

Preview of Waterfront Toronto's Note to Reader on the Draft MIDP from Sidewalk Labs

June 24, 2019

The Draft Master Innovation and Development Plan (MIDP) written by Sidewalk Labs is over 1,500 pages in length and is documented in three Volumes, including:

- *Volume 1 – The Plans.* In this volume, Sidewalk Labs focuses on the development plan and the physical manifestations of proposed innovations within that plan. Volume 1 also includes a chapter on Economic Development, detailing the future economic impacts anticipated by Sidewalk Labs associated with the implementation of the MIDP.
- *Volume 2 – The Urban Innovations.* In this second volume, Sidewalk Labs outlines their proposed innovations across the five pillars of the MIDP: Mobility, Public Realm, Buildings and Housing, Sustainability, and Digital Innovation.
- *Volume 3 – The Partnership.* In this final volume, Sidewalk Labs describes their commercial proposal including, governance constructs, roles and responsibilities, transaction economics, stage gates, implementation plans and risk mitigation measures.

Sidewalk Labs has also provided an Overview of the Draft MIDP as a fourth and separate document.

There is a significant amount of material in what has been submitted, and our team at Waterfront Toronto is working through it all. We are also preparing for the upcoming public consultation meetings.

To support that public consultation, Waterfront Toronto is writing a “Note to Reader”, which is intended as a guide to help the public navigate the Draft MIDP. Its purpose is to demonstrate the unique lens we bring to this project as a public steward of Toronto’s waterfront.

The *Note to Reader* is not a substitute for the Draft MIDP, rather it provides a synthesis of:

- What was asked for by Waterfront Toronto;
- The response from Sidewalk Labs;
- Where and how the Draft MIDP aligns with existing practices versus those that are new;
- Where the privatization of public assets is being proposed, if at all; and
- Financial impacts and risks.

It will also include questions for you, such as:

- What proposals in the Draft MIDP from Sidewalk Labs do you like?
- Which proposals raise questions or concerns for you, and why?
- What you see as the risks with Sidewalk Labs’ proposals?
- Under what conditions, if any, would you want to see Waterfront Toronto pursue these proposals further?



We will be working through these questions with the public, and many others, over the next several months.

There will be many ways for you to share your thoughts with us, including through multiple public meetings, a drop-in program being offered at various Toronto Public Library branches, as well as online. For more details about our public consultation please visit www.QuaysideTO.ca.

All feedback we receive will be rigorously documented and shared publicly. This feedback will directly inform Waterfront Toronto's formal review and evaluation of the MIDP from Sidewalk Labs.