



QUAYSIDE PUBLIC BRIEFING SUMMARY

November 19, 2019

About this Briefing Summary

On Tuesday, November 19, 2019, Waterfront Toronto held a Public Briefing about its Quayside project. The purpose of the briefing was to share information and answer questions about: the October 31 realignment on Waterfront Toronto's key issues with the proposal from Sidewalk Labs, how these issues were addressed, how this changes the proposal for Quayside, and key upcoming decision points. Approximately 300 people attended the Public Briefing and 50 participated via a livestream. Many indicated they had previously participated in at least one consultation about Quayside.

The Public Briefing was a 3-hour meeting that included welcoming remarks from Joe Cressy (Waterfront Toronto Board Member and City of Toronto Councillor) and George Zegarac (Waterfront Toronto President and CEO) followed by a 45-minute briefing presentation by Waterfront Toronto's staff: Meg Davis (Chief Development Officer), Kristina Verner (Vice President of Innovation, Sustainability, & Prosperity), and Erik Cunnington (Director of Development). Following the presentation, participants (including those on livestream) spent 20 minutes in small groups identifying and writing down priority questions for Waterfront Toronto on large sticky notes. Each group shared its priority questions with Swerhun Inc., third-party facilitators supporting Waterfront Toronto's engagement process on Quayside, who grouped the questions and facilitated responses from Waterfront Toronto for the next 45 minutes. For the meeting's last hour, participants asked questions and Waterfront Toronto responded in an open, facilitated, plenary discussion. Participants also submitted questions in writing at the end of the meeting via individual feedback forms.

Section 1 of this Public Briefing Summary documents the questions asked in the meeting and Waterfront Toronto's responses. Section 2 includes all questions raised in the meeting, including those not answered due to time constraints. Waterfront Toronto will respond to unanswered questions by the next round of consultation.

Swerhun Inc. prepared this Public Briefing Summary. Swerhun works exclusively for governments, public agencies, and non-profits working to support public policy. The Swerhun team does not advocate for any particular project outcome; rather, it supports the delivery of transparent, constructive, and meaningful consultation processes. A draft of this summary was shared with participants for review before it was finalized.

Section 1. Questions and answers shared in the meeting

This section summarizes written and verbal questions from the meeting and Waterfront Toronto's responses. It includes answers drawn from the sticky notes the facilitation team read during the meeting and additional questions and answers from the subsequent plenary discussion. This section organizes the questions and answers into themes rather than chronological order. We have edited the questions and answers for brevity and clarity, and Waterfront Toronto has included additional information (where relevant) to supplement its answers from the meeting. A [full video of the meeting](#) is available on Waterfront Toronto's YouTube channel.

Waterfront Toronto's mandate and relationship with Sidewalk Labs

Question: Is there a deal between Waterfront Toronto and Sidewalk Labs already?

Answer: No, there is no deal. While the threshold issues have been addressed, Waterfront Toronto still needs to evaluate the realigned MIDP as it pertains to the 12 acres of Quayside and potentially remove ideas that the City and public will not accept. To inform this evaluation, Waterfront Toronto has retained subject matter experts who will provide advice that staff in turn will provide to Waterfront Toronto's evaluation committee and Board of Directors.

Question: Has the Plan Development Agreement (PDA) with Sidewalk Labs been amended? Are the resolutions of the threshold issues legally binding?

Answer: Waterfront Toronto's Board approved the current resolution to the threshold issues and will not move ahead on any other basis. No legally binding agreement has been made — any agreements relating to the threshold issues would be at a later stage. However, the parties have agreed to amend a few Plan Development Agreement (PDA) sections around exclusivity and that would only pertain to the 12 acres of Quayside.

Question: Why is innovation such a high priority for Waterfront Toronto?

Answer: Innovation is a key part of Waterfront Toronto's mandate given to the organization through its inception by the three orders of government. Waterfront Toronto's innovation track record includes above-standard sustainability requirements in developments, including LEED accreditation for buildings, and creating an intelligent community network with partners Beanfield Metroconnect. As an example, our work with Beanfield Metroconnect has allowed us to connect every resident that lives within our waterfront communities, including a digital inclusion program to ensure that affordable access is available to everyone. Waterfront Toronto's approach to innovation is articulated in our [Waterfront Toronto Resilience & Innovation Framework](#).

Question: What is the relationship between Waterfront Toronto and Sidewalk Labs?

Answer: Waterfront Toronto selected Sidewalk Labs as its *Innovation & Funding Partner* when it was the successful proponent in Waterfront Toronto's Request for Proposals (RFP) for Quayside. Our RFP was challenge-based, meaning we presented a series of challenges (achieving targets for affordability, sustainability, innovation, etc.) and proponents proposed a plan of how to meet those challenges.

Question: Waterfront Toronto's role in drafting the Innovation Plan is unclear (e.g. are you evaluating the Innovation Plan or are you co-creating it with Sidewalk Labs). Could you clarify your role and Sidewalk Labs' role with respect to the Innovation Plan?

Answer: Waterfront Toronto's role is to evaluate innovations in Sidewalk Labs' MIDP that are still relevant following the October 31, 2019 resolution of key threshold issues. Based on Waterfront

Toronto's evaluation, those innovations that perform well and meet our objectives will be included in the draft Innovation Plan for Quayside; those innovations that don't will be removed from further consideration. Sidewalk Labs will then be given the opportunity to confirm their ability to deliver the innovations Waterfront Toronto selects to be part of the Innovation Plan.

Question: To whom is Waterfront Toronto ultimately accountable? Since citizens are paying the bill for this work, how do they access the accountability chain?

