

Pre-MIDP Public Consultation

Feedback Summary Report

May 2020

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Background and purpose of this report

In preparing for the public consultation and evaluation of the Draft Master Innovation and Development Plan (MIDP), Waterfront Toronto asked Swerhun Inc. to provide a synthesis of the feedback from a number of public engagement activities held by Waterfront Toronto and Sidewalk Labs during the Pre-MIDP research period from November 2017 to May 2019. The analysis of the following report was completed and shared with Waterfront Toronto in summer 2019 and helped shape their decision-making and approach to their consultations on Sidewalk Labs' MIDP.

This report contains the overall themes and more detailed findings that emerged from the synthesis of the feedback from these public engagement activities.

During the Pre-MIDP 18-month research period, Waterfront Toronto and Sidewalk Labs worked together to generate ideas and consult the public. The roles of the two organizations then separated, with Sidewalk Labs writing the Draft MIDP and Waterfront Toronto preparing to review and evaluate it. The roles, responsibilities, and engagement activities planned for this period of time are captured in [the Plan Development Agreement](#) and the table on the next page. The yellow boxes on the table identify the Pre-MIDP public engagement activities that are the focus of this report.

In addition to the feedback from the public engagement activities identified in the table on the next page, the synthesis incorporates the feedback from the Sidewalk Toronto Fellows Program. The list of the Pre-MIDP feedback summaries included in this synthesis is attached as Appendix 1 and the synthesis of feedback is attached as Appendix 2.

Table of public engagement activities from the Plan Development Agreement. Feedback from the activities in the yellow boxes are included in Appendix B.

Engagement Forum	Lead*	Description
Public Roundtables	Waterfront Toronto	Opportunity for the public to be kept up-to-date on the Parties' progress, to work in small facilitated groups, and to help shape the Parties' plans and goals, challenging assumptions and refining their thinking during key phases in the creation of the MIDP.
Design Jams/Design Charettes	Waterfront Toronto	Working alongside subject matter experts, such as architects and planners, examine specific elements of the Parties' potential plan and suggest ways to improve design and architectural elements.
CivicLabs	Waterfront Toronto	Detailed exploration of issues facing cities, such as mobility, housing and inclusion, and brainstorm of possible solutions that can be piloted by the Parties.
Neighbourhood Meetings	Waterfront Toronto	Partnered events with local organizations and community associations to share updates on the MIDP, answer questions and seek feedback.
Pop-Ups	Waterfront Toronto	A range of pop up activities that will bring conversations into vibrant public spaces in neighborhoods outside of the waterfront in an engaging and meaningful way throughout the summer months and beyond.
Advisory Working Groups	Sidewalk Labs	Six advisory working groups comprising local subject matter leaders as well as community members to meet with project team members and advise on: Sustainability, Public Realm, Housing Affordability, Community Services, Data Governance, and Mobility.
Reference Panel	Sidewalk Labs	A 36-person panel of residents from across the city representing the diversity of Toronto to help provide policy and planning guidance and insights.
Sidewalk Talks	Sidewalk Labs	Special dialogues with leading researchers, writers, architects, technologists, ethicists and planners on topics related to the future of cities that are relevant to the Project but not Project related.
307 Lakeshore	Sidewalk Labs	Showcase for urban living technologies, cultural programming, and interactive exhibits and workshops to learn more and help shape the MIDP.
Social Media	Co-Lead	Facebook, Twitter, and Instagram accounts relating to the Project will be maintained. In addition, Waterfront Toronto maintains its own social media channels, including a blog, and Sidewalk Labs likewise maintains its own social media channels. These channels will continue to exist in parallel. To bring clarity, the table below sets out the Parties' social media strategy.

* For the purposes of these GR/PR Principles, the Parties envision co-creation and collaboration throughout their public engagement strategy, and joint approval of public communication materials related to the MIDP, including topics and meeting materials for the above.

Overall themes

Eight themes emerged in public feedback across the Pre-MIDP engagement activities:

1. Need for strong public oversight.
2. Importance of a data framework and protection of privacy by a trusted body.
3. Need to be able to understand and communicate the business model for Quayside.
4. Importance of a social infrastructure strategy that provides accessible and inclusive spaces and services.
5. Importance of housing in creating a diverse community.
6. Importance of communication and transparency in building trust.
7. Importance of residents and citizens to be in control of the use of their data and to be able to give meaningful consent.
8. Importance of being able to communicate what's being proposed in a clear and transparent way (and, in many cases, not having enough information prior to submission of the Draft MIDP to adequately judge the appropriateness of whatever will be proposed).

More detailed findings

Swerhun Inc. reviewed the feedback summaries produced by Sidewalk Labs, Waterfront Toronto, and their respective consultant teams for the public roundtables, advisory groups, the Sidewalk Toronto Fellow Program, and the Residents Reference Panel. For each summary, Swerhun organized the feedback into tables that group feedback under a subset of six categories, including:

- Themes;
- Opportunities/Excitement/Support/Enthusiasm;
- Issues/Values;
- Ideas/Comments/Recommendations;
- Constraints/Concerns; and
- Recommendations.

The tables group issues, opportunities, and recommendations from the public, stakeholder, and experts together. The reader can quickly scan the tables to identify key themes. This format strives to provide consistency across the wide range of topics, discussions, and engagement formats that characterized the research and consultation stage leading up to the MIDP.

The synthesis is designed to assist with decision making about the MIDP. The reader can evaluate if and how the themes, issues, opportunities and recommendations raised in the research phase have been addressed in the MIDP.

See Appendix 2 for the synthesis of feedback.

Next steps

All feedback received from the public – whether it was received before or after the submission of the Draft MIDP by Sidewalk Labs to Waterfront Toronto – provides critical input to Waterfront Toronto's review of the MIDP.

On July 31, 2019 Waterfront Toronto and Sidewalk Labs agreed to extend the Plan Development Agreement (PDA) by six months in order to allow Waterfront Toronto more time to receive public feedback on the Draft MIDP and to undertake an expert evaluation of it prior to making a recommendation to its Board of Directors. This [Amending Agreement](#) to the PDA also includes a new termination provision should certain threshold issues [outlined](#) by Waterfront Toronto's Board Chair not be resolved. If the parties cannot reach an understanding on these issues, the PDA will terminate as of October 31, 2019.

Plans for the second round of consultations are being made for early December 2019, with confirmation of details to be provided shortly after October 31, 2019.

For the latest information about Waterfront Toronto's work at Quayside, see www.QuaysideTO.ca.

Appendix 1: List of pre-MIDP public engagement activities and their feedback summaries included in the synthesis

The table below lists pre-MIDP public engagement activities that are the focus of this report and their summaries that are included in the synthesis.

Activities	Report(s)
4 Public Roundtables:	
Roundtable 1	Summary Feedback Report – Roundtable 1
Roundtable 2	Summary Feedback Report – Roundtable 2
Roundtable 3	Summary Feedback Report – Roundtable 3
Roundtable 4	Summary Feedback Report – Roundtable 4
6 Advisory Working Groups:	
Community Services	Community Services Advisory Working Group Report
Data Governance	Data Governance Advisory Working Group Report
Housing and Affordability	Housing & Affordability Advisory Working Group Report
Mobility	Mobility Advisory Working Group Report
Public Realm	Public Realm Advisory Working Group Report
Sustainability	Sustainability Advisory Working Group Report
Other Activities:	
Residents Reference Panel	Final Report
Sidewalk Toronto Fellows Program	Sidewalk Toronto Fellows Program Report

Appendix 2: Synthesis of feedback from the pre-MIDP public engagement activities

Synthesis of Feedback from Pre-MIDP Engagement Activities

Roundtable #1: Exciting Possibilities, Audacious Ideas, Quayside Concerns

March 2018

Theme	Opportunity/Excitement/Support/Enthusiasm	Ideas/Comments	Constraints/Concerns* <small>*Note: Concerns in all roundtables were framed as "What concerns do you want us to be able to address in our plans for this place?"</small>
Sustainability	<p>Residents were optimistic about the potential for Quayside to offer innovative solutions in sustainability.</p> <ul style="list-style-type: none"> the importance of promoting active transportation in the design of the community encouraging pedestrian activity even in inclement weather technologies that would protect Toronto's shoreline from the effects of climate change. an opportunity to introduce carbon reduction strategies through testing and developing new climate-positive technologies and building techniques 	<p>Create a district energy system, with a goal of providing thermal energy to the neighbourhood and city; aggressively harness solar and wind power.</p> <p>Smart technology to display metrics related to energy use, waste reduction, and other sustainability measures.</p>	<p>Residents suggested numerous opportunities for new technologies that could improve energy efficiency and environmental sustainability. These ideas included rooftop wind generation, deep water cooling, and green roof gardening.</p>
Public Realm	<p>An interesting opportunity for the development of more innovative public spaces:</p> <ul style="list-style-type: none"> using gender-based design principles include recreation and green spaces public space in Quayside must be usable bury key utility infrastructure in dedicated, accessible conduit 	<ul style="list-style-type: none"> Lush public spaces that reflect Toronto's character as a green city; access to the lake and the water itself Weather-controlled public pedestrian space Highlight physical accessibility, such as building Wider sidewalks Extensive and inviting pet-friendly areas Automated garbage chutes 	<p>That Quayside could become an exclusive, unaffordable, and inaccessible space; a homogenous community of young couples and singles who can afford and would be attracted to this kind of development.</p>
Community & City Services	<p>Residents liked the prospect of intentionally planning community services.</p> <ul style="list-style-type: none"> support and better integrate health care services community services should be available for those who are experiencing homelessness or are under-housed members of the community 	<p>Organize community services that meet the needs of a wide variety of residents or community members</p>	<ul style="list-style-type: none"> Concerned about a private company controlling or influencing the creation of public service infrastructure & the provision of public services Create day-care and public education infrastructure, the arts and culture, including work-live spaces for artists That employment will be available to disadvantaged populations
Housing & Affordability	<ul style="list-style-type: none"> Residents were positive about the potential for Quayside to innovate new housing solutions to address issues of affordability and access Residents expressed strong support for inclusive housing, as well as mixed-use and mixed-income housing New approaches to housing – including housing types and financing models – could be developed and tested in Quayside Truly mixed income housing should be encouraged, in order to foster an inclusive and diverse community Many residents were in favour of non-profit affordable and accessible housing 	<p>Non-market housing:</p> <p>Short-term or temporary housing options for those facing housing challenges; shelter housing to address Toronto's shelter housing shortage; housing-first approach to dealing with mental health and addiction; integrated community living for adults living with developmental disabilities; temporary housing complexes for newcomers to integrate into the community.</p>	<ul style="list-style-type: none"> Concerns that Quayside could become an exclusive neighbourhood targeted at those with significant financial resources and social capital. People who face housing challenges should not be excluded from this space. Concerned about the idea of a public-private partnership being responsible for the provision of social housing Many residents opposed the dislocation of those who are currently or who may in the future be sleeping outside in the Quayside area Units not be used as investment properties Prioritize diversity, inclusion, and community over market considerations

