

What's the Story with the **Google** Toronto Sidewalk Lab Project?

Good Jobs For All Coalition Special Forum

Steelworkers Hall (25 Cecil St.)

Program to start at 5:30PM

Waterfront Toronto

- Established in 2002
- Oversee all aspects of revitalization on Toronto's waterfront
- Funded by Toronto municipal, provincial and federal governments
- 12-member Board, 4 appointed from each level
- Central Waterfront, Port Lands, West Don Lands, East Bayfront



**West Don Lands
WDL**

**East Bayfront
EBF**

**Central Waterfront
CWF**

**Lower Don Lands
LDL**

**Port Lands
PLA**

**Lake Ontario Park
LOP**

Future of Toronto's Waterfront

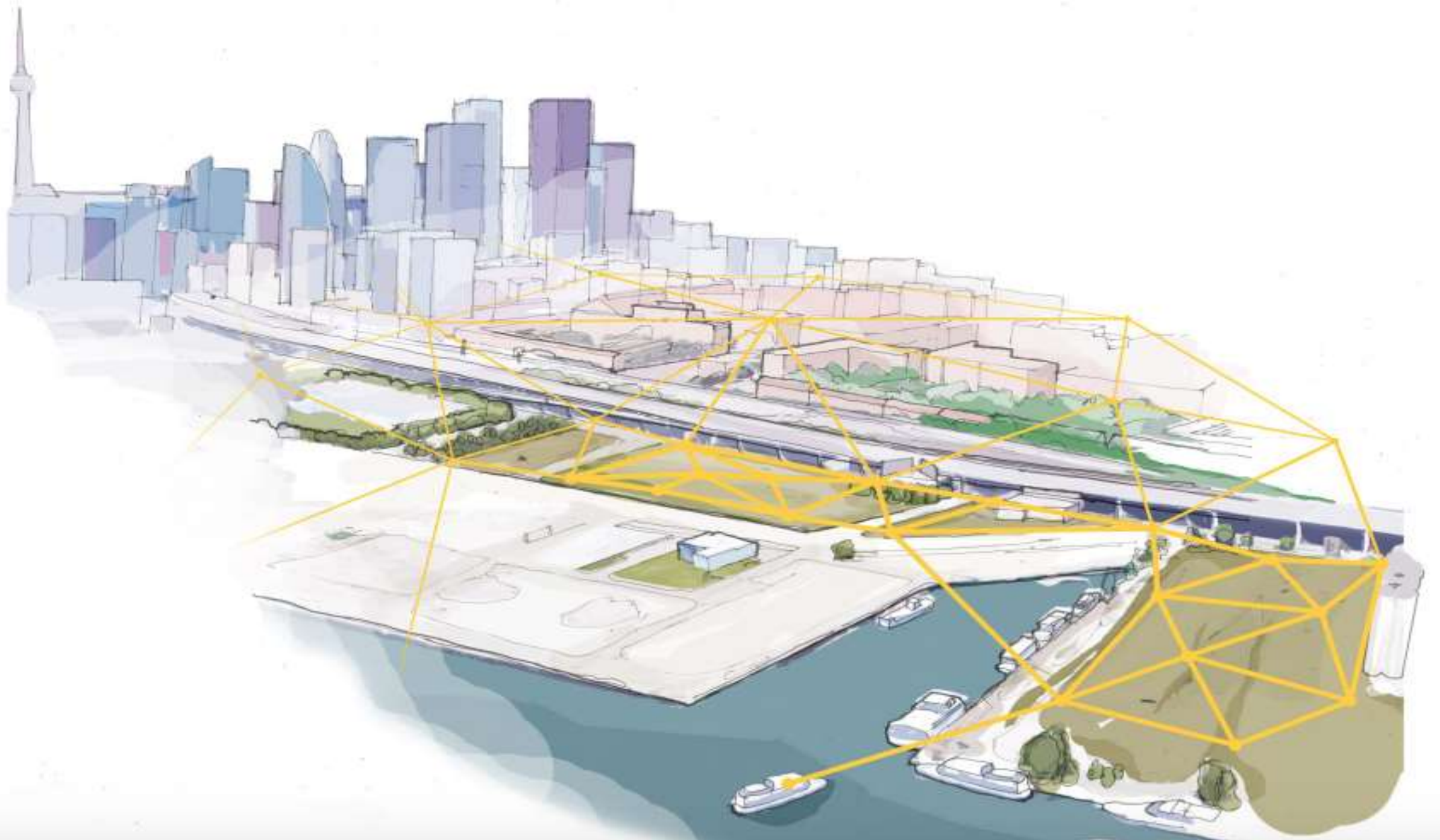
- 25 year revitalization
- 800 hectares of land to be redeveloped
- Rezoned 60 hectares from industrial to mixed commercial residential
- Projected – 40,000 residences and 40,000 new jobs
- \$1.25B Flood mitigation program under way in Port Lands
- Critique: Waterfront TO only owns 1% of lands it has been tasked to revitalize

A graphic consisting of three rectangular boxes arranged in a descending staircase pattern from top-left to bottom-right. The top box contains the word 'SIDE', the middle box contains 'WALK', and the bottom box contains 'LABS'.