Answer: Waterfront Toronto staff are accountable to its Board of Directors, who are appointed by the three orders of government. Waterfront Toronto staff have remained (and will continue to stay) connected to government throughout this process through our established Assistant Deputy Minister and Intergovernmental Steering Committee meetings.

Master Innovation and Development Plan, Innovation Plan, Development Plan

Question: Will there be an updated Master Innovation and Development Plan (MIDP) from Sidewalk Labs? What will be evaluated?

Answer: No, Sidewalk Labs will not be releasing an updated Master Innovation and Development Plan. Waterfront Toronto staff are evaluating the subset of ideas from the MIDP that are still relevant following the resolution of the threshold issues. In addition, Waterfront Toronto will be evaluating the Digital Innovation Appendix (submitted on November 14, 2019), and the Public Consultation Strategy Report (submitted on November 7, 2019).

Question: The MIDP is vague and reads as a sales and marketing document. Rather than creating a long list of ideas from a document that lacks detail, why doesn't Waterfront Toronto ask Sidewalk Labs to create a better articulated, more rigorous plan?

Answer: Waterfront Toronto recognizes the shortcomings of the MIDP and asked Sidewalk Labs to produce additional documents to better address key issues and questions not articulated in the MIDP. An example of this request for additional information is the Digital Innovation Appendix (submitted on November 14, 2019), and the Public Consultation Strategy Report (submitted on November 7, 2019).

Question: The threshold issues resolution documents indicate that Sidewalk Labs may have an opportunity to expand beyond the 12 acres of Quayside if it meets certain criteria and objectives. How would the possibility of expansion past 12 acres be determined? What would Waterfront Toronto do to ensure cohesiveness across the broader eastern Waterfront?

Answer: Waterfront Toronto does not own the property beyond Quayside. In the [threshold resolution letters](#) the City of Toronto provided a letter indicating that an open procurement process would be required for expansion. The City of Toronto would establish the criteria they would need to see met in order to move forward with procurement for additional lands beyond Quayside. Waterfront Toronto would work with the City to share any information about the performance of the 12 acres Quayside, should Sidewalk Labs be part of any project outside of the 12 acres.

Question: How does Waterfront Toronto define affordable housing? Are the non-conforming, very small units proposed in the MIDP moving ahead?

Answer: Waterfront Toronto's definition of affordable rental housing is rooted in the City of Toronto's Official Plan and the Canada Mortgage and Housing Corporation (CMHC) definition, which states that housing is affordable if it is at or below 100% of the Average Market Rent (AMR) as determined

annually by CMHC. The proposal identifies a segment of the program to be “deeply affordable” and a middle-income option called “Mid-Range”, which is based on the City’s definition of between 100-150% AMR. Unit sizes need to conform with the City of Toronto’s regulations.

Question: How are Waterfront Toronto and Sidewalk Labs going to work together to guarantee deeply affordable housing?

Answer: Waterfront Toronto’s mandate is to secure 20% affordable housing, but we know there is a pressing need for more. In our on-going discussions with governments — and if we proceed with Sidewalk Labs — we are actively exploring ways to achieve deeper affordability on the waterfront, including through strategic partnerships with various stakeholders, including using public rent assistance programs and private non-profit subsidies.

Question: How would the proposed transportation innovations improve safety for the most vulnerable street users? What role could automated vehicles play?

Answer: The MIDP proposes a street network that could accommodate autonomous vehicles, but that does not mean that they will be used for the Quayside project. An example of how the MIDP proposes innovations to improve safety is adaptive traffic signals. These signals would be able to detect the accessibility needs of a person crossing a street (such as if that person is a senior) and adjust accordingly (by giving them more time to cross).

Comment: The innovations proposed appear to be limited. We would prefer to see real affordable housing and a zero-carbon footprint, not just technology. This project should focus on increasing democracy for those that live in Quayside and/or our city.

Waterfront Toronto’s Evaluation Process

Question: Where is the social infrastructure plan and how are people integrated into this plan? How will Waterfront Toronto ensure this is a complete community that provides public benefits (open space, affordable housing, carbon neutrality, etc.)?

Answer: Volume 1 of the MIDP includes the social infrastructure components of the plan. It is primarily focused on the Care Collective (health services), the Civic Assembly (community centre and related activities) and an elementary school. As part of our evaluation, Waterfront Toronto will look at these in more detail to examine how they address the public interest and integrate within the neighbourhood. Waterfront Toronto has always strived to deliver complete communities through our work. We will continue to deliver affordable housing, parks and public spaces, and walkable communities.

Question: When will Waterfront Toronto’s Intelligent Community Guidelines be completed and how will they inform Waterfront Toronto’s evaluation?

Answer: The Intelligent Community Guidelines are in development, and Waterfront Toronto intends to consult on them with industry and the public. These Guidelines will apply to other projects on the Waterfront, not just Quayside. Sidewalk Labs has already agreed to abide by these emerging guidelines even though they are still being drafted and consulted on.

Question: What is the new government task force and what will they do?

Answer: One of the things we want to be able to do is have certainty around what the regulatory requirements should be as we develop the waterfront. We want to assemble teams including City, Provincial, and Federal participants — bodies that have the regulatory authority to identify the issues that need to be addressed. This task force will provide clarity on what requirements need to be met to

ensure public oversight. Its work will also enable Sidewalk Labs to answer whether this project is economically viable for them or not. Governments, the public, Waterfront Toronto, and Sidewalk Labs will know, for example, whether there's interest by the City to permit them to build in a particular way, and what Provincial regulatory requirements there are to address environmental considerations.