Theme	Opportunity/Excitement/Support/Enthusiasm	Ideas/Comments	Constraints/Concerns
Mobility	<p>Residents generally felt that improvements in mobility were one of the most compelling reasons for this partnership; optimistic about the potential for Quayside to innovate on and help address some of Toronto's broader transportation challenges.</p> <ul style="list-style-type: none"> • using data-driven transportation planning methods • reduce travel times and eliminate traffic fatalities • technologies that lead to the reduction of private vehicles on city streets • how to integrate transit into established and emerging neighbourhoods • how AVs can improve street safety and reduce congestion <p>Quayside should have some form of Light Rail Transit will be essential as waterfront developments extend further east.</p>	<ul style="list-style-type: none"> • Ban the use of individual cars in Quayside and make the community entirely pedestrian, bike, and transit-oriented • Create technological tools to facilitate cycling • Autonomous vehicles to take commuters to and from transit stops throughout the community • Develop water-based transportation options 	<ul style="list-style-type: none"> • Active transportation such as walking and cycling should be promoted and supported through design and policy • Prioritize safety in the creation of transportation infrastructure, especially when it comes to pedestrians and cyclists • Create less dependency on privately owned cars by focusing on smart, shared, active transit(sic) options
Buildings	<ul style="list-style-type: none"> • Ensure that buildings will be designed and built flexibly so as to be able to incorporate new technologies in the future • Modularity and standardization could offer important opportunities for flexibility and evolution within the built environment • Use roofs for things like gardens and solar panels • Integrate existing buildings on the lakeshore, like the grain silos, into new community designs 	<p>Modular housing that can grow or shrink as resident needs change.</p>	
Digital Platform, Privacy & Data Governance	<ul style="list-style-type: none"> • Appreciated the potential for technology to provide solutions to many design problems • Liked the idea that Toronto could be a leader in innovative urbanism, and that this could offer Toronto real economic and commercial opportunities • An opportunity to show that the tech sector can use local data for positive social change • Would it be possible to opt-out of data collection? • Excited about the prospect that Canada could become a world leader in data security through this project 	<ul style="list-style-type: none"> • Be able to opt-out of or opt-in to data collection • Look for active consent instead of passive consent • Transparency on data collection and ownership • Define data as a common resource rather than a commodity 	<ul style="list-style-type: none"> • Residents were very concerned with where and how information will be stored, and expressed an expectation that all data generated would be stored in Canada <ul style="list-style-type: none"> • will Alphabet own the data, and how will it be shared or used? • Concerned that Sidewalk Toronto may be looking for technological solutions when other solutions could be more appropriate • Concern about how the data that could be generated and collected in this kind of technology-driven community will be gathered, stored, and used – e.g. data gathered in the provision of community services • Residents strongly emphasized that the collection of data should be transparent and consensual • That non-Alphabet companies could be excluded from participating in the project
General (Non-Theme) Comments	<p>Residents were concerned that the consultation process feels top-down and that it could be more democratic.</p> <p>Residents wanted to see more diversity in the consultation process and within the decision-making machinery of Sidewalk Toronto.</p> <p>Some residents were concerned about the financial and profit motives behind this development.</p>		<ul style="list-style-type: none"> • Residents were concerned about the disparity in expectations between American employees of Sidewalk and how Canadians operate • Are Alphabet and Sidewalk Toronto too closely connected? (March 2018) • Residents also asked whether the Port Lands development is going to be earmarked for Sidewalk, or if there will be an open bidding process (March 2018)

Theme	Opportunity/Excitement/Support/Enthusiasm	Ideas/Comments	Constraints/Concerns
Responsible Data Use:	<ul style="list-style-type: none"> Residents expressed comfort with some data use—for example, maximizing energy efficiency Residents were concerned about the structures that would govern and monitor Sidewalk Toronto’s use of data Some residents were hopeful that this conversation would encourage provincial and federal governments to proactively create a legislative framework for responsible data use Waterfront Toronto and Sidewalk Labs should disclose its partnership agreement in order to clarify issues around intellectual property and data ownership 	<p><i>“There is still work to do. It is apparent from audience questions that concern exists regarding privacy issues and that Alphabet may not be coming completely clean.”</i></p> <p><i>“Only addressed the privacy of personal data. Nothing was said about data ownership, data location/storage, or the selling of aggregate data. Personal privacy is only one of many aspects of the governance of data.”</i></p>	<ul style="list-style-type: none"> Expressed discomfort with overly invasive uses of personal information Residents advocated for consensual data collection Residents felt that they were largely powerless to have an impact on data governance - an issue being decided in closed conversations largely hidden from the public Residents prioritized a commitment to data being housed in Canada Raised concerns about the monetization of data by Sidewalk Labs and Alphabet and felt that more information was needed about Sidewalk Labs’ business plans
Mobility <ul style="list-style-type: none"> Car ownership New services Reduced parking AV tech 	<ul style="list-style-type: none"> While most respondents owned a car or aspired to own a car (for convenience) most residents were happy with the prospect of moving from individual car ownership to other, more innovative mobility options with some reservations Residents felt that it would be useful to have more information on innovative transit options Many residents were optimistic about a car-free community and were in favour of reduced parking spaces Residents were hopeful that AVs could improve road use and safety for all road users, including cyclists and pedestrians 	<p><i>“While Privacy Is being tackled, I didn’t get the feeling that Mobility is as advanced.”</i></p> <p><i>“The questions are overly broad and general and don’t relate much if at all to the specific territory of Quayside or to the surrounding territory and mobility context of Toronto.”</i></p>	<ul style="list-style-type: none"> Concerns about ride-sharing They felt these services currently couldn’t accommodate different community needs— for example, child car seats or specific mobility needs New services like car-sharing increased or maintained a dependence on cars, rather than seeing greater investment in public transit Many residents were positive about the opportunities that autonomous vehicles (AVs) offered. However, some residents were concerned that a focus on AVs still kept us in a car-first mindset
Housing Affordability <ul style="list-style-type: none"> Views on mixing incomes Tenure Mixed-Use Buildings Shared Amenities 	<ul style="list-style-type: none"> Many residents thought it was very important that Quayside mix income levels at the floor-, building-, and neighbourhood-level. In particular, some participants wanted to make sure there was no way to identify the different income levels Residents hoped that Quayside could be developed in such a way that would reflect Toronto’s diversity beyond mixed income, to include age, family and living arrangements, and other demographic considerations Residents wanted to ensure that there would be an appropriate mix of rental and owned housing Residents were excited about the prospects of mixed-use buildings in building local communities 	<p><i>“There is room to fundamentally question the nature of land/property ownership in this type of development.”</i></p> <p><i>“Housing is a business, or a service provided by the municipality. If it is neither, as in this case, it is confusing.”</i></p> <p><i>“Very vague and no clear strategy or action. It was more of a wish list approach.”</i></p>	<ul style="list-style-type: none"> Some residents were concerned that having mixed-use apartment blocks may lead to safety concerns and lack of community Residents hoped that any development would be home to independent retailers and businesses, and that it would avoid having only franchised commercial units Many residents also suggested exploring other methods of mixing cultures and communities, and not only depending on mixed-income housing Residents were hopeful that Quayside could be used to change paradigms and models around conventional land use and property ownership
The Sidewalk Toronto Responsible Data Use Framework	<p>SWL understands that this is a top priority; heightened through feedback from engagement process.</p> <p>SWL & WT are building not a good, but a great data privacy plan; building this from the ground up and share with other jurisdictions.</p>	<p>NOTE from JE: Did SWL & WT learn that the public was feeling that they were receiving nowhere near enough information to answer the questions they were being asked as part of this ‘co-creation’ exercise.</p>	<p>Significant concerns about the version of the Responsible Data Use Policy Framework released prior to the event.</p> <ul style="list-style-type: none"> the framework was unclear concern about how the principles set out in the framework were going to be applied not enough information to adequately judge the appropriateness of the principles set out in the framework

