

# Sidewalk Labs Advisory Council

## Background

On January 14th and 15th, Sidewalk Labs held the second set of meetings of our Advisory Council. The Advisory Council sessions are a way for Sidewalk Labs to engage with a broad range of people and organizations from a variety of sectors — including business, not-for-profit, academia, and civil society. These meetings, like all our consultation activities, are ongoing as our work on the proposed Quayside project continues. You can read more about the purpose of the Council [here](#).

What follows is a summary of the meetings and the feedback we heard:

## Update from Dan Doctoroff (CEO, Sidewalk Labs)

- The Master Innovation and Development Plan (MIDP) for Quayside will be released in Spring 2019.
- Public outreach to date has been through multiple avenues, including large public roundtable meetings, topic-specific Civic Labs and Design Jams, ongoing consultation with local experts, local neighbourhood meetings, and SWL's 307 open hours - through which we have engaged over 18,000 people in person.
- Sidewalk Labs is mission-driven and the main goal of this project is to improve urban life, but it will only be viable if there is a reasonable rate of return on investment – for Sidewalk Labs and for other private sector partners.
- Sidewalk Labs' goal is to create the conditions where others want to partner and everyone is successful. This includes real estate development partners among others.
- Mass timber at Quayside will require 3.3M square feet of timber which would not be possible in the current market place so we are exploring the potential of how to ensure that the capacity in the market would be available for Quayside and other projects.
- We look forward to continuing conversations with partners, stakeholders and the public in the coming months.

# Discussion - Overview

## Public Sector Partnerships

- There was a constructive dialogue about the role of government in the project, and the need for Waterfront Toronto and governments to maintain a strong oversight role throughout the project.

## Waterfront Light Rapid Transit (LRT) Expansion

- There were a lot of questions about the Waterfront LRT expansion and its importance for the project. Questions were raised about the potential for public funding of this project and what would happen if that were not to materialize. Alternative financing options were suggested by some participants and discussed.

## Quayside Site Plan

- Questions around the Quayside site plan were discussed, in particular, related to tall timber potential and capacity in the market, the amount and type of open space proposed, and the height and typologies of buildings and housing.

## Quayside and the Arts Community

- There was a discussion of the history of artists being forced out of areas because of development pressure and how that could be mitigated at Quayside. Specific questions were asked around how Quayside would accommodate space for artists, activators and makers. The 'stoa' model and flexible retail systems were discussed as potential opportunities.

## Affordable Housing

- Significant discussion was had around housing affordability in Quayside as well as how the affordable housing targets would be reached and maintained over the longer term. The 40% below-market target was discussed in detail, including potential tools that could be used to help meet that target - from existing government programs to impact of tall timber on cost of buildings.

## Specific Questions & Answers

**Q: *How will you measure the success of the project?***

A: There are many ways we would measure the success of the project, including carbon reductions, improvements in traffic congestion, hitting our affordable housing targets, and creating new jobs and investment in Toronto and beyond. Waterfront Toronto has laid out some clear outcomes that they will be evaluating the proposal against once it is submitted to them and the public for review.

**Q: *It would increase Sidewalk Labs' credibility if you have Canadian companies in place as formal partners. It would also help make an economic argument for going forward with Quayside. Do you have any plans to do so?***

A: We're open to partnerships and are in active conversations to sign letters of intent (LOIs) with other Toronto organizations.

**Q: *Will revenue from research and development be reported as a separate stream in the business model?***

A: Yes, and as laid out in the PDA, we are looking at an Intellectual Property (IP) sharing agreement with Waterfront Toronto as the representatives of the three levels of government.

**Q: *Where does the agreement with government stand and who is it with?***

A: The only agreement we have now is with Waterfront Toronto to propose a Master Innovation and Development Plan. We have been consulting closely with all three levels of government on the MIDP and look forward to continuing those conversations in the months ahead.

**Q: *Is SWL intending to build the housing in the first phase of the development? How does SWL balance the commitment to 40% below market with attracting developers to build here?***

A: The 40% commitment SWL has made translates to the housing program at Quayside but we can't do it alone. SWL needs the support of both governments and the development community to deliver on this goal. SWL are also looking at ways to deliver affordability by design. For example, tall timber construction can save up to 15% in construction costs once the capacity in the sector is at sufficient strength. Tall timber is a more sustainable construction technology, has less impact on the environment and costs less than material like steel. Overall, SWL and Waterfront Toronto have the goal at Quayside is to create a truly diverse and equitable neighbourhood.

**Q: *Can you tell us more about the Toronto Public Library BiblioTech proposal?***

A: We thank the Toronto Region Board of Trade for the constructive work put forward in the BiblioTech proposal and were pleased to see an actionable proposal from such a leading organization in Toronto. We are still in the very early stages of this discussion and look forward to continuing the dialogue with Waterfront Toronto, the Toronto Public Library, Toronto residents and other interested parties.