Question: How will the public be involved in the new government task force and the evaluation? Is a referendum possible?

Answer: The next round of consultation about Quayside will focus on sharing and seeking feedback on the results of Waterfront Toronto's evaluation. We will have a better idea of the specific nature of that round of consultation as we move through the evaluation process, including what regulatory requirements would be relevant to the innovations and what the feedback is from the task force.

Question: Who are the subject matter experts supporting Waterfront Toronto's evaluation and how were they selected? Did Waterfront Toronto look for whether any had conflicts of interest?

Answer: Through open and competitive procurement processes, Waterfront Toronto retained ARUP (sustainability and mobility), Moriyama and Teshima Architects (buildings), Perkins & Will (public realm), Steer Davies Gleave (economic development), NBLC (housing affordability and commercial plan), McCarthy Tetrault, Dentons, nNovation LLP (IP, privacy and digital governance), Gladki Planning Associates (development plan) and KPMG (commercial plan). Waterfront Toronto has a Conflict of Interest declaration as part of the RFP process and must be disclosed by the proponents when submitting their proposal. Visit the [procurement section](#) on our website for more information about the procurement process, including conflict of the interest.

Question: Is there a way to ensure we aren't a testbed for technology that will ultimately harm the rest of the world?

Answer: Waterfront Toronto is mindful of and shares this concern. As part of the evaluation, we are conducting an independent third-party Human Rights Impact Assessment that will help inform Waterfront Toronto's understanding of whether, how, and in what way any of the ideas pose a threat to fundamental rights and freedoms.

Question: Is Waterfront Toronto going to include public interest law firms or non-profits in informing the technical evaluation?

Answer: In addition to a Human Rights Impact Assessment, Waterfront Toronto's Digital Strategy Advisory Panel (which includes panelists who work for non-profits, academia, and civil society) has already shared preliminary commentary that is directly informing the technical evaluation. We also have both Chantal Bernier (former Interim Privacy Commissioner of Canada) and Ann Cavoukian (former Information and Privacy Commissioner of Ontario) as advisors on the project.

Question: Is it accurate to say that what Waterfront Toronto is evaluating is a pared-down version of the original MIDP, and that what it is evaluating is not a new plan? If that is the case, consider using simpler, clearer language so people can understand.

Answer: Yes, that is an accurate description of the process.

Question: What is Sidewalk Labs' business plan? Can the public technically evaluate it?

Answer: Sidewalk Labs has articulated three areas of business: real estate, advanced infrastructure (e.g. vacuum waste), and intellectual property from technological solutions. As public steward of the waterfront, Waterfront Toronto check proponents' backgrounds before we enter into an agreement with a company and maintains a list of ongoing litigation, when appropriate. We will be evaluating the partnership with Sidewalk Labs as a formal part of the overall evaluation. Sidewalk Labs is different from Waterfront Toronto's other partners who typically only have one business stream (real estate).

Question: How is the performance of Quayside being measured for success? Are there key performance indicators? If the project falters, what are the termination agreements? How do you / when do you get out?

Answer: Waterfront Toronto would determine performance indicators if its Board decides to continue working with Sidewalk Labs after the evaluation. Measures for performance and any related termination rights would be set within and enforceable by the contracts that would be negotiated and entered into (if approved) for the project. Waterfront Toronto has precedents that help us to ensure that our organization is positioned for resilience, accountability, and success, such as our risk management framework and our performance measurement system.

Data, privacy, and digital innovations

Question: What types of data will be collected and how will be it be used? Can we opt out of data collection and still go to Quayside?

Answer: Consent is very important to Waterfront Toronto and the ability to say no is vital. Waterfront Toronto's position is that fear of having personal data collected should not be a reason anyone decides not to come to the waterfront. The newly submitted [Digital Innovation Appendix \(DIA\)](#) details the different types of data collected and how it would be used, including 18 major digital systems and services and 52 subsystems.

Question: Since all kinds of data is already collected about us without any consent (and Google and Alphabet have shown they do not care about rules or regulations), why has Waterfront Toronto not already stopped this project?

Answer: Waterfront Toronto knows concern about data collection is an important issue for the public and is establishing mechanisms to mitigate and prevent risks, such as remedies for data breaches specific to Quayside. Broader concerns about the work of Google and Alphabet are beyond what Waterfront Toronto has a mandate or ability to regulate. The City of Toronto has initiated public consultations for their [Digital Infrastructure Plan \(DIP\)](#) that is intended to help guide decisions on how Toronto will evaluate and regulate digital technologies and data use for City services and other proposals.

Question: How does Waterfront Toronto's mandate to steward a staged approach to waterfront revitalization square with the more permanent role of data governance this project requires?

Answer: Our government partners and regulators are pivotal in the process because, ultimately, data governance is their responsibility and mandate.

Question: How will data and technology benefit Canadian companies?

Answer: Waterfront Toronto's RFP was designed to help Canadian companies grow and be competitive and we remain committed to that objective. The current proposal includes a patent pledge that would allow Canadian companies to use and build on technologies developed in Quayside and bring them to a global market without fear of having Sidewalk Labs assert their patents against them.

Question: Can you expand on why you decided to remove Sidewalk Labs proposed Urban Data Trust altogether (rather than apply restrictions or otherwise modify the idea)?

Answer: Waterfront Toronto saw many issues with how it was proposed; while Sidewalk Labs' proposal had many good ideas, it is not their role (or Waterfront Toronto's) to define data governance. The

removal of the Urban Data Trust from this work does not mean similar ideas could not come forward as part of a government-led process to enhance data sharing.