Theme	Opportunity/Excitement/Support/Enthusiasm	Ideas/Comments	Constraints/Concerns
<p>Public Realm</p> <p>What contributes to great public realm?</p>	<ul style="list-style-type: none"> Residents were excited about the prospect of modular, adaptable public spaces that could seamlessly move from “office hours” to “leisure hours” and be used year-round Positive about plans for maximizing waterfront access at Quayside residents liked the idea of urban gardens, farm allotments, and shared spaces. Residents also wanted more space for plants to grow naturally, Hoped that waterfront and street-level services would remain publicly accessible A good public realm was one designed for all community members, including diverse populations and intergenerational groups 	<p><i>“It is wonderful to look at emerging ideas, but eventually you have to get serious and build something. This will be a difficult transition - choosing what if actually feasible.”</i></p>	<ul style="list-style-type: none"> Residents were concerned about who would own data collected in the public realm and how it would be used Many residents advocated for consensual data collection. This includes clarifying whether data collection would only apply to Quayside residents or would apply to all individuals who visited the community Residents wanted further clarity about the long-term cost of maintenance and upkeep of these designs. Concerns about the water quality of Toronto’s inner harbour, Rather than large open plazas, residents wanted curated spaces that encouraged spontaneous interaction among community members Residents wanted a public realm that supports smaller, local businesses, expressing concern that Quayside would be saturated by banks, large companies, and big box stores <ul style="list-style-type: none"> “live-work” spaces for artists. co-working spaces and shared commercial resources (industrial kitchens, light industrial facilities, tool libraries) co-op commercial spaces
<p>Streets</p> <p>Like or not like about SWL street ideas?</p> <p>Would better access to alternative modes reduce car use?</p> <p>Queen’s Quay options?</p>	<p>Residents liked the idea of adaptable street technology:</p> <ul style="list-style-type: none"> prioritizing different transportation methods at different times of day could create an exciting opportunity to maximize public space. excited about the idea of heated streets and pavements, as long as they were efficiently using energy <p>Improved access to public transit, and dedicated TTC lanes, would reduce reliance on cars.</p> <p>While a transition period will be needed, long-term street flexibility should be embedded into the Quayside design to allow traditional infrastructure to be phased out.</p>	<p>Governance</p> <p><i>“Very glad to see design thinking that gives priority to modes of transport other than cars.”</i></p>	<ul style="list-style-type: none"> Residents had concerns about removing curbs and the effect this would have on pedestrian and cyclist safety Ensure that the streets would be accessible for all users, including residents who had specific mobility and ability needs Who would be responsible for maintaining the streets and owning and maintaining AVs. Need more information about the connectivity between Quayside and the wider city, including how public transit networks and cycle networks would integrate with the rest of Toronto’s networks. Residents also wanted to know more about what data would be captured to allow these streets to adapt and who would own that data Too much emphasis on AVs - roads will need to accommodate standard traffic, at least until AVs become more mainstream Residents were concerned that none of the options for Queens Quay fully addressed the service requirements of the neighbourhood, specifically: parking, storage, delivery, and service delivery (fire, ambulance, police, waste disposal) Residents wanted more detail about who would govern the roads and how they would work with current Right of Way bylaws
<p>Buildings</p> <p>What did you like or not like about the building ideas?</p> <p>What kind of spaces and experiences would make for a vibrant mixed-use building?</p>	<p>Many residents liked:</p> <ul style="list-style-type: none"> tall timber designs; Quayside looks to contain mostly shorter, mid-rise buildings and a variety of building structures the seamless transition between indoor and outdoor spaces that the “stoa” design concept could offer <p>Great mixed use buildings:</p> <ul style="list-style-type: none"> maximize space both at street-level and on rooftops. this space to be open to all, not just residents of the building. rooftop gardens could be used to grow food should have large communal outdoor spaces that people could use at any time, with lots of light, and where they could feel safe and secure. strong and reliable Wi-Fi throughout good light and lots of windows; buildings that integrate with the surrounding environment accessible for people who have varying abilities shorter buildings with attractive street-level amenities. 	<p><i>“I’m very sceptical about the modular spaces - taking on additional space seems to me to be predicated upon your neighbour simultaneously wishing to give up that space. Also, I have significant concerns about attempts at “affordability” devolving into a lottery-style system to determine who gets to live there.”</i></p> <p><i>“Love the timber idea. Still not sure how you will make it more “affordable” outside of affordable to construct.”</i></p>	<ul style="list-style-type: none"> Need further information about the potential negative impacts of using timber, including deforestation, risk of weathering, and fire risk
<p>Emergent Components / Ideas</p>	<p>1st mention of the MIDP as a co-creation: <i>“The people of Toronto will help shape the Sidewalk Toronto Master Innovation and Development Plan (MIDP), and the final vision will reflect their ideas, concerns, and hopes”.</i></p> <p>1st this concept of WT emerged: <i>“Meg Davis of Waterfront Toronto opened the event with an overview of Waterfront Toronto, explaining the agency’s role as revitalization lead, catalyst and steward of the waterfront, and put the Sidewalk Toronto project into the context of the greater waterfront revitalization project”.</i></p>		

Roundtable #4: Draft Quayside Site Plan and Transportation, Social Infrastructure and Housing Affordability, Digital Governance, Sustainability

January 2019

Theme	Opportunity/Excitement/Support/Enthusiasm	Ideas/Comments	Constraints/Concerns
Draft Quayside Site Plan and Transportation	<p>Residents were excited about the plan to make cycling safe, accessible, and all-season. Residents liked the focus on fewer cars and greater transit. They supported the way the draft plan integrated public transit within and around the Quayside site.</p> <p>Residents were excited about particular aspects of the draft plan. These included:</p> <ul style="list-style-type: none"> • Heated sidewalks • Timber construction • Centralized parking garage • Flexible roads • Floating boardwalk • No long-term underground parking. <p>Some residents felt that Quayside could be an opportunity to educate residents about the new technologies being tested.</p>	<ul style="list-style-type: none"> • Reach out to the next generation of construction workers – new skills (timber) <p><i>“Little talk of the integration with the surrounding network other than that they would do it. How do you plan on doing that?”</i></p>	<ul style="list-style-type: none"> • Some residents were also concerned about road safety, given the site plan’s use of innovative technologies and street design • Residents also expressed their desire to see improved connections between the site and adjacent neighbourhoods • Many residents wanted clarity about the long-term funding structures, maintenance, and governance of Quayside, particularly with newer technologies and the flexible roads. They wanted a clearer sense of the funding model for the maintenance of these services • Residents recognized that transit at the site would have to interact with the TTC and Metrolinx, and were concerned that the LRT would only be successful if the TTC pays for it • Concerned about balancing the needs of the community with becoming a tourist destination, asking how tourism might clash with low- income residents or those with diverse needs
Social Infrastructure and Housing Affordability	<ul style="list-style-type: none"> • Residents were supportive of the proposal for a mixed-income community, which would enhance social integration, and new types of shared amenities • Residents were excited by the prospect of social integration, including the diversity of income and affordability, and sharing communal amenities • Residents liked the proposed architecture of the buildings, including the health of the materials and both the building and unit size • Residents applauded the commitment to 50 percent rental housing, and the commitment to affordable housing 	<p>Need for information.</p> <p><i>“There were too many unanswerable questions about affordable housing and how non-profits operate.”</i></p>	<ul style="list-style-type: none"> • Many residents were concerned that there was ambiguity in the plans. They wanted clarity, transparent expectations about ownership, and a detailed understanding of data collection in relation to ownership. They also wanted to know about the shared equity model • Many residents applauded the commitment to affordable housing, although some felt the proposal did not go far enough • Many residents felt that five percent deep affordability was too little, and asked for a greater percentage of truly affordable housing • Residents also questioned whether the definition of affordable housing is sufficient, or if it should be enhanced • Residents pressed for more information about the residential units, including their ownership and governance models • Residents had questions about what happens to properties that are sold off and how to ensure that the site remains affordable. They wanted to know for how long the site would remain affordable • Many residents felt the plans were still vague and wanted more details on the economics of construction, land acquisition, and leasing • Residents wanted to know who the landlord and developer would be and what governance or oversight would look like • Residents wanted to understand the definition of affordable housing, how it relates to income, and whether steps are being taken to address income polarization • Residents inquired about the development partners, including whether Sidewalk Labs should be looking at not-for-profits with development experience and capacity

