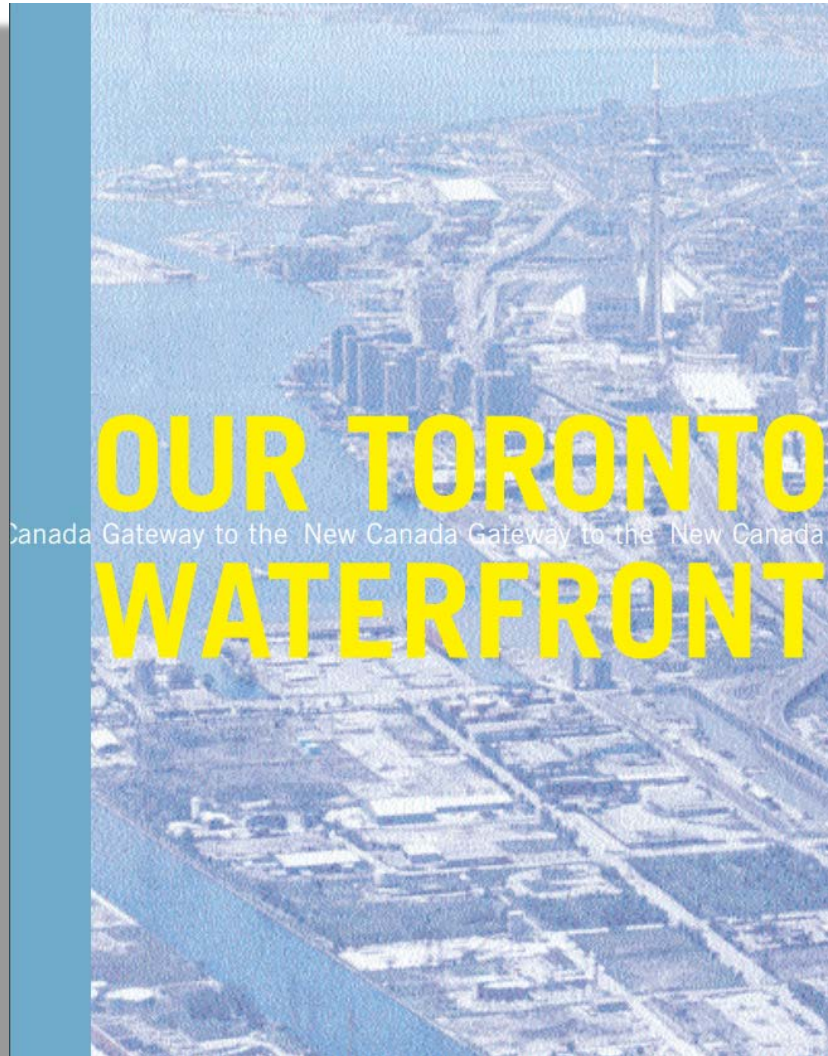


November 27, 2019

Quayside Project Update

Leslie Gash Senior Vice President of Development, Waterfront Toronto

The original vision for Waterfront Toronto



- Create major new neighbourhoods for working, living and recreation, resulting in a substantial increase in the City's stock of affordable and market housing
- Create a “convergence community” that crosses all disciplines of creativity to take advantage of Toronto’s unique position in New Media, communications, music, biotechnology, software and high technology
- Establish a corporation separate from government to oversee the revitalization

Quayside RFP Objectives & Priority Outcomes



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



Sustainability, Resiliency and Urban Innovation

Complete Communities

Economic Development and Prosperity

Partnership and Investment

MIDP Release + Open Letter on Threshold Issues

1. **IDEA District @ 190 acres**
2. **Lead developer**
3. **Transit as condition precedent**
4. **New public administrators**
5. **Details required for data use and collection to understand and verify compliance with Canadian law**



June 24, 2019

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

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

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

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

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

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

Round One Public Consultations



Round one gave voice to 3 positions:

SUPPORTIVE

See great opportunity associated with individual innovations and/or the value of innovation in general

CAUTIOUS “MAYBE”

See both great opportunity and great risk, and who have said in the broadest of terms “if the MIDP moves forward, it has to be on terms that work for Toronto”

AGAINST

See major risks, including (but not limited to) lack of trust in Sidewalk Labs, Google, and Alphabet.

Participant Conditions:

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

“

We are pleased to report that we have reached alignment on the critical issues...[and] that we are now able to move to the evaluation stage...

— Stephen Diamond Chair, Waterfront Toronto Board of Directors (*Open Letter, October 31, 2019*)

Realignments

Project Area

Land Value + WT Investments

Development Role

Governance

Digital Protections & Privacy

What is being evaluated from the MIDP?

Based on the October 31, 2019 realignment, Waterfront Toronto is evaluating a subset of the ideas put forward by Sidewalk Labs in the Draft MIDP. This means that:



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



Volume 2 (The Urban Innovations) The innovations, including a newly submitted Digital Innovation Appendix, will only be evaluated in terms of how they perform against Waterfront Toronto's objectives when implemented at the 12 acres of Quayside; and



Volume 3 (The Partnership) The bulk of the material is no longer applicable and will not be evaluated.

Evaluation Process



The overarching goal of the Evaluation is to:

Assess the proposals in the realigned MIDP against the objectives and priority outcomes Waterfront Toronto has established for the project.

Innovation Plan



The **Innovation Plan** is the document of prioritized innovations that the evaluation shows to achieve Waterfront Toronto’s objectives for Quayside.

How will this plan come together?

- A first draft of the Innovation Plan will emerge from our Technical Evaluation and further refinement through public consultation.
- Feedback from our second round of consultations, as well as expert input including from our Digital Strategy Advisory Panel and Design Review Panel, will inform refinements as we work with Sidewalk Labs to address unanswered questions, risks, and roles and responsibilities, etc.

Public Consultation Next Steps



- **December 2019** – City of Toronto public consultation meetings on draft Digital Infrastructure Plan principles
- **Early 2020** – Waterfront Toronto Round 2 Public Consultation on Quayside

For details about all consultations visit: [QuaysideTO.ca](https://www.quaysideTO.ca)

Questions?

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