social interaction and interaction with the waterfront
- Would be an interesting neighbourhood and a very desirable place to live
- The elements of the MIDP truly reflect what is needed for a complete community, e.g., in addition to housing, almost 37% of the space will be non-residential including versatile social infrastructure, and it includes plans for jobs
- Animated streetscape will make the area more dynamic and people-friendly when there are not cars everywhere
- Public space contains many innovative designs that are meant to draw people in and encourage them to interact with each other

It would be more sustainable
- Would help to address sustainability
- Sustainability objectives, streetscape ideas, wider/heated sidewalks, waste and truck delivery ideas interesting and worth further development
- Would create a unique and innovative village with minimal impacts on the environment; using mass timber for the buildings would help to shift Canada towards a sustainable economy
- Energy efficient

It's close to downtown and the lake, and includes affordable housing
- Access to water, close to downtown and affordable housing
- Proximity to lake and river; access to public transit; lower-rise residential towers
- Close to water and downtown

Reasons I think the proposed development plan for Quayside would <u>create a vibrant neighbourhood under some conditions</u>:

If concerns about Accountability and Transparency are addressed
- Requires self-governing rights from publicly elected officials, complete transparency on data collecting and sensors, complete public financial disclosure of all vendor payments and income, and a formal and transparent complaints procedure to city government
- Concerns about data privacy issues which could be resolved with an Urban Data Trust

If housing is made more affordable
- Requires a way to make housing more affordable

If greenspace is increased and access to TTC is provided
- Needs an increase in amount of greenspace
- Requires access to TTC and development of plenty of greenspace

If risks are identified and addressed
- Needs to consider issues such as electromagnetic frequency (EMF) impact on brains
- Need to address unknown cost/risks and demand for a larger development than first agreed

If continued support for the community and ensure adequate residential is ensured
- Needs to ensure that the developer has "skin in the game" and will support the needs of the community 5, 10, and 50 years post-development
- The idea of a mixed-use community is a good one, but the decrease in percentage of residential is troubling

Reasons I think the proposed development plan for Quayside <u>would not create a vibrant neighbourhood</u> and/or I would not want to live there:

I'm concerned about the data that would be collected / surveillance
- Don't want to live with CCTV police state cameras everywhere
- Concern with being supervised, analyzed, recorded, tracked, and profited off by Google/Alphabet
- Concern about heavy dependence on sensors; don't see the benefit of curb-less streets and real-time pricing on pickups/drop-offs; I want to live in a neighbourhood connected by people, not technology; have questions about equity and access to technology and use of data that are not addressed
- Concern about Sidewalk Labs' request for money and data; would want autonomy over living space if living in a condo or apartment; needs to be commuter friendly (i.e., should be able to walk, bike, transit and drive with ease in, out and throughout)
- Want transparency on all the information being collecting including that collected from people walking through the development and even what is in my garbage
- Concerned about inclusivity; ability to live there if you don't agree to terms of the data collection
- Wouldn't want to live in an area specifically designed to gather my data, and that far outweighs any positives
- Would not want to live in a neighbourhood where I felt my activities were being constantly monitored; would even be reluctant to visit or shop there
- Concerned that Quayside will collect and harvest data, hurt privacy, build a city that does not represent the technically illiterate, and expand the gap between the haves and have nots in an increasingly unaffordable city
- Many of the suggested "innovations" have an overly-experimental feel: living in a "lab" space (as it's frequently called) feels dubious at best and exploitative at worst; home should be relaxing, safe, and predictable; the prospect of continuous surveillance, for whatever positive, supposed community benefit, just feels invasive
- Would not want to live here because I do not know how my personal data will be used by Alphabet

The proposal does not meet Toronto's affordability needs
- Proposal does not meet the need for the creation of affordable housing; no certainty in assumptions that areas outside of Quayside will pick up the slack on things like parking
- The development does not include co-ops
- Needs more mixed income housing

I'm worried about lack of amenities
- Lack of infrastructure such as libraries and shopping, lack of park and beach space
- Needs more density and good public transportation
- there is no plan on how social service agencies will operate here, no space for mixed income zoning, it is unclear if there will be a library, and an LRT and cycling infrastructure should be built when the area is developed

I don't think the role of the private corporation is appropriate
- Toronto has no difficulty in attracting investment; Waterfront Toronto is essentially donating $1.35 billion in flood remediation measures to a multinational corporation that has made no substantial contribution to the City of Toronto
- Wildly inappropriate and short-sighted to hand these lands over to a private corporation
- Not possible to create a neighbourhood "from the Internet up"; neighbourhoods must be planned democratically by the residents of a city, not by a for-profit corporation
- The plans as currently envisioned present a major threat to our prosperity and civil rights
- Don't believe a private company should be designing and controlling any part of a city
- Do not want to live in a neighbourhood created by a corporation with the purpose of gathering data to sell products; Sidewalk Labs have no experience doing this, despite their media efforts to prove the opposite
- Lack of trust in a foreign corporation whose sole objective is profit
- Good cities require diverse building lots, diverse competing developers, diverse investors and diverse ideas in order to generate diverse and vibrant communities, not a single entity creating an urban dictatorship; also publicly-accessible spaces are not public spaces and will operate very differently

It will contribute to/increase income inequality
- Explosion of tech jobs and tech industry incomes will increase income inequality in Toronto
- Will create a neighbourhood for a select few in the city

I don't like the design and location
- The proposed environment looks sterile and artificial; would not like the surveillance
- No one wants their children to live beside a freeway; Quayside should be commercial/institutional only

I would not be able to afford to live here
- Difficult to say if the ultimate community would be vibrant, just as the Canary district does not seem vibrant at this stage before it is fully built out; I would not be able to afford to live here
- Improper split of residential and non-residential uses (there is a housing crisis in the city with staggeringly low vacancy rates; there are significantly greater vacancy rates for office space and other commercial/light industrial uses)

I am concerned about governance
- I am concerned about the creation of five new regulatory bodies and a super Public Administrator

Reasons I am unsure or need more information to answer the question:
- There is not enough information; it is egregious that Waterfront Toronto is allowing public consultations without proper stamped drawings with actual dimensions and statistics
- Don't have enough information to make an informed decision
- Not sure people will want to live here
- Worried the "efficient" units are too small. Will the affordable units be mixed with condos? How will the land price be calculated?

Q2: Do you think the discrepancy between the Draft MIDP and the City approved precinct plans are problematic and if so, which ones?

76 responses: 34 said problematic
                   26 said not problematic
                   6 were not sure or needed more information
                   1 was "other"
                   9 did not answer the question

Reasons I think the discrepancies between the Draft MIDP and the City approved precinct plans are not problematic:

Planning is an iterative process and issues can be addressed later in the process

- I think the nature of planning is that plans are prepared and then detailed planning submissions propose something that fits within the general intent of the plans. I think the variations proposed from the plans are completely acceptable and in many cases are an improvement on the original plans prepared by the City/WT.
- Some indexes are different such as the density and the heights of the buildings are lower than the codes. But I think the difference will actually help the environment be less stressful. Other proposals such as the direction of the buildings and interior commercial lanes might be discussed in more detail to be better understood their real impact on the neighborhood.
- I believe precinct plans are general guidelines to give a proposal a necessary framework and should not be a straitjacket that hampers innovation and logic. Also, I would bet that a lot more work went into the Draft MIDP than went into the precinct plans.
- I don't view the discrepancies as problematic so long as the result is consistent with Waterfront Toronto's mandate, the Central Waterfront Plan goals, and the spirit of the East Bayfront and Keating Channel precinct plans.
- Plans and ideas evolve in every business endeavor. I think that the discrepancy is a reflection of the fact that the SWL team is ambitious and sees the potential. Unless you believe that cement factories should dominate our skyline forever, the proposal is worth considering.

The changes in density, building height, and mix of uses are good

- This is less density and less height than approved. A bit more density would not be objectionable at all. The plan to create pedestrian plaza is awesome.
- The Draft MIDP took a very rational approach to achieving (and largely exceeding) the priority outcomes presented in the Waterfront Toronto RFP. I think the areas where the MIDP diverges from the precinct plan are largely a positive outcome (more non-residential, more street/waterfront activation, fewer parking spaces, lower density).
- I particularly support the following aspects of the draft MDIP: lower density and lower heights (creates a more liveable neighbourhood and more appropriate to the waterside location); wider mix of uses (provides greater economic resilience and opens up the development to a wider range of the population).
- If the density of the city-approved precinct plans is not met, this needs to be discussed further with Sidewalk. Increasing housing availability goes a long way in promoting affordability. That being said, Sidewalk's plan includes more affordable housing than the current precinct plans outline and this to me seems like a step in the right direction to addressing the affordability crisis in our city. Sidewalk's proposal to include mixed-use zoning and more commercial and retail space seems like a positive in my opinion as it makes Quayside a destination beyond just a residential neighbourhood.
- Density and height are lower: this is actually a good thing. Provision of public transit will eventually raise density in adjoining areas. Height limits are a good thing near the lake.

- The changes in density, height and massing seem to be a response to a thoughtful and consultative planning process. The discrepancies do not seem problematic but rather an adaptation to opportunities to build a model neighbourhood. There is also a strong focus on public realm.
- I have no problem with reduced height and density. The density proposed by SWL will still be more than adequate to support public transit. More retail space than proposed in the precinct plan could be a problem if there is no market for it. Vacant storefronts do not contribute to vibrancy.
- The MIDP's proposed density and apartment heights are lower and there is higher amount of non-residential use recommended than in the precinct plans. We hope the MIDP promotes a good discussion on what is really needed in a complete community.

We need to embrace new ways of doing things and create opportunities for the City
- The City of Toronto needs to really start moving forward fast with making decisions on developments and creating better opportunities for its people. Finally, there is an innovative private sector that wants to do something with that unused land. The City staff really need to start being more open to accepting innovation.
- The City-approved Precinct plans are much like the downtown city planning that has so far made downtown Toronto an ugly giant condo-ridden space lacking any personality. Do we really want more of this? Do we trust the current cityscape of giant soulless housing with no infrastructure schools or stores to really support the density of people? I trust 21st century designers over what the City has approved to modern Toronto.

The changes in transportation and parking are forward-looking
- Limiting vehicular traffic on Parliament would be a great addition to the area. Currently that bike ride or walk down Parliament under the train tracks and Gardiner is very unpleasant. There are plenty of ways for cars to get around in this city; removing access to this portion will not be that big a deal. We should be planning for people first, not private vehicles. The loop that Sidewalk Labs proposes for the Parliament bus seems alright as long as it has that connection with the LRT at Parliament Plaza. Reduction of parking would help incentivize people to not drive to the area, further promoting use of transit and active transportation. The city cannot realistically decrease mode share of private GHG emitting vehicles if it continues to subsidize parking in the downtown core.
- Connectivity and Parking: by the time Quayside is built, urban transportation modes must and will change, due both to CO_2 constraints and self-driving vehicles. Reducing road space and parking are both consistent with these forward-looking goals.

Increased scope of the development is good
- Toronto doesn't have many well-thought-out 'master plan communities', so my instinct here is — the more space the better. Though I do think that profit sharing with the city and investment into infrastructure (transit, pedestrian realm, park space) is ultimately paramount.
- From what I can tell, most of the discrepancies are simply Sidewalk Labs having bigger ambitions than the City itself, and that is ultimately to our benefit.
- I would like to see Sidewalk honour the original plans, but I do not have a problem with them asking for more. I would like Waterfront to tell them they are not to build something half-baked because they say they didn't get the land they asked.
- I'm generally pro-density, but I think the city has been allowing developers to build too many tall towers. There is a big problem with the 'missing middle.' I don't know if this level of density qualifies as such, but it's certainly closer than a lot of buildings that have been going up recently

The proposal for amenities is good

- The precinct plans set aside space for an elementary school, which is included in the MIDP. The additional community facilities space proposed by Sidewalk Labs need to be considered. United Way Greater Toronto has a Building Strong Neighbourhoods Strategy and we have been committed to community development and infrastructure support. We know that people in neighbourhoods need social infrastructure and community space to thrive. Neighbourhoods without this are stressed.

Reasons I think the discrepancies between the Draft MIDP and the City approved precinct plans are problematic:

I am concerned about the increased scope of the development

- I find the fact that a vendor is asking for more land and governance rights than the city-approved precinct plans a complete non-starter (especially when the company involved is foreign and very large)
- The massive increase in size, for a start. It was bad enough when it was small.
- Quayside affordable housing must be built on the land they were allocated. They must follow the rules. Google should not be given extra land at a discount to build affordable housing that they were expected to do on the vast expanse or land they were awarded.
- The discrepancies are very important. First, Sidewalk Labs was asked to prepare a bid for Quayside and now this plan has expanded to include the entire so-called IDEA District. I understand that Sidewalk Labs contends that its ideas are more effective and cost-efficient at scale, but it's highly problematic that the company has arbitrarily expanded its scope without any explicit permission or consultation with the public. The entire public consultation was based on the Quayside district with the understanding that any additional land would be the subject of additional permissions.
- It should stay at 12 acres and should not be predicated on granting any additional powers
- Extremely problematic. From 12 to 190 hectares is ridiculously greedy, and that it was hidden from Torontonians shows that Google an Alphabet are not acting in good faith from the beginning.
- Waterfront Toronto and the City of Toronto must reject the River District grab. The RFP was for Quayside only and Waterfront Toronto should be reviewing the proposal for that site alone or reject the proposal entirely. The proposal for Villiers Island to reserve the best piece of real estate created by the Waterfront master plans for a Google campus is highly offensive. The confluence of the Don River and Lake Ontario is a civically important area that has been tragically abused and ignored for most of the City's existence. We have the opportunity to get it right. I disagree strongly that a corporate campus would be a catalyst for this site. A public entity such as a cultural institution would be the best fit. Google headquarters can go somewhere else.
- The fact that Sidewalk's proposal goes outside the RFP is in of itself problematic. If it is not outright dismissed, then what's to stop other developers from ignoring the boundaries of future RFP requests?
- MIDP does not need to include McCleary, Keating, or Lower River. I would say MIDP could include Quayside and West Villiers for development.
- Very problematic. Sidewalk Labs has ignored the 12-acre scope of the RFP and submitted and MIDP of more to its liking and advantage. The "we-know-better" attitude makes the company a poor choice for any further dealings.
- Seriously problematic. The development plan was meant to be for a much smaller area. This is a bait-and-switch and is deeply concerning. Public land resources must be used to maximize public benefit, including the creation of deeply affordable RGI housing.

- I find it disturbing that the proposed development significantly oversteps the area originally offered by the city for development submissions. I currently live in a neighbourhood where carefully thought-out city plans have been consistently shoved aside to accommodate developers. We have urban planners for a reason; their work should not be set aside to enrich developers at the expense of the public good.
- There are so many problematic discrepancies between these two plans that I could devote thesis-like study on the subject. The most troubling is the inclusion of any land outside the immediate boundaries of the 12 acres (approx.) of Quayside in any plan proposed by Sidewalk. There are well-developed plans for the Keating, Polson, Villiers, McCleary, South River areas. An "IDEA district" as a laboratory for Google's urban product development is unacceptable. Sidewalk proposing to bleed the scope of this project into City owned and controlled land that already has fully developed, costed, approved plans underway is insulting.
- The Draft MIDP asks for more public lands than the city-approved precinct. That is a major change in scope; not a discrepancy.

I am concerned about reduction in density and building height
- Density is super problematic! Toronto needs to seriously think about affordable housing. The character and vibrancy of Toronto depends on the people living within the city -- and rests upon the fact they can AFFORD to live in the city. So far, this planning seems to be resting upon some nice idealized vision of a tech playground. Where do the rest of us fit in?
- Yes. Density, height, and more retail/business than planned are all very problematic. We need more affordable housing for everyone. I'm not sure it will be solved because Sidewalk Labs is a business whose bottom line wants a 'good return on investment' which is not consistent with good city planning as cities need to think about all their citizens not just the ones that will make them money.
- There is an improper split of residential (too little) and non-residential (too much) uses
- Yes, [the discrepancies are problematic] to varying degrees. Quayside is below density. While this is driven by the all mass timber design, which I appreciate, it comes at the expense of hitting a slightly higher density. Why not use a more practical mixed approach used elsewhere with mostly wood and some steel or concrete to allow slightly higher buildings than 30 stories particularly Site 5?
- Yes, [this is problematic] specifically the changes to density, massing, and connectivity. With an affordable housing crisis any investments in building a 21$_{st}$ century city should be designing for better integrated residential density over retail. Density: Need higher density, and therefore, greater building heights. Massing: Why is SWL's massing proposal different? Is it hubris or, do they have more recent (and perhaps better) data? Mix of Uses: Higher density will mean being able to have both a) the higher amount of non-residential (including retail, commercial, social infrastructure and production uses) than the precinct plans, and b) a greater number of residential dwellings
- The reduction in density is odd. Given the site's proximity to the city centre, why wouldn't we want this site to be reasonably dense? I see no reason to change the East Bayfront and Keating plans that have gone through all the public consultations and refinements to start all over again.
- We are in an extreme housing shortage with prices rising, pushing out many people and families. We need high density areas. We also need public transportation that is accessible. I'm also concerned that the public-funded services like a school are allotted space but will not be built.
- Decreased density, decreased parking, more varied building forms, more pedestrianization, and more activated ground floors can be good, but they need to be in line with the city's

actual needs. The fact that they deviated from the city approved plans shows a lot of negligence on their part. If city planners can independently substantiate why this would be in the city's interest they can be considered.

- Under-planning for residential area (and scant addressing of the affordability crisis)

I am concerned about privacy and data use

- It is very problematic. "A privacy expert who resigned this week from her role as an advisor to Sidewalk Labs, the Google sister company set to build a 'smart' neighbourhood on Toronto's waterfront, is concerned that the 'treasure trove' of data collected there will be vulnerable to attacks." It was there that Sidewalk Labs revealed that, while it has committed to stripping all of the data it collects of personal identifiers, it could not guarantee that other groups participating in the project would do the same."
- The data that can be and will be extracted for this experiment by Google is invaluable and seemingly this commodity will be harvested with no fair trade for its value back to the city - this is both a privacy concern and security concern and a loss of extremely lucrative data currency.
- This will be a lab to study a futuristic lifestyle. Data has to be recorded in order to see how humans adapt to all these changes and what is good and what is bad. The data should be used only for this purpose.

I am concerned about the planning process

- Lack of a zoning review with drawings
- I believe the MIDP should not be approved, so we can begin this process again and start with the precinct plan. If a vendor is to be partnered with, this decision should not be made unilaterally by Waterfront Toronto.
- Waterfront Toronto has no jurisdiction to even review the draft MIDP let alone approve it. Indeed, no government currently has power to approve this plan and Sidewalk is openly demonstrating that it does not respect current government processes and directions.

I am concerned about transportation and parking

- Need for accessible public transit
- Autonomous, on-demand vehicles will require lower numbers of inefficient parking spaces
- Parking is a huge issue; reduced parking will just increase this issue
- I like the idea of restricting traffic and making it more walk friendly
- Connectivity is also the most attractive and most risky factor in my opinion.

I am concerned about the role of Sidewalk Labs

- Use of Villiers Island for a Google campus
- Role of SWL as lead developer
- Lack of trust in Sidewalk Labs

I am concerned about governance

- Duplication of effort by government bodies
- Any changes to governance or administration need more oversight and review

I am concerned about other discrepancies with the precinct plans/other issues

- Need for affordable RGI (rent geared to income) housing
- Should allot space for an elementary school within Quayside and provide additional community facilities, as proposed by SWL
- There is allocation of space for a school but no funding

- Should embrace SWL's proposal for retail along the ground floor of laneways, in addition to ground-related commercial or retail uses, particularly on Queen's Quay
- Incrementalism around environmental and climate crisis

Q3: If you could change elements of the proposed plans for Quayside, what would you change, and why?

76 responses: 13 would not make any changes
51 suggested changes that should be made
4 were unsure or needed more information
8 did not answer the question

Reasons I think no changes are necessary in the plans for Quayside:
The proposal is very good
- I wouldn't change anything. I think it is a brilliant design and plan for the location.
- I think it's excellent. I can't think of any significant changes to make.
- I like the animated waterfront area and would not dumb that down. I also like the idea of specialized wood construction. I'm not sure I understand the TTC routes from the above simplified sketch but that is something that will be discussed, but it is important to have that public access and soon rather than later as is usual in Toronto.
- Generally, we like the plans. We have more questions related to financing and look forward to continuing discussions about how City building such as this can be financed.

The precinct plans can be changed to embrace the MIDP
- Are the City-approved precinct plans as recent and current as SWL's? Likely not! I'd change the precinct plans fully to embrace the Draft MIDP.

We need to move forward
- I would not change anything and I sincerely hope that WT and City Council will adopt the ideas in the MIDP and proceed with the proposed Development Plan and let planning applications be submitted.
- Speed up timelines!
- Let's hope this project doesn't end up in extensive delays like most things done in Toronto. I don't see much that needs to be changed at this point although there are always modifications at the engineering stage.
- Get on with it!
- I honestly think Sidewalk Labs has taken some of the best thinkers around to come up with a new district that we should embrace. I wonder if Waterfront Toronto is up to task for this thing to happen. You guys are wishy-washy about the whole thing. It's the best thing around and then you criticize it sometimes based on misinformation. You guys should consider yourselves lucky to have an opportunity like this.
- I'd stop giving so much credence to those who are trying to suffocate the project in its crib and keep Toronto's scenic undeveloped urban wastelands as undeveloped wastelands. Let's stop hand-wringing and do something exciting for once.

Changes I think are needed in the plans for Quayside:
Proposal must address planning process issues
- Proposal must adhere to precinct plans
- It is ridiculous to not provide the residents with a detailed list of changes [from the Precinct plans]. A review notice would have outlined the changes so that there is proper

transparency. Same rules and guidelines for everyone who requires changes from zoning approvals. Even site plan.

Proposal must provide additional emphasis on the environment and sustainability
- We need to act boldly to address the entwined climate and affordability crisis in our cities and world. This plan speaks of benefiting those already a part of the "business as usual"

Proposal must address privacy and data issues
- Seems to me that the advances are mostly taken from somewhere else, all except the "algorithms" that will measure every movement. I don't have a problem with being watched as that already happens; I do have a problem with the lack of transparency of these algorithms.
- The biggest issue I hear about and potentially see is related to data privacy. I also think the issues can be properly solved through government policy and through the creation of a shared data trust - where ownership and stewardship of collected data (from public spaces) is shared between public and private groups, with final policy being set by an elected body.
- A data rights and data fair trade agreement developed by the City and signed onto by Google before and during development.
- With the additional technology proposed by Sidewalk, I worry that the IDEA district would create an even greater area of corporate surveillance and testing that would subject even more Torontonians to surveillance, analysis, and commercially motivated manipulation.
- The plan is a series of wishes. It all sounds nice, but we need to understand the impact if this doesn't work. What is the recourse for residents if the new technologies don't work the way they are advertised?

Proposal must make improvements to parks, open spaces and amenities
- It is important not to have too much open space that has no apparent use
- More trees, follow WT urban design. The double row of trees needs to continue as part of the branding.
- More greenspace and more schools
- Higher density, more public transportation, more publicly owned space, more public services, no privatization of our city and waterfront
- It's no secret that Toronto needs more park space. I'm interested in seeing more of that investment in this development. Think city flagship park, like Montreal's Parc de la Fontaine.
- Include swimming pools for all ages
- Public open space - provide facilities for market traders and community events
  Public health - provide dedicated running and cycling trails along the water (away from cars and car exhaust emissions)

Proposal must increase density, building heights, residential mix, and affordable housing
- A bit more density - and related - more affordable housing
- The scaling down of buildings closer to the waterfront can have a nice impact on providing good views for more people
- Require the development to be at least 90%+ residential (practically, limiting all non-residential uses to ground-floor commercial and institutional uses)
- More housing, more density
- Zero condos, all housing should be purpose-built rentals
- Retail units - encourage independent retailers/cafes/restaurants to take up commercial space

- Taller buildings, set rent for affordable housing (less "luxury" more "affordable but nice for the average wage worker" type condos)

Proposal must address parking and circulation issues
- I would prefer that some limited form of vehicular traffic continue to directly connect Parliament St. to Queens Quay. I believe that without it the very large Plaza would lack access and urban vitality during Toronto's 9 months-a-year of uncomfortable weather.
- The streetcar stipulation needs to be revisited
- While I agree with reduced parking rate, the proposal shouldn't foist their requirements offsite for someone else to deal with. Some technology-driven approaches seem overly complicated and would seem to be a waste of energy such as the dynamic curbs. Look to Europe for existing low-tech approaches to sharing the sidewalk / road space.
- Remove all proposed surface and above-ground parking, creating a community for people instead of a community for cars
- Transit is a must. There are too many parts of the city already underserved. Sugar Beach area is only served by buses now which is environmentally wasteful and frankly, quite silly if Toronto expects to be a global city. Consistent well-run transit here would also alleviate some of the parking challenges on the plans.
- A detailed plan to connect to the public transportation or proposing its own version of public transportation. As the parking space is reduced, it is expected the access to the neighborhood is planned in a way that not impact negatively a place already problematic in terms of traffic. Also, as the neighborhood is digitally innovative, that would be awesome if they tried to bring more organization in the issues that the waterfront promenade failed, such as the frequent conflict among pedestrians, cyclists, drivers and street cars.
- I think that transit integration is a critical component to achieving the mobility objectives, however I believe that the reliance on the City to extend the Queens Quay LRT leaves this objective in a somewhat precarious position. While I believe that a streetcar expansion would be beneficial, it is concerning if the whole project's future is contingent on that happening
- I like more transit, and pedestrian streets but need to respect the other plans already rolling out by other groups in Toronto

Proposal must strive for diversity
- I understand that Sidewalk Labs wishes to supply either 5,000 or 500,000 sq. ft. of developed office space to their Google staff. I would instead like to see some diversity in the office tenants. Perhaps a mix of Canadian start-ups, or small to mid-sized Canadian tech companies.
- Do not promote uniformity. Have rentals with Co-op membership. These can be partnered with existing Co-ops in Toronto or can join existing Co-ops as 'offsite' members.

Proposal must be restricted to the Quayside area
- Sidewalk Labs should be forced to submit a response to the actual constraints of the RFP on the Quayside site alone before we consider their proposal. The River District and the Villiers West site proposed by Sidewalk are a huge overstep and outside the bounds of the agreement we have with them.
- I would restrict plans for the development to the original area. This is an experimental project; the size should be kept to experimental proportions.
- Build the affordable housing units on the original allocated property

The planning process should start afresh
- Hit the re-set button and start over with a fresh process that is driven by the public (not Google) with sufficient regulatory mechanisms in place
- I would like to see Sidewalk Labs proposed plans shelved. I see nothing in them of any special innovative value and they over-reach in terms of real estate and governance.
- New proponent
- I would stop the process and start all over again to guarantee a democratic and transparent consultation.
- Restart the whole RFP and do it in a transparent and democratic way. No more secret deals.
- I would prefer that the plans were discarded so we can begin this process democratically.
- I am completely opposed to this project, and technologically, do not feel that the benefits of advanced fibre optics, their version of sewage disposal, and USB ports have any future scalability or value for the City of Toronto. Do we want, or will be able to afford, self-heating sidewalks throughout Toronto? No. The GTA has an antiquated sewage system, transit connectivity issues, and future problems with climate change and water filtration. Sidewalk Labs is not focusing on resolving Toronto's issues; they are focusing on using Torontonians to record data on their R and D projects without prioritizing our own.

The role of Sidewalk Labs should be changed
- Remove all association with Sidewalk Labs. The area has world class potential; we don't need Sidewalk and its shady history to realize that potential.
- SWL should have no part in designing the regulations, the standards, or the vision. Waterfront Toronto should have led the process and SWL would be responsible for working within our framework to deploy technologies if they want. SWL is not a new urban planning arm for the city, they are a service provider
- I'd eliminate Google/Alphabet's involvement entirely. They have been evasive and opaque in detailing their intentions, and their corporate history is one of increasing misanthropy. I'd rather deal with the known greed of developers than the unknown greed and demonstrated malice of Google.
- No ownership by foreign companies, no experimental lab of humans and no implicit or explicit alteration of Canadian laws and regulations to accommodate an uncontrollable foreign entity

The proposal must address financial issues
- We need a better deal, and a 50:50 private-public partnership to make it interesting. We know Sidewalk Labs will profit from this venture, and so they should. If Google actually invests a billion dollars, and if the city invests a billion dollars' worth of land, this partnership could achieve great things, maybe. But at this point, Sidewalk Labs proposals look more like a 90:10 deal, in favour of Sidewalk Labs.
- No financial breaks for a company that plans to use this project for profit
- Alter (reduce) the amount of property tax that Google can take away from Toronto

The proposal must address governance issues
- Simplify the proposed governance structure and embed as much of the management as possible within existing City structures or within new City structures
- My only concern is about the City giving up rights to govern the area
- Need 1) Public, electable governance, 2) Transparency (policy and financial) 3) Right for the public to re-evaluate

- The proposed governance model needs to be revised. The City has trouble enough running our current infrastructure without introducing an entirely new model that essentially replicates the same roles.
- All governance by the City not a corporation or third party. This is a part of the City of Toronto and should be planned and run as such.
- Need a clear policy for dispute resolution that takes power imbalances into account

Miscellaneous Issues
- Please avoid technocratic jargon. "Vertical development" and "building massing" is not easily understandable to an average person.
- Purchase all lands through eminent domain prior to value uplift. Establish rental only through all areas to capture value uplift for government.
- More of a focus on creating an arts and culture component to the plans but understand that this may have seemed outside of Sidewalk's jurisdiction
- Flat property tax rate for entire area regardless of land usage
- The mass timber idea to create an Ontario factory should be expanded to allow for partnering with existing industry Canada-wide, as required to meet supply requirements

Volume 1: The Plans – Social Infrastructure

Q1 and 2: How receptive are you to exploring this [Social Infrastructure] proposal from Sidewalk Labs? Why?