Theme	Opportunity/Excitement/Support/Enthusiasm	Ideas/Comments	Constraints/Concerns
Digital Governance	<p>Residents were broadly comfortable with the project’s approach to data collection, with the provision that information about data collection be proactively disclosed and that ways be provided, where practical, for individuals to opt-out.</p> <p>Residents were comfortable with data collection (often with conditions)</p> <ul style="list-style-type: none"> for transit. data on cyclists and pedestrians data on license plates tracking home data (such as using utilities), but wanted conditions applied data about autonomous vehicles, to detect falls for elderly people, as long as there is an ability to opt out 	<p><i>“Too much focus on generalities and not enough on specifics. Mandatory minimum parameters for data protection should have been outlined to quell fears and enable productive conversation.”</i></p>	<ul style="list-style-type: none"> Residents were, however, wary of a potential conflict between the benefits that can come from accessing personal data to inform household choices and the need to anonymize data at source. Residents were concerned about data being collected about public life. They felt there was too much uncertainty about how this data would be collected and used. Many residents prioritized flexibility about opting in and out of data collection and were concerned about remaining a private citizen Residents did not want data being collected for the purpose of law enforcement on the proposed Civic Data Trust, residents wanted to ensure there was a citizen-centred, non-corporate voice. They were interested in who governs the Civic Data Trust and how policies are enforced. Residents wanted to understand more about the Civic Data Trust.
Sustainability	<ul style="list-style-type: none"> SWL will achieve its sustainability goals by integrating a suite of sustainability initiatives for the first time in Toronto, including clean energy sources such as solar PV and geothermal, new home and office building energy management tools, low-carbon mobility options such as electric vehicles, vacuum waste collection and resident feedback on recycling contamination, and actively-controlled green stormwater infrastructure to reduce flood risk and leverage green space for managing stormwater. Residents liked the ambitious aims for the Quayside site and were interested in how environmental innovations could be adopted across the city by other developers. applauded the use of tall timber construction but expressed some concerns about fire safety. <p>Residents mentioned a number of practical elements that excited them, including:</p> <ul style="list-style-type: none"> The use of bikesharing and e-vehicle parking Heat pump systems Solar energy and battery storage Grey water Turbine engines <p>Residents were excited by the widespread use of thermal grids and saw it as an opportunity to create a replicable model for a mainstream roll-out.</p>	<ul style="list-style-type: none"> Quayside targets a 75-85 percent reduction in greenhouse gas emissions compared to traditional developments – seven times less than other Toronto neighbourhoods – on a path towards Climate Positive development. <p><i>“This is my main area of interest and I really enjoyed the conversation. Charlotte, Aaron and the rest of the team were great! It was so interesting that I am actively looking at ways to get more involved.”</i></p>	<ul style="list-style-type: none"> applauded the use of tall timber construction but expressed some concerns about fire safety and how sustainable the material is in the long term as trees can be subject to poisoning or rot. there was a lack of urban agriculture and that it was possible to design inverted gardens or rooftop gardens. some residents were interested in how self-sustaining the community could become, citing recent experiments with urban agriculture. Residents wanted to understand how these initiatives would be rolled out across the city and how these innovations would have replicability Residents wanted to understand how the sustainability targets will be tracked. Residents also wanted clarity about how these technologies would be maintained in the long term.
Emergent Ideas	<ul style="list-style-type: none"> “Meg Davis of Waterfront Toronto outlined the objectives Waterfront Toronto would use to evaluate Sidewalk Labs’ MIDP proposal; which include the following priority outcomes: job creation and economic development, sustainability and climate positive development, housing affordability, new mobility, and urban innovation.” Meg also outlined requirements for implementation of the MIDP in the areas of data privacy and digital governance, public engagement, local developer participation, design excellence, and partnership model. Jesse Shapins of Sidewalk Labs presented the draft development proposal for the new neighbourhood at Quayside David Stonehouse reviewed the approval process that the City of Toronto will undertake with respect to the MIDP. (not mentioned in the summary report) Meg Davis mentioned the Auditor General’s Report – wants to address 3 issues. <ul style="list-style-type: none"> Market sounding – new area and need to get a good sense of the market so we get lots of bidders Providing information – part of a good procurement process RFP rushed – procurement was 158 days – no one asked for an extension the Civic Data Trust - an independent entity established to manage and make accessible all data that could reasonably be considered a public asset. As proposed, the Civic Data Trust would establish rules and standards that would apply to all entities operating in Quayside, including Sidewalk Labs 	<p>The framework for evaluation will look at how the MIDP addresses three overall questions:</p> <ol style="list-style-type: none"> How many of our goals and objectives does MIDP meet and how well does it meet those objectives? Does the MIDP align with the planning framework for the waterfront? Is the proposed business plan viable and in the public interest? 	

Sidewalk Toronto Residents Reference Panel

Theme	Issues/Values	Opportunities	Recommendations
Strong public oversight	<ul style="list-style-type: none"> Concerned that regulation and public oversight are not keeping up with the rapid pace of technological innovation. <p>Accountability: Accountability requires that people know who the decision-makers are, how decisions are made, and, ultimately, where to find the information they need to reach their own conclusions. Accountability occurs where there is a clear understanding of responsibilities, reporting structures, and potential liabilities.</p>		<p>It is important that governments and their agencies:</p> <ul style="list-style-type: none"> Monitor and regulate new technologies at Quayside in dynamic and innovative ways, acting in the public interest; Anticipate, understand, and respond to residents' concerns; Pro-actively communicate the impact of new technologies and any regulations, ensuring that residents and visitors are able to make good decisions concerning their personal use of and exposure to new technologies
Access & inclusion	<ul style="list-style-type: none"> Concerned about Quayside becoming an exclusive community that does not include a variety of social, cultural, and economic groups Frustrated by the lack of locally-accessible services, community-building opportunities, and social cohesion, experienced by residents in many communities across Toronto <p>Community:</p> <ul style="list-style-type: none"> Creating a shared sense of belonging; fostering an environment in which people feel comfortable connecting and interacting with each other <p>Inclusivity</p>	<ul style="list-style-type: none"> Improve waterfront and green space access for all Torontonians the potential to develop new green spaces and parks that are adjacent to the water, have plenty of sunshine and tree cover, and are accessible to everyone. community-run programs and services help residents to connect more frequently and strengthen relationships with their neighbours. 	<p>Solutions must:</p> <ul style="list-style-type: none"> Ensure the availability of a variety of housing options (including short-term rental, affordable, and co-operative housing). Income generated from market-price or luxury spaces should be used to make housing and services more affordable in Quayside Encourage the employment and establishment of businesses by culturally and socially diverse group of residents Ensure that complementary programs are co-located; flexible spaces are provided for use by new entrepreneurs or community services; technology is used in thoughtful ways that help residents to interact more often with one another
Ensuring sufficient green space and resilience to extreme weather events	<p>Overlooked initially:</p> <p>Functional Beauty - an approach to design that is purposeful and aesthetically pleasing</p> <p>Sustainability: a condition for public good that includes useful and usable natural spaces as well as physical space and buildings, while maintaining a good quality of life.</p> <ul style="list-style-type: none"> the proposed site plan feels quite compact, with little space between buildings and public areas. Similarly, the proposed site plan does not provide the amount of restored and natural green spaces that we would like to see the proposed public realm plan generally provides a dynamic and diverse range of uses, including access to the water's edge, and is in line with our shared value of functional beauty 	<p>Quayside should be designed so that it can evolve over time and be shaped by its residents.</p>	<p>The plan for Quayside should ensure that:</p> <ul style="list-style-type: none"> Public spaces are inviting, flexible, and practical for everyday use; Recreational facilities are open to all Torontonians and can accommodate all ages and abilities; The lake and water's edge are designed to support a range of uses, particularly active, non-motorized activities like swimming and wading <p>We believe the (site) plan should provide more information about ecology and environment, including habitat remediation, shoreline restoration, and the use of native plant species.</p> <p>Climate change adaptation measures (should be) integrated into the plan, so that the effects of increasingly extreme weather events resulting from climate change, such as flooding, may be diminished.</p> <p>Would like to see an increase in "softscaping," such as grass and plant cover, instead of "hardscaping," which includes concrete plazas and other paved surfaces.</p>

Theme	Issues/Values	Opportunities	Recommendations
Innovation	<p>Innovation lies at the intersection of technology and urbanism. Innovation fosters collaboration across sectors to create novel solutions to real problems and challenges, in the present and in the future.</p> <ul style="list-style-type: none"> We recognize that many of these new technologies may not have already established standards for implementation 		<ul style="list-style-type: none"> critical that public safety be of paramount importance Solutions should ensure that new technologies and designs are durable, including across all seasons and in all kinds of weather
Mobility	<ul style="list-style-type: none"> Hopeful that Quayside will set an example for an efficient transportation system that is safe, accessible, and well-integrated Our draft set of issues and opportunities related to transportation has been addressed in the proposed site plan 	<p>Quayside has the potential to significantly improve on the status quo in order to reduce Toronto's carbon footprint, increase safety, and promote economic productivity. A high-performing transportation system could help establish Quayside as a successful model neighbourhood.</p>	<p>Solutions should ensure:</p> <ul style="list-style-type: none"> Safety through better street design that separates high-speed traffic from lowspeed traffic Good first- and last-mile mobility options to improve convenience and access The use of new technologies, wherever appropriate, to achieve the goal of an efficient, comfortable, safe, and accessible transportation system
Sustainable	<p>Concerned about whether the buildings, infrastructure, and household appliances in Quayside will be practical, durable, and easy to repair. This is important because increasing financial and environmental costs may reduce the affordability of living in or visiting Quayside now and in the future.</p>	<p>The opportunity for Quayside to inform and facilitate behaviour that is less wasteful, more energy and water efficient, and more respectful of the natural environment.</p>	<ul style="list-style-type: none"> Solutions should ensure that all who live and work in Quayside maintain some autonomy over their personal environment, while also encouraging sustainability in shared environments Any pricing structures or user fees should be equitably designed to ensure that affordability issues do not hinder lower-income Residents from practicing sustainable behaviours or accessing basic comforts
Governance	<ul style="list-style-type: none"> Concerned that the typical community governance structure of independent BIAs and condominium boards in dense communities is inadequate for the type of community building we want to see in Quayside Many of the proposals put forth by Sidewalk Labs are still in very early stages. Regulators and experts will need more information if they are to thoroughly examine these proposals. This is especially true for governance mechanisms such as the proposed Civic Data Trust or complicated processes and systems like those used to de-identify and store data 	<p>Quayside, being an innovative community, should have a community decision-making model tailored to its unique needs. This model should look beyond siloed residential or commercial interests, and consider all aspects of community life, including recreation, culture, infrastructure, community services, housing, public space, and entrepreneurship.</p>	<ul style="list-style-type: none"> Solutions should ensure that a single, representative community board can recognize a wide range of opportunities and needs within the community and make connections between residential, commercial, and cultural actors that improve the community's resilience