Question: Is it absolutely necessary for personal data to be collected in Quayside? Despite the protections Waterfront Toronto indicates that it can require, many people are concerned it's still not enough. Technology is being used for surveillance and oppression of individuals in places like Hong Kong right now.

Answer: Waterfront Toronto takes this concern very seriously, recognizing that some issues are much bigger than Waterfront Toronto's ability to address. We are, however, looking at any data collection — particularly personal data collection — to see if it is absolutely necessary, or if there are ways to use anonymous, aggregate, or synthetic data. This issue is a concern also shared and examined by Waterfront Toronto's Digital Strategy Advisory Panel.

Question: Would data collected at Quayside be centralized or de-centralized (for example, through libraries)?

Answer: There might need to be a combination, depending on the datasets. The architecture around data is an on-going discussion.

Question: Could you explain the patent pledge in more detail? If someone does not opt-in to the patent pledge and the technology breaks, what would happen?

Answer: The patent pledge is an opt-in mechanism that would allow Canadian technology companies to build and globally market products and services using the technology developed at Quayside without fear of having patents owned by Sidewalk Labs asserted against them. In short, it means these companies would not be sued for using intellectual property developed at Quayside.

With reference to the technical reliability of the products, Waterfront Toronto would seek backstops, remedies and/or step-in provisions, as appropriate, to ensure that we are going beyond just repairs and replacements if technologies do not perform. Core systems need to continue to function within the neighbourhood. Waterfront Toronto has precedents from previous work that will be helpful in informing this aspect of the project.

Implementation & financing

Question: Is Waterfront Toronto turning governance over to Sidewalk Labs?

Answer: No. In the resolution of the threshold issues, Waterfront Toronto was very clear that governance and decision-making powers rest with Canadian public agencies and governments.

Question: What happens if the project is delayed (i.e. what are the risks of delay)?

Answer: The process will take the time that it takes, and Sidewalk Labs has learned public consultation and the reflection of the public interest is very important. They have said they are ready to be patient as long as people are willing to come to the table to discuss this project.

Question: How does Waterfront Toronto ensure that developers adopt the innovations, and what will determine the selection of additional partners?

Answer: If Waterfront Toronto decides to proceed, it would create development agreements that would be enforced through contract. As Waterfront Toronto comes forward with its Innovation Plan, it will then release an international Request for Proposals for developers to partner with Sidewalk Labs, which Waterfront Toronto expects would receive mostly local attention due to the small size of Quayside.

Question: Who would be paying for soil remediation as part of this project?

Answer: Sidewalk Labs would pay for land remediation on development lands.

Question: What is the total public contribution that would be required if this project were to proceed (e.g. tax abatements etc.)?

Answer: Those kinds of investments haven't been determined yet — that is part of the work to come. For example, Waterfront Toronto would want more than the mandated 20% for affordable housing.

Question: What is the timeline on profit sharing that Waterfront Toronto is asking for and what is the approval process? Is it separate from the approval process of the plan?

Answer: The intellectual property revenue sharing component was adjusted in the resolution of the threshold issues from profit-based to net-revenue based. The timeline on profit sharing is still to be determined as part of the commercial negotiations. Waterfront Toronto would need to discuss what we are able to implement with governments.

Question: If 50% of the profit comes from Canadian Venture Capitalists, what is the expected rate of return?

Answer: Waterfront Toronto does not have an answer to that yet; the answer would need to be based on a discussion with Sidewalk Labs and/or its investment partners.

Question: What happens if/when the technology breaks? Who is responsible for maintaining the innovations in the long run?

Answer: Any innovation that is built would need contingencies and back up plans in place. Waterfront Toronto would have backstops in place if any systems fail, as would the City. Waterfront Toronto uses mechanisms like reserve funds, letters of credit, parental guarantees, step-in provisions, and other tools to ensure protections if any systems fail.

Question: Has Sidewalk Labs monetized any of the opportunities they've identified in Toronto in the last two years? If so, has there been any gain for Toronto?

Answer: To the best of our knowledge, they have not. The gain for Toronto would come from the profit-sharing model if we proceed with a plan from Sidewalk Labs.

Process and other questions

Question: How will Waterfront Toronto prioritize marginalized groups, especially Indigenous groups, in the second round of consultation?

Answer: We have been speaking with, and will continue to speak with, the Mississaugas of the Credit First Nation, including developing a Memorandum of Understanding. We are also speaking with urban Indigenous communities and we are working with all orders of government to help facilitate this process.

Question: What is Waterfront Toronto's Plan B or Plan C if this does not work out?

Answer: Waterfront Toronto will have learned a lot and will continue to work to revitalize Quayside. We would engage the public and industry to determine what path to take and would issue a new RFP to engage a new partner.

Question: Is Waterfront Toronto concerned about the lack of public dissent from Toronto's tech community (despite the fact that an anonymous survey revealed that some in this community have concerns about this project)?

Answer: We have had conversations with Toronto's tech community as part of this process and will continue these conversations. We know that their support is needed before moving forward.

Question: When will Waterfront Toronto file documents to respond to the Canadian Civil Liberties Association lawsuit?

Answer: We cannot comment on pending litigation.

Question: How will you have a proper consultation in January if you only have a short window to evaluate the realigned MIDP (assuming the next round of consultation is in January)?

Answer: Waterfront Toronto has been reviewing and assessing the MIDP since it was received in June 2019. As soon as the threshold issues were resolved, our team began a formal technical evaluation of the realigned plan, which is expected to be completed in December 2019.

