Quayside Site Plan

MEDIA PREVIEW IN ADVANCE OF DECEMBER 8TH PUBLIC ROUNDTABLE

NOVEMBER 29, 2018
Sidewalk Labs: Who We Are

Sidewalk Labs
We aim to combine world-class urban design with cutting-edge technology to set new standards for sustainability, affordability, and economic opportunity for Torontonians of all incomes, abilities, and ages.

Sidewalk Toronto
will create a new type of inclusive urban community that puts physical, digital, and social innovation to work for a better quality of life.
November 2018: Where We Are in the Public Engagement Process

- **Roundtable 01**: Approach to Innovation (March 20, 2018)
- **Roundtable 02**: Responsible Data Use, Streets, and Housing Affordability (May 3, 2018)
- **Roundtable 03**: The Building Blocks of Quayside (Aug. 14 & 15, 2018)
- **Roundtable 04**: Draft Site Plan, Housing Affordability, Social Infrastructure, Transportation, Sustainability, and Digital Governance (Dec. 8, 2018)
- **Roundtable 05**: Agenda TBD (Early 2019)

**MIDP Spring 2019**

- Master Innovation and Development Plan
- City / Government Public Review & Consultation

**Roundtable Roundtable Roundtable Roundtable Roundtable**

**November 2018: Where We Are in the Public Engagement Process**
Waterfront Toronto’s Evaluation Framework for the MIDP

WATERFRONT TORONTO KEY OBJECTIVES
Priority Outcomes and “Must Do’s” for the MIDP

- Job Creation
- Climate Positive
- Affordable Housing
- New Mobility
- Data Privacy & Digital Governance
Quayside
A New Neighbourhood
Quayside among Toronto’s Downtown and East Neighbourhoods
Quayside: People-first Streets and Public Realm
Quayside: People-first Streets and Public Realm

Plaza at the Tip of Parliament Slip
Quayside: People-first Streets and Public Realm
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Five buildings with a courtyard
Quayside: People-first Streets and Public Realm

Floating Walkway and Bridge to Promontory Park
Quayside: People-first Streets and Public Realm
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Pedestrian Walkways
Quayside: People-first Streets and Public Realm
Quayside: Animating Ground Floor Spaces
Quayside: Providing Sustainable Infrastructure
Quayside: Building Mass Timber
Quayside Draft Plan: Proposed Program Density up to 3.3M SF

- **Site 01**: 30 Storeys, 15 Storeys
- **Site 02**: 25 Storeys, 25 Storeys, 12 Storeys
- **Site 03**: 30 Storeys
- **Site 04**: 30 Storeys
- **Site 05**: 14 Storeys, 10 Storeys, 10 Storeys, 3 Storeys
Quayside Program: Proposed Program Density up to 3.3M SF

Baseline Program: Proposed Program Density up to 3.3M SF

<table>
<thead>
<tr>
<th>Proposed Quayside Site Plan</th>
<th>Economic Development</th>
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<tbody>
<tr>
<td>68% Residential (11% Flexible Loft Space)</td>
<td>9,000+ Construction jobs created in Ontario</td>
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<tr>
<td>40% Below-Market</td>
<td></td>
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<tr>
<td>20% Affordable Housing (includes 5% deeply affordable)</td>
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<tr>
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* Rough estimates based on Zoning Maps
Unprecedented Commitment to Affordable Housing

The Quayside affordable housing program mix will demonstrate a new approach and serve a much broader portion of the population.

More Affordability

Below-Market Housing at Quayside

More Housing Options

- **Affordable Housing**: 40%
  - Including deep affordability for low-income residents
- **Middle-Income Housing**: 20%
  - Purpose-built rental and shared equity
- **Purpose-Built Rental Housing**: 50%
- **Family Housing**: 40%

Percentages below overlap and therefore do not sum to 100%
Quayside: New Jobs and Economic Development

Quayside will be the beginning of a new approach to urban development on Toronto’s Waterfront that sets a new standard for urban development in the 21st century.

More Residential, Commercial and Community Uses
Significant increase in non-residential space beyond current requirements and inclusion of space for offices, community uses, creative spaces and small-scale production.

9,000+ Construction Jobs
Upwards of 9,000+ direct and indirect jobs will be created in Ontario as a result of the building construction on Quayside.

3,900 Jobs located at Quayside

Growing New Canadian Innovation-centred Industries
The scale of the first ever mass-timber district in the world, combined with investment in the supply chain and building trades, results in catalytic growth for the Canadian timber industry and supports labor transitions. Digital innovations place Canadian design, fabrication and construction industry in world-leading position.

Ground Floor Strategy
A new model for lower floors - Stoa - combines innovations in physical space, financing, digital services and management of program mix to create new numerous local opportunities for businesses, entrepreneurs and community groups to take part.

Catalyzing an Urban Innovation Cluster
Investment in a new Urban Innovation Institute will draw entrepreneurs and companies from around the world to the laboratory on Toronto’s Eastern Waterfront.