Theme	Issues/Values	Opportunities	Recommendations
<p>Data use</p>	<ul style="list-style-type: none"> Concerned that many Torontonians do not have a basic level of data literacy Concerned about the potential for community members' data to be collected by third parties without their knowledge, and used in ways which harm those providing the data Interested in differentiating between access to general, open, and free data, and access to more behavioural, potentially sensitive data <p>From what we have seen, our concerns regarding data collection and meaningful consent have not been addressed in the proposals. It is still unclear how residents will understand what types of data can be collected, and how to opt out. In the proposed site plan, there is still too little information about how sensors will be used.</p> <p>Importantly, the poor level of data literacy has not been addressed; In general, the proposals for responsible data use are largely focused on governance, and not on how people will interact with and be impacted by technologies that collect data in public and civic spaces.</p> <p>While it seems a Civic Data Trust could decide how businesses and institutions access data, it is unclear how easily residents themselves could access and productively use data for the benefit of the community.</p>	<ul style="list-style-type: none"> Important because people need to understand technology if they are to provide meaningful informed consent or engage in public dialogue about data collection Data should only be collected in cases where a clear and known beneficial purpose exists. In general, we agree that technology should only exist to serve people While data should be available for use by innovators, civic users, and public agencies, there should be clear limitations on the access to and use of more sensitive data, primarily to avoid bias and misuse 	<p>Solutions should ensure that people understand what data is being collected, how and why it is being collected, how it is being stored, and how and why it might be used or accessed. Public education and consultation should include a range of views that help balance privacy and innovation.</p> <p>Solutions should ensure that users know what types of data are being collected and why, so they can choose to opt-out or provide meaningful consent through a user-friendly interface with clear options, especially for vulnerable users. A "privacy dashboard" that allows more specific opt-in or opt-out abilities could be employed. Solutions should ensure the right to be forgotten.</p> <p>Both corporate and government regulations are needed to ensure that data is used in a responsible and ethical manner, drawing on international best practices.</p> <ul style="list-style-type: none"> Solutions should ensure that: <ul style="list-style-type: none"> Regulations are responsive to future innovation and changes in technologies; Regulations protect access to information and documentation; Public safety is protected after a potential breach, with accountability sought and appropriate penalties applied; and Whenever it would better protect privacy, raw data is stored, regulated, and analyzed in Canada Solutions could include a simple public listing of the reasons why particular data has been accessed We support the proposal to separate the assessment process and data trust functions from Sidewalk Labs itself
<p>Business model</p> <p>Three ways in which Sidewalk Labs could make and recoup investments in Quayside:</p> <ul style="list-style-type: none"> developing real estate; financing the construction of core linear infrastructure; licensing or selling new technologies 	<p>Oversight remains a priority for us. The involvement of the private sector (i.e., Sidewalk Labs) in developing Quayside should not mean that the government unnecessarily give up control over or accountability for the development of the neighbourhood and of the technologies deployed within it.</p> <p>Importantly, any agreements between the government and businesses should ensure that the government is fairly compensated. Striking the right balance between risk and reward is key. Of course, this would require the discussion of total project costs.</p> <p>Concerned that ultimately the appeal and cost of residential properties at Quayside will rise due to the use of technologies, amenities, and innovative infrastructure making the 40 percent affordable housing target less viable.</p> <p>Concerned that the private sector could take over roles and responsibilities that the public sector currently provides, which could reduce public sector capacity and potentially affect accountability and transparency in decision-making. This could also exacerbate related issues around personal privacy and data governance.</p>		<ul style="list-style-type: none"> Ensure that the focus of this potential business model is the development and testing of new, appropriate technologies at Quayside for licensing or sale, rather than the sale of data Ensure that both residents and the City benefit from and are fairly compensated for using Quayside as a testing ground. This should not limit the ability of residents to opt-out

Community Services Advisory Working Group

Theme	Issues/Values	Opportunities	Recommendations
Social Infrastructure	<p>Community Hub</p> <ul style="list-style-type: none"> There needs to be some willingness from various bureaucratic institutions to allow for more flexible uses of public infrastructure that allows for both formal and informal spaces 	<p>Social infrastructure strategy</p> <p>The potential creation of a community facility in Quayside that would build off current initiatives and priorities in Toronto and test new approaches.</p>	
Inclusion	<ul style="list-style-type: none"> How SWL is defining the terms 'diversity', 'equity', 'inclusion', and 'inclusive community' What are the 'digital complements' that consist of tools to improve health, education, and civic engagement? 	<p>Diversity, Equity, Inclusivity (DEI) principles.</p> <p>Key commitments that the project will make in seven different areas: Indigenous engagement, workforce development, affordability, economic development, accessibility, community services and programming, and civic engagement</p> <p>Digital complements that consist of tools to improve health, education, and civic engagement.</p>	<ul style="list-style-type: none"> Quayside must be a community that includes older people, families, and other groups, a wide variety of housing options and a decent mix of housing types and is inclusive of people who work or do other activities in Quayside Education and buy-in of employers, planners, politicians, and other influencers will be key to meeting DEI objectives
Community Health	<p>SWL might be able to help improve community health by designing neighbourhoods that address environmental determinants of health, providing access to community services, including health services, and using digital solutions to enhance service provision.</p>	<p>Quayside health and well-being strategy:</p> <ul style="list-style-type: none"> SWL intends to use the community well-being framework that covers five domains: social, economic, environment, cultural, and political (developed by the Conference Board of Canada and DIALOG) as a guiding tool while developing Quayside. SWL hopes to work with community partners to advance a research agenda around how community health and well-being can be impacted by the built environment. 	
Indigenous Involvement	<p>The importance of Indigenous involvement in the site and in helping to inform the provision of community services at Quayside.</p>		
Data Collection & Protection of Privacy	<p>While data collection at Quayside has the potential to improve the provision of community services, how to protect privacy will be an important consideration</p>	<p>Sidewalk Labs' Responsible Data Use policy which include Responsible Data Use (RDU) guidelines, Responsible Data Use Assessments, a Civic Data Trust, and Open Standards.</p>	
Sidewalk's role	<p>How Sidewalk Toronto in partnership with local stakeholders could contribute to improved community health.</p>	<p>Sidewalk Labs' role in Quayside is to be an 'essential catalyst' that will provide the resources, partnerships, and risk tolerance to kick-start innovations.</p>	

Data Governance Advisory Working Group

Theme	Issues/Values	Opportunities	Recommendations
Data Collection	<ul style="list-style-type: none"> Responsible Data Impact Assessments (RDIAs) are triggered when there is any data collection about people or that impacts people. The public's concerns are not just about data collection, but also about ownership of physical data infrastructure. SWL are proposing that the Data Trust require everyone to submit for approval Responsible Data Impact Assessments (RDIAs) 	<ul style="list-style-type: none"> Incorporate Privacy by Design into the Responsible Data Impact Assessments (RDIAs) Provide examples of how projects might pass or fail the RDIA process 	<ul style="list-style-type: none"> To build public trust, SWL should more proactively and directly clarify the intended purpose of data collection and its commitment to responsible data use. Sidewalk Toronto project team differentiate between personal information and (aggregate) data in order to make the case for collecting data that is useful for the public interest RDIA should also consider how and when data will be made publicly accessible by default
Protection of Privacy	<ul style="list-style-type: none"> the public is cynical about Sidewalk Labs' privacy commitment and that Sidewalk Labs needs to more explicitly recognize the public anxiety about privacy. if not properly addressed, the discussion around privacy could obscure other important discussions around data stewardship and storage 		<ul style="list-style-type: none"> Responsible Data Use Policy Framework should more strongly emphasize privacy protection. <p>SWL needs to issue a strong unequivocal privacy statement consisting of:</p> <ul style="list-style-type: none"> An independent and external review board A commitment to keeping data in Canada; The de-identification of personal information; and A commitment to getting informed consent.
Data Storage	<ul style="list-style-type: none"> Data residency: Torontonians may not want to compromise on data residency People have fundamental concerns about foreign data storage, such as search and seizure of their data by another government The complexity of the issue may lead government to set data residency requirements 	Data residency might be something that the RDIA should include and that Civic Data Trust can make a recommendation on.	<ul style="list-style-type: none"> SWL should include a statement in its Responsible Data Use Framework that commits to the ultimate goal of local data storage
Public trust, fear and cynicism	<ul style="list-style-type: none"> The public understands that data collection is profitable and lucrative, which is at the root of the distrust Lack of specifics could lead to public distrust 	SWL should address the issue of who benefits from data collection and how it will be used.	<ul style="list-style-type: none"> SWL should more proactively and directly engage with the media, and educate and inform the public in order to alleviate fears, build trust, and counter potential negative perceptions about the Quayside project
Social License & Trust	<ul style="list-style-type: none"> Public concerns about profiling and discrimination - the framework must have policies that promote freedom from overt surveillance. Social license can be achieved if citizens feel in control of the use of their information, and also that they have given meaningful consent 		
Data Use	<ul style="list-style-type: none"> Responsible Data Use Policy Framework lacked clarity and detail Standards and controls must be in place for users of data and not focus solely on the collection of data 	Work with the tech community in Toronto as an ally in the discussion about responsible data use.	<ul style="list-style-type: none"> Clarify data use policies; publish of regular privacy and data use progress reports. establish an arm's length data use oversight committee, which would have executive oversight over acceptable data use.
Digital Governance	<ul style="list-style-type: none"> Civic Data Trust proposal was not well understood by the public and thus not well received, and that the proposal could have been more clearly explained The relationship between Sidewalk Labs and Alphabet makes it difficult for the public to trust that data won't be shared with Alphabet details on how the Data Trust might be implemented will be included in the MIDP The Civic Data Trust won't supplant what already exists in terms of privacy regulations and is intended to serve as additional protection SWL says the implementation and structure of the Data Trust is ultimately up to the operators of the Trust and/or its governance body to make such determinations 		<ul style="list-style-type: none"> Sidewalk Labs establish mechanisms to prevent data sharing with Alphabet without consent. Better explain how the data trust would be situated within existing legal and regulatory frameworks Mandate that the entire Quayside project be subject to the Civic Data Trust in order to ensure privacy commitments from third parties Sidewalk Labs will need to provide more detailed answers regarding the architecture of the technology and the business model, including ownership and operation of the hardware More needs to be done to clarify and give meaning to the open data model, given Sidewalk Labs' relationship with Alphabet and affiliates that may have business interests in Quayside The section on the Civic Data Trust be left more open-ended since Sidewalk Labs will not be leading it but be clear about what Sidewalk Labs' role is Provide clear next steps on how the Trust will be set up