65 responses:
          30 said they were receptive
          6 said they were receptive to some
          21 said they were not receptive
          8 were unsure or needed more information

Reasons why I am <u>receptive</u> to exploring this Social Infrastructure proposal:
It is innovative
- It will allow Toronto to be at the forefront of the smart City concept
- There is great potential here to create an innovative and creative connected 21$_{st}$ century city model - if we get it right
- Most innovative proposal for Toronto in decades
- It's innovative and exciting. It will make Toronto a city of the future, not one constantly mourning the end of the 1980s. It will help the city, and region, continue developing as a tech-hub, where the industry of tomorrow lies. It's a good thing for the city, province and country.
- It incorporates many innovative concepts that could add value to the experience of living there or visiting
- Toronto is increasingly becoming a global hub for innovation, immigration, and inclusivity. I believe we should be welcoming organizations who believe this city demonstrates the shape of urban landscapes of the future

It is an opportunity
- It is an exciting opportunity for our city
- It's an exciting proposal for the City of Toronto and Ontario and Canada.
- I have always been open to change and progress. Toronto has the opportunity to become a world leader here.

- It represents a unique opportunity for development of the City and the waterfront
- I think Toronto needs to embrace innovation and needs to look at social infrastructure proposals that allow us to think bigger, think differently, and expand the opportunity as we grow. We have the opportunity to become a leading city through this project and I think it would be a missed opportunity if we did not embrace this test pilot initiative.
- Great opportunity for Toronto

We need fresh approaches to planning
- This kind of integrated planning is something the City of Toronto has been very poor at. Only now - years later - is the city fixing access to Liberty Village, and now they're building new towers along Strachan. This might actually undo progress from good projects like the King Street Pilot. There seems to be a real lack of density planning, which is leading to congestion, reduced park space, etc. Fresh thinking like this is what we need.
- You have to try new ideas before you say no

We will learn from it
- Hopefully, we will understand what truly needs to be done to enable people to live very full lives
- Increased data collection and digital innovation is going to happen whether we like it or not. Sidewalk Labs is proposing some interesting uses to leverage technology to benefit society and build a more cohesive community. With the right direction and framework in place from an entity like Waterfront Toronto, this can set the stage for the city to take control of the direction urban technology takes and can harness that to make Toronto a leader among other cities worldwide.
- It is important to understand how the residents will organize to share and maintain the place

It addresses community needs
- They are trying to address some of our more important city problems
- We need community spaces in new developments
- I work and live in the area and am very encouraged to see Sidewalk Labs committing to significant social infrastructure
- The incorporation of additional communities makes a neighborhood more dynamic and livable. I am supportive of the proposed areas dedicated to this function.
- Continuous engagement with community spaces users (through digital tools and community outreach) after the construction of the development could help to meet the needs of the community as they evolve over time
- The Care Collective and Citizen's Hub are forward-looking community planning. Using newer technology tools deliberately to improve social infrastructure is a good idea. If you disagree, look at how much time most people spend looking at their phones. People are already using tech for social purposes, but without any real efforts being made by tech providers to produce social benefits.
- These are traditional resources that communities need to thrive. The difference is that there is a stronger sense of how to integrate emerging digital technologies in service support and provision. This is valuable, if successful, for communities well beyond this zone.
- More public access to your own neighborhood? Sounds good to me.
- The plan includes an innovative and wide-reaching set of social infrastructure elements. We like the flexibility and multi-use spaces built into the plan. The Care Collective is like United Way Greater Toronto's community hubs which we see as key support to strong neighbourhoods.

Reasons why I am <u>receptive to exploring some</u> aspects of this Social Infrastructure proposal:
<u>I have questions about the use of digital tools</u>
- While the proposal on its face is positive, the notion of developing new digital tools is troubling.
- I like the provision of space for health and wellness and community activities. I am not entirely convinced that all of the digital overlay for this is critical to the success of Quayside. It seems like these enhancements should be developed and initiated city-wide with Public Health and Parks. It may be that there are some digital applications that could enhance social development within Quayside, but I do not see then as essential to moving ahead with the project.

<u>Community programming and space</u>
- Community programming and space is always good

<u>I have questions about the planning process</u>
- Sidewalk Labs' level of transparency to date has been poor
- No point in duplicating what the City already does

<u>I have concerns about accessibility</u>
- Worried that instead of being accessible this will become more of a gated community for the rich.

Reasons why I am <u>not receptive</u> to exploring this Social Infrastructure proposal:
<u>I am concerned about data use and privacy</u>
- No one had a referendum on turning public domain into private space. There is uncertainty about data rights and privacy protections. De-identification is not certain and experts say it is possible to re-identify with modest effort.
- Concerned about data use and privacy (see Cavoukian resignation)
- I do not believe that Google is not interested in the collected data, as the CEO has publicly suggested.
- No value in digital tools.

<u>I have lack of trust in Sidewalk Labs and their experience</u>
- Any innovations and community spaces Sidewalk provides come with huge, unknown strings attached. There is no reason to enlist them when community spaces are perfectly capable of thriving without private corporate involvement.
- Sidewalk is a R&D unit of Google which not only has no record of building social infrastructure but has a long history of violating it. The company is currently under 7 investigations for negative impacts on social infrastructure.
- Google is a corporation whose business model is based on gathering data and selling products based on that. Why should they plan a community in Toronto? What experience do they have?
- I've lost faith in their ability to be honest, I also have zero faith they're acting in the best interests of Toronto.
- I do not trust Sidewalk Labs. They have insisted on *in camera* discussions while touting transparency. They collect wish lists from the public and feed the wishes back, saying that's what we are going to do. That's not planning, it's PR.

- Inadequate. And again, we need to ask who is driving this process – not the public – who will be govern it, and who will be the custodian for the data generated. I have zero faith in Sidewalk Labs stewarding this project given everything that has transpired so far.
- I do not trust this massive, for-profit corporation. Their main agenda is profit, not livable spaces, equity, fair access, or community development.
- I do not see Sidewalks Labs as an entity that is truly concerned with the social good of Toronto residents. It is a business run by one of the largest data-gathering entities in the world, whose main goal is monetizing data. Why would Toronto cede valuable waterfront land and social infrastructure to an external entity whose motives are suspect?
- Google is a nation state, and beyond my concerns regarding using Torontonians as walking data sensors, generating profit for a company that has no substantive ties to Toronto, that minors will be included in this data, and that this area will be a walled and gated data generator

We do not need Sidewalk Labs to develop social infrastructure
- We already have highly respected and effective CSIs (Corporate Social Investments) in Toronto that are Canadian-focused and based.
- I don't think a private corporation should be involved in this
- A global, tech behemoth like Google should not be drawing the parameters for social infrastructure, civic engagement, and local democracy. There are many developments, such as the David Crombie Park/St. Lawrence neighbourhood, and dozens of co-operative housing communities, that have inculcated community and social infrastructure without a global tech behemoth.
- Why would we outsource the provision of social infrastructure to a massive, for-profit corporation? We don't need these services--we need to augment our already-existing social services, and we need to elect governments that will do this, by taxing the ultra-wealthy.
- These sound like interesting initiatives, but not run or spearheaded by Google or any of its subsidiaries. They should directly be a result of democratic processes that have been put in place and fine-tuned over many years.
- In the master plans these initiatives were lacked specific details. Seed appears to be an app version of what already occurs with commercial real estate agents.

I am concerned about financial aspects of the proposal
- I don't agree with the amount of taxpayer money they want to take from the city. They should just make the community centre smaller, since that is their sole excuse for demanding more taxpayer money. If they reduce the size of the public spaces that are already in excess, they can make room for affordable housing units on their own property instead of demanding more space at a discount.
- Ongoing funding and operational support for the community hub and civic assembly are not clear
- I am very concerned that Waterfront Toronto and the City of Toronto will be involved in serious litigation that will drain the GTA's resources to regain this highly profitable land and will lose

I am concerned about diversity and how communities are built
- Self-selected social slice, homogenous sector: artificial social group should mix with a variety of "others" rather than their mirror images
- Community is built through more than just structured spaces and buildings. Communities are built via relationships that are fostered on the sidewalk, in the hallway, at bus stops and in living rooms.

I have concerns about governance
- Duplication of existing government programs

I have concerns about amenities
- I do not know whether there will be a library or a public square. The proposed spaces are geared towards facilitating technology or technological service uses, which I'm not quite sure what they are right now.

Reasons I am _unsure_ or _need more information_ about this Social Infrastructure proposal:
I am concerned about the consultation process
- I want a chance for public review and will be out of town during the town halls near me
- The only information I have is from here and newspapers which is not enough! You have provided 'highlights' and that is all they are. I am not informed enough to make a full decision. However, I can say there are some things they proposed I do not agree with and would throw their whole proposal out based on if they are determined to leave them there.
- Haven't really received many details on Sidewalk Labs proposal and those details are not easy to find

I have questions about some technical aspects of the proposal
- What's a "Tech Bar"? Sounds Gee Whiz but what is it?
- Collab: Nothing new here. Every chain store provides an opportunity for customers to fill out an online survey on the "customer experience". They even offer free draws for prizes if you participate.
- Seed: Nothing new here. For the last 20 years or more anyone can book a hotel room online anywhere in the world. Not a big deal to extend the idea to booking a room for a community meeting. Possibly the City of Toronto already provides this service.

I have questions about the role of Sidewalk Labs and the financial model
- Does SWL need to be the leader in developing these (or in this case proposing these without a plan to implement them and just pushing them on the City of Toronto, etc...)?
- The "Care Collective" must be run by the existing Ontario Health Care system. Sidewalk Labs can have no part in this. Especially when it comes to providing digital networks.
- More community space is great! What does that have to do a technology provider? This is a conversation about the role of public space that Canadians should be having, without the timeline of this proposal

I have questions about finances and funding
- Need information on financial model and sustainability of community funding

Q3: What do you see as the risks with Sidewalk Labs' Social Infrastructure proposals?

65 responses: 12 said there were no risks
48 said there were risks
1 was unsure of risk
4 did not answer

Reasons why I think there are <u>no risks</u> associated with Sidewalk Labs' Social Infrastructure proposals:
<u>The site is small and people will self-select</u>
- I do not see this as high risk given the small area and the fact that people will choose to live there

<u>Concerns about data and privacy can be addressed</u>
- I know that there are a lot of concerns about privacy and data but those are all concerns that can be addressed and Sidewalk has agreed to discuss those with the appropriate authorities and the public

<u>Community needs will be addressed</u>
- SWL seems to be meeting or exceeding the expectations laid out
- I don't see risks in these proposals if there is a skills-sharing component to the Tech Bar. I particularly like the idea of working with the community to undertake public programming, the risk is that this requires continual, professional resources which need to be built into community infrastructure. That is a risk not a deterrent.
- Little risk with the provision of space. I am confident that it will be taken up.
- I don't see any risk with having a community centre, a school, a community health centre. We already have these things in Toronto and any new ones should be operated on the same public and not for profit basis. Health centres and some community centres (e.g. 519 Church) have local boards of directors and this model should continue. No need for Google to have reps on the boards. And no need for their corporate logo to be plastered all over the facilities. What about a public library run by Toronto Public Library? TPL already runs "Tech Bars". They already have computers for all to use free of charge. TPL's deployment of IT is already sophisticated and comprehensive and they would be an excellent agency to support in the further development of IT resources for the enjoyment and education of the waterfront community.

<u>Risks</u> I think are associated with Sidewalk Labs' Social Infrastructure proposals:
<u>I think there are risks associated with no action</u>
- That old-school Torontonians will once again reject an interesting idea, and that we'll end up with a wall of high-rise condos with minimal social infrastructure on the model of the western waterfront instead of Sidewalk Lab's well thought out proposals
- Those opposing the proposals will derail the initiative to a point where Toronto shows itself to be anti-progress
- I understand there is some concern over data collection, but frankly Sidewalk isn't going to start or stop that. Facebook, Google, Apple, the Government, they've all been gobbling up all the data they can for years. To me, the biggest "risk" is that you'll listen to the opponents, kill the project, keep the Portlands a wasteland, and try to shackle Toronto to the past.
- I think the risk is in not embracing the opportunity and learning about non-traditional methods. The biggest risk is to keep doing what we have been doing for social infrastructure.
- City Hall will hold it up
- When too many people give opinion, nothing gets achieved

<u>I think there are risks associated with data use/surveillance</u>
- With the digital overlay, the risk is creating a set of neighbourhood services that isolate Quayside from the rest of the community.

- To quote Ann Cavoukian, "Just think of the consequences: If personally identifiable data are not de-identified at source, we will be creating another central database of personal information (controlled by whom?), that may be used without data subjects' consent, that will be exposed to the risks of hacking and unauthorized access. As we all know, existing methods of encryption are not infallible and may be broken, potentially exposing the personal data of Waterfront Toronto residents! Why take such risks?"
- Data mining and individual tracking; private control/supervision of public spaces/activities; use of public spaces to further private ends; further erosion/invasion of what precious few public infrastructure is left. Google's history of privacy breaches, data harvesting, prioritization of profit over social good, and eagerness to provide services to repressive governments is well-documented. Giving them not only a part of the city, but an opportunity to explore how they can profit by injecting themselves in the governing process, would leave both Toronto and any number of other cities worse off.
- If I as a Toronto resident want to use these facilities, it sounds like I have no choice but to be defeated and allow Google or Sidewalk Labs to collect my data. That's really disappointing that there's a caveat to using anything on the property
- Is there a need to launch digital tools? Not sure.
- One of the world largest and most powerful companies, based in the US, is driving the minutest details of this project and that same company's greatest currency is data and information (trade in private data exceeded global oil profits last year) and this project has unlimited experimental data potential that can be adapted globally
- Data collection: Who has access to this data? What data is being collected? Is it properly protected (details on how that data will be protected is needed!)? This is a corporation selling us shiny objects to distract us from their real reason for being here - to extract unprecedented amounts of data from citizens and experiment on us like lab rats.
- Sidewalk is clearly involved in this project to gather as much data as possible. I believe it's irresponsible to engage them in areas people likely will not want to be monitored. I am also extremely concerned what sort of data sidewalk will gather at the school. Very inappropriate if any at all.
- "Sidewalk Labs aspires for more digital tools beyond Collab and Seed Space to be developed by the community and through future partnerships"
- I am highly skeptical of both Collab and Seed. Collab on the surface appears to be some sort of aspiring direct democracy/referendum/feedback service for the city. On the surface this should give citizens more democratic power, yet other Google technologies also appeared this way and had incredibly negative results. The only way a tool can be democratic is if it is hosted, designed, controlled, and overseen by democratically elected government. This means our government must be given complete control of this system including any algorithms that drive it, otherwise it can be abused to manufacture public consent, or push specific agendas. Our government should consider this an incursion on the democratic process, and a potential first step in undermining Canadian municipal democracy by a foreign for-profit entity. I am also highly skeptical of Seed. Sharing economy platforms have the potential to cost consumers more while providing them less assets that can inhibit upwards class mobility
- The digital piece is important but addressing concerns regarding privacy is key
- Profiteering from public assets and private personal information

I think there are risks associated with funding
- If we fund the community facility space it should be solely ours and forever ours. No government sell off to other parties for a cheap buck like they did with our highway they built with tax dollars and had the nerve to sell cheap to a private company who is rolling in toll fee

dough while our current highway crumbles! In fact, everything we fund should follow that same principle. If other groups such as Sidewalk Labs cough up some cash for such things that does not guarantee any ownership or control: it has to reflect their contribution. Not just money up front but money for maintenance forever and only then do they get a reasonable percentage of ownership which is immediately terminated if they pull out.

- It is unclear how the Community Hub will be funded and supported as an ongoing initiative. I am concerned with an American company, which is involved in private health care initiatives in the United States and the United Kingdom, being involved in community health care initiatives in Canada.
- The reduced overall density coupled with the increased area dedicated to social infrastructure could make it challenging to achieve a sustainable funding scheme if left to funding by city fees and Development Charges (DCs). Local development partners may be less inclined to work within this framework if the financial investment (upfront and ongoing) doesn't offer a return. Further - the structures are striving for higher TGS tiers so this would only serve to reduce the available DC funds.
- One of the big risks with the plan is how this infrastructure will be maintained after being set up by Sidewalk Labs. Where will the funds come from and who will manage these projects? This needs to be hashed out and communicated properly.
- Short-term funding / partnerships where programs eventually collapse when funding dries up
- Affordability
- There are risks in every development! The only risk I see is failure -- where they assume people will use a space that is paid for with tax dollars and it becomes an unused, expensive upkeep portion of the project. Again, so was City Place. A glowing example of failure to create meaningful communal space.
- Securing funding and proponents to lead the development of social infrastructure, while ensuring ongoing community involvement will be key

I think there are risks associated with privatization
- So, Care Collective to be clear will just be a zone that has a hospital using Canadian healthcare and not privatized? There is a worry of privatizing what traditionally is government run.
- I don't think a private corporation should be involved in this
- Sidewalk Lab dictating to city council and Waterfront Toronto their terms and conditions and imposing their will on a significant area of the waterfront in perpetuity. Once Sidewalk Labs has built a campus on the waterfront, they are tenants and effectively own the land. Why did we cede our sovereignty to a multi-national corporation more powerful than our federal government? For a couple of timber-framed buildings, fibre optics (which no one needs and Bell cannot giveaway) and USB ports and for Sidewalk Labs, by their own admission, to use Toronto as a Lab. Unconscionable and not sustainable.
- No one gave the right to a private limited liability company or to WT to control, manage, advise on any social infrastructure
- This proposal amounts to a huge concession on the part of residents of the city; we give up trying to agitate for better services and outsource to the private sector. This will only further erode our existing services and make us dependent on such corporations.
- Sidewalk Labs made plans for more land than they were asked to make proposals for and suggested changes to the way we should be governed. I am concerned that our civic leaders may be bought off, legally, by hiring them as consultants and appointments to prestigious positions.

- For profit agenda. Blurred boundaries between public and private space, responsibility, and spending.
- Creeping privatisation
- Google/Sidewalk Labs is setting the boundaries for what is and what isn't valid social infrastructure. Torontonians can foster community without a global tech behemoth at the table.
- Profit to large corporations has destroyed many lives in the past. Will the "tools" be agile enough to change with the best alternatives for people or will they stifle organic growth with artificial parameters.
- Needs careful balancing of public and private interests

I think there are risks associated with governance
- It is not clear who would have the resources to administer the programs. It should, in my mind, be the responsibility of the City of Toronto to provide these programs. SWL may have some interesting ideas about how to organize and engage community members, but I don't think it is an option that is not needed to achieve the objectives that WT has set out for the project.
- The greatest risk I see is that the City has not mandated enough public services within the precinct plan
- The information above states "All existing roles for governments would be unaffected" yet this differs from what many are saying. I have not been able to personally clarify the governance section.
- Undermining Canadian civil rights, sovereignty and community
- Undemocratic processes, surveillance capitalism, shortcut of public engagement
- No real plan to operate them, ambiguity of who has proposed them, unclear about "ownership" around these ideas and actual needs/appetites from future residents.
- Outside their lane. Care collective is a medical arts facility which we can offer. Civic Assembly can be organized by the community and rec centre staff.
- Risks include technocratic "Google knows best" approach and undemocratic governance

I think there are other risks associated with the proposals
- It is important to ensure integration of the three physical spaces of the Care Collective, Civic Assembly, and an Elementary School, as well as public realm space to maximize use and impact
- The final plan should indicate how the social and health services in other communities will support Quayside residents and how the social infrastructure will also be available to people outside Quayside. Overall integration across Quayside, the rest of the waterfront and existing adjacent communities is essential.
- In a complex society there might be conflicts that are not considered in the plan
- There is a risk of ridicule
- Acceptance by other public stakeholder groups
- Those with little to no access to digital/computers are left out or behind - which is mainly low-income people. I see no options for making sure their voices are heard because the assumption Sidewalk Labs is making is that everyone living and working here will have constant access to a computer. But with low income households or immigrant families that isn't always the case. Just look at the number of people using the public library computers.
- Some of the space names "Care Collective", "Civic Assembly" sound a bit Borg-like or 1984-ish versus people friendly and welcoming. To get people to engage in the plan, there needs to be an emotional connection and not sure this naming fosters that. School and childcare are key. There needs to be enough community space for the community. Regent Park

opened their community and recreation centre and because of the shortage of programs across Toronto, spaces are often snapped up by those who live in other neighbourhoods so Regent Park is left short. Finding that access and balance is important.

- To what extent will Sidewalk Labs' assumed economic, social, and environmental gains be compromised if, for example: timber skyscrapers don't work or aren't approved? Automated cars don't work out? The City balks at prioritizing waterfront light rail? How will this affect these social infrastructure pieces?
- I feel like the 3 proposed community facilities are too limited. There should be something that could attract youth as well for example a recreational facility or a green park area. I don't understand why there are plans to build an elementary school. What about a High School? I understand there is an attempt to attract young families but would building a school be necessary to do that?
- A lack of trust from the public in the purpose of these places, i.e.. community hub, civic assembly

Q4: Under what conditions, if any, would you want to see Waterfront Toronto pursue these [Social Infrastructure] proposals further?

65 responses: 12 said no conditions are needed for WT to proceed
                    24 listed conditions for WT proceeding
                    13 said WT should not proceed further 4 said WT should start again/start without SWL
                    1 was unsure/needed more information
                    11 did not answer

I think no conditions are needed for WT to pursue these Social Infrastructure proposals further:
- The proposals should be pursued -- this project will provide a significant enhancement to the City of Toronto
- Let's just discuss this publicly and at the appropriate levels and get on with the project without delay
- With government and public consultation. It is important to find enough progressive voices who are ready for change. This is a tremendous opportunity for Toronto.
- The proposal to fund the transit line from increased property tax income should be broadened to include some operational funding for social infrastructure. Otherwise, great plan - go forward with it, Waterfront Toronto!
- I believe that SWL should be given leeway to proceed with their development proposals, even if there are conflicts with some typical conditions of WT and the City
- Let's give them some breathing room and embrace innovation. Why do we need specific conditions? Everyone is caught up on some data collection that everyone else is already doing without disclosing. I say proceed as planned.
- Do it. Pursue these proposals. Don't shackle Toronto to the 80s.
- Just do it

I think the following conditions are required for WT to pursue the Social Infrastructure proposals further:
If financial issues are addressed
- There should be a reduction in their receiving of public funds to pay for the centre. It's their fault they made the space larger than requested; we shouldn't give them more city funds just because they propose something way bigger and more ostentatious.

- WT should carefully assess the financial feasibility. I believe this kind of social infrastructure is important and necessary to make a vibrant, inclusive, mixed-use neighborhood, but I think there are challenges balancing this desire with the sustainable construction and improved physical infrastructure expenditures
- Large endowment for neighbourhood social infrastructure is setup and managed by Toronto Foundation

If privacy is protected and data use is controlled
- If the right team of experts and community leaders can be put together to ensure these innovations are protecting individual privacy and benefiting the community, Waterfront Toronto should continue explore these proposals further.
- Support development of further digital tools
- Iron clad data rights and fair data trade agreement for sharing, monitoring and modifying plans based on the foundation of what is best for the health, well-being and safety and privacy of Torontonians
- No data collection unless willing given by people through informed consent. Informed consent does not mean merely walking there, it means you ask if you can collect it and a written, signed response from that person is given agreeing to the collection. This is also only if the person truly fully understands what data they are collecting, what it will be used for, who will view their data, and how their data will be protected. I don't care if the data is apparently free of identifying information: data is literally money especially to companies like Google who are affiliated with Sidewalk Labs. And if the data is being used for their profit they should have to pay for the data. No freebies.
- There should be a full regulatory framework in place to control the development and implementation of any digital tools
- Sidewalk Labs will try to reassure government officials and the public that they are dedicated to privacy. But privacy isn't really the issue, it's agency and decision rights. Google, (and let's be clear, Sidewalk Labs is only an offshoot of Google, their core business model is the same) has made it clear but not clear to the public that they have the right to do what they want with any data that they can collect and or infer from our behavior. This would have to be addressed in plain language.
- I want to see these digital tools be negotiated until completion by all parties.
- Only once the municipal, provincial, and Canadian governments have created a legislative framework for protecting data, AI, machine learning and algorithms that are open, transparent and accountable to residents
- Very clear guidelines and policies about how they will be gathering data on citizens. Clear consequences if they breach the conditions.
- Social spaces can move forward with public oversight, but digital social infrastructure can only move forward if the government can have full control over the systems put in place, including influencing the design of the systems to eliminate biases, and control over the back-end algorithms that would influence how issues are presented or feedback is collected and analyzed.
- An appropriate balance should be struck regarding the data privacy issue that reasonably protects individuals' rights

If the facilities and planning processes are fair, transparent, and inclusive
- If they're building a tech lab, it will primarily promote Google's products. It should be agnostic of different tools, be they from Microsoft or Apple or Salesforce or open source software.
- Negotiate a good, fair deal. Maintain public control along way.

- More transparency
- Ensure all voices are heard, including those with little to no access to the internet. A public library located in this district would go a long way to ensuring this.

<u>If WT and SWL work with partners to achieve Social Infrastructure aims</u>
- I think Waterfront should be clear what they want and proceed in partnership on the 12-acre proposal
- It would be good to include plans to upgrade neighbourhood skill sets. Sidewalk should work with partners in Toronto able to support these goals such as Toronto Public Library, Universities and Colleges, arts and culture centres and a range of health providers, including mental health.
- WT should pursue the idea of affordable or dedicated space for wellness or community activities. I would only want to see the digital overlay if it was a collaboration with the relevant City departments.
- WT or whoever will manage the project would need to bring partners together like United Way Greater Toronto, Unity Health Toronto and other community, social service and health partners to help plan for the care collective. Always residents need to be involved in any planning. Resources to do this planning will need to be made available.

<u>If other conditions are met</u>
- Affordable housing is provided for
- Existing infrastructure is supported and not duplicated
- High quality public transportation is made available

I think WT should not pursue these Social Infrastructure proposals further:
- Do not use Sidewalk Labs, period! Who would want to visit knowing the privacy violation risks?
- It's a bad idea that's gone on too long already
- I do not want to see this proposal pursued
- We have very serious issues in Toronto with transit, sewage disposal, stormwater treatment, flood remediation, protecting the Toronto Island as a park system, and Waterfront Toronto and the TRCA are doing an excellent job working on resolving these issues. This process is not transparent and I do not support the development in any form.
- There are many wonderful tech incubators and companies in Toronto, and many vibrant and thriving community organizations which you could turn to for leadership instead of Google or any of its subsidiaries
- At this point I can't see how WT can proceed with Sidewalk Labs or this plan
- I think we would be wise to sever relations with these people and deliver a firm "No" to their proposals

I think WT should start again/proceed without SWL:
- I would want the initial City proposal accepted, and other vendors to have a chance to apply for it
- Remove Google/Sidewalk Labs from the discussions and start from scratch
- A fresh process, driven by the people of Toronto
- There are some good ideas, but my overall concern is 1) Who is in charge 2) Can we take a few of the ideas and ditch the others without penalty 3) Why does Sidewalk have to be running the show?

Q5: Do you think the community facility spaces proposed by Sidewalk Labs address present and future community needs? What would you like to see in terms of community services and facilities?

21 responses: 3 said facilities will meet community needs
                  15 said facilities won't meet community needs/had suggestions
                  3 did not answer the question
                  Some people had multiple answers

I think the proposals will meet present and future needs
- The proposed community facility spaces have taken a forward-looking approach
- Yes. Sufficient schools and community centres are critical
- Yes. Making sure plenty of green outdoors space is a must

I think additional community facilities and services will be needed:
- I think we need library, community league, hospital, general doctor offices, etc.
- Housing for the homeless, with a program to help them get back on their feet
- A library would be nice
- Common Land, generally speaking? It could be a wonderful tech hub, and if `that was opened to the public, a sort of Maker Space/Tech Library, that would be an excellent step forward for the future.
- Combined library / community centre / health centre / athletics
- Public Library Branch

I think flexibility is vital
- I would like to see flexibility to that spaces can change as the community develops and identifies its own needs
- Present/future needs should be monitored by regularly engaging with the community after construction
- The challenge here is that usually community services and facilities are decided upon by observing an existing community. Things like demographics, are there young children, teenagers, seniors? Income levels, are there supports for low income people/families? Diversity, are there cultures that have particular needs, churches, mosques? That doesn't exist in this model so I can't comment on what the community needs.
- I think the proposals look promising. I would hope that the idea of flexibility within the neighbourhood would also support additional services that are identified in future. Daycare is one service that I feel should definitely be included in multiple locations. Other than that, I don't know what services would be needed, but the key is to have enough flexibility to provide space when/if needed.
- The initial plans are good. Wherever there is flexibility for growth, spaces to adapt to changing community needs, and integration with other parts of the community will serve Quayside well.