Question: How is Waterfront Toronto dealing with the political uncertainty produced by the minority federal government?

Answer: Waterfront Toronto's Board will make decisions based on advice from staff and representatives from the different governments, who may have conditions they need to see addressed. Waterfront Toronto knows there is always some degree of uncertainty as governments change often.

Comment: It's great that the public is being involved and I would like to continue this process. I want Toronto to be active in city-building rather than lag behind. Thank you for this process.

Section 2. All Questions Asked in the Briefing

This section includes all written questions submitted in the meeting, including questions from sticky notes, small group discussion forms, and individual feedback forms. We have transcribed participants questions and comments exactly as written (with minor edits for clarity) and grouped similar questions together. Because we have transcribed the questions from all materials in the meeting, there is some duplication with questions in Section 1 and within Section 2, where either multiple participants had the same question, or a single participant wrote the same question(s) multiple times.

Waterfront Toronto will respond to unanswered questions by the next round of consultation.

Questions about the plan

What exactly is in the plan (and why)?

- What is the proposal?
- Will there be an updated Sidewalk Labs “presentation” about the new 12-acre plan? Online document.
- Will the WT Innovation and Development Plan replace the MIDP? Digital Innovation Plan.
- Can WT share a document that only includes the new Quayside plan?
- You are doing innovation and development plans – what about a social development plan?
- Do I have to reread the MIDP to figure out that what is in and what is out? Will a new document be used as a base for consultation?
- Where is the social plan? i.e. how are the people integrated.
- All these plans, but where is the “social plan”? What else besides transit, housing? How are people integrated?
- What is the new proposal – what will it contain and what level of detail will it have? A new MIDP? Who writes it?
- Is there an updated MIDP? If not, will there be?
- Will there be an updated SWL presentation about the new 12-acre plan?
- Can WT share a document that only includes the new Quayside plan?
- Will the WT Innovation and Development Plan replace the MIDP and Digital Innovation Plan?
- Is there an updated MIDP?
- Why are the “innovations” in the MIDP not identified?
- What is the difference between the development plan and innovation plan? How different are they from MIDP? Does WT play a role in creating / evaluating these plans?
- Why is the urban innovation institute in Villiers West, outside the Quayside scope?
- Why is the list of innovations not already identified in a document? WT has had 4 months if you have them why are you not sharing them tonight?
- Why is the Urban Innovation Institute at Villiers West, which is outside the Quayside scope?
- When / where did a further “phase” or opportunity for expansion get approved? It really feels like a phase 2 Portlands is still on the table.
- When/where did a further phase or “opportunity” for expansion get approved?
- For WT – please remember that many people at this meeting are very loud and very organized in opposition. But many people in Toronto are open and very interested in this and the innovations it could bring to Toronto.
- This is more of a test bed than a responsible, meaningful exercise in city-building

- It really feels like this project / process continues to distance itself from the fundamental principles of/and need to build complete communities

How does the proposal / Waterfront Toronto address affordable housing?

- How will WT ensure affordable housing targets are met / exceeded by SWL?
- In terms of housing, what is the % of affordable / low rental housing?
- How will housing affordability be affected if SWL is not the lead real-estate developer?
- How do you define “affordability”?
- For WT, what does “affordable housing” look like? If SWL isn’t involved, who is paying for it?
- Who will be the landlord for the “affordable” housing? How will “affordable” housing be retained in perpetuity?
- Is the “illegal” size of apartments in Quayside going ahead?
- How will WT ensure deeper housing affordability as outlined in MIDP (not the minimum 20%)
- Comment: Affordable needs to be “deeply affordable”
- The affordable housing targets are not enough. How is Waterfront Toronto working with Sidewalk Labs to address deep affordability?
- The MIDP did not propose any ‘real’ affordable housing. How does WT plan to address that issue?
- Why not innovate to change the definition of affordable housing because as per current definition, it is clearly not.
- How are you going to generate deep affordability in the Quayside neighbourhood, and how are you going to sustain that over a period of time? Like I get that co-living is a thing, shared equity, etc. but in such a high-tech neighbourhood, how are you going to get housing for those who need it?
- How are you and SWL going to work together to guarantee not only affordability, but also deep affordability, and how are you to sustain that over a period of time. Co-living, and shared equity are good, but if quotas and gears will be met, something more drastic must be done to get housing to those that need it.
- How is WT working with SWL to ensure “deep affordability”?
- WT’s priority outcome “strives to exceed WT, affordable requirement 2020”. How would you move towards ensuring the deeper affordability as outlined in the MIDP? The 100% of AMR in the Official Plan is not affordable.
- How will a “Smart City” approach address homelessness, housing issues? How can we guarantee affordability? Who is it affordable for? Have you conducted consultation with homeless people in the Quayside area? How can we guarantee efficient bureaucracy/ bureaucratic processes? Should read Ophek’s 1970s Portlands proposal, relevant to today.
- What is the affordable housing plan? What does affordable housing look like w/ Waterfront? Is SL off the hook of funding for affordable?
- SWL proposed to meet/exceed WT’s affordable housing targets. How will WT hold SWL to achieving these targets on the 12-acre site?
- Affordable housing: We need to ensure its deeply affordable.
- How do you define “affordability”? For the housing?

What kinds of transportation innovations are being explored?

- Transportation innovation – how would new innovation in transport increase safety for the most vulnerable road users?
- Autonomous vehicles – are they included in transportation innovations and how will they be regulated?
- What is the transit plan?
- How is transit going to be consistent, and straightforward?
- Are all road users, especially vulnerable one considered?