Housing & Affordability Advisory Working Group

Theme	Issues/Values	Opportunities	Recommendations
Zoning	<ul style="list-style-type: none"> How current zoning regulations in Toronto may impact housing density in Quayside Will zoning requirements in nearby and comparable neighbourhoods apply to Quayside 		
Innovation	<ul style="list-style-type: none"> How current zoning regulations in Toronto may impact housing density in Quayside Will zoning requirements in nearby and comparable neighbourhoods apply to Quayside 	<ul style="list-style-type: none"> SWL wants to create housing to address the full spectrum of need in the city and make Quayside a place where housing innovations can be tested New construction materials and design technologies to drive down the cost of construction New ways of conceptualizing and designing spaces SWL is looking at flexible design across all models and tenures of housing proposed for Quayside 	
Regulatory Change	<ul style="list-style-type: none"> How current zoning regulations in Toronto may impact housing density in Quayside Will zoning requirements in nearby and comparable neighbourhoods apply to Quayside 		
Affordability	<p>Housing affordability will be a key component of creating a diverse community in Quayside.</p> <p>SWL housing affordability goals are:</p> <ul style="list-style-type: none"> To meet and exceed the Toronto standard for affordable housing Provide housing choice for a wide range of needs; mixed income buildings Re-examine current housing affordability models <p>Participants asked if the project team could share some of the research they are looking at regarding housing affordability models.</p>	<ul style="list-style-type: none"> SWL propose to create a toolkit of policies, financial structures, incentives, typologies and tenures that can applied at Quayside in order to create more options and opportunities for the creation of affordable housing The SWL proposed housing program commits to 40% below-market housing, including 20% affordable and 20% middle-income. The middle-income is comprised of a mix of 15% mid-range rental and 5% shared equity, a new affordable homeownership option. It also includes 50% purpose-built rental for a range of incomes, including at least 5% toward deep affordability needs in affordable rental <p>A Housing Trust Fund Model at Quayside</p> <ul style="list-style-type: none"> a new mechanism to assemble and administer affordable housing funding capture the value of factory construction innovation at scale create a new asset management and compliance function to steward the funds effectively a public-private partnership with administration by a mission-driven third party A self-sustaining funding source 	<ul style="list-style-type: none"> Think about affordable housing more broadly, such as through the creation of middle-income housing units ensure housing for a broad mix of people, including the 'missing middle' of Toronto's housing landscape, low-income and difficult-to-house residents. Government funding and support for housing innovation should be available through the new National Housing Strategy Discuss affordability bands in terms of income, as a way to advance ongoing policy discussions on creating a new measure of affordability. find ways for the Housing Trust fund to help scale and promote non-profits and non-profit intermediaries, who have capacity to deliver housing across the spectrum. <p>That the project team look the growth in research on affordability currently under way in Toronto and seek to understand and include different models of affordability.</p> <ul style="list-style-type: none"> This could include alternative paths to home ownership through innovative financing tools or by allowing for residents to build equity that's not dependent on mortgage financing

Theme	Issues/Values	Opportunities	Recommendations
Targets	Has SWL created different scenarios for what the housing mix will look like in Quayside?		
Partnerships	<ul style="list-style-type: none"> • Sector has a lack of capacity to compete for RFPs because of low numbers of staff and in-house expertise, the expense required to apply, and short timelines • Skills development in the non-profit housing sector • Affordability is linked by land costs 	<p>Collaboration with non-profit affordable housing providers.</p> <ul style="list-style-type: none"> • SWL wants to ensure existing players are included in plans for Quayside. • SWL is proposing an RFP process that will improve transparency and build capacity in the sector at the same time. <p>SWL proposed a specific shared ownership model that lets people purchase a portion of their home with a lower down payment and rent the rest from a non-profit that maintains the unit's affordability.</p> <p>SWL proposed a common housing application app as serving as a 'one-stop-shop' allowing people to apply in one step for multiple housing options.</p> <p>supported interest in co-living arrangements, and hoped this discussion might help broaden the approach to the spaces people live and work in.</p>	<ul style="list-style-type: none"> • SWL should clarify what partnerships with non-profit housing providers would look like practically, including what both partners would bring to the table. • any skills & capacity-building should be specific and project-focused so as to be the most useful to non-profits. More than just skills, the sector needs resources to be able to participate effectively. • As there are a number of affordable home ownership models, SWL should consider creating objectives and criteria to allow partners to continue to innovate and test different models instead of being prescriptive about implementing one.
Scale	<ul style="list-style-type: none"> • SWL highlighted the need at Quayside to create a mechanism for capturing the value of factory construction innovation at scale • What the structure of a land deal would look like (e.g., sale, land lease), the type of strategic and financial analysis that informed the housing program and how this would scale potentially beyond Quayside • That given the small scale of Quayside, the number of non-profit providers able to be involved in the project would be quite low 	Participants suggested that a common housing application may be a more useful tool at scale, and that it could be used across Toronto by the City, other developers, and landlords.	

Mobility Advisory Working Group

Theme	Issues/Values	Opportunities	Recommendations
Traditional transit	<ul style="list-style-type: none"> The timeline for implementation of LRT extension is uncertain as there is no committed funding How to access / use private financing to accelerate construction Options for how to proceed with LRT implementation including different combinations of public and private sector funding as well as LRT alignment alternatives 	<p>Extend the transit (streetcar) backbone to Quayside and through the Port Lands</p> <ul style="list-style-type: none"> LRT extensions along the eastern waterfront is consistent with local and regional plans <p>SWL is exploring an idea to use the Quayside development itself to contribute to the cost of construction of the streetcar extensions, which could help to expedite project delivery.</p> <ul style="list-style-type: none"> Eastern Waterfront Transit Benefit District; One way to generate private contributions would be to seek incremental funding from new development by establishing transit benefit districts which would levy an on-top fee based on either developable parcel area or developable gross floor area 	<ul style="list-style-type: none"> The success of the future waterfront development depends on the availability of convenient, high-capacity, and high-frequency transit. Queens Quay East and the connection from Queens Quay to Union Station are expected to generate significant transit demand The project team should be explicit that the vision is for TTC to own and operate the LRT extensions, and that union labour will provide that operation. It may be worthwhile to specify the typologies of private sector participation and show where this proposal falls on that continuum To avoid adding more complexity with contracting, the LRT extensions should not be framed as a public private partnership (PPP), but rather a public project supported by development charges
Public Realm Streets for People	<p>SWL is innovating in street design to re-prioritize the right-of-way for pedestrians and cyclists, as opposed to catering to the automobile.</p>	<p>Quayside provides the opportunity to redefine the rules of engagement with AVs, by designing the streets around people and forcing the AVs to learn a new paradigm.</p> <p>Manage streets dynamically and optimally:</p> <ul style="list-style-type: none"> SWL working on the application of technology to optimize use of the roadway network for all users. One example of this approach is to introduce dynamic pricing of the roadway—as well as the curb—to manage demand Innovation in pavement technology the ability to dynamically signal changes in road use throughout the day using LED lights—can allow for the efficient and safe allocation of right-of-way space to different users at different times Modular pavement—in the form of precast slabs—creates the ability to upgrade and evolve the streetscape as new technologies emerge over time 	
Innovation New transportation governance models	<ul style="list-style-type: none"> What structures might be most effective in the Toronto context Promote walking and cycling through design and technology how private vehicles would be managed to restrict their presence in Quayside 	<p>Transportation governance structure for Quayside should:</p> <ul style="list-style-type: none"> Have both operational and design responsibilities Consider users and their experiences and create a seamless experience Have clear goals and jurisdiction Be flexible enough to change to meet Quayside’s needs Involve relevant local agencies 	<p>A participant suggested that a governance structure could have a temporary mandate. This would enable it to take on oversight of Quayside’s mobility systems without burdening existing agencies, but the ‘sunset clause’ would create an incentive to build local capacity over the long term.</p>

Theme	Issues/Values	Opportunities	Recommendations
Freight movement/ Handling	<ul style="list-style-type: none"> Handling freight through a central ‘logistics hub’ and consolidation centre, how private vehicles would be managed to restrict their presence in Quayside. 	<ul style="list-style-type: none"> Work towards developing and supporting local talent and institutional capacity; and Have a clear funding stream and be financially sustainable. there should be transparency and public education around how the new agency would be funded and governed. SWL is working on two key initiatives to facilitate walking and cycling as core modes in Quayside: <ul style="list-style-type: none"> Mitigate the extremes of weather conditions through a public realm strategy that includes heated pavement and wind breaks; and Improve access routes to the site through underpass enhancements at Cherry Street and Parliament Street. 	
Data Governance and Privacy	<p>Mobility-related metrics:</p> <ul style="list-style-type: none"> The Replica tool is an activity-based travel demand model that allows planners to explore how, when, where, and why people move around a region, using more current and representative data than conventional models The product relies on anonymized cell phone location data to learn about travel patterns and create models, this data is used to create a synthetic population that is not linked to individual people 	<ul style="list-style-type: none"> SWL sees an opportunity to use new forms of data—in ways that protect people’s privacy—to conduct more granular and up-to-date travel demand modeling, which can inform decision-making about critical transportation investments. Build and use an activity-based travel demand model to understand likely flows, mode shares, and impact 	
Site Plan	<p>Road network differs from the one laid out in the precinct plan that currently allows personal vehicle traffic.</p>		
Scale	<p>The geographic scale of the SWT project.</p> <ul style="list-style-type: none"> The articulated vision suggests something broader than the Quayside site 	<p>The PDA with Waterfront Toronto enables SWL to propose ideas that work best at scale, which could be beyond Quayside.</p> <p>The PDA clearly differentiates between the type of planning that can be considered for Quayside and planning opportunities that can be considered at a larger scale in the MIDP (Aug. 18)</p> <ul style="list-style-type: none"> Any ideas proposed more broadly than Quayside must be in service of achieving the shared goals of the project and be supported by a business case demonstrating the need for scale to achieve the objectives 	