I think secure funding is vital
- In United Way Greater Toronto's experience, infrastructure is the first step. However securing operating funding needs to be a key part of the discussion and plans going forward.

I think we do not need Sidewalk Labs to meet community Social Infrastructure needs
- If you take away the branding of "tech bar" and "civic assembly," you are effectively talking about community centres. Toronto has dozens of publicly financed community centres that did not involve partnering with a global tech behemoth with endless breaches of privacy and business ethics. Why is Google Sidewalks Labs having a seat at the table?
- We absolutely need more community facility spaces, and the conversation about who runs them is important. This conversation should not be led by, or involve a for-profit company's business case.
- I am not interested in Sidewalk Labs vision for our community. I would rather see us grow up independently and make our own community spaces. Livable cities grow more organically than Sidewalk Labs is able or willing to comprehend. Their conceptions suggest that we should want to live in their "platform", with all the limitations and restrictions that implies.
- Lack of trust in Sidewalk Labs. We can do much better.

Q6: What aspects of Sidewalk Labs' Social Infrastructure proposal most excite you? What aspects most concern you?

21 responses: Some respondents had multiple answers and some suggested both aspects that excited them and aspects that concerned them

The aspects of SWL's Social Infrastructure proposals that most <u>excite</u> me are:
I am excited about the innovative approaches proposed
- Use of digital tools to complement social infrastructure and public spaces is an interesting concept. Digital tools are becoming commonplace in workspaces but this concept has not been trialled at neighbourhood level before (as far as I'm aware).
- I think the tech-based social mechanisms are an underexplored area in general. The proposal should support open source and private additions to this tech infrastructure. If constructed in a partnership with government to control 3rd party use of information, this is a good plan.
- Stepping up and saying I want to make some mass amazing change is exciting. We need to get up and start making positive change. I appreciate that drive and determination. Cutting edge technological infrastructure (Including... yes.... data collection!)

I am excited about livability, location, and connectedness
- Potential affordability
- Walking distance to things
- The fact that they are thinking community and mixed income is exciting
- The layout and integration with the City are most exciting
- The waterfront spaces are very exciting

I am excited about the focus on environmental sustainability
- Soil remediation may be a good idea, although much of that would happen naturally if we just stopped our toxic activities
- Timber based structures
- Green Energy/power potential and general environmentally friendly infrastructure
- Being environmentally friendly

I am excited about the proposed amenities
- The Civic Assembly excites me

- Dedicated space most excites me plus the potential for integrated wellness/health services and lifelong learning
- I wouldn't say I am "excited" about schools, libraries, community centres and community health centres. I just expect them.

The aspects of SWL's Social Infrastructure proposals that most <u>concern</u> me are:
<u>I am concerned about privacy and data use</u>
- Privacy
- The biggest concern I have is with the data collection. I am sick and tired of my privacy being violated. You have malls that collect your movements without your consent just because you shop there. Nobody has the right to collect information on another without their consent. Especially if it is being used to turn a profit as opposed to something that would actually help the community.
- Sidewalk Labs want to frame this entire project as improving the quality of life of those living there and eventually everyone in the city. But they don't define what that means. Of the top 10 most livable cities in the world only one is a 'Smart City'. My biggest concern is that there is no discussion of what 'big data' is and what kinds of impacts it could have on individuals, communities, and beyond.

<u>I am concerned about funding, use of digital tools, and delivery of services</u>
- I am most concerned about how such services could be funded and whether a unique digital layer makes sense/is needed in terms of managing wellness care or community programming. Again, would prefer to see solutions that enhance the ability of existing city departments to deliver these services.
- More civic spaces are so important! These interactions cannot be managed or mediated by a for-profit entity who uses data in order to influence / manipulate people. Even if SWL was the most benign organisation (they are not!!) this sets a precedent and opens the door to other bad faith actors.
- I don't think a private corporation should be involved in this
- Intermediating government functions is concerning

<u>I am concerned about the environment</u>
- My concern is that we will attempt to monetize the waterfront rather than re-naturalize it.

Volume 1: The Plans – Economic Development

Q1 and 2: How receptive are you to exploring this [Economic Development] proposal from Sidewalk Labs? Why?

51 responses: 22 were receptive
                        8 were receptive to some
                        15 were not receptive
                        5 were unsure
                        1 did not answer

Reasons why I am <u>receptive</u> to exploring this Economic Development proposal:
<u>The concept of an urban tech cluster is exciting and innovative</u>
- We could be the centre of "urban tech". A brand-new home-grown industry.
- The urban innovation cluster concept is a tremendous opportunity for incubation of ideas for Toronto

- Support the principle of creating an urban innovation cluster
- It's an exciting proposal for the city, province and country to be involved in, so who wouldn't be receptive? Did I just say that? This is Toronto after all! Nothing gets done with any urgency it seems. Just look at transit. Or Olympic proposals. Some people are always opposed to big ideas.
- The proposed mix of public-private funding, through increased tax revenues due to increased development, is a great idea being extensively used outside of Canada. It's time to catch up to the rest of the world and give this a try.
- I am hugely supportive of an urban innovation cluster. It is easy to see that the Canadian economy for many decades has been largely dependent on oil and gas, and since 2015, our economy has paid the price for this dependence. I think that diversifying (and potentially trailblazing) into the field of tech and artificial intelligence is a smart move not just for our city, but our country.
- The components of this proposal for economic development are great. The Urban Innovation Cluster would be a great opportunity to allow Toronto to become an innovative leader.
- The proposal is both responsive to the WT RFP and to the original vision of a tech cluster set out by Robert Fung. Structured properly, I see this as an important opportunity to advance the Canadian tech sector and advance Toronto/Ontario as a leader in urban innovation. This is critical time when we are grappling with a global climate change crisis, a local housing affordability crisis and a transforming economy. This could be a catalytic opportunity for Toronto

It will facilitate economic growth
- I think this is a great pilot opportunity and will inspire economic growth
- Toronto will benefit greatly from an urban Innovation cluster and the Urban Innovation Institute will create jobs and move us into a leadership position on the world stage
- The longer-term benefits of the all cross-laminated wood construction to Toronto and to Ontario could be very large. Increasing value added to our forestry industry and reducing CO_2 from steel and concrete is an environmental benefit that will become more popular in the coming decade. Positioning Toronto as a leader in this industry will have large economic as well as environmental benefits.
- Toronto needs this!

It will help move us towards sustainability
- I am interested in new economic models for sustainable development

We need different approaches to developing the waterfront
- It sounds like they want to get a project done without the many years of bureaucratic time it would take for the city to do it alone. Let's face it nothing is going to be built without them. It also sounds like there's a risk to starting a business district just like there's risk to starting any business.
- Continuing to line our waterfront with concrete factories is a shame. Exploring expansion into this region is inevitable. Will it happen now or 40 years from now? That's all up to us.
- The proposals around P3 funding are worth exploring. We need to build out infrastructure on the waterfront if the potential is to be realized and governments are not jumping into the opportunity.

We will learn from it
- It is necessary to understand if the project will be sustainable in economic aspects.

<u>The benefits outweigh the risks</u>
- If we have a financial certainty from them and the risk is minor, what is to lose?
- With effective negotiation and management, the potential rewards could outweigh the potential risks

<u>Funding will help get things moving</u>
- It would be valuable for Toronto to have a multi-sector and post-secondary unified urban institute and a fund (albeit small). However a $10 million seed fund would need to be augmented.
- This infusion of cash will start to get things done. Please get moving. I don't like the idea of Sidewalk getting tax money.

<u>SWL is a good partner</u>
- I think they have a lot to bring to the table

Reasons why I am <u>receptive to exploring some</u> aspects of this Economic Development proposal:
<u>I have concerns about financing and funding</u>
- Property taxes should be raised on those who choose to live there, not on anybody else
- The acceleration of the Port Lands is a nice-to-have, not something exigent, so it should not warrant that much consideration into giving a giant company like Google's Sidewalk Labs more funds from the city when we could use that money towards higher priority neighbourhoods where more marginalized populations live (because we both know that Quayside is not going to be that neighbourhood)
- Seems risky in relation to finding the funding
- Pieces sound good, but this just seems like again an incremental approach that will have the net result of a large corporation getting a sweetheart deal / way to launder their image at largely public ongoing cost.

<u>I have doubts about the benefits of an urban innovation cluster</u>
- Toronto already has innovation happening all over the place, why do we need a specific cluster? Is this cluster going to allow for competition or only be Google focused? By the focus on technology I wonder if it's a lure to get the top Toronto talent to give their innovations to Google so they can potentially gain a monopoly?
- Claims such as: "Sidewalk Labs has indicated that these initiatives, together with the Google Canadian Headquarters, could create the foundations for an urban innovation cluster" seem to reify the benefit of SL / Alphabet in ways that continue to externalize the costs of them doing business here.

<u>I am supportive of an urban innovation cluster</u>
- Urban Innovation hub would be a great complement to MaRS

<u>I have concerns about the LRT</u>
- I would like a greater explanation on how the LRT will be built (i.e., P3) as well as who will own and operate it. Will it be integrated with the TTC? I would also like to know more details about its costs and how it would be funded and repaid.

<u>I have concerns about SWL's role</u>
- As many tech companies do, Sidewalk Labs is pushing for timelines and developments beyond the scope of what is currently being approved by our governments. While I agree that a shorter timeline would be good for the development of the Portlands, that development must be undertaken within the context of our current democratic governments. Who ultimately is in charge and accountable to the public? I do not want that entity to be Sidewalk Labs.

<u>I am supportive of the community benefits</u>
- United Way Greater Toronto appreciates Sidewalk's commitment to including jobs and community benefits in this MIDP. We want to again endorse the community benefits commitment that 10% of construction hours would be targeted to low income and racialized youth, women, and Indigenous people.

Reasons why I am <u>not receptive</u> to exploring this Economic Development proposal:
<u>I have lack of trust in SWL</u>
- Sidewalk Labs is not to be trusted. "Cavoukian's departure comes weeks after TechGirls Canada founder Sadia Muzaffar left her role on the advisory panel. Muzaffar said she had "profound concerns" about apparent "a lack of leadership regarding shaky public trust" and what she considered unacceptable questions around privacy and intellectual property. "

<u>I have concerns about the role of SWL / role of a private company</u>
- I don't think a private corporation should be involved in this
- Why should we allow a non-elected corporate body to re-engineer our plans and financing model for this large portion of public (and, to push further, Indigenous) land? Why should we believe that Sidewalk Labs will not extract all the profit they can from the land and information circulating on that land? It is imperative to look at other examples worldwide to understand the risks involved.
- Public-private partnerships are almost exclusively disastrous. They ultimately cost more to the city than would fully funding the projects in the first place. The only reason to even consider them is to avoid having to raise taxes on this city's pathetically tax-averse populace, but since that is required in the plan anyways, there is less than no reason to degrade ourselves by considering one.
- I am very concerned about Sidewalk Labs' arbitrary expansion of the original request for proposal. This is a very young (created 2015) company with no record of a large development project. Except for its ties to Google, it would not be considered for a project of this importance and magnitude. It's unclear why Waterfront Toronto would grant Google a prime spot for its headquarters when Quayside was agreed upon as the original location. Any changes should be the subject of public debate.
- IP and data driven economies are extractive which is why the tech industry is currently dealing with winner-take-all economics. The notion that Sidewalk is coming to Toronto to help advance Canadian economy when Google's own Canadian branch plants currently take out $3 billion out of our economy is a joke. This economic development plan asks us to suspend our belief in innovation economics.
- If it is true (saw this in a newspaper), they should not be allowed to become part of a new level of government. Private companies do not have the right to come in and start running the city, the province nor the country! If they requested it - the answer is no! Our country is not theirs to have, nor is any part of it.

I have concerns about financing
- I don't feel the Canadian government should be funding a for-profit venture from Google
- They want to fund their project, they fund it themselves. No exceptions. Tax money is for the people not for a private company with big dreams. There is a 'promise' that they would provide money that would be larger than government funding. If that is true then they can fund it themselves because clearly they'd be making it all back anyways. There is also no sold plan on how the non-profit would continue independently without government or their own bailout.
- They seem to be asking for a lot but giving very little up front. They want to give as a little as possible while taking as much as they can. And making the government repay them? Not good. I'm very suspicious.
- Sidewalk should receive less return than government for financing since they stand to be biggest beneficiary
- A paltry $10M is laughable. Especially when we consider how much we're going to have to fork over for public transit. Will Google be collecting data from the transit the public builds? Financing should be achieved through municipal bonds.
- Asking for greater public investment in order for the success of the project sounds like shifting responsibility for the success of the development to the city rather than SWL sticking within the parameters of the proposal and taking responsibility for their development.

I am concerned about job creation
- Innovation for whom? Will the jobs that are being created on the waterfront be geared towards all Torontonians? Silicon Valley has a terrible track record at hiring equity seeking groups, including women, racialized groups and the LGBTQ community. Secondly, are these jobs good jobs? How many will be full time and how many will be short term, 3-month contracts?
- There is no mention of Canadian scale ups in the MIDP. Yet those are the companies that contribute the most to our innovation outputs.

I have concerns about tying waterfront development to economic development
- It's the height of arrogance for Sidewalk to essentially say they're the only way we're going to be able to develop the area. It's highly sought-after real estate.
- Economic development gave us the west side of the waterfront -- a crowded, noisy, expensive stack of glass towers. It is not a good basis for planning.
- Aggressive timeline is pie in the sky

I do not think venture capital is needed
- Another Venture Capital fund is not needed, there are too many already

Reasons I am unsure or need more information about this Economic Development proposal:
- Details are vague
- What does 'Urban Innovation' mean? Can you give me some concrete examples of urban innovation or research areas?
- SWL claims the project would have seven times the economic impact projected to occur by that time under more traditional development in the area – SWL's proposal to a baseline of what's proposed under current plans and zoning. but SWL will need new zoning. So why isn't the null hypothesis/baseline here some other developer building at the same density as SWL?

- As WT has already indicated, the seed money of $20 million is pretty modest. Is this what the industry needs? Would it duplicate MaRS? WT should consult with the wider Tech community including small participants to find out what is needed, not leave it to Google and its subsidiaries to decide.

Q3: What do you see as the risks with Sidewalk Labs' Economic Development proposals?

51 responses: 4 said there were no risks
38 said they were risks
1 was unsure
8 did not answer

Reasons why I think there are no risks associated with Sidewalk Labs' Economic Development proposals:
- I believe there will be interest in investment
- I don't see any risks to Toronto except maybe to Sidewalk Labs. Of course, this means Sidewalk can't do anything it wants but has to stick to an agreed upon proposal.
- No risks as long as public subsidies are not required

Risks I think are associated with Sidewalk Labs' Economic Development proposals:
I think there are risks associated with no action
- Timidity and lack of imagination in our political/administrative elites will suppress a worthwhile and innovative proposal
- Delays in getting this Urban Innovation Cluster formed. In this fast-paced tech sector, it's all about who's first to market, and this is very true for cities also looking to establish themselves as the most desirable place to live/work. I fear that if we take too long to get this going, a city like Austin would beat us to it, and we would have invested all that money for nothing.
- I honestly believe that the only real risk is not proceeding with this project and allowing Toronto to stay in the 20th century
- City Hall slowing this down

I think there are risks associated with financing
- The $10 million investment in the Urban Innovation Institute is laughably small. There is a strong risk that this Institute would be dependent upon public funds for its ongoing operation.
- The money - who exactly is paying for all this innovation? Innovation is an exciting and fun word but what exactly is going to be the long-term outcome here?
- Risk that Government revenues could also be reduced under the alternative financing option
- As if it wasn't enough that we're considering giving Google our rights and our land, they're floating the idea of giving them our money too
- Holding future governments hostage to what could be a bad deal for the city (but a great one for the shareholders of Google)
- Funding and development timelines are too ambitious. SL misrepresents commitment. City of Toronto caught out in an untenable position around financing. SL / Google allowed to capture "benefit" while externalizing "cost"
- Funding is also a big issue. It has not been properly planned out and rides on huge government support which from what I can understand is not deserving.
- To be on the hook for money and not able to complete the project and taxpayers paying for nothing

- Required public investment not adequately rewarded relative to Sidewalk's financial gain. I assume that the negotiations include evaluation of competently prepared business plans relative to a range of possible scenarios.
- Private gain, public risk
- Risks are that the revenue streams are less than predicted.
- There has to be a sound and sensible business plan that ensures that Toronto will benefit in the long run. Who bears the risk if there is an economic downturn is an important consideration. That risk should be shifted to the private sector (SWL and partners) as much as possible. Meeting the assumed greater public investment in infrastructure will presumably take money away from other planned municipal infrastructure projects. Public transit in the city is in dire need of improvement; should this area be given priority over projects and neighbourhoods that have been waiting a long time already for action?
- Seems to me that the Waterfront Toronto people are to secure all collaborative funding. They must get the best deal.
- If Google-SWL has money to lend, they can buy the Canadian, Ontario and City of Toronto bonds at the low interest rates that they yield. The "partnership" that has been discussed is more akin to Google-SWL acquiring shares in the waterfront development project. In this latter model the shareholder would exert some measure of control maybe even leading to a hostile takeover.
- If WT needs capital funds to proceed with vacuumed garbage and recyclables and district heating they need to try harder to get other orders of government to back them. WT has already been successful in getting financial support from the provincial and federal governments for the flood protection project. This project also entails risk in that there is no certainty that the investment will result in the anticipated real estate development that flood protection makes possible.
- As for incremental tax financing, this is an old chestnut trotted out in election campaigns to persuade the public that public facilities can be had at no immediate cost to the electorate. The incumbent mayor made this idea a major feature of his first election campaign in relation to "SmartTrack" and his predecessor did the same for "subways, subways, subways." The idea was dropped in favour of a special property tax levy once the elections were over. Future tax levies will be needed for all the current and ongoing costs of servicing the new communities once they are established. In any case incremental tax financing is little different from the sale of bonds. In both cases future tax levies are needed to pay for expenditures that take place in the present.
- None of the risks associated with waterfront development require any special "partnership" with Google-SWL. Any risks worth taking can be handled by levels of government in the usual process of due diligence' special grants and borrowing on the bond market.
- This huge chunk of funding could make a great difference for existing, local non-profits. It is not appropriate or moral to hand this money over to Sidewalk Labs.
- Redirecting revenue that should go back to the city to pay Sidewalk Labs
- Transit funding and figuring out who pays the right amount for that to actually get it built is absolutely critical to having this neighbourhood develop.
- Seed money needs to be increased for both ideas
- I think with money upfront to reduce costs, risks of advancing the project is mitigated. I also think there will be interest from philanthropic investors and I also think Toronto residents would be fine with a slight tax if it means bringing such an unique opportunity to our city and being able to showcase us a leading city.

I think there are risks associated with the role of SWL

- Too much innovation funding that depends on Google, not enough diversification to ensure that Google doesn't have some unwarranted edge over other tech companies. We as a city should not be a slave to Google
- Major erosion of our prosperity and gutting of our innovation sector.
- It is unclear what the space will be for businesses there to be contributing from the taxes they pay on their profits. Who will have access to urban innovation clusters? Will there be a way for local and Canadian talent to access it?
- It feels like Google is playing by their own rules already. Let them comply with the original City proposal.
- They aren't acting in good faith at all and Waterfront TO should turn them down. Also tying ourselves further to Google by taking a loan from them to build the transit they want is the worst idea I've ever heard.
- Giving Sidewalk Labs the control of any development in the Portlands
- Can SWL deliver? They are a relatively new firm who have never done anything like this before. How do we account for Alphabet/ Google past behaviour? In March, Google was hit by a 1.5 billion euro fine for anti-competitive behaviour by the European Union, on top of a 4.3 billion euro fine last year and a 2.4 billion euro fine the year before that.

I think there are risks associated with governance

- It is very unclear where Sidewalk Labs starts and our government begins. Which is ours and which is theirs in this proposal? Ownership, control, responsibility needs to be made very clear. In fact, more details and more clarity is needed for all of this.
- Who benefits? Is this the best use of our public land resources? Who is in control of this process? WT is meant to be a more active partner but is now playing the role of "reviewer"?
- As you say the financing is out of their control. Toronto and Ontario cannot even agree on how subways should be built. Who is to decide what innovation areas are to be considered? I'm sure Sidewalk Labs will say any and all.

I think there are risks associated with privacy and data use

- As long as a data trust is established and IP generation by all players supported, it is a viable plan.
- "The Quayside project, announced last October by Waterfront TO, has proved a lightning rod for criticisms from digital privacy advocates, who have argued that Sidewalk Labs has not been forthcoming enough about what data might be used for".
- The city needs to be clear exactly what the deal is and do not give away too much including land and intellectual property rights

I think there are risks associated with the LRT

- Development is already proceeding east along Queen's Quay without an LRT and notwithstanding SWL's assertions will probably continue to do so. Indeed, WT is already assuming Villiers Island can go ahead with BRT (Bus Rapid Transit) in a dedicated right of way. No doubt Quayside can also proceed with ordinary bus and later BRT technology. LRT can follow when needed and when this line rises to priority status within overall city transit planning.

I think there are risks associated with some of the technologies

- As for underground freight delivery systems there might be some considerable risk and such a system should probably be demonstrated on a smaller scale than 12 acres before WT

commits to go all in.

I think there are risks with speed of development
- I don't see any particular advantage in accelerating development of the lands under WT's jurisdiction. Often communities that develop all at once are the poorer for it. As I recall, Jane Jacobs referred to this phenomenon as "catastrophic" development.
- Big risk -- Assuming the concrete factory owners want to give over this land for development. They should, but there might be resistance that prevents the expansion from happening.

I think there are risks to inclusivity, affordability and jobs
- We also need to ensure that social equity and affordability in the IDEA District neighbourhoods are protected so we do not experience the adverse economic consequences of FAANG HQ locations that have been experienced in the US. We need to seriously learn from those experiences.
- The risks are the project becomes possible just for a segment of the society already privileged in terms of opportunity. It will depend on how inclusive the project will be.
- I see the risk of looking backwards to plan for the future. Or rather, the selling of the future with promises of outdated benefits. Jobs are an example. Income distribution is already not job-dependent for a big part of our population. This will probably be true for more and more of us, as software and robotics take holds on former employment opportunities.

Q4: Under what conditions, if any, would you want to see Waterfront Toronto pursue these [Economic Development] proposals further?

51 responses: 7 said no conditions are needed for WT to proceed
                           18 listed conditions for WT proceeding
                           11 said WT should not proceed further / proceed without SWL
                           3 were unsure/needed more information
                           13 did not answer
                           Some people had multiple answers

I think no conditions are needed for WT to pursue these Economic Development proposals further:
- With government and public consultation in mind. We need to move forward. What good is leaving things the way they are as that area needs a massive makeover that could benefit all of Toronto.
- Under less conditions. Let's just build already.
- I would not set down any proposals out of hand just because a few people are strongly opposed.
- Please proceed with SWL.
- The conditions are clear now. As a life-long Torontonian and a proud national leader in our country's innovation economy, I believe that this proposal is a cornerstone to Toronto and Waterloo's ranking as one of the world's top innovation superclusters.
- I think this is a great opportunity to pursue
- Just do it.

I think the <u>following conditions are needed</u> for WT to pursue the Economic Development proposals further:

<u>If financial issues are addressed</u>
- If the revenues to the public government will be reverted to the rest of the society by providing more public and high-quality services, it would be interesting going further. Otherwise, we would just be handing in our rights and freedoms to the private sector to manage.
- Actual finances that make sense
- No public subsidy for the Google HQ
- They definitely should be pursued. Clarity on development charges, incremental property tax and incremental land value should be sought, and the possibility of bond proposals whose future payments would come from such charges and taxes should be used to support the project. Ask private bond rating companies to evaluate the risks involved in this, rather than highly risk-adverse city officials.
- Financial certainty
- Deal needs to be properly balanced, and to include mechanisms for adjustment based on performance
- Take your time and do research around different types of financing; don't trust Sidewalk Labs
- Sidewalk should be encouraged to make a larger investment. It is also important, given the concerns around Google, data protection, and the need to develop Canadian companies that there be complete IP independence for companies and collaborators.
- If financed under the usual capital funding process that the City uses elsewhere
- The business deal is peer reviewed extensively to ensure that this is demonstrably a good deal for Toronto
- Google upfronts entire LRT cost as a no-interest loan to city
- The city is hurting for LRT infrastructure in low-income, marginalized areas. Privileging the construction of an LRT here looks bad. There needs to be an upfront discussion about the costs of an LRT and how it will be repaid.

<u>If future economic benefits are clarified</u>
- More information should be made available about the supposed benefits of Google's Canadian headquarters being relocated to Villiers Island. Google states that 2,500 employees could work there, but that's subject to business and economic conditions. Is Google overstating the possible economic benefits of its presence there? The Urban Innovation Institute is highly vulnerable to a disruption in funding.
- There are clear regulations on diversification of innovation funding. We must think long term about how this seed funding will affect future funding, emerging companies, and talent in a decade and beyond
- Would need to see more accurate economic modelling numbers to evaluate their claim. And then decide if it's worth selling the land at a loss.

<u>If future benefits are shared with other Canadian companies</u>
- You also need to explain what level of access local and Canadian businesses will have to the urban innovation cluster
- A clear commitment to ensuring that at least 50% of SWL partnerships are Canadian and particularly Toronto-based companies. A better than 10% sharing in revenues from Toronto based patents/IP. Commitment to a strong community benefits program for construction and long-term operation of Quayside properties, the Google HQ and the Innovation Hub.

<u>If governance issues are addressed</u>
- Respecting the City of Toronto's long-term vision
- Stronger framework for holding SL to account for the statements they make
- With a clear understanding of the role of Waterfront Toronto and all levels of government, with a subsidiary role for Sidewalk Labs
- Waterfront Toronto, not SWL, leads the development at all stages.
- Some kind of phasing is implemented by which SWL must demonstrate a certain level of success in Quayside before getting access to Villiers West
- Take your time. Technologists hate this. One of the biggest problems around technology is that it moves faster than the regulators can keep up with it. Thereby creating unregulated space that technologists will fight for tooth and nail. Just look at how much Google spends on Lobbyists and Lawyers.

<u>If there is government support</u>
- A real commitment from provincial/federal governments.

I think WT should <u>not pursue</u> these Economic Development proposals further:
- Get rid of Sidewalk Labs now. No CCTV surveillance area.
- I do not want Waterfront Toronto to pursue these proposals further.
- Waterfront Toronto needs to work with domestic technology companies to build our own economy.
- Find another way.
- No conditions at this stage in the game. Sidewalk shouldn't be worked with.
- We should say no.
- I feel there should be outreach to other vendors

Q5: What aspects of Sidewalk Labs' Economic Development strategy do you find the strongest? What aspects concern you, if any? What advice do you have, if any, to address those concerns?

15 responses: 5 identified strengths
                          5 identified concerns
                          5 did not answer
                          Some respondents had multiple answers

The aspects of SWL's Economic Development strategy that I find are the <u>strongest</u> are:
- I find the longer-term vision best
- Urban Innovation Institute excites me
- The leveraging of future development charges and property tax increases is a rational economic model for development of a highly underutilized part of the city. Cooperating with Sidewalk Labs to clarify these ideas would be a great role for Waterfront Toronto and the City of Toronto to take on. Creating such a model could then be used elsewhere in the city where it is needed.
- Google HQ + Innovation Hub + investment in a tall timber factory
- I also believe that the investment in the LRT and enhanced infrastructure make sense, if the private sector is not able to finance these elements in a timely way
- The STOA is highly innovative

The aspects of SWL's Economic Development strategy that <u>concern</u> me are:
- It needs to be clarified and fully fleshed out where the money is coming from, where it is going to and how it will be supported in the future, who owns what, etc.
- If we are going to urbanize more and more of Toronto and make it denser, I think we should counterbalance that with expansion of natural areas along the water's edge. It is a matter of public health, well-being, and sanity. Leave people a refuge that's close enough to reach easily.
- The idea of an urban innovation cluster is appealing. However, Sidewalk Labs and Google should be providing far more funding and leadership for this initiative.
- The notion of funding other Portlands development in exchange for future fees is not appealing
- Land value uplift should be permanently captured by government by owning all the land
- We can't take any of the claims of economic development at face value. They are not transparent about the methods. This is a best-case scenario. What is the worst case?

Q6: How well do you think the economic development strategy described in the MIDP aligns with Waterfront Toronto's objectives and the objectives put forth in the Quayside RFP?

15 responses: 4 thought it is completely aligned
                  2 thought it is reasonably aligned
                  2 thought it is not aligned
                  7 did not answer

I think the economic development strategy is <u>completely aligned</u> with WT's objectives and the RFP
- Completely aligned. Probably exceeds the RFP vision.
- Very well aligned
- Aligns well! But this is prime real estate in one of the fastest growing cities in NA. Why do we think we need Google to move to the waterfront to catalyze a cluster? We have great institutions already trying to relocate to the waterfront.
- Great fit

I think the economic development strategy is <u>reasonably aligned</u> with WT's objectives and the RFP
- Reasonably aligned
- Aligned but contrary to public benefit

I think the economic development strategy is <u>not aligned</u> with WT's objectives and the RFP
- Not well, but it's hard to tell for sure because I haven't seen either in full detail
- It doesn't, does it?

Q7: Locating a new Google campus on Villiers Island is a significant part of the economic development strategy. What advantages and/or concerns to you see with this proposal?