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Quayside: 75%-85% Reduction in GHG Emissions

Sidewalk Labs will invest in a series of innovations that drastically reduce greenhouse gas (GHG) emissions below levels in comparable projects, enable smarter management of resources, and reduce the cost of future upgrade and maintenance to the system.

Clean Energy Sources
Photovoltaic panels, battery storage, geothermal wells and sewer heat recovery offer access and control of clean energy sources for electric power and thermal heating and cooling.

Toronto Green Standards
Buildings that meet Toronto Green Standards Tier 3 significantly reducing energy consumption.

Automated Building Energy Management
New digital systems identify and eliminate energy waste while offering energy affordability and tenant comfort enhancements.

Better Waste Management for Multi-Tenant Buildings
Increased rates of multi-tenant building composting and recycling through improvements in smart waste user interface, conveyance and materials recovery facilities, achieve 80% diversion vs current 27% in Toronto multi-tenant, 17% in commercial buildings.

Smart Water Management
District stormwater system will provide building and street retention through green infrastructure in the public realm. Water sensors enable active management for greater resiliency.
Quayside: 40% Below-Market Housing

The housing program mix at Quayside is specifically designed to address the housing gridlock facing the city today. It will provide options and opportunities to more Torontonians, enabling an inclusive complete community on the waterfront.

Creating a Complete Community
Create housing opportunities for all residents, including:
Affordable housing (20%, including 5% deep affordability), middle-income housing for families excluded from traditional definition of affordability (20%).

Affordable by Design
New Co-Living, Efficient, and Ultra-Efficient, typologies that meet evolving concept of the home. Optimize space to meet the needs of families, seniors, and singles.

Range of Options
5% shared equity units as affordable homeownership tool; significantly more purpose-built rental to help meet pent-up market demand; estimated 40% 2BR+ to support families.

Community Facilities
Space dedicated to community uses, including new elementary school and day care, workforce development center and wellness center.

Expanded All-Ages Public Realm
Reclaimed Parliament Street and Queens Quay roadway allows for an expanded pedestrian-first public realm activated by extensive transit, bike and pedestrian networks.

Factory Construction of Buildings
Estimated 15% reduction in cost of construction through faster build times, digital design, and reduced costs.
Quayside: Reducing Congestion and Improving Safety

Growth is creating challenges to traditional ways of moving around, but support for transit and innovations in mobility management offer opportunities to help people and goods move easily.

New Mobility

- Quayside: Reducing Congestion and Improving Safety
- Job Creation
- Climate Change
- Affordability & Inclusivity

Multi-Modal Options that Rival Car Ownership
Exceptional bicycle and pedestrian infrastructure.

Accessibility
Streets, public realm and buildings exceed AODA’s Design of Public Spaces standards, the Ontario Building Code, and City of Toronto’s Accessibility Design Guidelines.

Transit Priority & Transit First
LRT Extension connects Quayside to Union Station and East Harbour.

Last Mile Delivery
An Urban Consolidation Center distributes freight and collects waste by robot via a below-grade tunnel system, reducing truck traffic, making streets safer, and lowering noise and air pollution.

New Street Designs
Streets designed without curbs and usage managed digitally to support shift to AVs and shared mobility and increase public realm in off-peak hours. New apps promote mode shift.
Quayside Site Plan

9,000+ Construction Jobs
Over 9,000 direct and indirect jobs will be created in Ontario as a result of the building construction at Quayside.

Canadian Mass Timber
Catalyzing the Canadian timber industry through an entire district built with mass timber, resulting in new jobs in Ontario and 15% reduction in cost of construction.

40% Below-Market Housing
20% affordable housing, including 5% deep affordability, and 20% middle-income housing, including mid-range rental and shared equity.

Towards Climate Positive
Targeting 75 - 85% reduction in greenhouse gas emissions at Quayside compared to standard development: from 6.3 tons CO2 per Torontonian, to <1 ton per Quaysider.

Streets that Work
New mobility including support for the Light Rail Transit, a Vision Zero neighbourhood, and getting ready for an automated vehicle future.

Civic Data Trust
Independent governance over the collection and use of urban data, to protect privacy, promote innovation, and safeguard the public interest.

Baseline Program*
- 93% Residential
- 20% Affordable Housing
- 7% Commercial / Retail
- 3,100 Residential Units
- 6,200 Residents

Sidewalk Toronto Proposed Site Plan
- 68% Residential (1% Flexible Loft Space)
- 40% Below Market
  - 20% Affordable Housing (includes 5% deeply affordable)
  - 20% Middle-Income Housing (includes 5% shared equity)
- 20% Commercial (3% Flexible Loft Space)
- 12% Flexible Lower Floors (Stoa: Retail, Production, Arts, Community)
- 2,500 Residential Units
- 5,000 Residents (approx.)

Economic Development
9,000+ construction jobs created in Ontario
3,900 jobs located at Quayside long-term
- 1,400 office jobs
- 275 retail jobs
- 150 production jobs
- 75 community jobs

*Approx. based on zoning diagrams
THANK YOU