Public Realm Advisory Working Group

Theme	Issues/Values	Opportunities	Recommendations
Data, data governance & privacy	<ul style="list-style-type: none"> The place of technology in society and the safeguarding of data The level of public concern with how technology companies are handling issues of data governance, privacy and government regulation The role of data collection in Quayside's public realm and what kinds of data might be useful for improving the community's experience of the space 	Participants agreed that data collection could help improve the governance and operations of the space, and provide interesting and creative new experiences for community members.	<p>Addressing these issues in a collaborative and thoughtful manner would be crucial to the success of this project.</p> <p>Participants indicated that it would be important to communicate a high-level vision for the project and address data governance concerns up front.</p>
Equity and Diversity	<ul style="list-style-type: none"> Making the project leadership as diverse as possible is an important way to gain the trust of the public The public may be wary of any American company becoming involved in the construction of public infrastructure in Canada. Can't just be another neighbourhood serving young professionals. It must be truly diverse; not just culturally, but in terms of age, family, income, etc 		<ul style="list-style-type: none"> A more concerted effort is needed to include representatives of Toronto's Indigenous community Equity and diversity should be priorities in this planning process Project should be welcoming and inviting to as broad a community as possible Is fundamental that the broader community would need to feel a sense of ownership of this project for it to be successful
Innovation	<ul style="list-style-type: none"> Diverse cultural practices Buildings include new ideas of shared public space New kind of space in which Indigenous and settler communities could interact with and learn from each other Playfulness as a design concept How indigenous design principles could be represented and incorporated into the plans for Quayside 	<ul style="list-style-type: none"> An opportunity to conceptualize ideas of public and private space, to look at this as a continuum rather than an absolute An open-source digital tool that made it easier to conduct public life studies field tested by Park People and the Thorncliffe Park Women's Committee 	<ul style="list-style-type: none"> There must be effort to ensure that rules and practices around the space don't exclude people Some people who are poorly served by public spaces. While they may not be intentionally excluded, SWL has to make sure they are intentionally included Help people gain access to Lake Ontario who haven't traditionally had access
Access & Inclusion	<ul style="list-style-type: none"> SWL used user research to better understand the public realm's contribution to an individual's sense of community and belonging much of the public doesn't use the waterfront on a regular basis, unlike many other parks and public spaces in Toronto 	<p>High level learnings:</p> <ol style="list-style-type: none"> Design a Living Room, Not a Formal Room Foster Small Human Interactions Build in Variety for All of the Senses The Everyday Waterfront 	<ul style="list-style-type: none"> The environment should be democratized by including 'bookable nooks' like BBQ pits, garden plots, participatory art boxes, as well as free libraries, and other facilities that invites collaboration and shared use The project should have physical infrastructure and spaces that can be used by diverse populations (ages, demographics, heights, disability)
Governance	<ul style="list-style-type: none"> How public space in Quayside would be owned, maintained and governed The levels of programming in the space will require maintenance beyond what the City can provide How the Quayside vision for a seamless indoor/outdoor public realm might be funded and operated in the future 	<ul style="list-style-type: none"> SWL noted that they are exploring a combination of self-governed and community-maintained spaces. Sidewalk Labs is interested in testing out new methods of 'sustainable governance' through the use of technology SWL is looking into ways to ensure adequate staffing, resources, and organization of space, inspired by precedents like the Bentway Conservancy model 	Participants suggested different ways of approaching longer-term ownership and maintenance of the project, such as long-term leases to community organizations.
Planning Process	<ul style="list-style-type: none"> Where the project is in the planning process, as well as how the project intersects with pre-existing precinct plans and city planning frameworks Three major moves that have been proposed and are being discussed with the City of Toronto: <ul style="list-style-type: none"> Parliament Street terminus at Lake Shore Boulevard E No vehicles in Parliament Gateway S Queens Quay designed to evolve for the future How the evaluation framework for the Master Innovation and Development Plan (MIDP) and the process by which the framework was developed 	<ul style="list-style-type: none"> The potential to shift the current dynamic of the location towards a more pedestrian friendly area 	<ul style="list-style-type: none"> SWL should be more explicit about what constraints the project faces and what ways Sidewalk Labs is seeking permission to 'push and pull' and potentially augment what has been previously planned for the area Use clear and approachable language and imagery to build trust and demonstrate that SWL is seeking the public's permission Provide a visual tool or handout to help empower people to understand how Quayside fits into the standard development approval process (e.g. a PDA cheat sheet, or a "how developing on the waterfront works" cheat sheet) Clear communication to the public on how Waterfront Toronto planned to apply the framework to the MIDP was essential. (Nov. 2018) Participants also identified the need to clarify the structure of the partnership between Sidewalk Labs and Waterfront Toronto and their respective roles in the Quayside project

Sustainability Advisory Working Group

Theme	Issues/Values	Opportunities	Recommendations
Citizen / resident engagement	<ul style="list-style-type: none"> How it can best encourage residents to engage in sustainable, energy conserving practices Whether education and direct engagement can significantly increase tenant action / active environmental choice-making or whether convenience will rule the day and beneficial action should be automated <ul style="list-style-type: none"> Replacing direct system (e.g. thermostat) control with automated building controls that deliver desired outcomes 		<ul style="list-style-type: none"> The importance of considering behavioural economics when introducing sustainability strategies Participants were comfortable with the goal of automating the energy-optimization of buildings in Quayside
Sustainable (low carbon) development priorities	<ul style="list-style-type: none"> Building performance, active energy management, thermal, electricity, waste and stormwater How to provide energy bills How best to minimize carbon emissions through the built environment? (Lowering carbon emissions is a major issue for Toronto) Waste management 	<ul style="list-style-type: none"> Sidewalk Toronto is an opportunity to introduce innovative strategies that traditional developments don't have interest in or the budget to implement - providing new climate positive strategies for other developments and parts of the world DC power (for solar, batteries etc.), Renewable Natural Gas Advised against innovating on waste management by creating automated waste separation systems that enable single stream collection SWL is working towards the goal that all buildings will be designed to a low load outcome-based energy target 	<ul style="list-style-type: none"> Important to make the sustainable choice also the most convenient one Make adopting new technologies and advancements easy and cost effective Important to meet and support the Toronto Green Standard
Creating a carbon neutral/ climate positive community	<ul style="list-style-type: none"> Behavioural change around sustainability. How Quayside could encourage and promote behaviour change without imposing a static and top-down idea of sustainability What do we mean when we talk about carbon positive? How we get to this point within the Quayside project? <p>Issues to solve:</p> <ul style="list-style-type: none"> Gap between energy model and building energy use; Setting energy intensity targets for dynamic buildings. 	<p>Quayside can improve energy efficiency by automating building management systems and other systems relating to energy use.</p> <p>Quayside could move to DC power by creating a DC micro-power grid.</p>	<ul style="list-style-type: none"> The discussion about sustainability should only be partly about technology. Another important part is about considering what it means to live in a sustainable community
Planning			<p>Participants expressed support for using Sidewalk Toronto to push the envelope around city planning and development in the City of Toronto.</p>
Data	<p>Active Energy Management (taking control of energy management).</p> <ul style="list-style-type: none"> Automated building management systems (BMS) that will "wring out" energy waste 	<p>The ultimate goal is to create a new BMS that will re-imagine how this could work.</p>	

Sidewalk Toronto Fellows Report, September 2018

Theme	Issues	Opportunities	Recommendations
Housing	<ul style="list-style-type: none"> Housing that is truly affordable for residents of Toronto across all levels of income Guaranteed affordability in perpetuity Affordable Housing Fund Disneyfication - ensure that Quayside is a community for people to actually live in, not just invest in 	<ul style="list-style-type: none"> Waterfront Toronto and the City of Toronto to leverage their ownership of public land in Quayside, adopt a firm negotiating stance with Sidewalk Labs when establishing a legal and financial agreement to set higher affordable housing targets in Quayside Go beyond the 20 percent of “affordable rental housing” units Waterfront Toronto is mandated to provide, as defined in Toronto’s Official Plan Increase the mix and integration of market and non-market housing by developing an adequate supply of mid-range and social housing The Affordable Housing Fund (AHF) would create an ongoing funding stream dedicated solely to the construction and maintenance of affordable units 	<ol style="list-style-type: none"> Set ambitious low- and mid-range affordable housing targets. <ul style="list-style-type: none"> 40 percent rent-geared-to-income (specifically for low- to middle-income residents, with a provision to house residents directly from the City of Toronto’s centralized waitlist for subsidized housing); 40 percent affordable rental and ownership housing (affordable rental and ownership redefined to describe housing where total monthly shelter cost is 80 percent of average market rent for the City of Toronto); and 20 percent market rental and ownership. Provide affordable housing at quayside in perpetuity. Establish an affordable housing fund to champion, finance, and operate housing at quayside. <ul style="list-style-type: none"> The City of Toronto should apply council-approved regulations on short-term rentals. Prevent the “Disney-ification” of Quayside.
	<ul style="list-style-type: none"> The future of affordable, ground-level retail in quayside 	<ul style="list-style-type: none"> A district where local startups, makerspaces, and small-scale artisan spaces are visible from the ground level 	<ol style="list-style-type: none"> Explore the future of affordable, ground-level retail in Quayside Sidewalk. <ul style="list-style-type: none"> Toronto should establish a Business Improvement Area (BIA) in Quayside and work with Torontonians to define a local vision for the retail environment
Energy	<ul style="list-style-type: none"> Buildings are the largest polluters in our city.²⁴ They consume too much electricity and produce tonnes of greenhouse gas (GHGs) emissions from the use of natural gas The main culprit of this energy consumption is the heating of our indoor air and water 	<ul style="list-style-type: none"> Neighbourhood Energy Utility (NEU) Carbon-neutral neighbourhood energy public utility program Residents can potentially use digital platforms to understand and control how locally produced energy can benefit their neighbourhoods 	<ol style="list-style-type: none"> Establish and democratize a carbon-neutral neighbourhood energy public utility program.
Mobility	<ul style="list-style-type: none"> We can’t successfully redevelop the Eastern Waterfront, including Quayside, without new and robust transit options to seamlessly connect different neighbourhoods and city areas Accessibility has to permeate throughout the neighbourhood’s surroundings Toronto disproportionately allocates resources towards automobile infrastructure People avoid active transportation in Toronto due to legitimate safety concerns Reducing the use of private vehicles within Quayside presents more opportunities and resources for future modes of transit such as autonomous vehicles 	<ul style="list-style-type: none"> Cycling or pedestrian pathways through Quayside must be better connected to existing recreational and cycling routes such as the Don Valley systems, by creating priority cycling- and pedestrian-friendly traffic lights and pathways along the lakeshore and under the Gardiner Expressway Residents and visitors in Quayside will be more inclined to choose active transport (walking, cycling, or other physically engaging methods of transportation) or public transit if these options are made to be faster and more robust Safety features, such as raised cycling pathways, weather mitigation and prioritized snow removal, and separated pedestrian/bike lanes, could help encourage Torontonians to use active transportation more often Quayside should experiment with roads designed to accommodate AVs The design of Quayside roads could leverage technology to better integrate both accessible and active modes of transit or transportation 	<ol style="list-style-type: none"> Expand the capacity of our current transit network to and from Quayside. Ensure that cycling, walking, and public transit are always faster, more reliable, and more convenient than driving. Catalyze active transportation through better design that promotes safety, comfort, and delight. Use quayside to demonstrate a reduced need for private vehicle ownership in the city of Toronto.