15 responses: 5 identified advantages
                  2 identified advantages and concerns
                  7 identified concerns
                  1 did not answer

Some respondents had multiple answers

The _advantages_ that I see to a new Google campus on Villiers Island are:
- No concerns and it would be useful to have Google jobs in the city
- Advantage is the ability to attract additional investment and make sure Villiers Island is not a bedroom community
- No concerns. Google/Alphabet is one of the most innovative companies on the planet. Getting this campus in Toronto has to be viewed as a huge win for the people of Ontario in terms of future job prospects and auxiliary benefits.
- This will add to our being the fastest growing tech hub in North America. Also complements with East Harbour
- The advantages would be that the campus would bring a large number of other tech companies to the area, with a virtuous cycle being created in terms of future developments, including new employment opportunities for Canadian tech graduates.
- This is a generally a very positive idea. Huge number of good jobs. Potential for very significant benefits to Toronto tech companies. Continues to strengthen Toronto's global draw as a tech centre.
- Throughout the precinct planning process for Villiers Island there was a sense that catalytic use needed to be attracted and that space for such a use should be preserved. The Google HQ is entirely consistent with this idea - although it may result in the residential-commercial mix shifting and the need to ensure that there is either increased residential on Villiers (more density) or more residential planned for adjacent precincts in order to ensure a critical mass of residential.
- Phenomenal opportunity

The _concerns_ I have about a new Google campus on Villiers Island are:
- Fair land exchange is the only concern
- The concern is that it become a bit of a US branch plant economy, with little opportunity for small Canadian companies and new workers
- Google does not act or have any reason to act in Toronto and Torontonians' best interests
- I am concerned because I have no idea what this 'Google Campus' is. I need more information.
- Tech campuses need to be heavily regulated: unions, minimum wage, diversity requirements
- This is prime real estate in one of the fastest growing cities in North America. Why do we think we need Google to move to the waterfront to catalyze a cluster? We have great institutions already trying to relocate to the waterfront.
- The word "campus' is a red flag applicable to the suburbs of the San Francisco but not to a vibrant urban community in downtown Toronto. A Google office building should be of a small scale, say the size of the Corus building. It should be one of a number of similar sized or smaller commercial buildings on Villiers Island tenanted or owned by a wide variety of commercial interests. Diversity is our strength.
- Sidewalk Labs has repeatedly stated that they are "not Google" in the media in order to alleviate concerns that Google's incredibly poor reputation for privacy, security, and secretive business practices would impact Sidewalk and yet here they argue they have the power to bring Google to Toronto. This seems like a substantially mixed message. Let's be more honest here — Sidewalk Labs IS Google and they are using this new Google HQ as a bargaining chip.

Q8: Under what conditions, if any, do you think the Sidewalk Labs' proposal to offer upfront financing for necessary municipal infrastructure is in the public interest?

15 responses: 5 said it was in the public interest
                       6 said it was not in the public interest
                       I was unsure
                       3 did not answer

I think the SWL proposal for upfront financing is <u>in the public interest</u>:
- Totally in the public interest. Toronto has underfunded municipal infrastructure for decades now and it shows. Increasing infrastructure with partners is totally the way to go.
- We need the lawyers to figure this out. We can look at P3 for sure. I don't care anymore who pays just get this done. I think the City learned its lesson with MFP financing.
- If Sidewalk Labs wants to invest its capital in Toronto, that's fine. Financial planners can advise them about many ways that others do just that ... maybe in the stock or bond markets.
- If the public sector is not able/willing to fund the infrastructure in a timely way. If the business case makes sense in terms of the cost/benefits. If the risk of future economic downturn can be largely shifted to SWL.
- If they buy government bonds on the market.

I think the SWL proposal for upfront financing is <u>not in the public interest</u>:
- I do not think Sidewalk Labs should offer upfront financing I think the city should do this
- Nothing wrong with offering it. But let's do it without that help.
- Potential for Government revenues to increase but also a risk for revenues to be reduced.
- I'm dubious. We can get debt financing from other places.
- Sidewalk Labs is already asking for a lot of control over our city, we should question whether they should be given financial control as well and how this may be abused
- It seems like this is a one-sided marketing proposition. SWL gets to say they are funding public transit, yet they are only offering a market rate loan to be repaid with interest. Seems like we are doing them a favour, offering them guaranteed income, yet they are reaping the good PR and improving their brand image under misleading marketing.

I am unsure about the SWL proposal for upfront financing:
- I am hesitant because this offer is going to expect some sort of return from us and I'm afraid to see what that is. I need to know what their endgame is. What do they want in exchange to offer this upfront funding? It cannot be allowed to outweigh the benefits of receiving this money either financially or through control, etc.

Q9: How well does Sidewalk Labs' proposed economic development strategy support the healthy technology ecosystem that currently exists in Toronto? How can we ensure that this plan strengthens Toronto companies?

15 responses: 3 said it supports the current healthy technology ecosystem
                       3 said it could support the technology ecosystem under some conditions
                       3 said it does not support the current healthy technology ecosystem
                       I said the current technology ecosystem is not healthy
                       2 were unsure
                       3 did not answer

I think the SWL economic development strategy <u>supports</u> the current healthy technology system:
- Very well
- Have you ever heard of Silicon Valley? Highly successful tech companies spin off hundreds or thousands of new start-ups. The best way this plan could be improved for Toronto is if the city and/or province created a tax-advantaged high-tech investment fund, administered by Silicon Valley execs rather than risk adverse Canadian bankers. I've had personal experience with many Toronto area high tech start-ups that had to move to the States to get funding. Leverage the Sidewalk Labs/Google investment to make Toronto into Silicon Valley North!
- This will not be a detractor

I think the SWL economic development strategy <u>could support</u> the current healthy technology system under some conditions:
- Keep the conversations going
- We can make partnership with Toronto companies a condition of the agreement. Is there a way to ensure that at least half of the work that is contracted out goes to Toronto-based companies, or other measures of local collaboration? There should also be a strong community benefits program that ensures hiring and support for representatives of marginalized communities.
- This section needs to work with the rest of the city not as a separate entity. If done properly, it can help spur better change across the whole city. Need to help strengthen Toronto companies? Why don't you start by asking them what they need? Then push their suggestions back to public, to see if what they want is reasonable or feasible.
- This could be tricky. I think it could be positive, but I don't know that you can put restraints on who could come to the area or who Google could choose to work with. There are current government tax incentives and grants that help to foster the tech sector, so a review of those and how they could be applied here (agencies such as Ontario Creates should be involved).

I think the SWL economic development strategy <u>does not support</u> the current healthy technology system:
- It literally does not in any ways strengthen Toronto companies. It hands a hugely valuable chunk of resources over to a morally dubious American company.
- Ditch the Venture Capital model
- Provide financing for worker owned cooperatives similar to the Chantier de l'Economie Sociale in Quebec
- SWL proposed seed funding is incredibly small given the scope of their proposed technologies and development

I think the current technology system is not healthy:
- I do not think we have a healthy technology ecosystem in Toronto. I think this question is biased.Volume 2: The Urban Innovations

Volume 2: The Urban Innovations

Volume 2: The Urban Innovations – Mobility

Q1 and 2: How receptive are you to exploring this proposal from Sidewalk Labs? Why?

48 responses: 18 were receptive
                  11 were receptive to some
                  17 were not receptive
                  2 needed more information

Reasons why I am <u>receptive</u> to exploring the Mobility proposal from Sidewalk Labs:
- Very receptive to reducing private vehicle use, and felt that beginning to think about next-generation mobility was vital
- The Mobility chapter was one of the most sophisticated and thoughtful components of the proposal, and praised the idea of Quayside being an innovation hub to explore, test and perfect the integration of multiple transit modes
- Benefits highlighted from "people first" streets included the economic stimulus of multi-modal transit, increase mobility affordability for residents, and reduce carbon emissions
- Toronto as a whole would benefit from innovation, and hope that it can be scaled and adapted for other areas
- Like the Public Realm design and how it incorporates cycling, transit, and pedestrians
- Mobility is very important to Quayside and P3 strategies around transit are of critical importance

Reasons why I am <u>receptive to exploring some</u> of the Mobility proposals from Sidewalk Labs:
- Receptive to active transportation and integration of an LRT, but concerned about how Sidewalk Labs would benefit from this integration and the risk that the plan will not be economically beneficial to SWL if there is not a guarantee of a light rail
- Like the general ideas, but against the Waterfront Transportation Management Association (WTMA): this is a non-starter
- Support discouraging use of cars in the downtown core, making streets more cycle and pedestrian-friendly, and improving public transit options (but not when funded through private corporations)

Reasons why I am <u>not receptive</u> to exploring the Mobility proposal from Sidewalk Labs:
Governance
- Not supportive of the proposed WTMA and think Quayside should be governed by public actors
- We do not want Sidewalk Labs, Alphabet, or Google involved in the governance of Quayside and feel that it is not the company's place to suggest how Toronto governs or taxes itself
  The WTMA is a conflict waiting to happen: governance already suffers from a democratic deficit, so removing local government in favour of private stakeholders would be a serious step backwards
Automation & Labour
- Concern about the automation of services and subsequent fees, such as waste collection, and how it will impact the workforce
- I am deeply concerned about the role of multinational tech transportation companies in Quayside, such as Uber, and how they will continue to impact the local economic regulatory environment as they have a history of labour exploitation

<u>Private Interest</u>
- Sidewalk Labs is not trustworthy and unaccountable, and private corporations should not have a role in planning a city
- Concern about the dependency on private interest in return for the mobility innovations, and that the proposed "innovative funding strategy" only benefits SWL

<u>Digital & Surveillance</u>
- Concern about privacy and data governance and Sidewalk Labs' enhanced ability to collect 'behavioural surplus' in real-time
- Questions and concerns about what the pricing incentives and active management of the mobility network would entail
- Innovations such as the 'dynamic curb' sets a precedent to enable charging of fees and data capture for its own sake
- The SWL demo project in Columbus, Ohio is a warning to the dependency on proprietary software. There, Flow software was implemented to manage the mobility network and integrate travel modes in return for access to public transit data and parking data. It resulted in fees changing in real-time and an overall increase in parking fees

<u>Other</u>
- Ridesharing has been shown to increase congestion
- Many questioned the practicality of heated sidewalks and the risk of exposure to flooding, as well as the necessity of the dynamic curb system when the proposed innovations such as reduced private car use, underground freight, and off-site parking largely reduce the right-of-way use
- Concern about density, and that taking away the connectivity between Queens Quay East and Lakeshore at Parliament is single-minded and disregards drivers going east from the area

Reasons why I <u>needed more information</u> to explore the Mobility proposal from Sidewalk Labs:
- I want to understand the full proposal and how data will be used in real-time before they make an informed decision

Q3: What do you see as the risks with Sidewalk Labs Mobility proposals?

48 responses: 4 said they do not see any risks
                       44 identified potential risks

I do not see any risks with the proposal:
- I don't believe there are any risks and I do not agree that there are privacy risks. Personal identity is not breached when traffic/mobility monitoring is put in place. Personal identity and privacy risks happen daily through our regular cell phone use.
- I don't see a risk. I think the risk is in missing this opportunity to be a leader by not moving forward.
- I think what you have proposed is very bold and would be impressive if achieved.
- I think any risk is more on Sidewalk than on Toronto.

<u>Potential risks</u> I see in the Mobility proposals include:

Complexity of establishing a WTMA
- Concerns about the proposed management structure for mobility management. Who controls WTMA and how does it fit in with the existing regulatory framework and city departments?
- It sounds like another layer of bureaucracy which is the last thing Toronto needs as there is already way too much. Toronto and Ontario have a poor record of creating and managing such entities.
- WTMA duplicates existing agencies
- Questions about the transparency and level of public accountability for the WTMA
- Associated financial considerations for establishing a WTMA

Data collection, impact on privacy, and citizen control
- The gradual erosion of our rights to life and liberty via unauthorized collection and exclusive ownership of the data of our lives
- There should be no data collection. If data must be collected it must be to the benefit of the community, not be used for profit, and identifying information must be stripped.
- We're talking about Google, one of the most data hungry organizations on the planet. There is too much opportunity for loss of privacy and citizen control of our community.
- Lack of clarity regarding who owns data.
- Lack of clarity on what data is collected from people using transit or even walking through the neighbourhood, whether or not they live there
- Lack of rules constraining roadside data collecting.
- Data collection is not rigidly aggregated.
- Outsourcing decisions about space allocation to a machine and I think most people will not understand how and why those decisions get made. What is to stop effective lobbying by car companies to tweak the algorithm in favour of cars? Tensions between vulnerable road users are very high and this proposal doesn't have a plan for that.
- The amount of technology suggested in the paver system sounds very unsustainable. Is this a data grab with sensors in disguise? Will the benefits of light-up pavers really justify the amount of circuitry and electronic hardware put into roads, or will the environmental impact of producing these pavers and heating the roads be worse than current roads? Some road flexibility and pedestrianized can be good, but it doesn't have to be at such a rapid speed of change to justify putting micro controllers in our streets.

Heavy reliance on technology
- There is too much reliance on the development of real-time traffic management systems and parking prices/curbside pricing. There is no discussion of the timeline or cost to build such a detailed, data-intensive system. What are the benefits of such as system? Why such an emphasis on curbless streets? The physical and digital infrastructure required to make curbless streets effective as described in the master plan would seem to outweigh the benefits (e.g. decreased idling time, more effective pickups/dropoffs). Keep it simpler.
- There is heavy reliance on the rapid availability of autonomous vehicles.
- I am not convinced that autonomous vehicles are going to be as revolutionary and transformative as claimed
- I am concerned that the measurement tools are not agile enough to enhance organic growth

Basing it on an unplanned LRT
- This proposal is based on Light Rail Transit in the IDEA District, which is not planned in the near future.

Maintenance cost of proposed technologies
- Toronto is paying for, and being burdened with, expensive and hard-to-maintain luxuries that are less useful than basic roads, but make technology fetishists excited.
- All these electronics and robots will need complex and expensive maintenance commitments. Some high-rise building operators already have trouble keeping simple elevators functioning reliably.
- Heated sidewalk is an interesting idea but could be very expensive to maintain, especially in a public area. It could also create safety hazard if drainage for melting snow is not properly designed
- Unsure if it is cost effective to use heated pavers vs existing pavers in the waterfront

Loss of employment
- Concern about the impact on available jobs for people due to reliance on robots. If this proceeded I fear Google would use non-profits to further its own interest in robotics.
- Loss of well-paid, unionized jobs from unionization

Privatization of public services and profiting private companies
- Reduction of public control over mobility systems in the whole waterfront area. The proposals affect a much wider area than the RFP set out. We risk handing too much authority over public services to private companies whose interests will often be quite different from those of the people they are supposed to serve.
- Creeping privatization of public services that are accountable to the public and provide livable wages to local residents
- The new systems being put in place can be designed in a way to favour greater profits for Alphabet companies rather than the most cost-effective and sustainable solution for consumers. We need to prioritize public transit and bicycling first, then publicly-owned ride share options, then privately owned ride-shares, then private car ownership last. Could their ride-routing software be used to funnel people to their own services rather than public transit?
- Previous SWL projects have found economic ways of gutting public transit that would not be in the public interest. For example, previous SWL projects have re-routed public subsidies for public transit to ride-share apps; handed over transportation payment systems to Alphabet; and fine optimization for parking enforcement which lead to predatory behaviour that costs the public more.
- How can we be sure that a proprietary system is not being created that makes us as a city dependent upon Alphabet? Are we not creating a cross-industry monopoly if we allow the harmonization of transit and payment with Alphabet services or other infrastructure?

Bureaucratic delays
- The three-levels of government not funding the waterfront LRT promptly.
- City Hall delaying the proposals.
- The Province doing something to bizarre with the TTC.

Disconnect with the rest of the city
- Many of the suggestions seem to be geared toward setting up the development area as a separate, autonomous region within the city. I would prefer to see a development that works within existing parameters, and which could eventually be expanded without ceding control of municipal authority to a private company.
- The WTMA and other proposed special governance bodies would have the effect of setting Quayside apart from the rest of the city by having its own source of revenues for certain

functions. The goal should be to integrate the community into the larger city and not set it up as a virtual gated community.
- Unless you make the rest of the city easy to travel without car, the proposal could present a hurdle for drivers or visitors who would have to put their cars somewhere to use the local transit.
- These are solutions for problems that don't really exist. While they are innovative, there is no discussion of whether they are important to the life of the immediate or more important larger community and in what ways.

Other
- Given the traffic fatalities in Toronto, anticipating that people would temporarily use empty parking spots for community gathering seems naive and potentially risky.

Q4: Under what conditions if any would you want to see Waterfront Toronto pursue these [Mobility] proposals further?

39 responses: 5 were supportive, with no conditions identified
                     27 identified conditions to pursue the proposals further
                     7 were against pursuing the proposals further

Parts of the plan I am <u>supportive</u> of:
- Most of the aspects of this proposal should be seriously considered. The pedestrian-only streets, faster LRT construction, and cycling priority are all positive aspects of the plan.

I think the <u>following conditions are needed</u> for WT to pursue the Mobility proposals further:

If privacy is not violated and data collection benefits the public
- There should be clear agreements on agency, decision rights, and the monetization of our data
- All data collected should be owned by the City, and all revenue is collected and administrated by the City just like all the other areas of Toronto.
- A critical eye is placed on the traffic management systems employed.
If there is more transparency
- The plans need more transparency. We need federal laws that ensure any kind of algorithm is open, transparent, and accountable
- Set up public input channels for citizens to impact decisions. Never ever hold a private (no media access) meeting on this issue again. We need full transparency.

If Google is not included
- Remove Google from the equation
- I would prefer to work with a smaller Canadian company

If there is more detail provided on WTMA
- Much more detail is needed on the proposed Waterfront Transportation Management Authority. Why is a new public regulatory body needed? What amount of public funds would be required to create and maintain such a body? What is the relationship of this body to other government departments in Toronto and Ontario?

- We need to measure the risks of giving too much power to WTMA and making it autonomous. We need to know if an autonomous area within the city is good or bad for the whole city.
- Do we really need WTMA?
- The WTMA board should have roles for citizens to take part in
- Pursue the proposal without the WTMA

If there is clarity on what would happen if the LRT/autonomous vehicles are delayed
- If there's no commitment to build LRT from either side, the project might collapse as people will need cars to move and will create a chaos.
- What are the risks if the LRT and autonomous vehicles are delayed? This plan would then appear to rely entirely on private vehicles and ride hailing operations like Uber and Lyft.

If more detail is provided on the mobility management system
- More detail is needed on the data collection, storage, and analytics
- What is the cost-benefit of real-time pricing for parking and pickups/drop-offs?
- I think we need to revisit this as the technology further develops

If transit funding is clarified
- It is critical to figure out how to fund the transit solutions
- Google should pay the full cost of LRT as a no-interest loan to government
- I would like to see the LRT funded by SWL, but the ownership and operation should be under the leadership of the TTC. Funding from SWL should not imply ownership or operation of the LRT.

If no exclusivity is given to Google
- Guarantee that Google or its affiliates don't have some exclusive priority over the ride share or autonomous car share market in Toronto or even in Quayside

If the active transportation is part of the project
- Pursue the City of Toronto's goal of 75% of local trips by active transportation

If flood risks are considered
- Geothermal heated sidewalks sound nice but what if it floods? This is a high flood zone and that risk need to be considered.

If a site test is done
- Propose a small test site for dynamic curbs at Quayside.

Q5: What do you see as the strengths and/or challenges of the Mobility proposals?

13 responses:　　　11 identified potential strengths
　　　　　　　　　　5 identified potential challenges

Potential strengths identified in the Mobility proposal include:
- Parliament Plaza
- Creative and forward thinking
- Opening up the eastern waterfront to the public
- Focus on 'people-first streets' and limiting access to the neighbourhood via private vehicles

- The bypassing of traditional LRT funding to expedite the process and avoid future challenges
- Sustainable transportation, cycling infrastructure, and the LRT
- The innovation of the dynamic curb proposal

Potential challenges identified in the Mobility proposal include:
- The risk of Sidewalk Labs' history in other cities and prior concerns
- Reducing personal vehicle use when the rest of the city is still very car-centred; Quayside can't be an insular community
- Ideas that work elsewhere may not work at Quayside. A concrete strategy may require implementation over a much larger area
- Concern about failsafe mechanisms in the mobility innovations, and whether Quayside will be accessible to people with varying mobility needs

Q6: Which gaps or challenges, if any, does the proposed Waterfront Transportation Management Association (WTMA) address with respect to mobility within waterfront neighbourhoods? What are the potential benefits and risks of establishing this model?

16 responses: 1 was supportive, with no concerns identified
4 identified benefits
3 identified risks
1 needed more information
5 had additional questions
2 were against pursuing the WTMA

Potential benefits in establishing WTMA include:
- Transit projects will develop faster
- Other transit agencies such as TTC, Metrolinx, and GO need to integrate anyway
- Accelerating improvements on the waterfront corridor by being localized
- Only Sidewalk Labs and private corporations receive the benefit

Potential risks in establishing WTMA include:
- It takes revenue that should be shared with the city as a whole and deploys it for the exclusive benefit of the Quayside community
- It will be used to push through Alphabet's agenda, rather than creating a specialized government body with the adequate knowledge to oversee and regulate Alphabet's behaviour. How can the public ensure that data collected is only in line with the services being provided and that it is only being used in support of that service? Consumers expect their services to do only what the service advertises; it should not be used as a Trojan horse to collect data outside of its direct application
- The appointment of Sidewalk Labs' associates to govern the WTMA; consider making these positions elected rather than appointed to reduce the risk of cronyism

Additional questions include:
- How is the WTMA going to blend in with the rest of Toronto?
- The whole project should be accessible; will it be AODA compliant?
- Support being less car dependent, but where will visitors from outside Toronto or people with reduced mobility park their vehicles?
- What would the agreement between WTMA and TTC be? What is the scope of their mandate?

- With reduced parking spaces, how many parking spaces will the WTMA set the price for? Will they be lots off-site that that take revenue away from existing operators? The respondent said that there will be little support for curb pricing.

Q7: Under what conditions, if any, should governments consider the use of tax increment financing to accelerate deployment of Waterfront LRT as proposed by Sidewalk Labs?

17 responses: 5 were supportive, with no conditions identified
                        1 needed more information
                        7 identified conditions
                        5 were against pursuing the proposals further

I think the following <u>conditions are needed for</u> governments to consider the use of tax increment financing:
- The LRT project needs to be viable, and other financing options should also be investigated first
- If the financing model ensures quick funding and construction
- If it is for the public good, and there is enough ridership to justify funding the project
- Terminate Sidewalk Labs' jurisdiction if their funding is pulled or reduced
- If developers are taxed incrementally
- If the government is the landlord
- If there is public peer review of the business plan and is economically sound from the perspective of the public interest, suggesting a limited RFP or Swiss Challenge
- If the process is assisted by legal advice.

Volume 2: The Urban Innovations – Public Realm

Q1 and 2: How receptive are you to exploring this [Public Realm] proposal from Sidewalk Labs? Why?

40 responses: 15 said they were receptive
                        7 said they were receptive to some
                        16 said they were not receptive
                        2 were unsure or needed more information
                        Some people had multiple answers

Reasons why I am <u>receptive</u> to exploring this Public Realm proposal:
<u>It is innovative</u>
- Very cutting-edge proposals that would make Toronto at the forefront of urban design
- We need to advance our thinking in this area and incorporate technology into our planning
- We need more experimentation in public realm spaces
- United Way Greater Toronto likes the various public realm concepts. Appreciate the innovative idea of flexible interior space on the ground floor of buildings, called "Stoa". This would engender pop up shops, social enterprise, and other innovations to support the economic livelihood of the community.

<u>It will improve our public space and its use</u>
- Raises the bar and the quantity and quality of public space
- Very interesting, possibly game-changing for Toronto public and semi-public spaces
- This is a beautiful use of City land unheard of in this country so far

- All the ideas I think are good. Open Space Alliance can be run as a co-op and the city should budget as park and recreation without giving any special treatment

<u>We will learn from it</u>
- Some of the items proposed may help support/test options to support Toronto's Vision Zero (which so far has been unsuccessful)
- This is an area where there have been positive community consultations and apparently many productive ideas. It will function as a test-bed for emerging technologies and the efficacy of these
- I would like our city to utilize this opportunity as a chance to experiment and innovate so it can inform and hopefully shape our future infrastructure projects and the integration of technology in achieving optimum outcomes
- We would want to understand more about the idea of establishing a new, independent, not-for-profit organization called the Open Space Alliance (OSA) to assume responsibility for operations and maintenance of all public realms. Community involvement and oversight if inclusive and representative of the entire community is a strong component. But clarity on what the OSA would do relative to Municipal responsibility for public space would be helpful.

<u>It is an opportunity for the city and its residents</u>
- I work and live in the neighbourhood and would like to see this approved and built
- Love the plans for the public realm!
- Great opportunity

Reasons why I am <u>receptive to exploring some</u> aspects of this Public Realm proposal:
<u>I like some of the concepts proposed</u>
- Stoa model has human scale
- Like the open space concepts very much, including the Parliament Plaza concept
- "Sidewalk Labs proposes establishing a new, independent, not-for-profit organization called the Open Space Alliance (OSA) to assume responsibility for operations and maintenance of all public realm"
- Toronto already has a function on how to book public space/ picnic tables / tennis courts. That should be a relatively smooth implementation (unless they mean a whole new system?)

<u>I have concerns about some of the concepts proposed</u>
- STOA - are these not fully closed off? Is this opening exposed to the windy lake? Sure outdoor comfort spaces are a great idea but how efficient will they be? Are we looking to other cities when it comes to Winterscaping? Is this based off of tested/plausible ideas?

<u>I have concerns about governance</u>
- The use of public spaces is vital to ensuring a community is healthy and accessible to all. However, the public spaces should be owned and controlled by the public.
- OSA - why is this needed (as opposed to managing open space in the way it is done in the rest of the city)?
- Toronto already has parks and recreation and other municipal bodies to deal with this. Why should this area get its own special branch? Seems inefficient, silly and a waste of money.

<u>I have concerns about data collection</u>
- Concerned about data collection of people casually passing through the neighbourhood of Quayside

I have concerns about uptake
- I think aesthetics and design are very important - and this proposal is very aesthetic, but I wonder if it will actually take off.

Reasons why I am not receptive to exploring this Public Realm proposal:
I am concerned about privacy and data collection
- Jim Balsillie, the former co-CEO of Research in Motion (now BlackBerry) disapproves of the Sidewalk project. In a Globe and Mail opinion piece, he called it "a colonizing experiment in surveillance capitalism attempting to bulldoze important urban, civic, and political issues." Waterfront Toronto has sought his advice about Sidewalk, though he is not officially part of its Digital Strategy Advisory Panel.
- Data collection in public spaces: there's no way to protect Torontonians from Google's data collection if they're just wandering through the public park their taxes pay for
- Dorothy and friends go down the hall to the Wizard's inner sanctum and there they find an almost Utopian place with places to picnic, where it never rains or snows and everybody communicates with ease and equality. The problem is that there is no Toto to pull back the curtain because the curtain is in the servers and the algorithms that determine what they see and where they can go.
- There needs to be a public data governance system in place. It is currently not there
- "Stoa"? What is that and why is it managed by a computer? Where does the data from and where does it end up? This is a data collection tool in an area that currently has no data.

I am concerned about the role of the Open Space Alliance
- It's intensely inappropriate and creepy to hand these powers over to newly created private non-profits spun off from Google
- Why should OSA get control and money with no strings attached? They should not get that kind of control nor funding. If Sidewalk Labs wants to put in a committee, they can fund it themselves! OSA also has no right to have the privilege of making such decisions instead of leaving it to the government.
- I am very concerned about the proposal for the Open Space Alliance, a sprawling public-private body that Sidewalk Labs proposes should be responsible for a range of duties in the IDEA District, from snow clearing to road maintenance and technology procurement. I'm very concerned that Sidewalk Labs envisions the OSA as a testbed for the technology that Sidewalk Labs develops. This would appear to unfairly privilege Sidewalk Labs technology and, as the OSA will likely require public funding, would appear to provide Sidewalk Labs with public subsidies to develop its research.
- Why can't OSA be a part of the City of Toronto?

I think the concepts are weak, redundant, untried, and not high priority
- With the exception of infrastructure mapping, these ideas are all weak - expensive, environmentally unfriendly non-solutions to non-problems. I have no interest in funding Google so they can learn how to sell ludicrously expensive e-roads to short-sighted municipalities (like Toronto threatens to prove itself).
- Heated sidewalks, while attention grabbing, would not appear to be the main priorities of Torontonians who are concerned about affordable housing, transit, and the environment
- It seems very unrealistic to create and maintain large scale heated sidewalks, sidewalks we have no experience maintaining and will likely be on the hook for the many repairs

- Do they mean parks when they say "open spaces"? We have them. We also already have a way to reserve places within those parks. It's just that SWL doesn't have access to that information.
- 3D mapping might be a good idea, you'd have to ask the people who go down there. Water, hydro, gas, various cable companies. This mapping would have to be turned over entirely to the City. They could use Quayside as proof of concept with the hope that they could charge the city to do everywhere but then the map must be turned over to the City.
- Comfort areas, heated sidewalks, are we babies? How much would that cost?

