

July 2019

Public Meeting on Sidewalk Labs' Proposal for Quayside

Volume 1: The Plan

Volume 1: Room and Discussion Topic Guide

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

Volume 1: The Plan

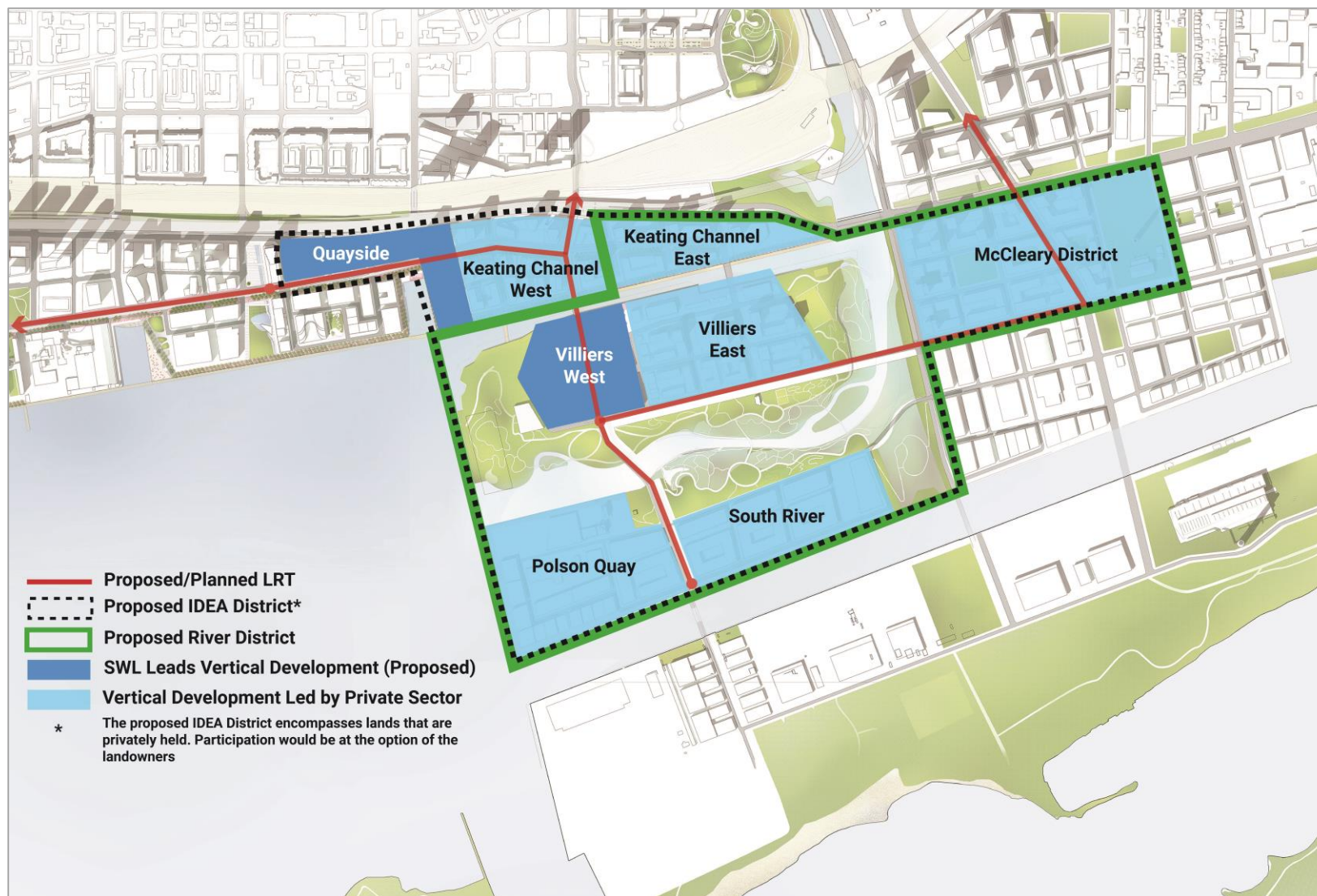
- The Quayside and River District Plans
- Social Infrastructure
- Economic Development

Quayside and River District Plans

Sidewalk Labs' Proposal: Quayside



Sidewalk Labs' Proposal: Quayside and the River District



Proposed Plan	Size
Quayside	12 acres
Villiers West	20 acres
IDEA District (Quayside + River District)	190 acres

Waterfront Toronto's Note to Reader Review:

The Quayside Plan

- Waterfront Toronto has reviewed the MIDP's fit with the East Bayfront and Keating Channel precinct plans and existing zoning through the following lenses:
 - Density
 - Height
 - Massing
 - Mix of Uses
 - Community Facilities
 - Queens Quay
 - Connectivity
 - Parking
 - Ground Floor Animation
 - Water's Edge

The River District Plan

- "River District" is covered by the Keating Channel and Villiers Island Precinct Plans and the Port Lands Planning Framework.
- Waterfront Toronto's review of the development plan in the River District is limited to a higher-level analysis since the River District proposal is less detailed than the Quayside proposal.