Theme	Issues	Opportunities	Recommendations
Public Policy and Governance	<ul style="list-style-type: none"> Innovative financing tools like capturing increases in land value to finance infrastructure using tools like tax-increment financing, or leveraging social finance tools so Torontonians can become stakeholders in their infrastructure Green bonds to build sustainable infrastructure, community bonds to develop community assets, and; Social impact bonds to deliver evidence based social services in the district <p>Inclusion throughout the process will help ensure that products and services are created from a user-centric perspective, promoting greater acceptance and ownership among end users. Radical mixed-use will increase the frequency and intensity of conflict.</p>	<ul style="list-style-type: none"> Post-Truth and Reconciliation Commission (TRC), Quayside should be the new model for city building in partnership with Indigenous peoples Use the power of naming to pay respect to Indigenous culture Quayside and the broader Eastern Waterfront revitalization present an opportunity for the municipal and provincial governments to partner with the private and social sectors to experiment with innovative financing tools and partnership models Living Laboratory: All three levels of government should work together to create the world's first district-scale living laboratory to test new technology and service delivery mechanisms in real urban conditions Sidewalk Toronto must explore new planning and mediation forums through which stakeholders can negotiate fair and constructive solutions. This will help to contain the negative impacts of radical mixed-use zoning while fostering more complete communities than ever before 	<p>11. Partner with indigenous communities in the planning, design, and lived experience of Quayside</p> <ul style="list-style-type: none"> Establish a “Board of Indigenous Representatives” who can assist in implementing cultural preservation efforts in a respectful way. <p>12. Experiment with innovative financing tools and partnership models to build infrastructure and deliver services.</p> <p>13. Establish a district-level zone for urban planning innovation and civic technology experimentation.</p> <p>14. Explore new governance models for the adjudication of land-use planning conflicts that occur at Quayside.</p>
Data <i>“In a smart city, data is currency”</i>	<ul style="list-style-type: none"> Residents are concerned about privacy, data governance, and ownership in Quayside. The Plan Development Agreement (PDA) does not outline clear data ownership terms, stating that Sidewalk Toronto will explore “access and potential ownership of data by Waterfront Toronto” including through an undefined “data trust” An open data portal for both private and individual civic use created by the independent data trust Quayside’s data collection must proactively combat bias and malicious misuse to build trust with citizens. Acknowledge public mistrust of data due to its dual-use nature and prioritize resiliency against malicious actors or changing political regimes 	<p>Quayside has the opportunity to demonstrate to the world that data can be used to benefit the public. Sidewalk Toronto must build trust through accountability and transparency in the collection, use, and governance of data in order to build an equitable “smart city.”</p> <ul style="list-style-type: none"> Sidewalk Labs has announced its support for establishing an independent Civic Data Trust that would control all de-identified, aggregated, and anonymized “urban data” collected in Quayside.⁴⁶ The trust would also collect, review, and publish Responsible Data Impact Assessments from any entity seeking to collect urban data Our version of the Trust shifts the conversation away from ownership and towards the ethical use and collection of data. The Trust allows everyone equal access to the data it holds, whether it be a citizen, Waterfront Toronto, or Sidewalk Labs This data portal should be hosted by the independent data trust, and allow both companies and individuals to access de-identified data from Quayside to power innovation <ul style="list-style-type: none"> Open data would also allow and encourage development from individual or small-scale independent groups. If the public is able to use Quayside data to power their personal projects, or create projects where anyone can contribute (i.e., open-source), engagement will increase, from developers in Toronto and all over the world Sensors should only be implemented if they are democratically approved by the independent data trust, wherein the approved sensors should also be reviewed by the independent data trust <ul style="list-style-type: none"> No override functions should be available to reverse these limitations open and accessible information and discussion opportunities for the community at large to question and debate new sensor implementation The collection of data – personal or behavioural or both – in public spaces in Quayside with sensor and/or video technology presents a challenge to informed consent (where citizens agree to the collection of data and its uses before it is collected) A digitally-literate population that understands the implications of their interactions in a data-centric world will be empowered and motivated to contribute to and champion innovation on the digital layer 	<p>15. Establish an independent data trust for all data collected in quayside to ensure strong data stewardship.</p> <ul style="list-style-type: none"> Data held in the Trust must include personally identifiable information in addition to Sidewalk’s suggestion of de-identified “urban data” to reduce re-identification risks. The Trust must also have oversight mechanisms that are proportional to the scale of data collection in Quayside and ensure compliance with all provincial and federal regulatory bodies Data stewardship will reside with the Trust and its use will be governed by rules around how data is used, accessed, or shared A profit-sharing model to ensure that some of the data-related profit reaped from innovation, development, Intellectual property, and other Quayside activities is returned to the Trust to ensure its sustainability <p>16. Create and maintain an open data portal to encourage innovation for the public good.</p> <p>17. Collect data to build community trust and empower public good.</p> <ul style="list-style-type: none"> All data governance (including policies of the proposed data trust) must be codified in legislation to ensure accountability and democracy <p>18. Address meaningful consent and its impact on public spaces in the master innovation and development plan.</p> <p>19. Advocate all-ages data literacy through hands-on educational initiatives integrated with Toronto’s existing technology community.</p> <ul style="list-style-type: none"> Sidewalk Toronto should advocate for digital literacy and computer science fundamentals to be mandatory for students in grades 7-10, so all people have the opportunity to learn about the digital layer around them from a credible source

Theme	Issues	Opportunities	Recommendations
Design	<p>The power that developers and planners have in dictating our surroundings – and frankly the boringness of our buildings – can be seen in other structures across our city, from the Gardiner Expressway to our shopping malls. Ultimately, it leaves communities disengaged and uninspired by the spaces we live and move in.</p> <p>Tying into active design principles, the design decisions and success of solutions across all of Sidewalk Toronto’s pillars – from mobility to housing – should be measured by community health and well-being outcomes.</p> <p>The success of this project has the potential to showcase Toronto as a leader and pioneer in smart city design.</p>	<ul style="list-style-type: none"> • Sidewalk Toronto can be a shining exemplar to other cities of how upholding inclusive, transparent, participatory democracy leads to smarter city design • Good design is based on including the perspectives of the public at every step of the process – an approach known as humancentred design – and Sidewalk Toronto has the opportunity to set a new gold standard for what inclusive, public engagement looks like <p>Raw spaces should be designed only with basic services and amenities, including water, plumbing, heating and cooling, and Wi-Fi, for maximum adaptability.</p> <p>Tactical urbanism, also known as “do-it yourself urbanism,” creates temporary, low-cost pop-ups by the community, for the community.</p> <p>To develop a complete community on 12 acres is ambitious, and we believe Sidewalk Toronto has the opportunity to push the envelope on novel vertical mixed-use typologies.</p> <p>From the onset, new structures including utilitarian ones should be designed with the same degree of thoughtfulness and craft as a work of art.</p> <p>Sidewalk Toronto should provide a cohesive knowledge-sharing platform that democratizes learnings from Quayside.</p>	<p>20. Set a new standard for inclusive, transparent public engagement across all phases of quayside design, planning, and development.</p> <ul style="list-style-type: none"> • Sidewalk Toronto must ensure that all Torontonians have a seat at the table <p>21. Build flexible spaces that individuals can design and continuously adapt to their needs and wants.</p> <p>22. Create an integrated, mixed-use neighbourhood that promotes community health and well-being.</p> <p>23. Infuse public art into the built environment that provokes awareness, education, and action.</p> <p>24. Share learnings by publishing a design guide that informs, inspires and empowers citizens and city builders.</p>
Public Spaces and Amenities <i>‘Good public spaces should be integrated into the local communities, and should allow residents to meaningfully interact with each other and with the environment’</i>	<p>Although great efforts have been made by Waterfront Toronto and other organizations to revitalize and animate our waterfront, visibility and access to the Lake is still restricted by impeding infrastructure, inaccessible spaces, and discomforting environments. Quayside should reverse this direction.</p> <p>The density of downtown Toronto means that the luxury of private outdoor space is either out of reach or limited to the often poorly designed building-level communal areas.</p>	<ul style="list-style-type: none"> • Sidewalk Labs is already working with a number of partners to double the number of hours in a year that Quayside is thermally comfortable <ul style="list-style-type: none"> • Further weatherization techniques can make Quayside public spaces valuable even during Toronto’s less hospitable weather condition 	<p>25. Maximize comfort and usability of outdoor public spaces for Toronto’s rain and snow.</p> <p>26. Redefine our city’s relationship with Lake Ontario by making it more visible and accessible.</p> <p>27. Equip public spaces to become an extension of a front and backyard.</p>