- Are Autonomous Vehicles (AV) part of innovation transportation? How will they be regulated?

How will the ideas in the MIDP provide public benefits?

- Are the public and community benefits identified in the original MIDP realizable? E.g. Schools what are the “trade-offs” associated with community benefits e.g. housing
- Are public / community benefits identified in the original MIDP realizable?
- What are the “trade-offs” associated with community benefits/services?
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Questions about Waterfront Toronto’s evaluation

What exactly is Waterfront Toronto evaluating?

- What is the new proposal? How will the public/WT evaluate it?
- Why are the lists of innovations for evaluation not already identified for the public? If they have been identified why are they not being shared tonight, Nov 19?
- Given that MIDP is a marketing and sales document, how / why would WT evaluate MIDP as opposed to asking for a more detailed rigorous document?
- What is SWL’s business plan? Can the public technically evaluate it?
- Project boundaries – how is the performance of Quayside being measured for success? What are the key performance indicators and who determines these?
- Does the evaluation rubric apply to all three plans?
- Does the evaluation rubric apply to the 3 plans?
- How is “climate positive” going to be maintained with the new reduced scale to 12 acres?
- Fighting climate change: What innovations will be used? Too much garbage.
- Climate positive scale considering 12-acre scope. Is it still a priority?

Who and what is informing Waterfront Toronto’s evaluation?

- Who are the subject experts? How were they selected?
- We need an unbiased evaluator to evaluate this plan
- Who is on the evaluation team, and who is selection the SMEs? Are you looking out for conflicts of interest?
- Who is on the evaluator team? Who is selecting the SMEs?
- Who is doing conflict of interest reviews of the experts?
- How will the Intelligent Community Guidelines inform WT’s evaluation of the proposal / terms of reference for the Innovation Plan?
- How does public opinion enter the evaluation criteria of the final Innovation and Development plans? Is a referendum possible? (i.e. what’s the role of the public?)
- How will WT choose the Subject Matter Experts (SME) and which are the important criteria for evaluation? All by Jan 2020?
- What is the new government task force? What will they do?
- How will WT address need for outside space, care collective, health, employment, and community benefits? Essentially how to be a complete community.
- Criteria – job creation, housing affordability, climate neutral. By whose standards, e.g. decent paying jobs, affordability for people with low income, and neutral carbon footprint.
- Job creation, climate positive and housing affordability: by whose standards and what criteria? How does community have input into these?
- The evaluation process will still be focused on evaluating tech SWL proposed rather than figuring out what Torontonians need. Why is WT not refocusing on resident needs rather than SW wishes?

- How are the Intellectual Property Questions going to be settled – i.e. what is the agreement regarding the IP between WT and SWL?

How is Waterfront Toronto thinking about the broader impacts of technology?

- Where is WT and all those involved in Toronto's Quayside technologies in relation to the protection and promotion of public health re: 5G military millimeter wave tech, re: scientist UN appeal of the cariogenic effects – is Quayside using 5G tech?
- What's your vision for human life / lives in an automated space?
- Why can't the major issues be approached w/o a tech-heavy perspective?

Questions about process, decision-making, approval, implementation

What does the remaining decision-making and approval process look like? Is the timeline realistic (for Waterfront Toronto, the public, and Sidewalk Labs)?

- When does approval from the 3 levels of government take place?
- Is the proposal timeline realistic at all? (commercial terms)
- Process – is it possible to say no to SWL?
- With only 3 months between January 1 and March 31, how much real consultation can actually be done?
- How can this complex evaluation process be done by Jan 2020?
- After project approval, what will prevent government changing the project and delaying completion?
- What is the potential risk in taking “too much time” to start development? SWL seems ready, but our time to come to consensus may risk we lose an able body partner to another city.
- The 12-acre site is a test project so why is it taking so long to get started? As if it was the 190 acres originally requested?
- How does public opinion get taken into account for the final WT Board Decision in March and beyond until December 2020? City of Toronto says it will conduct its own consultations.
- Consultation process: 3 months between Jan and March – how long is really available for community consultation?
- What will City of TOs role be from now to March 31? Also, after that date – what if any veto power does the City have?
- WT statute requires approval for all 3 levels of government. When does that approval take place?

How is Waterfront Toronto considering revenue, financial agreements, and public investment?

- How will the “revenue” be calculated that will be the basis of return for the City? What is the duration of the financial agreement?
- What is the timeline on revenue sharing WT is asking for, and will it go through a separate government approval process?
- What is the timeline WT is asking for revenue sharing, and will it go through separate approval by government?
- What is the total public financial contribution going to developing Quayside? E.g. tax abatement, incentives, contribution for affordable housing etc., public infrastructure.
- What public financial contribution is going toward Quayside project in terms of incentives, abatements, etc.
- If 50% of funds will come from Canadian venture capitalists, what will be the expected rate of return on any investment Sidewalk Labs' make on the project?

- If 50% of funds will come from Canadian venture capitalists, what rate of return will investors expect from investing in parts of project? How will residents/Torontonians share in profits? If Michael Nonieg says venture capitalists need 10%+ profit to invest in development, then it would be in the public interest to receive 5%.
- Will SWL / Alphabet be required to make it very clear how they expect to benefit in the long run from only 12 acres?
- What organizational methods (for industries) will have similar effects as lower mortgage rates?
- What's up with performance payments? Are they gone?

How would implementation work?