I am concerned about bureaucracy
- I am deeply alarmed by the "bureaucratization" of public space. We should not have to use an app to play soccer on a soccer field or throw a Frisbee around on a public patch of grass. This is solutionism at its worst. This is solving an issue that is not a problem in the first place!
- I hate the idea of setting up a reservation system for public spaces. It is too regimented and people will game it. Who is going to watch the users, to make sure they leave when they are supposed to? Who is going to check their ID, to make sure they are the "right" people? This idea is so bad, it's embarrassing.

I am concerned about over-dependence on technology
- Excessive dependence on technology leaves the development open to problems if a major interruption or failure of the technology occurs. In addition to simple malfunctions, the development would be vulnerable to hacking and ransom attacks such as those occurring more and more frequently in U.S. cities.

Reasons I am <u>unsure</u> or <u>need more information</u> about this Public Realm proposal:
- The public realm should be planned by the public of this city.
- The innovations proposed in the MIDP - from built form to governance - cannot be separated out from the massive gaps in our data and privacy laws. The benefits of this proposal cannot be effectively evaluated until we are honest about what a private, American company benefits from this deal, and the risks of privatizing our public processes does for democracy.

Q3: What do you see as the risks with Sidewalk Labs' Public Realm proposals?

40 responses: 5 said there were no risks
                28 said there were risks
                7 did not answer

Reasons why I think there are <u>no risks</u> associated with Sidewalk Labs' Public Realm proposals:
- I see no risks
- None
- I don't see any major risks
- No risks
- No risks, we need to do this

<u>Risks</u> I think are associated with Sidewalk Labs' Public Realm proposals:
I think there are risks associated with privacy and data collection
- Invasion of privacy

- Data collection in public spaces, paid for by public funds. And the lack of ability to give consent to that data collection.
- The gathering of data in public spaces must be limited and in the control of public entities. There is a danger that reliance on digital tools and data gathering will lead to a lower prioritization for the actual physical space and for users who are not digitally adept.
- If data collection is a concern, we should be worried about it across the city. Toronto has bred surveillance companies across the board -- where retailers on Queen Street and in the Eaton Centre can scrape your data as you walk by their store, including your email, identity, and personal characteristics. Data collection in public spaces should not be limited to this proposal.

I think there are risks associated with not moving forward
- Timidity on the part of Toronto. Note that you stated above "Sidewalk Labs proposes technology-based tools and space management concepts that would extend beyond typical practices on Toronto's waterfront". Yes! This is the point!! Try new things and learn from them.
- The biggest risk is focusing on data collection when it's already happening everywhere already and shutting down this whole amazing project because this one company actually wants to have a conversation about the data collection. I'm amazed that Toronto is even considering not taking advantage of this opportunity.
- City Hall saying no

I think there are risks associated SWL taking on some of the functions of government
- Citizens of Toronto, not a large foreign multinational, should make these decisions
- A private company should not be in the business of creating public realms proposals. Public spaces needed to be designed and built between the government and citizens in a mutually accountable way.
- Them slowly sneaking in control over part of the city. What's next? We want to run the city of Toronto? They have no right to take over any level of government or government duty!
- It's intensely inappropriate and creepy to hand these powers over to newly created private non-profits spun off from Google
- I see an Alliance Against Open Space (AAOS) or a Closed-off Space Alliance (CoSA) seizing public land, assuming powers of taxation and running its own bureaucracy

I think there are risks associated with the participation of SWL
- Fearful of more regulatory scrutiny, Silicon Valley has been in non-stop damage control mode, overhauling terms of service and cracking down on how third parties can use the data their products collect. Last October, Google rolled out videos and user guides to show how its search engine and tools monitor users' online habits. Google says it eventually plans to expand privacy features to other products, like mapping applications. This is the context in which Waterfront Toronto, and Canadians generally, must decide the Quayside project's fate.
- They add nothing but expensive bloat to existing operations. The only unambiguous benefit they offer is to Sidewalk Labs, who will get to harvest as much data as they possibly can.
- The continuation of the disproportionate power and information held by Alphabet
- Is Sidewalk Labs making money off any of this? They are looking for billions of dollars of revenue and to continue to grow in these areas. So how are they making money?

I think there are risks associated with some of the proposed technologies

- There is a strong emphasis in the plans on flexible streets and curbless streets, but I don't see the cost-benefit analysis for these design proposals
- How well will all this be maintained? My experience with technology is that it's great for the first 6 months to a year, then when things start acting up... not so great.
- We would prefer access to outdoor public space with a 4-season use for some of the space. So, we support Waterfront Toronto's idea in the initial RFP for urban and building design to account for different seasons such as all-weather colonnades.
- 3D mapping is cool, but how expensive is it? If all we are relying upon is that technology what's the backup plan when a pipe bursts and the network fritzes up?
- Don't put too much technology in public spaces
- Too much programing. Should be less busy around the slip
- Stoa concept needs to be completely winter proofed to be successful
- If the aesthetic of the space in the winter is a concern, we should also take a closer look at many of the developments going up across our waterfront and city. There has been a lot of oversight (understatement) in the development of a year-round aesthetic experience in our city's developments. I have no doubt that by pressing on this issue, you will ensure that SWL thinks more about this than any other developer.
- "A system of open spaces coupled with digital tools, including a platform enabling people to reserve public areas" This is a serious incursion on social protocol and one that has not been created with in dialogue of citizens. Why should citizens accept Alphabet mediated/digital social controls in public settings? Why should an app tell people what to do or how people should organize? This is a tremendous shift in the status quo of how people interact and is essentially social engineering.

I think there are risks associated with funding

- There is a substantial risk that the Open Space Alliance will require significant public funding. Part of this funding will come from the city's Parks and Recreation Division, thereby depriving that Division of funds. The OSA, as proposed, would be responsible for multiple important duties, a difficult task to bring under one department.
- OSA is another funding/liability nightmare. City needs to manage space.
- Establishing the OSA is a risk, however, Sidewalk is also test-bedding such collaborative programming of the public realm in a district. If successful it could provide a viable model outside of the BIAs.

I think there are risks associated with the planning process and governance

- Governance, transparency, security
- It is too ambiguous. Give the public greater details on these proposals mean.

Q4: Under what conditions, if any, would you want to see Waterfront Toronto pursue these [Public Realm] proposals further?

40 responses: 6 said no conditions are needed for WT to proceed
                  12 listed conditions for WT proceeding
                  5 said WT should not proceed further / not proceed with SWL
                  17 did not answer

I think no conditions are needed for WT to pursue these Public Realm proposals further:

- I would like this project to move forward and get approved

- We don't need to put a lot of conditions on this proposal other than the normal review process
- Absolutely pursue them as hard and as fast as possible!
- No conditions, let's start this thing
- I think it is very important. We need to move forward or we will be left behind.
- Just do it

I think the <u>following conditions are needed</u> for WT to pursue the Public Realm proposals further:

If privacy and data issues are addressed
- Ensure there are easily visible and large signs warning anyone entering quayside about what data is being collected on them the moment they enter Quayside (movement data, biometric data, etc.)
- Much greater transparency of how they intend to monetize the data they collect from any of this
- Do not like data collection
- Make them stick to their word - "No technology for technology's sake"
- All data, ownership and management of public spaces should be retained by the public entities
- The innovations proposed in the MIDP - from built form to governance - cannot be separated out from the massive gaps in our data and privacy laws. The benefits of this proposal cannot be effectively evaluated until we are honest about what a private, American company benefits from this deal, and the risks of privatizing our public processes does for democracy.

If there is public control of the project
- If the citizens of Toronto were driving the conversation, not Google
- Do not like SWL control of OSA
- Remove SWL from any influence over future city decision making

If financial issues are addressed
- Do not like funding for their private interests
- To increase quality of life for citizens without increasing or becoming a financial burden for the city

If issues associated with the Open Space Alliance are addressed
- More information is needed about the proposed Open Space Alliance, a public-private body that would be responsible for multiple duties in the IDEA District. Why is there a need for this body when the Parks and Recreation Division of Toronto undertakes some of the same duties? How much funding is the OSA estimated to collect through fees? How much funding would be required to be diverted from the Parks and Recreation Division?

If consultation is reasonable
- With government and public consultation in a reasonable way. Be conscious of the "old guard" and the "naysayers" running this out of town. This should be about "how" we can get this done effectively, not about finding ways not to do it. Ensure progressive millennials and Gen Zs are at the table as they are the future of Toronto.

If issues associated with the proposed technologies are addressed
- Experiment with raincoats, pavement, and shelters in different areas and see what happens.

If arts and culture are part of the project
- This could be a major arts and culture zone, not only a dynamic SME (Small and Medium Enterprise) and commercial space. If funded, a cultural plan and partners should follow.

I think WT should not pursue these Public Realm proposals further / should not proceed with SWL:
- Get rid of Sidewalk Labs now
- Please stop
- Waterfront Toronto knows better than to propose these overreaching and silly proposals.
- Shut this deal down
- Run, do not walk away from them

Q5: How could the proposals outlined in the Sidewalk Labs MIDP improve or diminish the experience for residents and visitors spending time in waterfront parks and public spaces?

12 responses: 5 identified ways the proposal would improve experience
1 identified ways the proposal would diminish experience
5 identified concerns with the proposals
1 did not answer
Some respondents had multiple answers

I think the proposals would improve experience because:
- By being on the leading edge we will be able to incorporate efficiencies in many areas and create an unique experience to visitors and residents
- I have been in other cities where public spaces are much friendlier and more inviting. The Sidewalk Labs plan seems to move in this direction. It should be tried. The technological improvements proposed are exciting ways to upgrade our city management practices into the 21st century.
- The design of streets and public spaces does present opportunities for improved use and maintenance. The ability to bring individuals and groups together in public spaces is especially interesting. But any entity overseeing these sites must ensure that all people are given equal access and opportunities to the spaces.
- A coordinated approach to the flexible use of resources with an arm's length management system would be a positive step building on such resources such as the Grange Park Community Association
- Experimentation with materials that can allow visitors to have an outdoor experience could be a positive contribution
- Totally enhanced quality of life for all Torontonians

I think the proposals would diminish experience because:
- I could see it diminishing it as it is like they are trying to run their own little community and control and own things using public money. The waterfront is part of Toronto not its own separate country run by Google at arm's length through Sidewalk Labs and the OSA.

I have concerns about the proposals because:
- I don't need LED lighting or an "outdoor comfort system." I just need a few friends, a plot of grass, and a picnic basket. Why is Google making this so difficult?
- I don't need an app telling me when a bench is available
- It sounds too good to be true so in deeper reflection that's true. Heated sidewalks so no snow. Where does the melt water go? What about the wind off the lake that goes right through you? I don't see any actual improvements, just virtual ones.
- Local experiments with public space designs can be exciting, but should not come at the expense of committing to a grandiose project
- What evidence exists that technology helps mediate / increase public participation? How will disputes be managed?

Q6: What do you see as the strengths and/or challenges of the Public Realm proposals?

12 responses: 4 identified strengths
4 identified concerns
1 was unsure/needed more information
3 did not answer
Some respondents had multiple answers

The strengths of the Public Realm proposals include:
I think that access is a strength
- Improved access, greater efficiency in daily activities

Some of the elements of the proposal are strengths
- The OSA is an interesting idea. Currently, Toronto Parks is starved by the City of funds for maintenance and struggles just to keep up with litter and mowing. Bringing a new approach to put public space management into different and differently funded hands would be an improvement.
- I like that the tech is built in so when we have community events it is easier
- Amazing outdoor space with amphitheatre, trees, and parks

The concerns with the Public Realm proposals include:
I have concerns about some of the elements of the proposal
- "Stoa" is completely undefined except on a vague concept
- The Open Space Alliance (OPA) must be carefully designed to serve the public
- There is a challenge in building digital tools
- There is a challenge in developing physical structures that can work effectively in harsh weather conditions
- Attempting all weather usability

I have concerns about funding and implementation
- The funding model seems vague
- Challenge is creating effective and ongoing leadership to implement this

Q7: Which gaps or challenges (if any) does the proposed Open Space Alliance, a new non-profit organization address with respect to parks and public spaces on the waterfront? What are the potential benefits and risks of establishing this model?

12 responses: 3 identified challenges

1 identified gaps
2 identified benefits
5 identified risks
1 did not answer
Some respondents had multiple answers

I think the <u>challenges</u> associated with the proposed Open Space Alliance include:
- Funding models need to not only use existing sources but expand
- Communication of the benefits and clarity on the experience will be important to demonstrate the positive impacts
- How does the OSA represent both residents and non-residents? Who comprises the OSA? How is it funded?
- Challenging duplication of city functions without new benefit

I think the <u>gaps</u> associated with the proposed Open Space Alliance include:
- A more rigorous arts and culture regime is needed

I think the <u>benefits</u> associated with the proposed Open Space Alliance include:
- The City of Toronto currently underinvests in parks and public spaces. The OSA, if it does better than the City, would become an example for the city to learn from.
- Interesting model. Let's give it a shot

I think the <u>risks</u> associated with the proposed Open Space Alliance include:
- We risk the "bureaucratization" of public space
- This supposed non-profit does not address anything except the fact they want our tax dollars
- OSA - nope don't need it. Get the mayor to charge the tax to fund parks and let them do this.
- This seems to be Sidewalk Labs saying they can do a better job than the existing organizations that already do this. And I suppose SL will want to be part of the governing body giving them more access to city decision-making.
- We should not accept any governance recommendations from a foreign, for-profit company. Accepting foreign influence on the design of our public institutions opens the door for loopholes that could favour corporations and hurt the public interest, and set a dangerous precedent for accepting governance structures designed by foreign companies.

Volume 2: The Urban Innovations – Buildings And Housing

Q1 and 2: How receptive are you to exploring this proposal from Sidewalk Labs? Why?

32 responses: 16 said they were receptive
                  7 said they were receptive to some
                  6 said they were not receptive
                  3 needed more information

Reasons why I am <u>receptive</u> to exploring the Buildings and Housing proposal:
Proposed affordable housing
- Because the commitment to affordable housing and the proposed mix of market pricing helps address the affordable housing issues in Toronto. Participants said that the proposed amount and diversity of housing for low and middle-income individuals and families is higher than any other developments and any municipal requirement. This housing mix should be

adopted across the city to have a real impact on the housing supply. They also said that proposed 1% condo tax would also create a significant fund for future affordable housing.
- Because the mixed housing options also create a neighbourhood that provide opportunities for a mix of socioeconomic statuses and supports diversity and innovation.
- Because the versatility of the proposed housing design is strong.
- Because the proposal offers the opportunity to test new methods in a confined space.
- Because the proposal creates employment.

Sustainable buildings
- Because we should build greener. The potential for tall timber is impressive. Mass timber is something we should be using for buildings and this proposal could accelerate their use.
- Because I want to see these green buildings built.

Other
- Because this proposal makes more sense than the other sections.
- We would want to continue to see strong plans for collaboration with non-profit operators to deliver on the affordable housing units.
- We need publicly financed, community-oriented development, without private interests.
- Since there is currently so much public attention being given to Quayside, and a whole new energy in public participation at the consultations, this would be an excellent time for Waterfront Toronto to step boldly into the lead and set a high standard of affordability for housing developed within its jurisdiction. It would be a travesty to allow most of the public land on the waterfront to be frittered away building a community that is higher income than Toronto as a whole.

Reasons why I am <u>receptive to exploring some</u> of the Buildings and Housing proposal:
- Receptivity to exploring some of the Buildings and Housing proposal were mostly about the proposed use of mass timber. Some supported the use of cross-laminated timber for construction as it has a lower carbon footprint than traditional methods. Others shared concerns/questions including:
  - o Uncertainty about building a tall building with timber
  - o Sidewalk Labs creating its own supplier of timber may create problems (e.g. unions, subsidies, lack of competition, corruption, and delays)
  - o Where timber will come from, and whether it will put a significant stress on the timber industry
  - o How realistic and how long will it take to get the Province to change its laws regarding timber building height
  - o Safety of large timber buildings against fire
- There was concerns that Quayside will become a gated community for rich tech workers. There should be more below market housing to help with the housing crisis in Toronto.

Reasons why I am <u>not receptive</u> to exploring the Buildings and Housing:
- Because it could further tighten the private grip on public lands, which would be a great disservice to the present and future general public. Low-energy buildings and affordable housing should be built without giving control to a private corporation. There are many amazing non-profit and co-op housing organizations providing affordable housing in Toronto, and there is no reason for a Google subsidiary to be involved in creating new housing in Toronto.
- Because the use of public funding and affordable housing stipulations present concerns.

- Because the references to a percentage of market rates do not guarantee affordability as the market itself is unregulated and skyrocketing. True affordable housing is Rent Geared to Income at a sustainable level.
- Because the proposed timber construction is not innovative and we do not need Sidewalk Labs to do it. A high-rise timber construction poses safety and efficacy uncertainties. There needs to be real innovative construction so that bedbugs and cockroaches can't spread through multi-unit dwellings the way they do now.
- I am uncertain of the safety and efficacy of high-rise timber construction, and suspicious of the need to rewrite existing regulatory standards in order to accommodate them. It is also unclear what the advantage is, other than to make things more convenient and less expensive for the developers. I am also skeptical of the plan for smaller housing units. Many new condo developments in the city today contain units that are barely large enough for a couple, and impossible for a family. Again, more units = more profit for the developers, while the area becomes a neighbourhood for affluent singles and shuts out families.

Reasons why I <u>need more information</u> to explore the Buildings and Housing proposal from Sidewalk Labs:
- The proposal seems to introduce a lot of new committees without providing clarity on who will fill the roles or who is owning the group. I would like to see more autonomy given to homeowners if they must be stuck with condos.
- Affordable housing needs to be better defined. Clarify what year the price is being compared to provide more context on the affordability of the proposed housing.
- Provide information on the actual affordable housing needs of Toronto, and that should be the basis on how we define affordability and set out the number of affordable units to be developed at Quayside and the rest of residential portions of the waterfront that are public land. This would mean ensuring that 30% of income housing cost standard is served in proportion to each household income demographic. For example, 20% should be affordable to and reserved for the lowest 20% income, 30% for the lowest 30%, and so on.

Q3: What do you see as the risks with Sidewalk Labs Buildings and Housing proposals?

24 responses: 5 said they do not see risks
                     19 identified risks they see

Reasons why some participants said they <u>do not see risks</u> in the Buildings and Housing proposals:
- Because buildings built with timber have been successfully built in Vancouver and around the world

<u>Risks</u> participants said they see in the Buildings and Housing proposals:

Affordability
- The biggest risk is that most people in Toronto won't be able to afford to live in Quayside, and Quayside turns into a gated community for rich people.
- "Shared equity housing" seems like a way for a group of investors to create an Airbnb / investment properties and drive the housing price up.

Size and design of the units
- Small size of the affordable units.

- Flexible buildings and co-living which are new concepts that have not been proven in the Toronto context.

Technology
- Unproven technological components and cost for implementation.
- Unclear technical detail on real time building monitoring (e.g. what sensors will be installed? How many? Will individuals' homes be monitored?).

Demands by and benefit to a private company
- Sidewalk Labs is demanding extra land at a discount.
- Accepting the proposal would give Google ways to further immiserate society for the benefit of advertisers.

Delays
- Administrative delays, as well as complete restriction from the Provincial government to build tall timber buildings.
- The building industry not buying in.

Use of tall timber
- Concerns with building a very high building with engineered wood.
- Availability of tall timber and other necessary materials to achieve construction efficiencies.

Other
- Concerns about people breaking rules or causing trouble in the affordable housing units. Skill set to implement will be critical.
- Ownership by government or land trust to prevent speculation post development.

Q4: Under what conditions if any would you want to see Waterfront Toronto pursue these [Buildings and Housing} proposals further?

23 responses: 7 said they were supportive, with no conditions identified
                 13 identified conditions to pursue the proposals further
                 3 said they were against pursuing the proposals further

I think the following conditions are needed for WT to pursue the Buildings and Housing proposal further:
If concerns about affordable housing are addressed
- Building affordable housing on the allocated land, and not asking for more land.
- Including and fully integrating affordable housing in the plans.
- Committing to true affordability as defined by what Toronto households can afford by securing government funding to provide true affordable housing.
- Protection of affordable housing.
- Not considering smaller housing units. Housing in Toronto is already small for non-affordable units and making it smaller would greatly diminish the standard of living offered.

If concerns about management are addressed
- Non-profit partners owning and managing the affordable housing.
- Each building having its own management, controlled by a set of rules established by the City and the community.

- Coordinating with City and Provincial official who would need to approve/manage building code changes.

If concerns about technology are addressed
- Certainty that "Smart Home" technology or infrastructure to support "Smart Home" technology will not be installed.

If concerns about mass timber construction are addressed
- Proof of the viability of large timber structures.

If more information is provided
- Clarity on who will be managing or owning the buildings.
- Providing more details on the mix of units.

Q5: What do you see as the strengths and/or challenges of the Buildings and Housing proposals?

13 responses: 5 identified strengths
                     5 identified challenges/weaknesses
                     3 did not provide an answer

I think the strengths of the Buildings and Housing proposals include:
- It will open up a whole new industry with a chance for Canada to become a world leader in this technology/new mode of construction
- The amount of affordable housing proposed
- The creative affordability ideas which will hopefully increase the quality of life and benefit people in need
- The proposed lower towers
- The use of mass timber
- The 1% condo resale fee

The challenges/weaknesses of the Buildings and Housing proposals include:
- The attitude that "we've never done this before so we're not sure it can be done"
- Uncertainty on how the flexible units work. Will there be one moving day where people can go larger or smaller?
- Lack of knowledge on some new technology proposals
- Private ownership will eventually remove affordability
- Below market housing cost is based on a smaller size unit
- The proposals will result in a community that is higher income, probably much higher than Toronto as a whole. Why would we pursue such a result as a public project?

Q6: Under what conditions would you support the construction of efficient units and shared spaces to increase the supply of affordable housing on the waterfront as proposed in the MIDP?

13 responses: 2 said they were supportive, with no conditions identified
                     6 identified conditions
                     2 were against pursuing the proposals further
                     1 needed more information
                     2 did not provide an answer

I support the construction of efficient units and shared spaces under <u>no conditions</u>:
- This is an excellent plan. Do it!

I support the construction of efficient units and shared spaces <u>under the following conditions</u>:
- As long as they give people autonomy and people are not overpaying.
- After the appropriate safety testing.
- Do it as a pilot with a robust assessment to determine whether an appropriate quality of life, in addition to affordability, is achieved.
- Ownership by government or non-profit land trust and management by a network of housing co-ops.
- Only if Sidewalk Labs provides the enhanced amenities that the MIDP describes: shared common space that could be used by residents for entertaining or to accommodate guests and reasonably priced off site storage.
- Don't put all seniors in the same space as it could be lonely.
- No Google subsidiary needs to involved to provide affordable housing in Toronto since there are already many amazing non-profit and co-op housing organizations in Toronto.
- I think people of low and moderate income should be able to expect privacy in their own self-contained apartments and have space standards that are no more meagre than that which are currently offered in existing social housing
- There should be no micro-pods

I do not support the construction of efficient units and shared spaces
- I think smaller housing units are not a pathway forward to affordability and they should not be considered at all. Housing in Toronto is already incredibly small for non-affordable units. To make it smaller would greatly diminish the standard of living offered
- I don't think we are there yet. 362 sq. ft. is tiny and not everyone will want to have shared spaces. etc.

More information needed about the proposal
- I don't know what is meant by shared spaces. Does it mean that kitchens and bathrooms are shared like in rooming houses? Do efficient units mean even smaller than what is presently being developed in Toronto?

Q7: What are your initial impressions of the proposed Waterfront Housing Trust and 1% Condo Resale Fee? What are the potential benefits and risks of these proposals?

13 responses: 4 identified potential benefits
                  2 identified potential risk
                  2 provided suggestions
                  2 were unsure/needed more information
                  3 did not provide an answer

<u>Potential benefits</u> I see in the proposed Waterfront Housing Trust (WHT) and 1% Condo Resale Fee:
- It is an excellent way of reducing speculation
- It is a good way of funding (as long as it is used for good and is not abused)
- It is a great idea, but may be very hard to get political support. Council has already rejected a call for a 3% fee on resale of luxury condos. However, in the absence of adequate funding

from government, affordable housing must be funded from somewhere. The figures suggest that even with free land and City fee exemptions, a capital grant of more than $200,000 / unit on average must be found to reach CMHC average rents. SWL work has laid out a possible strategy to substantially increase the affordable housing being built

Potential risks I see in the proposed Waterfront Housing Trust (WHT) and 1% Condo Resale Fee:
- We need to make the contracts/laws around using taxes from higher income brackets being used to support lower income groups air-tight and monitor how these taxes are being collected and used to ensure this social support system is not being abused. It also seems like a stopgap measure when in the long term we should consider higher taxation at high incomes and more social support for lower income brackets
- It would be in effect another land transfer tax. It is hard to predict how much revenue this mechanism would produce. It might be usefully deployed on higher end units in order to capture some revenue from windfall profits to be applied to the public interest.

I am <u>unsure</u> or need more information about this proposal
- Not sure at this point
- I would like to see more info on how this works. It seems sustainable

I have <u>suggestions</u> on this proposal
- The role of the Waterfront Housing Trust would have to be more fully developed
- The WHT-like entity should be the owner, not banker

Q8: To what extent should residential buildings on the waterfront be constructed from mass timber versus other typical building materials such as concrete or steel?

13 responses:　　　6 said they were supportive, with no conditions identified
　　　　　　　　　1 said it should be a mix
　　　　　　　　　3 were unsure/needed more information
　　　　　　　　　3 did not provide an answer

I think residential buildings should be <u>100%</u> constructed from mass timber
- I think it is time to experiment with this new technology to advance society and civilization.
- Mass timber is totally the way to go. Concrete and steel should be de-emphasized.
- Given the environment advantages, we should be building in mass timber as much as possible.

I think residential buildings should be constructed using a <u>mix of mass timber and other building materials</u>
- Do some base with concrete and steel as well as all timber.

I am <u>unsure/need more information</u>, particularly regarding its safety
- What advantages/disadvantages are there for cost, durability, environment, fire risk, etc.?
- We should go slow on this technology rather than go all in all at once. Building codes have been built up slowly based on often bitter experience. We need real world experience to determine how these buildings perform under adverse conditions such as fire. The tragedy of the apartment building fire in London where seventy some people lost their lives should serve as a warning. Almost certainly the cladding material in that building was tested in a lab and deemed to be safe but the real-life experience proved that it was not.

- This is a question that should be answered by qualified engineers.

Volume 2: The Urban Innovations – Sustainability

Q1 and 2: How receptive are you to exploring this proposal from Sidewalk Labs? Why?

23 responses: 11 were receptive
                  5 were receptive to some
                  5 were not receptive
                  2 needed more information

Reasons why participants were <u>receptive</u> to exploring the Sustainability proposal:
- Because it is comprehensive and impressive
- Because of its very serious attempt to get to net zero
- Because we cannot wait to address climate change
- Because Quayside is an excellent test bed for advanced systems. This is what data collection and communication should be based on
- Because establishing Quayside as a low emission zone could encourage innovative solutions
- Because sustainability is a key issue for any future developments and there are some interesting ideas here
- Because I am all for green technology

Reasons why participants were <u>receptive to exploring some</u> of the Sustainability proposal:
- I am in favour of climate-positive measures; however, I am skeptical of Sidewalk Labs' ability to deliver on many of its proposals.
- I am okay with most of the proposal, but I am opposed to home automation and monitoring technologies. I do not want you know my movements. While many potential residents may be fine with this, such development would automatically exclude people who do not want to live under these conditions
- Sustainable buildings are a good idea, but building them with proprietary Google software, hardware and infrastructure is not. This technology, from its design to its creation to its implementation to its operation, must be completely free from corporate control. Whatever Sidewalk Labs may claim, their intentions are to make money off of this process, which requires control of some aspect of it. Democratic entities like the City of Toronto should not be subsidizing the means by which Google would make itself an indispensable, rent-seeking part of a green future
- We need to look at stormwater infrastructure

Reasons why participants were <u>not receptive</u> to exploring the Sustainability proposal:
- Because it is unclear what data will be captured by the home monitoring systems

Reasons why participants <u>needed more information</u> to explore the Sustainability proposal from Sidewalk Labs:
- The smart disposal system is intriguing, but it needs to be clear who builds it, why do tenants have to unlock the chutes, and does each tenant have an identifiable code or key that would track their waste disposal activities?
- Clarify what "obligations to connect to thermal and electrical grids to access low-carbon energy" mean and whose obligations will it be

- Clarify why Sidewalk Labs have any input into whether people use a car or not

Q3: What do you see as the risks with Sidewalk Labs Sustainability proposals?

23 response: 3 said they do not see risks
                        12 identified risks they see
                        8 did not answer

Reasons why some participants <u>do not see risks</u> in the Sustainability proposals:
- Sidewalk Labs will add value to the waterfront area and will not devalue it.
- There are no privacy issues with home monitoring as this type of monitoring is used by millions of people. People also openly use their cell phones knowing there is a greater risk for privacy issues
- Wastewater treatment is an issue for the City to work with all businesses on the waterfront and is not an unusual issue to tackle

<u>Risks</u> participants see in the Sustainability proposals:
Privacy
- Privacy violation and unnecessary data collection
Technology
- The need for an offsite facility creation and operation. If this site doesn't exist, it seems the whole concept falls apart
- Concern that the technological innovation proposed may not work as planned
- Small technical glitches that could impact credibility
- Feasibility of capturing Ashbridges Bay Wastewater Treatment Plant waste heat
- Overly complex and costly

Governance
- Concern about the need for creating a Waterfront Sustainability Association (WSA) as it seems overblown or over controlling. There are existing City departments that could be in charge of what WSA could govern
- Corporate control and the privatization of city life essentials

Bureaucracy
- Bureaucratic red tape getting in the way
- City not approving it

Public receptiveness
- Low receptiveness from the public to reduce car use

Q4: Under what conditions if any would you want to see Waterfront Toronto pursue these Sustainability proposals further?