Social Infrastructure: Definition

- Social Infrastructure is often defined as a collection of facilities and organizations that support residents and communities. Sidewalk Labs builds on this definition, including in their proposed physical spaces, programming and service delivery innovations, and digital tools.

Three physical spaces that can be classified as “community facilities”

- A community hub called the “**Care Collective**”
- A “**Civic Assembly**” similar to a community centre – ground floor space dedicated to cultural activities and the development of digital skills
- An Elementary School

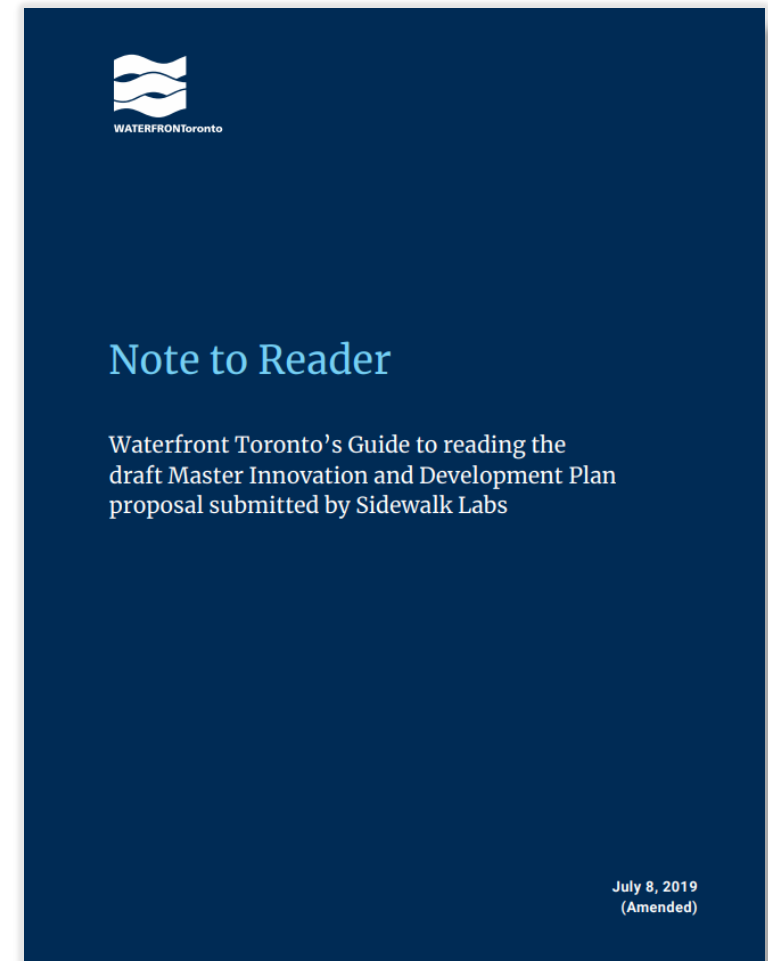
Digital tools proposed to support social infrastructure, include:

- *Collab*
- *Seed Space*

Waterfront Toronto's Note to Reader Review:

Social Infrastructure

- Sidewalk Labs has proposed more community facility space than called for in the East Bayfront Precinct Plan.
- This space is proposed to be funded through City fees and development charges (in line with existing practices). An ongoing operational funding plan is not identified.
- It should be noted that there are no anticipated privatization of public roles or assets in the Sidewalk Labs proposal for Social Infrastructure.



Economic Development: What Waterfront Toronto Asked For

- A plan focused on the urban innovation sector—including cleantech, building materials, and broader urban innovation related sectors—that expands the existing waterfront innovation corridor.

Sidewalk Labs' Proposal: Economic Development

- Sidewalk Labs asserts their proposal could facilitate the acceleration of development in the Port Lands by 10 years and Sidewalk Labs has indicated that it would be possible to complete 77 hectares (190 acres) of development by 2040.
- Sidewalk Labs also asserts that the creation of an “urban innovation cluster” along the waterfront and an accelerated development schedule in the Port Lands will result in greater job creation and government revenues
 - Sidewalk Labs proposes a mixed-use development on Villiers West anchored by an independent, non-profit Urban Innovation Institute
 - Included in this is a 500,00 square foot Google Canada headquarters
 - Sidewalk Labs is offering \$10 million in initial funding for the Urban Innovation Institute
 - Sidewalk Labs is also offering \$10 million in seed funding for an urban innovation venture fund focused on local start-ups
- Sidewalk Labs proposes that 10% of all construction labour hours be targeted to historically disadvantaged groups

Waterfront Toronto's Note to Reader Review:

Economic Development

- An accelerated Port Lands development timeline would require up-front public investment in municipal infrastructure that is different than what is currently planned.
- The economic development outcomes in the Draft MIDP assumes accelerated public investment in the necessary municipal infrastructure (including the Waterfront Light Rail Transit line).
- Sidewalk Labs has proposed optional financing for this municipal infrastructure. It could be repaid through municipal proceeds—such as development charges, incremental property tax and incremental land value capture
- This is only one idea around municipal infrastructure financing and other options could be explored.



Note to Reader

Waterfront Toronto's Guide to reading the draft Master Innovation and Development Plan proposal submitted by Sidewalk Labs

July 8, 2019
(Amended)