- If the project is approved, who decides which technologies are design and implemented?
- What is the proposed timeline for selecting additional developers to implement the Quayside development plan?
- What is the proposed timeline for selecting additional developers to carry out the development of Quayside?
- How will the competitive process determine the vertical development partners – vision? Price?
- How does WT ensure the “developers” will adopt Innovations from SWL?
- With the realignment of project scope to the 12 acres of quayside what strategies will WT take to create a cohesive vision across the 190 acres to achieve the scale that some of the innovations call for?
- What is the plan for potential political turnover, how will this affect key priority areas (i.e. building the LRT)? Are there contingencies or strategies for this?
- Are there any contingencies / strategies in place for changing political priorities?
- Who's paying for the land remediation?
- Who's paying for the land remediation?
- How will WT expedite the project following City approval?
- Will the boundaries of Quayside be clearly delineated so that those who wish to boycott it may do so?
- Is there going to be a constant flow of money from all 3 levels of government to ensure the project can continue to a conclusion?

What is Waterfront Toronto looking to consult the public on in the next round?

- Can we consult on the commercial terms? Why not?
- Will there be space to do consultation on the Commercial Terms? If not, why not?
- Will there be space on commercial terms for consultation, and if not, why not?
- Homelessness – have we consulted homeless people? How can we use this project to help?

How exactly were the threshold issues resolved?

- How did WT achieve alignment w/ SWL to scale doesn't their proposal to the revised version?
- How did WT achieve alignment with SWL to pare down their proposal to the revised version?

What kinds of protections can Waterfront Toronto put in place if the project does not proceed? How can Waterfront Toronto assure the public it will stay in scope?

- If the project falters part way through – what are the provisions for terminating the agreements and delivering an acceptable “Waterfront” for the City?
- What is Waterfront Toronto's ‘Plan B’ (or Plan C) if we don't enter into agreement with SWL?
- What's the assurance that the score of the project will not be broken again? What consultation will be / could be involved in this?
- What is stopping SWL from going off the rails again?

How has Waterfront Toronto considered accessibility and inclusivity in its engagement process?

- How can anyone not middle-class or well-educated understand or participate in this process/ have their voices heard?
- How can anyone not well-educated or middle class ever understand / participate in this?
- How is SWL / WT going to communicate to public in a broader and accessible way?

How will public interest be reflected and protected?

- How do we ensure that public interests and SWL's commitments to the public will actually be implemented?
- How does WT balance the need for innovation with the risk of SWL taking advantage of their expertise advantage to introduce uncontrolled digital surveillance? How do transportation innovations work on the small scale of Quayside?
- If SWL finances any part of advanced infrastructure etc., will the city be beholden to them in any way or vulnerable to blackmail?

Waterfront Toronto and Sidewalk Labs' roles, mandates, and relationship

What is Waterfront Toronto's role in creating / evaluating the Innovation Plan and Development Plan?

- WT Waterfront Innovation Plan – what's in it and how does it relate to a revised MIDP from SWL?
- Development Plan and Innovation Plan – what's the difference? WT play a role in creating / evaluations these.
- Is WT co-creating the plan, or is WT evaluating it?
- WT and SWL are co-creators of the plan. How can WT create the plan and neutrally evaluate it?
- How can WT co-create and neutrally evaluate the plan?
- How can WT create the plan and evaluate it? If the plan is not finalized until March 2020 how can it be evaluated for same data?
- If WT is a partner with SWL how can WT and its SMEs evaluate the merit of the proposed project?
- If WT is a partner of SWL, how can WT and its SMEs evaluate the merit of the proposed project?
- Can we create a process where the public creates the innovation plan based on their needs?

What has Waterfront Toronto agreed / committed to with Sidewalk Labs?

- Is the Plan Development Agreement (PDA) in effect?
- Has the PDA been amended? Are the threshold issues legally binding?
- Will a revised PDA be made public?
- Has the PDA been amended? Have the re-alignments been legally binding?
- The PDA refers to the MIDP. Will it be revised to reflect the agreement that only a portion of the MIDP is allowed to move forward?

Why is Waterfront Toronto continuing to pursue a relationship with Sidewalk Labs?

- If 70% of the proposed innovations aren't new, if SWL refused to comply w/ WT terms, proposing a plan for 170+ acres more than they were contracted to and taking twice as long to do so. If SWL, Alphabet and Google have demonstrated a lack of interest in following the law, contractual obligations and ethical practices, then why is WT not pursuing this project without SWL?
- Google has broken US law to sell personal health info. Why isn't this enough to cancel the plan?

- The Alphabet family of companies are very shady, and there are many lawsuits against them. Do we trust to put our future in their hands?
- We know from recent leaks that Google is willing to break law to sell personal information w/o consent. Why isn't criminal corporate action enough to cancel this project?
- When will SWL themselves answer to what Toronto citizens want? Throughout tonight's consultation, their representatives were glued to their phones. They didn't care about what we had to say. They don't know Toronto, they don't know us, and they can't represent us.
- WT is getting taken advantage of by SWL.
- When does WT just say no? Are you all sincerely considering that as an option?
- The problem is that SWL seems to be taking the piss out of WT. They seem to be a poor partner who screws them all the time.
- Is it realistically possible to say no to SWL? Is this a marriage with no possible divorce?

What is Waterfront Toronto's mandate?

- Why is innovation such a high priority?
- How is WT planning to resolve the explicit conflict of interest with SWL?
- Why all the fanfare about urban innovation? Shouldn't we prioritize the fundamental elements of complete communities? It might just be language, but it's important – this shouldn't just be a sandbox.
- Why is WT responsible for infrastructure?