13 responses: 4 were supportive, with no conditions
                       9 identified conditions to pursue

<u>Conditions</u> for WT to pursue the proposal further include:
- If they remove anything that would violate people's privacy (e.g. Smart Home monitoring)
- If the control of the blinds and lighting are in the public areas only. It should also be subject to public input to determine if they are working, and if not, it should be shut off.

- If the City has the opportunity to bid on the technological systems in case they want to provide them
- If they continue to reference the RFP goals.
- If there is a vigorous review of ideas like the wastewater heat
- If these systems have a good return on investment.

Q5: To what extent should the public sector be prepared to subsidize climate positive development, and why?

12 responses: 5 said the public sector should subsidize to a great extent
2 said the public sector should subsidize to a reasonable extent
2 said there should be cooperation from private companies
1 said the extent should be very little (as low as 5%)
1 said they do not care about the extent as long as it gets done

Reasons why the public sector should subsidize to a great extent include:
- To contribute to reducing our greenhouse gas emissions and to collectively ensure our energy bills are lower and the strain is off the grid. Green developing and retrofitting is the fastest way to reduce our emissions.
- Because we are in a life-threatening climate change crisis. The public sector needs to be investing in multiple strategies to reduce GHG emissions.

Reasons why the public sector should subsidize to a reasonable extent include:
- As long as it is for the public not a private company and it truly helps save this planet, I'm willing to put forward a reasonable amount. Reasonable as in I should be able to live comfortably even after helping.
- It should be determined on a case-by-case basis

Reasons why there should be cooperation from private companies include:
- The public sector should not simply fund private-sector proposals. Those proposals need to be developed in cooperation with the private sector.
- The public sector should subsidize, but where possible, private companies should bear the load of funding these opportunities.

Q6: To what extent do you support building automation data collection to advance sustainability and utility affordability goals at Quayside, and why?

12 responses: 4 said they were completely supportive
4 said they were supportive to a limited extent
1 would like to see more strategy before pursuing further
3 said they were not supportive

Reasons why I am completely supportive include:
- I do not believe it is a privacy risk at all.

Reasons why my support is limited include:
- The building-wide data collection is fine, but there are serious concerns with any data monitoring on an individual residence or leased-space basis, what data will be collected, and how it will be used.

- I am supportive as long as it doesn't compromise personal privacy and there is no undue reliance on elaborate independent monitoring agencies
- Data collection is a very tricky thing. There are ways in which this could be positive for Toronto, but unfortunately, the SWL reasons for data collection is untrustworthy. What could be positive for Toronto may not be a revenue stream for SWL.
- Automation can be a good thing in the ways it has been described by SWL, however, it almost always leads to loss of jobs.

Reasons why I am <u>not supportive</u> include:
- Data collection, the degree of complexity, and the technology proposed is not necessary to be more sustainable, more affordable or more environmentally friendly.
- It is not okay to spy, control, and extract value from people.
- I am nervous about creating a path dependency for automation/data collection with these proposals when there are other avenues to pursue around sustainability and affordability.

<u>Strategy needed to pursue further</u> include:
- Setting a data governance strategy before plans are further developed. The SWL proposed civic data trust is not sufficient. A data governance strategy needs to be developed by the government with consultation with the private sector and civil society.

Q7: Are there any elements of the sustainability strategy that are not explained fully enough for you to comment on? If yes, please outline which areas/initiatives require further clarification.

12 responses: 4 said there no elements that are not explained fully
2 said there were elements that are not explained fully
1 said nothing in the whole proposal was explained enough
1 said no comment
4 did not answer

The elements of the Sustainability strategy that are not explained fully include:
- The Waterfront Sustainability Association

Q8: What are your initial impressions of the Waterfront Sustainability Association? What are the potential benefits and risks of establishing this model?

<u>Initial impressions</u> of the WSA include:
<u>More information is needed to know if WSA is necessary</u>
- More information is needed on the need for having a regulatory authority and the public funds necessary for the creation and ongoing operation of the WSA. Things that need more information include: what is the anticipated private-sector support for the creation of the WSA? What regulatory authority will it have? How will it work with other city and provincial agencies?
- This is the third proposed association/governance entity distinct from the "social infrastructure," which now largely appears to be window dressing or shallow to the degree of rearranging deck chairs on the Titanic
- Can WSA be designed to fit within the mandate of an existing public agency
- We need to see both a business case and a plan that fully protects the public interest
- There seems to be too many associations proposed

Potential benefits I see in establishing the WSA include:
- WSA is a great model and we should give it a try

Potential risks I see in establishing the WSA include:
- Duplicating existing layers of government
- Every neighborhood wanting to have their own WSA, at the expense of the City
- All of the proposed associations seem to be SWL experimenting with City jurisdictions
- It seems like a cavalier attitude from SWL to think that this many governance structures can be spun up trivially without adding a huge degree of complexity.
- The privacy violation and data collection.

Q9: To what extend do you support the development of a distributed energy model with private utilities to advance climate positive objectives and promote resiliency at Quayside, and why?

12 responses:
8 said they were completely supportive
1 said they were not supportive
2 needed more information
1 did not answer

Reasons why I support the development of distributed energy model include:
- We need innovative and progressive ways to reduce our emissions as quickly as possible and take the load off the current grid. Our climate commitments are not being met and the SWL model shows us how we could be easily achieving our climate positive objectives in this country and around the world
- This is an idea that has been proven to work elsewhere
- I am 100% supportive because we are in a crisis
- A distributed network of consumer co-ops put people in charge

Reasons why I do not support the development of distributed energy model include:
- I think that utilities should be nationalized or made public, so I'm not in alignment with the public-private partnerships proposed.

Volume 2: The Urban Innovations – Digital Innovation

Q1 and 2: How receptive are you to exploring this proposal from Sidewalk Labs? Why?

26 responses:
9 were receptive
10 were not receptive
5 were receptive to some
2 needed more information

Reasons why I am receptive to exploring this proposal from Sidewalk Labs:
Because it would be innovative and hi-tech
- I want to live in a hi-tech place
- I think it is the way of the future
- We need to be utilizing technology to advance

Because the data collection and privacy aspects of the proposal present no issues:
- The urban data collection strategy is viable, and this is again an opportunity for Toronto and Canada to deploy, test and improve urban informatics. It is a test bed (see Koala notes) so of course it is vulnerable. However, the solutions that will be derived will not be Sidewalk dependent.
- I do not believe there are privacy issues with this technology.

Other
- Why not?
- Commitment to government regulation. It's about time a tech company admits this. Now hold them to it.

Reasons why I am receptive to exploring some of this proposal from Sidewalk Labs:

If the definition of digital innovation is expanded
- Mostly it seems like such a narrow focus for digital innovation: koala mounts and plug and play sensors and devices. A shame that innovation as framed precludes any form of transformative practice. Rethinking the digital as it will interweave governance (and the social infrastructure) seems like more of a place for something powerful to happen, and yet SL and traditional non-profits models have been portrayed as "service provider".

Connectivity but with data collection protections
- The connectivity is a benefit. The amount of data gathering proposed by Sidewalk not so much.
- If it is going to follow the City's data rules and policies that's fine. A lot of this seems to read like typical aspects of Open Data - which Toronto already has. City data should be owned by the City.
- Universal bandwidth as city infrastructure - metro WiFi.

It's already being used
- It's being used now.

Reasons why I am not receptive to exploring this proposal from Sidewalk Labs:
Because of data collection, privacy, and surveillance risks:
- Sidewalk Labs initially sidestepped all questions about data governance (and intellectual property). Its October 2018 digital governance proposals were rushed, incomplete, and introduce the concept of "urban data" that is unrecognized in Canadian law. Sidewalk Labs' assertion that data from public spaces should be publicly accessible by default mean that Sidewalk Labs sees most data collected within public spaces as a public asset. Individual consent, however, is a problem and it's not one that Sidewalk Labs can address with its proposed signage.
- Seems like a huge landmine for potential data theft and potential malicious interference. Not only is there a lot of information being collected through a single network, there is also a reliance on third-party devices. Nor is there very much information on how this information and network itself will be secured.
- A decentralized digital credential system to allow individuals to be identified. Are you kidding? How about a tattoo on my arm? This is a fundamental invasion of privacy. Why on earth would I allow Sidewalk Labs to be able to identify me wherever I am? This entire concept is about collecting personal information. I see no possible benefits!

- This idea seems less like a technological marvel and more like an open-air prison the more I read.
- Potential that a bad actor could gain access to data flowing through Koala mounts or prevent public realm data from being shared in an open, non-discriminatory manner.
- Potential that reducing the burden of installing devices that collect personal information could lead to increased surveillance.
- How will data from Wi-Fi be used? Will there be an easily understandable terms and conditions page when signing in for Wi-Fi?
- Potential that Koala mounts or other Sidewalk Labs-installed technology could be a target for malicious activity that disrupts infrastructure.
- What happens if the police demand that Google provides them with personal data collected on the street to assist in an investigation? What happens if Google gets hacked and this information becomes public?

Because of reliance on and risks associated with using third-party vendors:
- Reliance on third party decisions (such to create Koala-compatible devices or integrate with a digital credential system) to achieve benefits
- Potential creation of a preferential environment for vendors who have partnerships or capacity to create Koala-compatible devices or integrate with credential system

Because there are more benefits for Sidewalk Labs than the public
- I don't care what clever thing they have cooked up - I want no part of whatever "solution" they're offering. Cell phone data already works fine, and there is nothing to be gained by making the hells of the internet even harder to avoid.
- This digital infrastructure proposal is a brazen effort to control all of Toronto digital infrastructure, a truly scary prospect given the non-economic effects of data.

More information is needed:
About how Sidewalk Labs will use 5G technology
Note: The response provided in the bullet below provided several links to articles, summaries and excerpts to support their questions. The response was condensed due to its length, brief excerpts and article links are provided underneath each numbered point and the entire response is captured in the raw data located at the end of this volume.

The issues/concerns surrounding 5G technology has not been made clear to the public (I have attended 2 sessions) Here is a little search I did. Having lived through the tobacco issues and the thalidomide issues, I believe that, because no independent tests have been done--the public should not be guinea pigs.
1. For 5G: It appears that no long-term studies have been done on humans by independent scientists. Is this true? Has the public been informed?
    o Excerpt: The International Commission on Non-Ionizing Radiation Protection established guideline 2 of 10 W/m2 (2,000,000 to10,000,000 µW/m2) depending on frequency in 1998 and has not changed it despite solid evidence of non-thermal biological effects at substantially lower exposure levels. These environmental RF radiation levels are expected to increase with the introduction of 5G for wireless communication.
    (https://www.spandidos-publications.com/10.3892/ol.2018.9789)
    o Radiation concerns halt Brussels 5G development, for now Monday, 01 April 2019. Plans for a pilot project to provide high-speed 5G wireless internet in Brussels have been halted due to fears for the health of citizens, according to reports. In July, the

government concluded an agreement with three telecom operators to relax the strict radiation standards in Brussels. But according to the Region, it is now impossible to estimate the radiation from the antennas required for the service. "I cannot welcome such technology if the radiation standards, which must protect the citizen, are not respected, 5G or not," Environment minister Céline Fremault (CDH) told Bruzz. "The people of Brussels are not guinea pigs whose health I can sell at a profit. We cannot leave anything to doubt," she added. (https://www.brusselstimes.com/brussels/55052/radiation-concerns-halt-brussels-5g-for-now/)

2. The US standard only considers heat emissions—nothing else. This is being criticized by some scientists.
   o RF radiation of sufficient intensity heats tissues, but the energy is insufficient to cause ionization, hence it is called non-ionizing radiation. These non-thermal exposure levels have resulted in biological effects in humans, animals and cells, including an increased cancer risk. (https://www.ncbi.nlm.nih.gov/pubmed/29725476)
3. 5G requires towers every few hundred feet or so. People will be much closer to the source. Currently telephone poles are being considered. The towers are much smaller than current cell towers and will not be too visible.
   o How they work (https://www.lifewire.com/5g-cell-towers-4584192)
4. Some places have passed legislation to prevent local government's ability to regulate those installed on public property. This limits the city's income.
   o Legislation has been proposed, and in some cases passed, to prevent local governments' ability to regulate these installations on public property. That means traffic lights, light poles, and public buildings could be sites for small cells. This also means revenues from these small cells or cell towers is limited, which reduces the amount of money the city can then receive for the devices. (https://www.celltowerleaseexperts.com/cell-tower-lease-news/5g-cell-towers-are-they-safe-who-decides-where-they-go/)
5. Some have identified security issues.
   o *Security Issues: European Union— come with "extremely dangerous cybersecurity risks* (https://www.euractiv.com/section/cybersecurity/news/cybersecurity-agency-warns-of-extremely-dangerous-risks-of-5g-technology/)
6. Note that approx. 250 scientists & physicians have signed a petition warning of potential serious health impacts. Note that one signatory is Frank Clegg, Former President of Microsoft Canada and several others (below):
   o "We the undersigned, more than 180 scientists and doctors from 36 countries, recommend a moratorium on the roll-out of the fifth generation, 5G, for telecommunication until potential hazards for human health and the environment have been fully investigated by scientists independent from industry. 5G will substantially increase exposure to radiofrequency electromagnetic fields (RF-EMF) on top of the 2G, 3G, 4G, Wi-Fi, etc. for telecommunications already in place. RF-EMF has been proven to be harmful for humans and the environment."
   o (https://www.globalresearch.ca/scientists-and-doctors-warn-of-potential-serious-health-impacts-of-fifth-generation-5g-wireless-technology/5609503)
   Here are the ones from CANADA:
   Frank Clegg, CEO, Canadians for Safe Technology (C4ST); Former President of Microsoft Canada
   Paul Héroux, PhD, Occupational Health Program Director, Department of Epidemiology, Biostatistics and Occupational Health, McGill University Medicine, Montreal, PQ

Anthony B. Miller, MD, FRCP, Professor Emeritus, Dalla Lana School of Public Health, University of Toronto,
Malcolm Paterson, PhD, Director, Research Initiatives, BC Cancer Agency Sindi Ahluwalia Hawkins Centre for the Southern Interior, Kelowna, BC
Michael A. Persinger, PhD, Professor, Biomolecular Sciences, Behavioural Neuroscience and Human Studies, Laurentian University, Sudbury, Ontario
Magda Havas, Associate Professor, Trent University, Canada

About what cybersecurity measures will be in place to protect data
- Okay with providing Wi-Fi except it could easily be hi-jacked and there is nothing to propose how to protect from that. And who would own and maintain this?

Q3: What do you see as the risks with Sidewalk Labs' Digital Innovation proposals?

19 responses: 2 did not see risks
                 13 saw risks associated with data collection, surveillance and/or privacy
                 1 saw risks associated with government moving too slow
                 2 saw risks associated with the design/use of technology infrastructure
                 2 saw risks of the proposal not solving problems and creating problems
                 1 saw the risk of the erosion of digital sovereignty and economic potential
                 Some people had multiple answers (i.e. feedback fell under multiple categories)

Reasons why I think there are no risks with Sidewalk Labs' Digital Innovation proposals:
- I do not believe there are any privacy risks.
- None.

Risks I think are associated with Sidewalk Labs' Digital Innovation proposals:
Concerns about lack of data collection protections, surveillance and/or privacy concerns
- There are strong risks that the proposed signage that Sidewalk Labs developed will not be accepted or understood by the public as informing them of data collection in public spaces. Recent surveys by Forum Research show a high level of distrust of Sidewalk Labs' capacity or intentions with people's data. People do not trust Sidewalk Labs not to use their data for advertising or to monetize it in another way. Sidewalk Labs' urban data trust is vague and poorly understood. At best, it is a weak framework designed to facilitate the large-scale collection and use of data with little regard for public opinion.
- The government regulations to go with it need to be strong. And apply to public sector, too. Responsible data collection and use should apply to everyone.
- Privacy violation if information is taken from this free WIFI service.
- Seems like a huge landmine for potential data theft and potential malicious interference. Not only is there a lot of information being collected through a single network, there is also a reliance on third-party devices. Nor is there very much information on how this information and network itself will be secured.
- Surveillance of citizens.
- Too much collection. Need to ensure that there is no breach. Citi financial had a breach today.
- Hacking into this system is hacking into the entire urban system that SL has proposed. Hacking will occur. Personal information will be sold. Sidewalk Labs will say that all data is anonymized but anyone who has looked into this know that is a fallacy. A privacy researcher in 1997 proved that she could get the medical records of the Governor of Massachusetts using publicly available information.

- Digital credentials should be government issued and regulated.
- The main concern expressed is with data protection. It is good to see politicians paying attention to the questions of data harvesting. However, Sidewalk intends to do no more than already occurs with our data and in fact they are planning to test a new model for data collection and maintenance.
- Hi-tech usually ushers in corporate greed, hackers, and org crime.
- Too much data.
- We are already being tracked via our cellphones so how reliable is the Wi-Fi? Can it easily be hacked etc.?
- Data security practices would have to be in place.
- Mostly that a narrow subset of private companies will be able to capitalize on them. The "decentralization" of identity providers will follow the same path as cryptocurrency and "recentralize" with a new subset of folks.

That government will move too slowly
- City being too slow to work with this proposal.

Flaws in the design and/or use of technology
- Alright - those Koala mounts look nice with all their accessories and all the things they can do but... if we take this a step back to the whole "Design of Everyday Things" Don Norman style - how easy is it to use these Koala mounts? Is it a lot of tech talk and apps and excitement that won't actually be that effective? If this becomes abandoned ware and the city has bought it and it's not going to be updated what then? Will the city just have these koalas hanging around which could potentially be hacked for other purposes? Would an old-fashioned method of a person and a clicker actually be cheaper and more effective?
- Proprietary standards in Koala.
- If 5G is not implemented, how much of the innovations would still be done (i.e. does the whole plan rely on 5G technology)? Would it, or parts of it, still go ahead without 5G? We should know upfront and public.

This proposal does not solve any problems and may create (health) problems
- I do not see what problem this solves, and "no privatization of public assets or roles explicitly proposed" opens the back door for any amount of traditional Google malfeasance. Does anyone actually want this? Furthermore, does anyone want this provided by a private, third-party?
- The worst-case scenario is that the health of all citizens will be compromised. Are we willing to proceed without these tests?

Erosion of digital sovereignty and economic potential
- Complete erosion of our digital sovereignty and economic potential.

Q4: Under what conditions, if any, would you want to see Waterfront Toronto pursue these proposals further?

17 responses: 2 said no conditions for Waterfront Toronto to proceed
4 said Waterfront Toronto should not proceed further/not proceed
9 said Waterfront Toronto should proceed with conditions
1 was unsure or needed more information
1 was classified as "other"

Reasons I think <u>no conditions</u> are needed to pursue Waterfront Toronto's digital innovation proposals further:

- I would like this proposal approved.
- Time is now.

Reasons I think Waterfront Toronto should <u>not pursue</u> these digital innovation proposals further/not proceed with Sidewalk Labs:

- None.
- None.
- None. These ideas are ridiculous and should be shelved.
- This should not be allowed. I suspect if this is proposed to Sidewalk Labs then they will walk away. This is the core of their surveillance.

Reasons I think the following <u>conditions are required</u> for Waterfront Toronto to pursue the digital innovation proposals further:

<u>If data collection, surveillance, and privacy concerns are addressed</u>

- Instead of developing Sidewalk Labs' proposal of an urban data trust, the municipal and provincial governments need to take the lead in doing so, working in consultation with industry, academia, and civil society. As proposed, the Urban Data Trust puts Sidewalk Labs in the driver's seat to implement its rules and standards on data collection, such as making data publicly accessible by default. The rules and governance structures on data need to be fundamentally reworked to ensure the proper protection of data, and to regain public trust.
- Government regulations on data to be in place before occupancy and/or implementation of digital tools.
- See what the feds come up with for policy.
- Ubiquitous Wi-Fi needs to be strictly without any network traffic monitoring. We should not consider a proposal in which Alphabet companies monitor the traffic as this would force the underprivileged who can't afford extensive data plans to give up their right to privacy, while the well-off could afford data plans. The LinkNYC Wi-Fi networks Sidewalk installed in New York were also a surveillance program in disguise, providing free Wi-Fi but with stations that have various sensors to collect data. We shouldn't allow technologies to be deployed that have other uses or capabilities that aren't publicly disclosed or advertised—people may support a free Wi-Fi network that doesn't spy on their activity, but may agree to it without the awareness that the Wi-Fi stations also contain cameras with facial recognition technology, Wi-Fi traffic readers etc.
- Needs to be safer. I need more information.

<u>If we properly investigate and address the health risks associated with 5G</u>

- I understand that there are "naysayers" whenever a new technology is introduced but it seems to me that there are now some credible voices indicating their concern--and at the least asking for upfront independent testing. I don't think this is too much to ask. I think that there are great ideas here. We should investigate them. But we should never have another thalidomide--nor ever, to my mind, proceed without upfront testing. We should never use the whole population as a laboratory.

<u>If we use small test sites first</u>

- Small test sites.

<u>Need to identify and address risks with technology infrastructure</u>
- Need to think of all the issues of why a koala mount is better than old fashioned methods of tracking. Do not get dazzled by the technology!

<u>If the process starts again fresh</u>
- Fresh process, re-set.

I am <u>unsure</u> or <u>need more information</u>:
- Unsure.

Other
- No comment.

Q5: What do you see as the potential benefits and risks of the digital proposals put forward by Sidewalk Labs?

9 responses: 6 identified benefits
                 5 identified risks
                 Some had multiple answers (i.e., saw both risks and benefits)

<u>Risks</u> I think are associated with the digital proposals put forward by Sidewalk Labs:
<u>Data collection and privacy</u>
- There is a strong risk that Sidewalk Labs' proposals regarding its Data Trust will not be seen as legitimate by the public It appears to be a self-interested creation to facilitate data collection that serves Sidewalk Labs.
- High risk of corruption in such a large network.

<u>No benefits and concealing real purpose of proposal</u>
- No benefits. Everything they will propose as a benefit is in fact a redirection from their real purpose.

<u>Proposal only works in a larger area</u>
- The notion that this proposal only works in a larger area needs to be carefully considered - if that is a requirement, then Waterfront Toronto should not proceed.

<u>Technology can break down</u>
- Technology can really aid us in being more efficient. But things also break down a lot - especially if made by people who don't happen to live in winter cities.

<u>Benefits</u> I think are associated with the digital proposals put forward by Sidewalk Labs:
<u>Development of new standards</u>
- New standard for government regulations.
- The implementation of a standard for the installation of all data gathering devices is a benefit.

<u>Efficiency and connectivity</u>
- Efficiency.
- Ubiquitous high bandwidth.
- Allows everyone to be fully connected digitally.
- Technology can really aid us in being more efficient.

- A test bed and the ability to meet residents and work force needs efficiently.
- There is a benefit to the connectivity.

Urban experience: mobility
- New technologies that will change our urban experience, in areas as diverse as mobility, to healthcare.
- There is a benefit to the connectivity.

Talent development
- Talent development opportunities.

Q6: What assurances should be put in place to ensure that neither Sidewalk Labs nor any other party obtains monopolistic control over digital infrastructure?

10 responses: 2 said no assurances could be put in place that were sufficient to address monopolistic control
5 said open standards/no proprietary systems
2 said government regulation
1 said a critical approach to the RFP process
1 said this would need further investigation
Some people had multiple answers

Reasons I think there are <u>no assurances needed</u> to ensure that neither Sidewalk Labs nor any other party obtains monopolistic control over digital infrastructure:
- There are no current assurances that Sidewalk Labs cannot (or will not) assume monopolistic control. This company, a sister company of Google, has considered financial and technical resources to dominate the collection and, more importantly, the analysis of data. Sidewalk Labs states that it will share data, including with Alphabet companies, with the explicit consent of users. Sidewalk Labs can thus monetize data from this project. Concern with being supervised, analyzed, recorded, tracked and profited off by Google/Alphabet
- Probably best not to put this in at all. Better safe than sorry.

Reasons I think there are <u>some assurances</u> that should be put in place to ensure that neither Sidewalk Labs nor any other party obtains monopolistic control over digital infrastructure:

Open standards and non-proprietary systems
- Create open standards. No lock-in. No proprietary systems.
- Open standards determined with other cities.
- Create the Data Trust.
- Have Toronto outright be in charge of the data using proper policies etc.
- We need new and robust anti-trust laws that respond to the realities of contemporary technology. This means ensuring no proprietary systems are created that few companies can work with, that umbrella companies like Alphabet don't leverage the contract of one company like Sidewalk to put in place other Alphabet subsidiaries, and that cities do not accept contracts with companies that are dependent on other technologies from the same conglomerate (for example we should not accept a Sidewalk Labs transit contract that contractually or technologically binds us to Google payment systems.)

Government regulation
- This should be straightforward regulation. Who has jurisdiction? The problem is that all governments are way behind the tech companies in terms of what can be done.
- Government regulation.
- This would need further investigation.

RFP process
- Need to look at RFPs critically - don't want a Phoenix Payroll disaster here. Sometimes not fancy is cheaper/better/more reliable.

Q7: What provisions should be in place should infrastructure elements fail or no longer be supported by Sidewalk Labs?

9 responses:
 1 said government regulation
 1 said letter of credit/financial backing
 5 said requirements to share information that would allow them to pass onto another provider/source (with one not supporting the proposal)
 1 said a warranty
 1 said this would need further investigation

Reasons I think the following provisions should be in place should infrastructure elements fail or no longer be supported by Sidewalk Labs:

Government regulation
- Government needs to take over the process for deciding rules about the collection, storage and use of data, whether about identifiable individuals or de-identified. This project needs to be built on privacy regulations that accord with and strengthen provincial and federal privacy laws.
- This would need further investigation

Letter of credit and/or financial backing
- Letter of Credit/Financial backing

Requirements to share information that would allow them to pass onto another provider/source
- There is that too isn't there? Better not to have it. If we must have it, Sidewalk Labs must be bound to give appropriate notice if they pull out. They must also find another party to maintain it then or dismantle it. And people can then learn to live without it.
- That should be in any contract. SL needs to continue support or pass it on to another at the approval of the city.
- Great question - look to ORION or another high-speed network
- Open standards, local provider option
- Right to repair! Information to how things are made etc. What are all the features?
- Warranty

Q8: Should the MIDP consider solutions such as a decentralized credential service which do not focus on solving specific urban challenges? Why or why not?

7 responses:
 1 said no, put forward ideas that help the public instead
 3 said this would need further investigation/research

2 said more information is needed to answer the question
1 doesn't care

Reasons I think the MIDP should not consider solutions such as decentralized credential service:

Because it is not helpful for the public
- Probably better to put forward ideas that actually help us rather than it sounds cool.

Reasons I think that whether the MIDP should not consider solutions such as decentralized credential service requires more research and/or investigation:
Because the technology is largely untested
- Decentralized credential services are largely untested technology.
- This would need further investigation.

Because there is a lack of public trust or knowledge on this issue
- There is a large and significant gap in public trust on this issue. Sidewalk Labs does not have the trust of the public, nor is it a legitimate actor for creating a data governance structure. There needs to be broader involvement by government, privacy officials, academics, and civil-society groups.
- Decentralized is a misleading term. But more important is why we should have any kind of credential service.

I am unsure or need more information to answer the question:
- Populate first, then ask residents.
- Need more information. If private information is not collected, I don't understand the point. Seems unnecessary complication.

I don't care:
- I don't care.

Q9: Are there specific areas of the digital innovation proposals that you believe you need additional assistance in understanding prior to being able to determine whether or not you support these elements? If yes, please provide the topics that you feel you need this additional level of information for.

6 responses: 2 said no
                  2 said more information on data collection and privacy
                  1 said decentralized credential system
                  1 said this would need further investigation/research

Reasons I think there are not specific areas of the Digital Innovation proposals that I believe I need additional assistance in understanding prior to being able to determine whether or not I support these elements:
- No.
- No.

Reasons I think there <u>are</u> specific areas of the Digital Innovation proposals that I believe I need additional assistance in understanding prior to being able to determine whether or not I support these elements:

Data collection and privacy
- More information is needed in regard to how personal information will be protected in smart cities, as well as how people may be meaningfully consent for the collection and use of their data.
- Data privacy.

Decentralized credential system
- What exactly is a decentralized credential system? I think I know but hopefully I'm mistaken.
- This would need further investigation.

Volume 2: The Urban Innovations – Privacy And Digital Governance

Q1 and 2: How receptive are you to exploring this proposal from Sidewalk Labs? Why?

24 responses:
8 were receptive
4 were receptive to some
10 were not receptive
2 needed more information
6 did not answer

Reasons why I am <u>receptive</u> to exploring this digital governance proposal from Sidewalk Labs:
- I want this development built.

Because of privacy and data collection opportunities
- It will be a unique opportunity for university researchers, Not for Profits and government to access this large amount of data. If an appropriate oversight body is created it would herald a new form of data management. In the 21st century data is a medium and a massive, irreversible one at that.
- I think they would take privacy concerns more seriously than others and would understand the issues surrounding it and would put best practices in place.