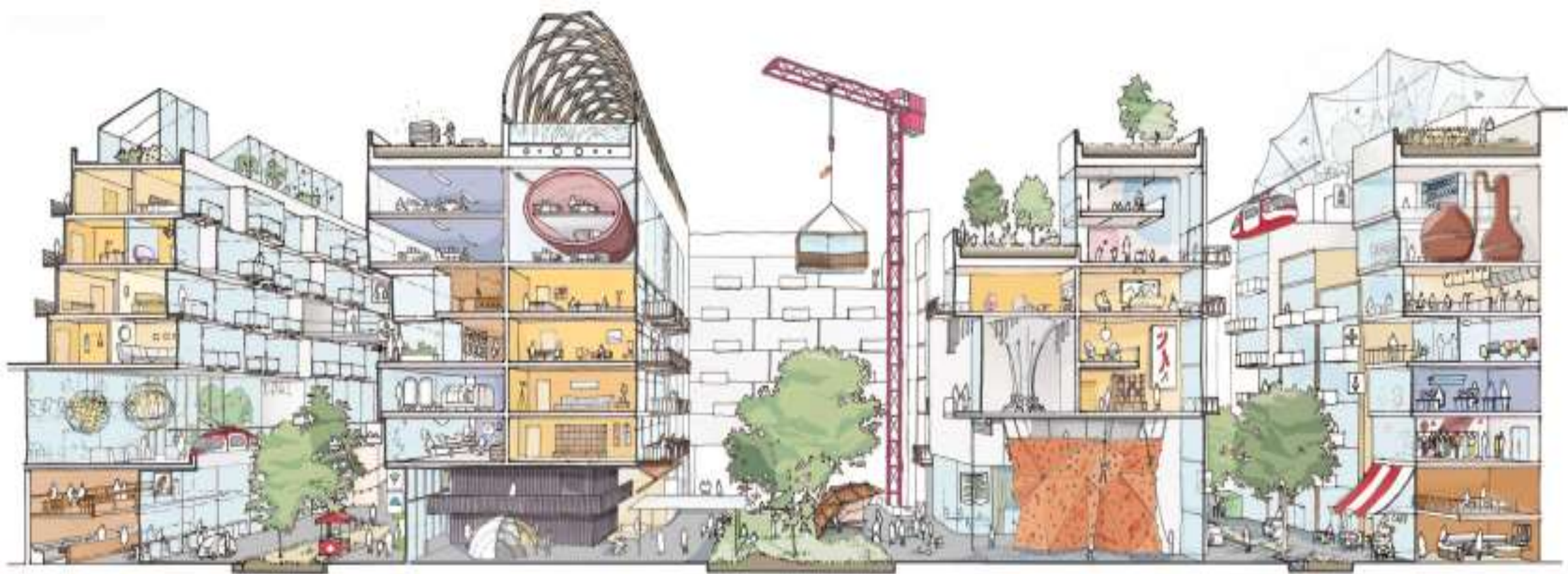
SIDE
WALK
LABS

Goal is to “improve urban infrastructure through technological solutions, and tackle issues such as cost of living, efficient transportation and energy usage”















Sidewalk Labs

- March 2017 – Waterfront TO issued a RFP for an Innovation and Funding Partner for the Quayside area
- October 2017 – Sidewalk Labs selected to design a high-tech neighbourhood (\$50 million for the planning phase)
- Announces move of Google Canada HQ to the Waterfront
- November 2017 – Initial Framework Agreement signed
- July 2018 – Plan Development Agreement signed (replaced initial agreement and opens door for further development on Waterfront)

Consultations

Sidewalk Toronto has held:

- Public talks
- Public Roundtables
- Neighbourhood meetings
- Pop-up stations
- Summer kids camp

Concerns

- Transparency
- Process
- Data privacy, intellectual property
- Diversity, equity and Inclusion
- Affordable Housing
- City of Toronto consultations

Panel Series

Nasma Ahmed – Digital Justice Lab



Defining Digital Justice

- **Access**
- **Participation**
- **Common Ownership**
- **Healthy Communities**

From the Detroit Digital Justice Coalition

What is a smart city?

A smart cities approach means achieving meaningful outcomes for residents through the use of data and connected technology.