What is Waterfront Toronto's role / ability to secure transit?

- Will Waterfront explore anything around transit at all? Is it off the table completely? Up to City of Toronto?
- Will there be a levy / fee charged to SWL used to finance the needed transit infrastructure?
- How can WT assure SWL of a public transit plan by Dec 31, 2020 if WT has no jurisdiction over TTC or Metrolinx?
- How can WT assure SWL of a Public Transit Plan by Dec 31, 2020 if WT has no jurisdiction over TTC/Metrolinx?
- Based on the realignment plan it seems like transit is in limbo. WT is not liable, and it seems SWL is not either. Who is and how will it be implemented into the community?
- How do we build the Queens Quay east LRT? And on time? Is it a priority?
- Bureaucratic efficiency – how do we improve the status quo's efficiency in our existing timeframe? (i.e. confused around transit)
- Transit should be implemented and held accountable.
- Transit construction is notoriously slow in Toronto – what is going to be done to expedite delivery of transit?
- Will "elevated" transit be considered in order to provide reliability of service?

Questions about data collection, privacy, and digital governance

What kind of data will be collected and how will digital privacy and security be protected?

- Why is all the data collection wanted/needed?
- Is data still going to be de-identified at the source, and how will consent be handled?
- What kind of data will be collected?

- What kind of data is being collected?
- What information are they collecting? Mandate on space-based data collection strategy?
- What attributes of personal data will be collected?
- Can we opt-out of data collection and still go to Quayside?
- Does WT have any provisions for SWL to invest in cyber security?
- Does WT have any provisions for SWL to protect interest in cyber security?
- How will SWL / WT communicate the evaluation and data security and consent processes of the project?
- If you enter this area are you effectively subjecting yourself to surveillance?
- For privacy issues where waterfront Toronto is really concerned.... will Sidewalk Toronto Executives personally guarantee specific privacy clauses?
- Comment: tangible clarity on data collection
- Will A) workers at Quayside B) Visitors to Quayside, and C) Residents in the “low cost housing” receive privacy policies that they have to agree to? Will these differ for the different groups?
- How will SWLs framework for data collection / real estate for the 12-acre site apply to the broader IDEA district? Will it, and if so to what extent?
- How is informed consent collected by WT on personal and / or identifying data generated by people?
- Will SW be able to get our health data through a back door like they did with Ascension in the US?
- What data is being collected? How is it being collected? How is it being used?
- Why is all the data collection needed or wanted? By whom?
- What defines “personal” data? I.e. the specific attributes that will be collected, stored and extracted. Ex. Will age, gender, ethnicity information extracted from video be considered personal information?
- Personal Data Collection in concept with the provincial government. 2020 Mandate related to Race-Based Data Collection strategy for law enforcement / health / education.
- Is data de-identifiable at the source (part of the Data Trust piece)? Resolving the consent issue.
- Clarifying comment: Could someone please clarify Intellectual Property/Data Collection? It is not an accurate phrase. IP is about idea ownership; DC is about privacy. IP is usually first, data collection after in the testing and development of IP.
- What surveillance technologies has WT concluded will not be allowed for use?

How will data and digital governance work?

- How feasible is it to have a data privacy regime for just 12 acres and digital waterfront area if it is under public control?
- When are WT’s Intelligent Community Guidelines scheduled to be completed?
- What data concerns is WT helping to push forward legislation on?
- What digital governance rules will be used if there is a delay of information and digital governance legislation at all 3 levels of government?
- What digital governance rules will be used if there is a delay in forming digital governance legislation at the city, province and government of Canada?
- How will data be managed with respect to other public body mandates?
- How will data be managed with respect to other public body mandates?
- Who owns access to data? Will WT own the data and licence it to SWL?
- Who will be responsible for safeguarding the data?
- How will ongoing compliance to Canadian law re digital collection to be monitored and enforced? Will monitoring be continuous and practice or reliant or depend on complaints? Who will pay for the monitoring?
- Who looks over the tech? Is it like Open Data?

- Why was the Digital Trust abandoned?
- What happens with digital governance if there are still gaps in the government regulations?
- How will ongoing compliance to Canadian law re: digital collection be policed or monitored? Will there be continuous monitoring, or will it be dependent on complaints? Who will pay for the monitoring?
- What is data governance model?

What is the proposed architecture of data collection, storage, and use at Quayside?

- Actual data implementation:
 - Is there an open data platform?
 - Are there aggregate values only?
 - Will the data system be tied with existing city infrastructure (i.e. libraries issue data access ID's)?
- Open data – How do you ensure what part of collected data is open, private, and not abused?
- How do you reconcile the difference between “private” vs “open” data?
- Can you define data “stored” in Canada? Does this mean that data will never be passed through International servers?
- What about meta data and models generated from personal information?
- Ambiguity in understanding the distribution / ownership of technology?

What is the relationship between Canadian companies and this project?

- How will the data and technologies benefit Canadian tech companies?
- How does tech benefit Canadian companies?
- What is the process for Canadian tech companies to access data?
- What is the process for Canadian tech companies to access the data?
- Is it worrisome, that the logic (a Toronto tech publication's) survey of technologists showed 57% disagreed with the statement: “Waterfront Toronto should approve Sidewalk Lab's proposal for Toronto's Waterfront”?
- This Quayside project is a wonderful opportunity for the City of Toronto and local businesses. How are you going to facilitate coordination between SWL and local businesses?

Other comments

- Comment: Yellow sheet. Yellow Book. You gave us the sheet, now please release the book.
- For a so-called high-tech innovative project why are the screen presentations unreadable?