Reasons why <u>I am receptive to exploring some</u> of this digital governance proposal from Sidewalk Labs:
- Why not.

There are opportunities with the Data Trust with the right regulatory framework
- I am in favour of a Urban Data Trust and the framework establishing that. The definition of urban data, what is private and what is public, and the regulatory framework all need far more work.
- OpenNorth (https://www.opennorth.ca/) would be good to have on board in regard to this. I think if done correctly data is a great tool and can really benefit us.
- Data should be regulated independently of capital or material.

Reasons why I am <u>not receptive</u> to exploring this digital governance proposal from Sidewalk Labs:

<u>Because of a lack of trust in Sidewalk Labs and/or its legitimacy</u>

- Would you hire a wolf to develop a sheep protection plan?
- The data governance plans are rushed, incomplete, and do not propose to introduce mechanisms to protect data. Sidewalk Labs is simply proposing untested and vague idea ("urban data," "urban data trust"). There is no perceived independence of the proposed trust from Sidewalk Labs. There is a strong public concern with the collection of data by Sidewalk Labs and a mistrust of its motives and intentions. As a result, Sidewalk Labs has very little legitimacy in proposing data governance frameworks.
- Do not trust Sidewalk Labs to do this properly, appropriate regulations need to be in place first.

<u>Because of data collection, surveillance, and privacy concerns</u>

- There is not enough thought put into the why and purpose of data collection and digital technology. Privacy protections (existing ones) fall short of actually providing protection for people especially groups.
- "Privacy" and "Google" is a contradiction of the highest regard. Google's entire existence is from data collection and data analysis for the purpose of selling advertisements.
- Sidewalk is a unit of a company whose business model was built on the principle of mass surveillance. They refused to discuss data aspects of the deal until they were smoked out publicly. Their Data Trust proposal is not even a trust.
- They have no right to collect any data or commit any privacy violation which they would do if they continue with this. I don't care if the data is 'publicly available - it is nobody's business!
- While data collected in a public space is not protected by Canadian privacy laws, I do not agree with having a system that is specifically designed to continuous collect information about people for data mining purposes, especially since a lot of what is being collected and what it will be specifically used for, has not been easily accessible for the public. Nor do I trust this data to be completely secure for outside groups who are not approved researchers or designers for the public space. Readings such as air quality and temperature are fine, but not something that would track the movements of people, no matter if it's done as a 'crowd-based' recording.
- Personal data and how it is used needs to be overseen by a third-party body that is credible by the public, government and industry. It needs to be something like the Canadian Radio and Telecommunication Commission. It cannot be this Urban Data Trust. There needs to be citizen involvement in such an institution.

More information is needed:

- Google has been a master at breaking privacy regulations then fighting them while continuing to break the law, then saying sorry and redirecting the focus. There are multiple areas of concern and one of the biggest is that Sidewalk Labs will have too much influence in the creation of data privacy regulations. They are known to be against regulation and while their public face will not admit that there are plenty of examples.

Q3: What do you see as the risks with Sidewalk Labs' Digital Governance proposals?

16 responses: 2 did not see risks
1 saw risks associated with not taking advantage of the opportunity
11 saw risks associated with data collection, surveillance and/or privacy
1 saw risks associated with controversy around and criticism of Google

Reasons why I think there are <u>no risks</u> associated with Sidewalk Labs' Digital Governance proposals:
- I see no risk in using new technologies. We must start somewhere with all technologies and advance our techniques.
- I do not see the risks.

<u>Risks</u> I think are associated with Sidewalk Labs' Digital Governance proposals:
<u>Data collection, surveillance, and privacy concerns</u>
- There is a risk that the urban data trust will not provide the data governance functions to protect data as envisioned by Sidewalk Labs. It is not clear that this trust can remain operational on user fees and it would likely be dependent upon public funds. The proposed transition of the trust from a non-governmental entity to a public body is unclear. There is a strong risk that this trust would not be perceived as independent or legitimate by the public. Instead, it would likely be seen as a corporate-friendly vehicle designed to rapidly approve data collection and use within the IDEA District.
- "Privacy" and "Google" is a contradiction of the highest regard. Google's entire existence is from data collection and data analysis for the purpose of selling advertisements.
- Massive undermining of our individual autonomy.
- Privacy!
- Here is one of my biggest concerns. Urban Data Trust: a "steward of urban data and the public interest without stifling innovation." The phrase "...without stifling innovation." is a directive that fundamentally days that in a conflict between individual or public interest and innovation, innovation wins every time. This phrase must be removed.
- Trust separate from government will not have sufficient regulatory clout. Criminal penalties are needed for infractions.
- The risks are 3rd party users of the data which is a common problem. Data licensing with conditions of anonymity may make sense.
- The main risk is that Sidewalk Labs becomes the de facto owner and/or controller of data in Quayside and the IDEA District.
- Data is simply records management / archives, but everyone seems to be ignoring this fact. Need good policies in place - what information are we keeping, what's the "record/data schedule"? What is necessary to be kept and used? Is Open Data Toronto which already exists going to be involved in this?
- Lack of trust in who oversees the data collection through the Urban Data Trust.
- *Note: this response (remainder of bullets) was very thorough with links to supporting documentation. Some of this response has been condensed for the purposes of this summary but the entire response with links can be found in the raw data section.*
  I think we cannot move forward with these proposals without robust, independent, and democratically produced data privacy laws, and human research subject protections laws. The reason for this is that surveillance, and technologies that leverage surveillance to influence public opinion or buying power, can strongly impact the foundations of our democratic society and the rights, freedoms, opinions, and upwards class mobility of our citizens, as elaborated below:
  "Privacy is essential to our well-being and moral development. It isn't an abstract notion. Privacy affects our ability to get life insurance. Most of us are monitored in retail stores, our location minutely tracked as we shop. We are monitored in airports, sporting arenas and in so-called smart cities. We are even monitored in our workplaces. Our children are monitored in their schools. Privacy violations affect everyone, but they often disproportionately affect

immigrants, people of color, women, people who live in poverty, L.G.B.T.Q. people and children. Domestic abusers use surveillance tools to spy on their victims. The Department of Homeland Security uses social media history to make immigration decisions. Children in schools are subjected to extensive and intrusive monitoring of their behavior. Many of these technologies are prone to error, including potentially lethal ones."

- Surveillance undermines democracy by squashing social movements before they can start and breaking down the barrier between private life and public life that is needed for citizens to consider critiquing politics. "We know that surveillance has a chilling effect on freedom. People change their behavior when they live their lives under surveillance. They are less likely to speak freely and act individually. They self-censor. They become conformist. This is obviously true for government surveillance but is true for corporate surveillance as well." … "Ultimately, this fear stagnates society in two ways. The first is that the presence of surveillance means society cannot experiment with new things without fear of reprisal, and that means those experiments—if found to be inoffensive or even essential to society— cannot slowly become commonplace, moral, and then legal."
Note: the above quote was shortened significantly due to its length – the full quote, which elaborates on the above, is available in the raw data section.

- All data should be anonymized at source, however it is important that the public and our government understand that there is no way to fully anonymize data, and we should treat all data as personally identifiable because of that. Even when Sidewalk Labs discusses anonymized data, we must understand that it can always be re-identified and should not be used as a defense to use that data to a greater degree or to collect it more. This is because different anonymized data-sets can be used together (ex: correlating your phone's location information with security cameras even with faces blurred out) and machine learning can be used to detect patterns that link you to your behaviour. "Researchers from Imperial College London and the University of Louvain have created a machine-learning model that estimates exactly how easy individuals are to re-identify from an anonymized data set. You can check your own score here, by entering your zip code, gender, and date of birth. On average, in the US, using those three records, you could be correctly located in an "anonymized" database 81% of the time. Given 15 demographic attributes of someone living in Massachusetts, there's a 99.98% chance you could find that person in any anonymized database."… "This isn't the first study to show how easy it is to track down individuals from anonymized databases. A paper back in 2007 showed that just a few movie ratings on Netflix can identify a person as easily as a Social Security number, for example."

- The discussion has also been very limited to data surveillance and privacy, however we must also recognize and respond accordingly with regulations, that the technologies being proposed are not passive, they are actively using this data. Shoshana Zuboff refers to this as instrumentarian power in The Age of Surveillance Capitalism. The New York Times published an article that not only has Google experimented with social engineering being trying and succeeding to manipulate people radical political views, they also published a guide to help their advertisers also perform social engineering to change people's opinions. Google has already done live testing on humans with their company Niantic Labs' Pokemon Go in Canada and without lawsuits, which directed people to "gyms" and rare pokemon at locations paid for by advertisers, effectively creating a social experiment in which they tested their ability to control the purchasing decisions of consumers using hidden features in their technology platforms.

- Sidewalk Labs' own 2017 vision document says that they are proposing: "a virtual laboratory to experiment with changes in infrastructure, policy, and the built environment." There is no way to read this other than that this means Sidewalk will be performing live social, economic, and political testing on unconsenting and unwitting citizens. In academia and

other industries there are strict standards and procedures to perform any tests with live human subjects, Human Research Protections, but the private technology industry has so far evaded the ethical laws. We are talking about live testing on real human beings and their ability to think for themselves and make their own decisions, why is the public not being educated about this and why is the morality of this not being addressed in any capacity by either Sidewalk or Waterfront?

- We need to create new, enforceable policies with consequential penalties that will restrict and oversee any testing done that involves human subjects that includes the technology industry and their digital/online/hardware/software platforms. We need to make sure that any testing done on the people in our cities is approved to be ethical by the government, there are no conflicts of interests such as side political or commercial motivations, that the public is informed of this process, and is given the opportunity to opt-out. Since these experiments don't happen in a lab-setting but in the real world by changing how certain algorithms work in the back end of apps, we need to come up with an oversight process that ensures there is no testing being done without our knowledge.

Sidewalk Labs should not be creating a governance body
- I'm concerned that Sidewalk Toronto is so excited in creating new bodies of governance that they have overlooked the excellent structures already in place in the city of Toronto!
- Not in their lane. All governance lies with the government. All of this is forcing us to do what we should have done years ago.

Controversy around and criticism of Google
- https://en.wikipedia.org/wiki/Google#Criticism_and_controversy

Sidewalk Labs pushing to move faster
- Sidewalk Labs will push for the process to be finished before an adequate consultation has occurred. As mentioned, there are many levels of government and others to address digital governance, but the pace of these discussions will be too slow for SL.

Not taking advantage of the opportunity
- The main risk is that we do not use this as an opportunity to try something new and test ways to see how we can ensure the technology is in service of people (and not the other way around)

Q4: Under what conditions, if any, would you want to see Waterfront Toronto pursue these proposals further?

15 responses: 1 said no conditions for Waterfront Toronto to proceed
                  3 said Waterfront Toronto should not proceed further/not proceed
                  10 said Waterfront Toronto should proceed with conditions
                  1 listed a question about scalability

Reasons I think no conditions are needed to pursue Waterfront Toronto's Digital Governance proposals further:
- I would like this proposal approved.

Reasons I think Waterfront Toronto should not pursue these Digital Governance proposals further/not proceed with Sidewalk Labs:
- None.

- None. Waterfront does not even have a mandate to pursue digital infrastructure of this type or scale.
- Do not pursue.

Reasons I think the following <u>conditions are required</u> for Waterfront Toronto to pursue the digital innovation proposals further:
<u>If more work is done and more experts are consulted</u>
- Waterfront Toronto, which does not have expertise in data governance, should seek input from privacy officials, privacy commissioners, academics, and civil society groups. There needs to be a much more comprehensive and independent creation of data governance mechanisms.
- Far more work needs to be done here.

<u>If the process is reset</u>
- Hit the re-set button, refresh on the process.

<u>Government or public institution oversight of data collection and use</u>
- Find super credible partner like the Toronto Public Library.
- The development of the data/digital governance framework should not be left to Sidewalk Labs, an arm of an entity that relies on the exploitation of user data.
- The City has to be in charge of the data.
- If the previous conditions and concerned are properly answered. *Above: Personal data and how it is used needs to be overseen by a third-party body that is credible by the public, government and industry. It needs to be something like the Canadian Radio and Telecommunication Commission. It cannot be this urban data trust. There needs to be citizen involvement in such an institution. Lack of trust in who oversees the data collection through the Urban Data Trust.*
- Digital governance regulations that Sidewalk Labs has not been involved with creating. Consulted with sure but not at the table where they are written.
- We should not collect any data in either the private or public realm without clear meaningful consent, public knowledge of what the data will be used for, and when it will be destroyed. We cannot proceed supporting any data collection without data privacy laws. Europe's GDPR laws are a good reference point to start. Any collection of data must be done with meaningful consent, by living in an area, not by being in a public area, and not by an "opt out" policy. Any data collection done should be with an explicitly stated objective and not be used for any other purpose. Data collected in line with a service (eg transit, free wifi hotspots) must only be used to further their own services. In other words, consumers expect that the data they give up with a service to be used for that service only, and not for ulterior motives, therefore any additional uses should require additional consent or be restricted. Data should only be collected in controlled and limited settings in line with the proposed use of the data, in other words, data pertaining to the use of the public space doesn't need to be collected 100% of the time, only during a limited window that informs how the public space is designed, then the collection of data should be terminated and the data deleted. Data should be anonymized at source.

<u>When the government provides the mechanism</u>
- When government provides the mechanism.

Other (Question)

- I would be curious to know how Waterfront Toronto might scale these data governance proposals to other developments that it oversees. How have Waterfront Toronto's other developments put safeguards like these in place?

Q5: Do you find the creation of the concept of "urban data" to be helpful by clarifying what data should be considered a public asset and/or subject to enhanced oversight by a data stewardship body? Or, do you think that currently recognized terms, such as personal and nonpersonal data, are more helpful to establishing the stewardship issued related to these different types of data?

6 responses: 1 said yes, the concept of "urban data" is helpful
1 said no, the concept of "urban data" is not helpful
3 said the concept of "urban data" could be helpful with some changes

I find the creation of the concept of "urban data" ~~to be helpful~~ by clarifying what data should be considered a public asset and/or subject to enhanced oversight by a data stewardship body:
It's useful terminology used by other organizations

- Urban data is actually a term that is used by other organizations not just Sidewalk Labs. I like the term because it suggests that it is non-personal data that belongs to more than just the data collector, but that actually is relevant to everyone who lives in a city.
- Urban data - public data - need to be added to our lexicon. This issue is not going away.

Reasons I find the creation of the concept of "urban data" ~~to be not helpful~~ by clarifying what data should be considered a public asset and/or subject to enhanced oversight by a data stewardship body:
Because it is not legally recognized and the term collapses/creates unhelpful distinctions

- No. Urban data is unrecognized by Canadian law. Urban data unhelpfully collapses distinctions between personal information and non-personal information. It artificially creates distinction between so-called "transaction" data and urban data.
- No I think they are just throwing in new terms to skirt the law.
- Personal data could be separated into private, shared and public realms. "Urban" is not helpful.

Vendors should not be creating new terms or governance structures related to data

- Overall, the vendor should not be creating new terms to describe data. Nor should the vendor be proposing new governance structures that will then serve to approve the vendor's collection and use of data. This is an apparent conflict of interest. As a creation of Sidewalk Labs, the urban data trust would have no legitimacy among the general public.

I think the following ~~conditions are needed~~ for the concept of "urban data" to be helpful in clarifying what data should be considered a public asset and/or subject to enhanced oversight by a data stewardship body:
If more detail is provided

- Yes, I do like the idea of urban data, especially in terms of what data can be collected and how it could be used; the current concepts do not provide enough detail.
- I like the idea, but it needs a footnote, as this question has framed it.

If there is a legally defensible definition
- I think this term needs a legally defensible definition in order to move forward. Without this it can be used to limit the protections offered by the "urban data" classification and be exploited. It also makes public discussions fundamentally difficult as we don't have any understanding of what data would fall under "urban data" protections. It could be that with all the extensive sensors Alphabet places throughout private property as well they consider this not to be urban data and therefore urban data protections would have little to no impact on public well-being in terms of Alphabet's role.

Q6: Do you generally support the idea of data stewardship for data collected in Quayside? Do you feel it is necessary? If so, what are your views on the model proposed by Sidewalk Labs under the name "Urban Data Trust"? What would you keep and/or change? What central data stewardship structure would you support to oversee compliance of all applicable laws relating to data use in the Quayside? Do you believe governments should be bound by the data trust? Do you believe business should be bound by the data trust?

8 responses: 2 said yes, the generally support the data stewardship proposal
                3 said yes, but with conditions
                3 said no, they do not generally support the data stewardship proposal

Reasons I generally support the idea of data stewardship for data collected in Quayside:
- Yes, to all questions.
- Yes. I think the proposals and discussion in Waterfront Toronto's Civic Labs series cover this issue pretty thoroughly.

Because it's the best approach/proposal available for the concept
- I generally support the idea because I see few other concrete proposals for how to approach this. While there are still a lot of details to be worked out, this is a good starting point and we should seriously consider it as citizens of Toronto rather than disregard it simply because it is from a sister company of Google. Regulations in other sectors have always been influenced by the private sector - not sure why this is so different.

I think the following conditions are needed for me to potentially support the idea of data stewardship for data collected in Quayside:

Clear funding model and legal binding to trust
- I would want to see a clear funding model developed for this entity, and I do also believe that governments should be bound by the data trust - governments are frequently the entities advancing the most invasive technologies (i.e. Toronto police and facial recognition) with very little transparency.
- Stewardship yes - done by government, criminal penalties applying to business, government and persons.

Proper policies in place
- It has potential, so long as proper policies are in place and everyone follows the rules.

Reasons I generally do not support the idea of data stewardship for data collected in Quayside:

Because the concept is still vague and there's no legal definition
- No. The data trust idea has evolved but it is still vague and does not accord with Canadian law. As it stands, Sidewalk Labs proposes that the trust act as a legal structure to enforce legal agreements among applicants. That's not a governance structure that exists to protect data. That idea of an urban trust as envisioned in the MIDP simply facilitates the collection and use of data. The government (all three levels) should be involved in data governance. This is a much bigger conversation than just data collection in the IDEA District.

Because data should not be collected
- Do not collect data. Period.

Because of the risks of exploitation of data
- I do not think an open data platform is the solution as it only gives more access to data to more bodies that provides the opportunity for greater exploitation. Sidewalk Labs has repeatedly used the urban data trust to sidestep any issues with their usage of data, however we should be highly skeptical of this because of Alphabet's extensive lobbying history. Not only was Google the biggest US lobbier in terms of capital investment in 2017, (https://fortune.com/2018/01/24/google-facebook-amazon-apple-lobbying-efforts/), Sidewalk has already lobbied our government 63 times (https://lobbycanada.gc.ca/app/secure/ocl/lrs/do/vwRg?cno=361287&regId=888914) and other Alphabet subsidiaries continue to lobby our government. How can we have any assurances that this data trust would truly operate independently, especially when Sidewalk Labs is proposing the design of the data trust?

Q7: Sidewalk Labs suggests a funding model for a data trust do you agree with the model they propose or do you have concerns?

6 responses: 3 said no, they do not agree
                1 proposed another model
                1 needed more information
                1 was classified as "other"

Reasons I do not agree with Sidewalk Labs suggested funding model for a data trust;

Because the model isn't legally recognized or sustainable
- No, I do not agree. This model is not recognized in Canadian law. Essentially, it's proposed that it will rely upon user fees.
- This funding model does not appear to be sustainable.

Because the model may result in a conflict of interest
- I worry that the economic model for the data trust would encourage them to give out data by collecting fees each time data is given, you offer economic incentive for the data trust to give out as much data as possible when actuality their role to protect the public interest should be to restrict all data sharing unless under highly controlled and ethical settings.

Because its role and interactions are unclear
- It is unclear how the trust would be operated as a public body, how it would interact with other regulatory agencies in the city or province, and the source of its regulatory authority.

Because data shouldn't be collected
- No just don't collect any data. Thus, you do not need any funding.

Reasons I think a data trust should be funded a different way;
- Trust should be funded from proceeds of metro WiFi.

Reasons I think more information is needed;
- I need more information on how this might work. That said, I do believe that the approach to prototype the data trust(s) through a series of contracts to allow for flexibility and testing is the right approach. There is likely not one way to do this and creating a mechanism through which this policy making body can evolve is crucial.

Other
- I have not examined the funding model.

Q8: Do you support the creation of a digital credential solution to support the delivery of the project? If not, are there any changes and/or conditions which would make you more comfortable with the concept?

5 responses: 1 said yes
                 1 said yes, but with conditions
                 2 said no (one did not want to project advancing at all)
                 1 is categorized at "other"

Reasons I support the creation of a digital credential solution to support the delivery of the project:
Because it puts people in control of their data
- Yes. The idea of a digital credential is key to putting people in control of their data, and Toronto can really lead here by bringing this concept to a real place in very tangible ways.

I think the following conditions are required for me to potentially support the creation of a digital credential solution to support the delivery of the project:
If the digital credential solution should be administered by the City of Toronto
- Yes, but should be administered by the City.

Reasons I do not support the creation of a digital credential solution to support the delivery of the project:
- Do not advance this project.

More research and a strong governance framework are needed first
- No. More research is needed in this area. A strong governance framework is needed before looking to technological solutions to protect data.

Q9: How would you envision data collected in the public realm being used for the public good? Do you think the proposals related to open data would support that after reading the draft MIDP? What digital governance concerns, if any, do you consider to remain unanswered?

6 responses: 1 said do not collect data
                 1 said do not collect unless there is a clear public good

3 said more information is needed
1 is categorized at "other"

Reasons I do not believe that data should be collected:
- Do not collect data. Do not violate my or anyone else's privacy.

Reasons I think data should only be collected for clear public good:
- Public realm data should not be collected unless there is a clear public good that it is used for. Open data is about data access and availability after it is collected and should not be conflated with decisions around whether or not to collect the data. These are separate issues.

Reasons I think more information is needed:
About terms, signage and Sidewalk Labs' intentions
- More detail is needed in regard to how data from the public realm should be made "open" and "accessible." Sidewalk Labs has unilaterally declared that data should be publicly accessible by default. That's problematic as data can be re-identified. As well, Sidewalk Labs has not been completely forthcoming in its intentions for data. It says it won't sell data or use it in advertising. However, it says that it will share data, including with Alphabet companies, with consent. This needs to be better explained to the public. Sidewalk Labs' proposal of signage for consent was virtually ignored in the MIDP. How does it propose to use this signage? How will the public be educated about signage-based consent? How can one opt out of data collection in public spaces?

About public health impacts
- Public health, basic research.

About criminal laws related to data
- Where is the criminal penalty for de-identifying data?

About the data life cycle
- Data life cycle. When will it be destroyed? Which types will be destroyed? What's going to be sent to the archive?

Q10: Are there specific areas of the privacy and digital governance proposals that you believe you need additional assistance in understanding prior to being able to determine whether or not you support these elements? If yes, please provide the topics that you feel you need this additional level of information for.

6 responses: 1 said no, not at this time
2 had comments about the proposals
1 said further information on governance model
1 said more information on data collection and data trust
1 said more information on its differentiation from a shopping mall

There <u>are not</u> specific areas of the Digital Governance proposals that I need additional assistance in understanding:
- Not at this time.

Specific areas of the Digital Governance proposals that I need additional assistance in understanding:

Further information on governance model
- I would like to understand what the pathway would be, if these proposals are adopted and prove effective, to be applied at a larger scale. We do not talk enough about how Sidewalk has put together a real potential strategy to see how improved data governance can work.
- I would like to understand how the general public might be able to participate in data trust decision-making. Who elects the Board?

Data collection and data trust
- The responsibilities, limitations, and operations of data trusts in Canada, especially in relation to beneficiaries. The utility and limitations of "urban data" as a term to describe data from publicly accessible spaces. The issue of consent for data collection in public spaces.

How Quayside is different from a shopping mall
How is Quayside data any different from a modern shopping mall? Is it a different type of digital space?

Comments on the Digital Governance proposals:
- Just don't collect data and private information from anyone. Period.
- Toronto needs to be in charge of its own data destiny.

Volume 3: The Partnership

Volume 3: The IDEA District (Public Administrator)

Q1: What information would you need to assess whether these governance proposals would work well for Toronto?

14 responses: 1 thinks these governance proposals work well without any additional information
    3 think these governance proposals <u>don't</u> work well without any additional information
    7 need more information about specific items
    2 were unsure about what additional information was needed
    1 doesn't need more information but has conditions for these governance proposals to be considered

Reasons I think the governance proposals <u>would work well</u> for Toronto:
Try it and see
- Just try it and see

Reasons I think the governance proposals <u>will not work well</u> for Toronto:
Because there shouldn't be a Public Administrator
- I'm not in favour of the establishment of any new entities in the IDEA district; the Sidewalk Labs proposal would lead to a section of the city with unique governance and development frameworks instead of ensuring that this district is fully integrated into the existing city fabric. This is a non-starter for me.
- No to public administrator. Not their call.

Because the proposal shouldn't be implemented
- Don't implement their proposal. Just take the commitment to public control and let government decide and make the rules.

I think more information in needed about:
Democratic process and accountability
- How do they enhance the direct democratic governance of ordinary people in Toronto, not private stakeholders or new third-party entities?
- Need to have ability to ensure that the plan as adopted will be implemented and that there is accountability.
- Annual general report.

Creating and funding the Public Administrator
- I need to know who does what, who owns what, how it would be funded and what other solutions are available.
- How does the funding work and how will they affect current city budget decision making?
- Need to understand fiscal implications.

Public Administrator in relation to existing regulators/governance models
- Need to understand how these build on existing entities and governance practices and how these are improvements.
- Are there other agencies in the city that do similar work? Would these new agencies create impetus to create more?

(Social) Infrastructure and Neighbourhood Planning
- Infrastructure and traffic modelling to see how it would affect surrounding neighbourhoods, projection of how the building of these places will affect housing prices, what sort of businesses would go in the area, what sort of community centres would go in, and how the programs there would designed and regulated, how public data collection will be regulated and protected and what will be collected, will the areas where recordings are made be marked for public knowledge, etc.

Will any of these things actually work
- Will any of these things actually work of will they just be talked about?

I am unsure about the governance proposals:
- I am unsure.
- Not sure.

I think the governance proposals should be considered under the following conditions:
If Waterfront Toronto is the Public Administrator
- I would only want to consider this proposal if the public administrator was Waterfront Toronto acting under its mandate as revitalization lead.

Q2: What do you see as their potential benefits and risks? And under what conditions, if any, do you think they could be useful to consider?

13 responses: 4 saw potential benefits
3 saw potential risks
4 identified conditions or provided advice that could be useful to consider

2 were unsure or needed more information
1 is classified as "other"
Some people had multiple answers (i.e. some identified both benefits and risks)

I see the following <u>potential benefits</u> of the governance proposals:

<u>Better oversight of developers</u>
- The benefit is in stronger public oversight over all developers.

<u>Better collaboration</u>
- Benefits are collaborative tables that bring all players with clear objectives.

<u>Financial benefits</u>
- I think there is a great financial benefit to the community
- The waterfront housing trust makes sense, if the 1% fee were to be instituted.

I see the following <u>potential risks</u> of the governance proposals:
<u>The proposal is too complicated and ambitious</u>
- Too complicated which leads to further risk as opposed to keeping it clean and simple. Very ambitious as well which could easily land on its face rather than accomplishing what it wants.
- Risks are that cannot be generalized as unique to Sidewalk.

<u>City of Toronto slowing it down</u>
- City slowing it down

<u>Governance proposals aren't feasible</u>
- I don't understand the need for, nor benefits of, this proposal. Perhaps it would allow swift implementation of development and innovations, but I don't agree that that is a benefit. I think the idea should be rejected early in the process in order to focus on what is feasible and of benefit.

I think the <u>following conditions</u> are needed for moving forward on governance proposals:
<u>If there is oversight of technology and data</u>
- All of the hi-tech stuff needs oversight.
- Ask Sidewalk labs about the use of SUPL in the cell phones to register location of all Android phone users. Ask how users know this is being collected. Ask how this data is stored (in Canada?). Ask their processes for deletion of personal data upon request.

<u>If proposed WTMA and WSA are under City control</u>
- The Waterfront Transportation Management Association and the Waterfront Sustainability Association should both reside within the City of Toronto.

<u>If the project starts small then expands</u>
- They need to start small and then expand. There will be new ideas coming out.

I am unsure or need more information before making a decision:

Questions about accountability and funding of Public Administrator
- Until other questions are answered I cannot consider benefits or risks. Other questions from above: Are there other agencies in the city that do similar work? Would these new agencies create impetus to create more? How does the funding work and how will they affect current city budget decision making?
- I am unsure.

Other:
- I do not see the risks

Q3: How open are you to discussing changes to governance?

14 responses: 5 are open
                    6 are not open
                    2 are somewhat open or open with conditions
                    1 are unsure or need more information

Reasons I am open to discussing changes to governance:
Because there are a variety of models; change and innovation are good
- There are a variety of models of effective (and ineffective government). Change and innovation is good.

Because I am generally open (no specific reasons listed)
- 4 respondents wrote "open" or "yes" in the comment box.

Reasons I am not open to discuss changes to governance:
Because it is not the role of Sidewalk Labs to dictate governance changes
- Not open. They have no right to try to tell us how to run our government, our country our provinces, territories or our cities
- I do not believe developers should be dictating changes to governance

Because proposed changes to governance undermine democratic processes and/or institutions
- Not at all, given the tenor of these discussions, it is less democratic governance as it undermines the role of public institutions
- With Sidewalk Labs, not at all. A foreign, for-profit company should have no influence on Canadian democratic policy. We do however need to implement massive new protections for Canadians in terms of data privacy, digital rights, human research subject protections, and anti-trust laws in order to protect Canadians from the real risks the technologies Waterfront has invited into Canada propose. Not least of which include the fact that surveillance damages the strength of our democracy and hurts our disadvantaged groups disproportionately more (https://www.nytimes.com/2019/07/16/opinion/privacy-project-nytimes.html), and suppresses important social movements (https://www.wired.com/story/mcsweeneys-excerpt-the-right-to-experiment/) but also these technologies are not passive, but actively influence public opinion, buying power and political thought. (https://www.nytimes.com/2019/07/07/opinion/google-ads.html)
(The Age of Surveillance Capitalism, Shoshana Zuboff)
(The People Vs Tech: How the internet is killing democracy (and how we save it), Jamie Bartlett).

Because I am generally not open (no specific reasons listed)
- Not at all.

Because governance belongs to government
- All of this belongs to the various levels of government

Reasons I am somewhat <u>open</u> or <u>open with conditions</u> to discuss changes in governance:
I need much more information on current governance models
- I'm open to this but I need much more information on current governance models in the city and what if any overlapping jurisdictions there are.

Experts should be deeply involved
- Somewhat, I think the experts need to get deeply involved.

Volume 3: The IDEA District (Innovation Framework)

Q1: What do you see as the potential benefits and risks of moving forward with Sidewalk Labs proposals for targeted regulatory adjustments and enhanced requirements on development?

13 responses: 5 saw potential benefits
                    6 saw potential risks (including 2 who support change, but not this proposal)
                    2 said more information is needed

I see the following <u>potential benefits</u> of moving forward with proposed targeted regulatory adjustments and enhance requirements on development:

Smart policy and innovation are the point
- It's needed, that's the benefit. Smart policy is the point.
- I agree with this approach, as long as it is able to support innovation.

Leadership in a number of areas
- Sidewalk Labs will create a world-class, environmentally advanced design that will attract world attention, and tourism, improved mobility for the city with impressive LRT funding, mixed use of a currently unused stretch of waterfront, greater access to connect the waterfront to the city, the creation of an innovation hub and education centre in Toronto that will be world-leading, commitments of significant social contributions to the community and the production of many new jobs.
- I do not see the risks, I think they would be the leader in this area.

Need to move forward
- Stop fretting and do it.

I see the following <u>potential risks</u> of moving forward with proposed targeted regulatory adjustments and enhance requirements on development:

Sidewalk Labs will have too much power, potentially over the public
- They are demanding way too much power that they have no right to have. This is like country invasion through buyouts.

- The risk is that a private corporation is calling the shots rather than the people of the city.
- They will take data and sell it / use it. People have rights to privacy.

Sidewalk Labs shouldn't comment on Waterfront Toronto's mandate
- Sidewalk is not in a position to comment on Waterfront Toronto's mandate.

Support for change, but not for what's proposed
- In general, development and regulation need to change, but these proposals do not capture enough shared value while still exposing the public to all risks.
- There is a place for the regulatory adjustments where we have lagged behind other jurisdictions (e.g. mass timber, and possible mixed used developments), however I would be reluctant to introduce an entirely new regulatory framework for the IDEA District.

More information is needed to answer the question:
- Need more information.
- You have not given me any information on what regulatory changes Sidewalk Labs wants.

Q2: Under what conditions if any do you think they (i.e. Sidewalk Labs proposals for targeted regulatory adjustments and enhanced requirements on development) could be useful to consider?

8 responses: 3 support the current proposals (no identified conditions)
      1 oppose the current proposals (no identified conditions)
      2 identified conditions that could be useful to consider
      2 were classified as "other"

I think no conditions are needed to consider the proposals for targeted regulatory adjustment and enhanced requirements:
Because they are acceptable in the current proposal
- They are useful now.
- They should approve the proposal.
- Just do it.

I think the following conditions are needed to consider the proposals for targeted regulatory adjustment and enhanced requirements:
Land is publicly held in perpetuity
- Once all land is publicly held in perpetuity.

Mass timber and possible mixed-use space
- Very limited conditions as noted above. *Above response: There is a place for the regulatory adjustments where we have lagged behind other jurisdictions (e.g. mass timber, and possible mixed used developments), however I would be reluctant to introduce an entirely new regulatory framework for the IDEA District.*

I think targeted regulatory adjustments and enhanced requirements on development should not proceed:
Because generally opposed
- Never consider.

Other:
- It is up to the City to comment on proposals for targeted regulatory adjustments and enhanced requirements on development.
- I do not have an opinion.

Volume 3: The IDEA District (Financing Mechanisms)

Q1: What do you see as the potential benefits and risks of moving forward with financing mechanisms proposed by Sidewalk Labs?

12 responses: 5 saw potential benefits
                      6 saw potential risks
                      1 said not enough information

I see the following potential benefits of moving forward with the financing mechanisms proposed by Sidewalk Labs:
Already planned, and will serve as useful test
- Financing mechanisms have been planned in great detail and will provide increased value to surrounding lands, increased revenue in taxes, and cost savings in transportation through offer by Sidewalk Labs to loan the money to install the LRT.
- Project is useful to test tax increment financing.

Other benefits
- World-class, environmentally-advanced design on the Waterfront.
- Improved mobility and connection of the waterfront to the city.
- Creation of many jobs.
- Could speed up development.
- Benefit of up-front investment is beneficial, and it will inspire investment.
- Huge benefits for cash strapped city.

I see the following potential risks of moving forward with the financing mechanisms proposed by Sidewalk Labs:
Not in best interests of the public
- Google is a private corporation and its interests are purely to make money for its shareholders. Google is not working in the public interest.
- Project is driven by one of the world's most powerful companies and profit – not people – is their bottom line. Any risks/partnership or financing schemes they propose must be viewed with skepticism (knowing that people and public good are not their first priority)
- We're bled dry of cash as it is. Not interested.
- I do not agree with the use of tax-increment financing at all. Sidewalk Labs is being run by a for-profit organization, none of this should be publicly funded.
- Financing cannot be another MFP fiasco.
- Too enmeshed with private gain.

I need more information on the financing mechanisms proposed by Sidewalk Labs:
- Not enough detailed information provided on financing mechanisms. Why is tax increment financing rarely used in Canada?

Q2: Under what conditions if any do you think they (the financing mechanisms proposed by Sidewalk Labs) could be useful to consider?

7 responses: 2 supported the proposal (no identified conditions)
                             4 identified conditions that could be useful to consider
                             1 was classified as "other"

Reasons I think no conditions are needed to support the financing mechanism proposed by Sidewalk Labs:
- This plan should be approved.
- No conditions.

Reasons I think the <u>following conditions are needed</u> to support the financing mechanism proposed by Sidewalk Labs:
<u>Must benefit Toronto</u>
- If the City determined this proposal was needed to enhance the public good – we should decide terms and find our own financing and only if we own what we invest in.
- If the terms are reasonable.
- Anything that could speed up development of the Portlands should be looked at, but any mechanism must be of net benefit to Toronto and its taxpayers.

<u>If practical</u>
- When they (the proposed financing mechanisms) become practical.

Other:
- I think they are very useful

Volume 3: Roles for Sidewalk Labs

Q1: What information would you need to assess whether these proposals would work well for Toronto?

10 responses: 2 have all the information they need
                             4 need more information about details of the proposal (MIDP)
                             2 have questions or comments about development options
                             2 have concerns about Sidewalk Labs' proposed roles

I have <u>all</u> the information I need to assess Roles for Sidewalk Labs:
<u>MIDP in combination with publicly available information</u>
- MIDP is enough.
- I have all the information I need.

I need more information to assess Roles for Sidewalk Labs:
<u>Financial information</u>
- Profit sharing and loan repayment details listed above.

<u>Clarity of terms and buzzwords</u>
- What is meant by cutting edge design and technology? Those are just buzzwords that give no information about what will actually be implemented or used for design. What is meant by

'Set fourth principles for technology deployment'?

Sidewalk Labs' role and accountability
- Sidewalk started with saying they were urban geeks using tech to better our lives. Now they see themselves as leader developer. No, that is WT. Of course, they can collaborate.
- Who oversees Sidewalk Labs? What are the penalties for violation of contractual obligations?

Using some or all of the proposals, with or without Sidewalk Labs
- Which elements can be used only at Quayside and if Sidewalk is not interested in the smaller parcel can any ideas from the MIDO be put to other bidders?
- Might want to test a pilot project. However, these are adaptation of mechanisms which could radically improve developer engagement, public investment, etc.

I have the following concerns about Sidewalk Labs' proposed roles:
Because Sidewalk Labs has not been a good partner and they are not a developer:
- You asked for a proposal and they keep offering different than what you asked for. Only a few things align. Either they aren't paying attention, or they are trying to wiggle something in that they shouldn't. Plus, offering solutions of things that don't exist? That doesn't even make sense.
- Why would Sidewalk Labs be a lead developer - they have no expertise nor track record as such. If they require something other than what is on offer in the RFP to prove out their concepts, Waterfront Toronto should reject their offer. The other roles seem worth considering, but again within a framework developed by Waterfront Toronto and other levels of government.

Q2: Under what conditions if any do you think they [the proposed roles for Sidewalk Labs] could be useful to consider?

6 responses: 3 were supportive (no identified conditions)
                     1 were opposed (no identified conditions)
                     2 identified conditions or advice related to development options

Reasons I think no conditions are needed for considering the proposed roles for Sidewalk Labs:
Because the plan is useful and comprehensive as is
- They are useful now.
- I think this is a brilliant plan and that it should be approved.
- Just do it.

I think the following conditions are needed for considering the proposed roles for Sidewalk Labs:
Test first
- They need to cut back to a reasonable test site before launching such a huge initiative.

Keep development options open
- If Quayside development proceeds with another vendor, then Sidewalk could be asked to bid on Villiers when that becomes available.

Reasons I am against the proposed roles for Sidewalk Labs:

Because Sidewalk Labs is not a developer
- Why would Sidewalk Labs be a lead developer - they have no expertise nor track record as such. If they require something other than what is on offer in the RFP to prove out their concepts, Waterfront Toronto should reject their offer. The other roles seem worth considering, but again within a framework developed by Waterfront Toronto and other levels of government.

Q3: What advice do you have for Waterfront Toronto as they review and evaluate these overarching proposals [for roles for Sidewalk Labs] that frame the entirety of the Draft MIDP?

9 responses: 　　　2 support the proposals (no identified conditions)
　　　　　　　　　1 opposes the proposals (no identified conditions)
　　　　　　　　　5 provided advice for Waterfront Toronto
　　　　　　　　　1 was classified as "other"

I have the following reasons for supporting the proposals:
Sidewalk Labs is the best possible partner
- My advice is not to lose this partner. There are no other partners that could bring such an advanced plan to Toronto and certainly not one that will generate significant revenue for Toronto.

Generally supportive:
- Go for it

I have the following reasons for opposing the proposals:
Because Sidewalk Labs is not a developer
- Why would Sidewalk Labs be a lead developer - they have no expertise nor track record as such. If they require something other than what is on offer in the RFP to prove out their concepts, Waterfront Toronto should reject their offer. The other roles seem worth considering, but again within a framework developed by Waterfront Toronto and other levels of government.

I have the following advice for Waterfront Toronto as they review and evaluate these overarching proposals that frame the entirety of the Draft MIDP:
Ensure any deal is in the public interest
- Make a deal you think is in the public interest and bring it back for discussion.
- Make sure it covers the people's needs not the private companies' needs. Make sure they don't overstep their authority in ways of power, funding and privacy.

Expand the partnership model to include others, not just Sidewalk Labs
- Need to look at structures that include Canadian industry, public entities, and individuals, not just Sidewalk Labs. Look at jurisdictions where these kinds of partnerships have thrived.

Maximize value for Waterfront Toronto, Sidewalk Labs and the public
- Take the best and leave the rest. This is all long term. We don't have to decide everything right now.
- Don't be pushed. Sidewalk Labs will want things to move fast. Google hates moving slow.

- Stay in charge, maximize shared value.

Other:
- I'm not sure of the actual proposal that was given to Waterfront Toronto, but I think exact details for each of these vague, over-arching proposal points should be established before any sort of decisions or agreements are made.

Volume 3: Transaction Economics (Real Estate)

Q1: What are we willing to give/invest in order to receive the benefits Sidewalk Labs proposes?

9 responses: 2 were willing to give/invest everything proposed
                          6 had conditions on what they were willing to give/invest
                          1 was not willing to give/invest anything proposed

I am willing to give/invest in order to receive the Real Estate benefits Sidewalk Labs proposes:
Because this is a good partnership
- The partnership is fair and financially viable. It is an innovative approach to achieving a world-class destination and design on the waterfront. It checks all the boxes that Waterfront Toronto required of the partner. If this land was sold to traditional developers at a higher market value, the land would be cemented over and used for condo towers. This is not acceptable. The waterfront has not been designed in a way that makes it accessible for the public and Sidewalk Labs is proposing a tremendously beneficial development for the public and for the city of Toronto.
- Permission (no conditions).

I am willing to give/invest in order to receive the Real Estate benefits Sidewalk Labs proposes under the following conditions:
Fair market value for land
- This is an investment being made by Sidewalk Labs for profit, current prices should be something they already took into account when looking at developing the area. Although some discount could be considered given the magnitude of the area being invested in, like as in a bulk sale, but job creation and economic development is not solely beneficial to the city, so it shouldn't buy them much in negotiation.
- Favourable initial short-term lease with option to increase to full market rate at lease renewal.
- Revise this question as 'what are we willing to give up?' Not sure, but not overall control of what is done with the land.
- If they are proposing things we ask for, or if we put restrictions on land, then that should be reflected in price. Beyond that, it is fair market value.
- I have no problem with using a Policy proposal land value, but the details and the actual $ figures will of course be key. And I'm not sure how Waterfront Toronto will put a value on what Sidewalk proposes.

Taking a more patient timeline to evaluate economic benefits
- Taking a more patient timeline to look at economic benefits from a quadruple bottom line would benefit Toronto in the long run. There are not necessarily other players who would provide the capacities that Sidewalk will and the negative impacts of poor planning and opportunity lost could also be expensive for Toronto.

I am unwilling to give/invest in order to receive the Real Estate benefits Sidewalk Labs proposes:
Because of land value
- I'm not willing to sell off very expensive land for something cheap just for the promise that they'll do us good in return. They are making money on these buildings but they also want to be given cheap land? While people are struggling to find enough money to even rent let alone rent a place you're going to give a rich powerful company such value resource for lower than value cost? They don't deserve it and can't be trusted.

Q2: What do you see as the potential benefits and risks of moving forward with the economics proposed by Sidewalk Labs for the real estate transaction?

7 responses: 3 saw potential benefits
                    4 saw potential risks

I see the following potential benefits of moving forward with the economics proposed by Sidewalk Labs for the real estate transaction:
It is in good hands and something will get done:
- The chair is a strong real estate negotiator. We are in good hands.
- Something would actually get done.

Innovation, Leadership, Connectivity, and Economic Development
- I see the benefits are: world class design; increased tourism and world attention on Toronto; advanced leadership in green building & technology that produces jobs; reduction of the environmental footprint on that land; increasing mobility and connectivity to the downtown core from the waterfront.

I see the following potential risks of moving forward with the economics proposed by Sidewalk Labs for the real estate transaction:
Unreliability of Sidewalk Labs:
- High risk on them running out like bandits with our land. They want our expensive land they can pay full price for it

Policy goals may not be met:
- One risk is disagreement on whether the policy outcomes have been achieved. How will this be mediated?

Giving away too much land to one entity:
- Risk of packaging too many land parcels in one deal. Smaller parcels distribute risk around different tenants.

The value of the proposal may not be properly estimated
- As noted, is there enough value of a developer to enter into a transaction. And the future value of the Sidewalk contribution may be less than estimated. I have no problem with using a Policy proposal land value, but the details and the actual $ figures will of course be key. And I'm not sure how Waterfront Toronto will put a value on what Sidewalk proposes.

Q3: What suggestions if any do you have for Waterfront Toronto as they review this [Real Estate] proposal?

8 responses: 3 offered suggestions that were generally supportive
1 offered suggestions that were potentially supportive with conditions
1 offered suggestions that opposed the proposal
2 offered suggestions that did not support a supportive or opposing position
1 can be classified as "other"

I support the Real Estate proposals for the following reasons:
Because the deal as offered is acceptable
- Get a deal done. Show you are a useful public organization.
- Just do it.
- Be open to the partnership and get better informed on the privacy issues. There are no privacy issues associated with Sidewalk Labs proposal. There are greater privacy issues from our cell phone use than there will be from the technology Sidewalk Labs is proposing. High-tech neighbourhood, low rental units and by the water.

I oppose the Real Estate proposals for the following reasons:
Because Sidewalk Labs has no right to ask for what is in the proposal
- Do not just give them what they ask for! They have no right to ask for it. What they promise in return we could quite frankly do ourselves since we already own the land!

I think the real Estate proposals could potentially move forward under the following conditions:
Do different types of testing first
- Short term lease with option to increase to full market rate at lease renewal.
- Do a significant test of interest in partnerships before moving forward.

Look at other jurisdictions to inform your decision
- Look at cities who have partnered with Sidewalk Labs for various services.

Other:
- None.

Volume 3: Transaction Economics (Infrastructure)

Q1 What are we willing to give/invest in order to receive the [Infrastructure] benefits Sidewalk Labs proposes?

6 responses: 1 was willing to give/invest everything proposed
2 had conditions on what they were willing to give/invest
2 were not willing to give/invest anything proposed
1 identified issues that needed to be addressed

I am willing to give/invest everything in order to receive the Infrastructure benefits Sidewalk Labs proposes
- Permission.

I am willing to give/invest everything in order to receive the Infrastructure benefits Sidewalk Labs proposes <u>under the following conditions:</u>
<u>If there are reductions on Lease</u>
• Reductions on short term lease, with option to increase on renewal.

<u>If the public takes on less risk than Sidewalk Labs</u>
• Sidewalk Labs should be taking most of the risk here, as they are looking to develop and implement systems that could be sold worldwide.

I am unwilling to give/invest anything in order to receive the Infrastructure benefits Sidewalk Labs proposes:
<u>Because Sidewalk Labs will profit from discounted land at the public's expense</u>
• As said before, no we should not sell off our land cheap to them. They are going to make money running these buildings and they are a large rich company. Why do they deserve it? Not to mention we can do what they promise in return ourselves since we own the lands already!
• Same as previous; Sidewalk Labs is profiting from this; they are not a publicly funded organization or charity. This is an investment they are making. There should not be much price reduction, if any.

More information is needed to answer the question:
• These policy objectives can be difficult to measure or at least have conflicting methodologies. How is this solved?

Q2: What do you see as the potential benefits and risks of moving forward with the economic transactions proposed by Sidewalk Labs for municipal infrastructure and advanced infrastructure?

5 responses: 1 saw potential benefits
4 saw potential risks

I see the following <u>potential benefits</u> from moving forward with the economics proposed by Sidewalk Labs for municipal infrastructure and advanced infrastructure:
<u>Progress would be made</u>
• Work would get done.

I see the following potential risks from moving forward with the economics proposed by Sidewalk Labs for municipal infrastructure and advanced infrastructure:
<u>Little to no return on investment</u>
• Getting little to no or irrelevant value in return of practically giving away our lands when they are worth a lot!

<u>Risk of Monopoly</u>
• Governance is too tied to a single entity (Alphabet).
• "In order to achieve the project objectives, Sidewalk Labs proposes residents of the IDEA District would be required to use the services provided by the advanced infrastructure operators." Absolutely not, this is clearly a move to push a monopoly and reduce the power of free-market competition.

Financial relationship with government and technological challenges
- I'm not in favour of Sidewalk Labs providing infrastructure financing instead of governments, so if we're limited to advanced systems, there could definitely be benefits in developing new systems, but the degree of technological innovation may lead to problems building robust and reliable systems.

Q3: What suggestions if any do you have for Waterfront Toronto as they review these infrastructure proposals?

5 responses: 2 suggested Sidewalk Labs should not get land at a discounted rate
2 suggested Waterfront Toronto be open to the proposal's innovation
1 had no suggestions

Reasons I think Waterfront Toronto should be open to these infrastructure proposals:
Because it may be able to achieve policy objectives in innovative ways
- If a development can be off grid and achieve the sustainability targets it should not be forced to purchase infrastructure which is not used.
- Think big.

Reasons I think Waterfront Toronto should not give Sidewalk Labs land at a discounted price:
Because they are already benefiting from the proposal
- Sidewalk Labs stands to profit enormously from this development, in many ways, or it would not be interested in taking it on. The benefits it offers are yet to be proven; the additional costs to the City in terms of infrastructure are also unknown. The price of public land along the waterfront should not be reduced to accommodate the developer.

Because they should pay full price
- Make them pay full price for the land.

Volume 3: Transaction Economics (Intellectual Property)

Q1: What are we willing to give/invest in order to receive the {Intellectual Property} benefits Sidewalk Labs proposes?

8 responses: 2 were willing to give/invest in order to receive the proposed benefits
3 had conditions on what they were willing to give/invest
1 was not willing to give/invest in order to receive the proposed benefits
1 is unsure or needs more information
1 was classified "other"

Reasons I am willing to give/invest in order to receive the proposed Intellectual Property benefits Sidewalk Labs proposes:
Because the deal is good as it is proposed
- I don't understand. They are giving us a share. Seems like a good deal.
- Permission.

Reasons I am <u>willing to give/invest</u> in order to receive the proposed Intellectual Property benefits Sidewalk Labs proposes <u>under the following conditions</u>:
<u>If it benefits the public good</u>
- We invest for stuff that benefits us not solely them.

<u>If we change the leasing model</u>
- Short term leases.

<u>If we work out a different revenue model</u>
- Need to construct a revenue return from innovation and other funding that returns as tax benefits for Toronto.
- A Patent Pledge for Canada only seems far too limited, the profit sharing should be revenue sharing and the figure is far too low.

Reasons I am <u>unwilling to give/invest</u> in order to receive the proposed Intellectual Property benefits Sidewalk Labs proposes:
<u>No intellectual property should be given up</u>
- Nothing should be given up in this area.

More information is needed to answer the question:
<u>Defining what the benefits are for the public</u>
- I'm not sure what the benefits for us are, so any investment would have to be based on that assessment.

Q2: What do you see as the potential benefits and risks of moving forward with the Intellectual property transactions proposed by Sidewalk Labs?

6 responses: 1 saw potential benefits
3 saw potential risks
2 had advice for specific areas they identified (neither risk nor benefit)

I see the following <u>potential benefits</u> of moving forward with the economics proposed by Sidewalk Labs for the intellectual property transactions:
<u>Revenue for Waterfront Toronto</u>
- Windfall for Waterfront Toronto. More likely just a little stream down of revenue down the road.

<u>I see the following potential risks</u> of moving forward with the economics proposed by Sidewalk Labs for the intellectual property transactions:
<u>Intellectual Property use and protections</u>
- It is very unclear how this intellectual property will be properly protected and not violated.
- Sidewalk Labs will have a huge advantage in knowing what the data can be used for when combined with their existing access to Google data, and they also will have more expertise in terms of monetization.

<u>Cautious government</u>
- City Hall will be too cautious

Waterfront Toronto needs to <u>consider</u>:

<u>Financial benefits for the public</u>
- Since Canadians are the test subjects, they should receive lifetime benefits from the technologies being developed, including worldwide revenue. i.e., Waterfront Toronto receives an equity stake of any technology tested or implemented at Quayside, e.g. 50% for foreign investments (Alphabet), 25% for Canadian.

<u>Intellectual Property protections</u>
- Need a pledge that would cover all IP creation including academic partners.

Q3: What suggestions if any do you have for Waterfront Toronto as they review these Intellectual property proposals?

6 responses: All 6 respondents had suggestions for Waterfront Toronto
Some people had multiple answers (i.e. feedback fell in multiple categories)

I have the following suggestions for Waterfront Toronto regarding Sidewalk Labs Intellectual Property proposals:
- Think about all possible outcomes.
- Seek advice from industry experts.
- Tread carefully.
- I saw something also about a fourth volume but only see three here? Not to mention this survey needs to be given in small doses - it is way too long. I feel like they are trying to push things through quickly and in high volume so it's hard to tell what is a good or bad idea. And that usually means they're up to something. They should be scaled back to reasonable levels and tackled one at a time so we don't overload on too much information.
- Think big.
- Protect and support Canadian research and companies.
- The data collected will almost certainly be used to train AI to be used to automate industries or predict/predetermine consumer choices, that ultimately will have a profound impact on Canada's economy as automation replaces jobs and commercialization asymmetrically benefits large-scale companies. This means that Canadians are being asked to train the algorithms that will later put them out of jobs and squeeze the buying power out of their pay check as dynamic pricing models, sharing economy services, and purchase prediction/steering optimize company profits.
  The proposed sharing of 10% of profits for the first 10 years is incredibly small and problematic.
- Any money earned from data collection should be in terms of revenue and not profits, given that creative accounting can easily hide profits through false or misrepresented finances and many technology companies operate at a loss for decades to undercut competition, subsisting on investor money. (For example Amazon only turned a profit 20 years after they were founded). Once implemented, automated industries won't go away and only spread further without contributing back into the economy. There is a massive windfall of money expected to be made from this data collection and implementation, many orders of magnitude larger than the value of a single neighbourhood. Dan Doctoroff himself said that he expects to "make a lot of money" (https://www.nytimes.com/2019/06/27/opinion/cities-privacy-surveillance.html), therefore if any proposal moves forward, it should be in terms of a share of revenue in perpetuity, not a share of profits for a very small window of the product life-cycle.

- "Sidewalk Labs states that "neither Waterfront Toronto nor the public is primarily a technology developer," and asserts that co-created technology (for which there would be co-owned Intellectual Property) is not likely to arise." Although the public is not primarily a technology developer, what Sidewalk Labs is proposing to develop is not solely technologies—they intersect with many other industries including energy, transit, architecture, urbanism, building science, etc. The assertion that there can be no co-creation because they are the only technology company involved is false as technology is only one aspect of their work. Furthermore, the products rely on the testing of their experimental technology on live, human, Toronto citizens and therefore means they are an active, vital, and highly risk-prone part of the creation process. We absolutely have the right to the IP created in this development.

Volume 3: Government Obligations

Q1: What do you see as the potential benefits and risks of moving forward with government investments and regulatory reforms proposed by Sidewalk Labs?

8 responses: 3 saw potential benefits
4 saw potential risks
1 were unsure or needed more information to make a decision
1 can be classified as "other"
Some had multiple answers (i.e. some saw both benefits and risks)

I see the following <u>potential benefits</u> of moving forward with government investments and regulatory reforms proposed by Sidewalk Labs:
Great new concept.
- Governments consistently engage with public-private or P3 partnerships, this is not new.
- I am in favour of government investment in infrastructure to support development, and I hope that all levels of government see the opportunity that is before us and swill step up (like building the LRT).

I see the following <u>risks</u> of moving forward with government investments and regulatory reforms proposed by Sidewalk Labs:
A thoughtless red tape reduction exercise
- If it becomes a "cut red tape" exercise. These need to be thoughtful reforms.

Financial risk for the government/taxpayer
- Why do they want government funding on top of land given to them at below market price so THEY can turn a profit and just throw in a few affordable housing units to claim that it'll be such a benefit to us? If we have to pay for all of it why don't we just do it and Sidewalk Labs can take a walk?
- Insufficient profit sharing with government.
- Risks are financial impacts on City of Toronto, also risks if Sidewalk does not fulfill.

Creating new entities without well-defined circumstances
- I am opposed to the idea of creating new non-profit entities except in limited, well-defined instances.

I need more information to answer the question:
- I agree with having government regulation of Sidewalk Labs proposals but I'd need more information on the actual proposals and reforms to make an informed opinion on this. There is more concept than content is these statements.

Q2: What suggestions if any do you have for Waterfront Toronto in terms of how they consider/mitigate these risks?

7 responses: 4 suggested focusing on public policy, regulation and/or government involvement
2 suggested focusing on public assets
1 suggested focusing on not worrying

I think Waterfront Toronto should focus on public policy, regulation and/or government involvement when considering Sidewalk Labs proposals for government investments and regulatory reforms:
Public policy objectives
- Smart policies. Keep that target in mind.
- Balance social and benefits goals against economic or better, integrate these with longer term thinking.

Regulation
- As noted before Alphabet/Google/Sidewalk Labs are extremely against regulation of any kind. However, they are also smart. Smart enough to create via small innocuous changes large 'inevitable' changes to more important legislation. It is critical that any change to regulation or legislation be analyzed for creating potential precedent for larger changes.

Government involvement
- It will be up to all 3 levels of government to be actively involved in this process.

I think Waterfront Toronto should focus on public assets when considering Sidewalk Labs proposals for government investments and regulatory reforms:

Land value
- Keep public money for public interest not for private interest. Do not just hand things over without well thought out and binding restrictions. Do not give away assets for less than they are worth.
- Procure, then lease all land.

I do not think Waterfront Toronto needs to worry when considering Sidewalk Labs proposals for government investments and regulatory reforms:
- Stop worrying.