Google Is Still Planning a 'Smart City' in Toronto Despite Major Privacy Concerns

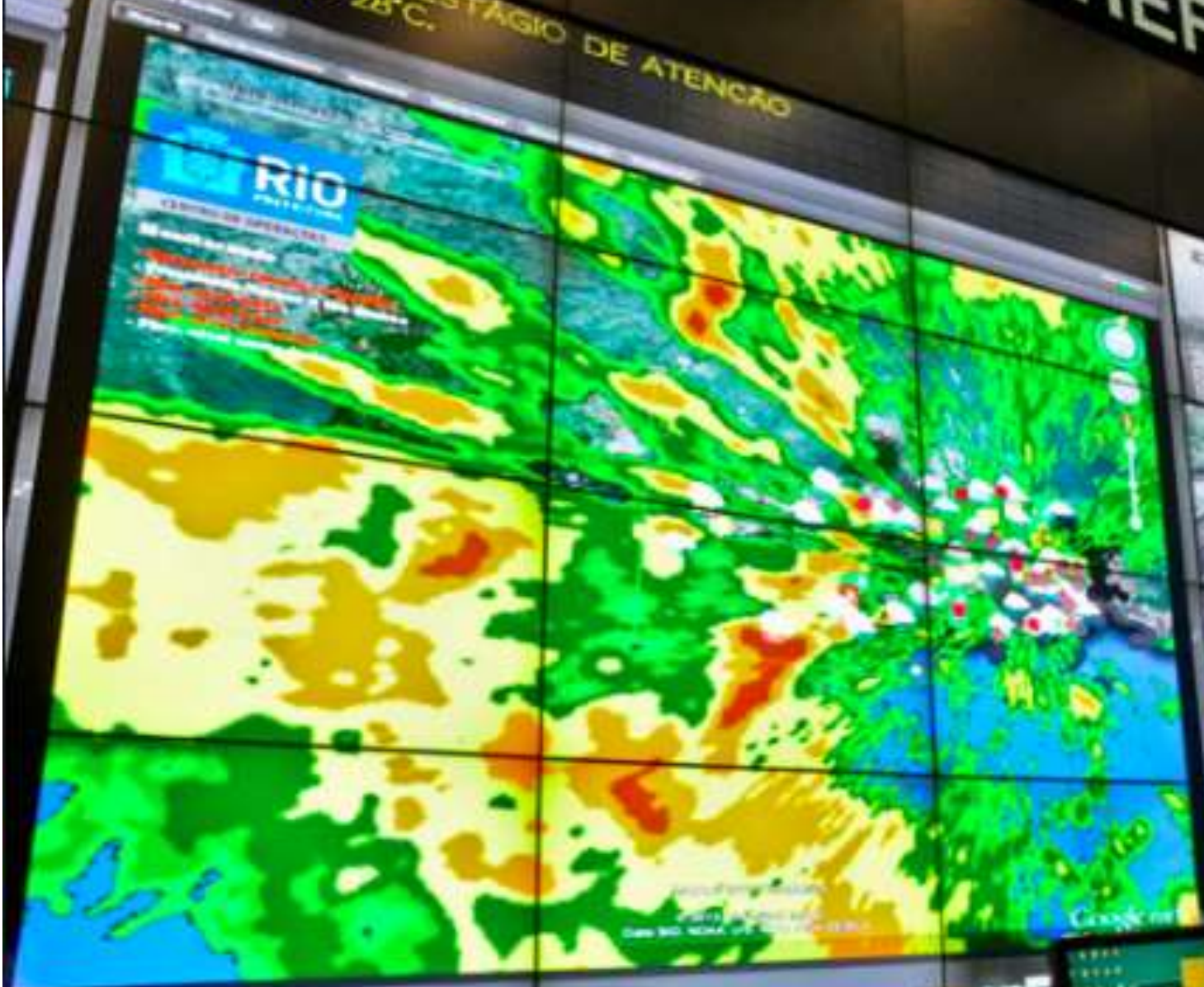
Concerns highlighted in this project

- 1) Privacy
- 2) Data Collection
- 3) Navigating how much the public needs to know before making an informed decision
- 4) Power Dynamics

This isn't new

RES: ESTAMOS EM ESTAGIO DE ATENÇÃO
A PREVISTA DE 28°C.

CENTRO DE OPERAÇÕES PREFEITURA DO RIO



Questions??

Kumsa Baker – Toronto Community Benefits Network



Community
Benefits.ca

Community Benefits Agreement

- A legally enforceable contract signed by community groups and by a private developer or government agency that results from negotiations to garner community support for the project.
- CBAs include:
 - **Commitments made to community:** a process to work towards these mutually beneficial objectives
 - **How commitments will be monitored and enforced:** a mechanism to enforce promises

Types

Training and employment opportunities:

- Living wage requirement for workers employed
- Targeted hiring and recruitment for construction jobs

Social and natural infrastructure in a community:

- Space for a neighborhood-serving childcare center
- Construction of parks and recreational facilities

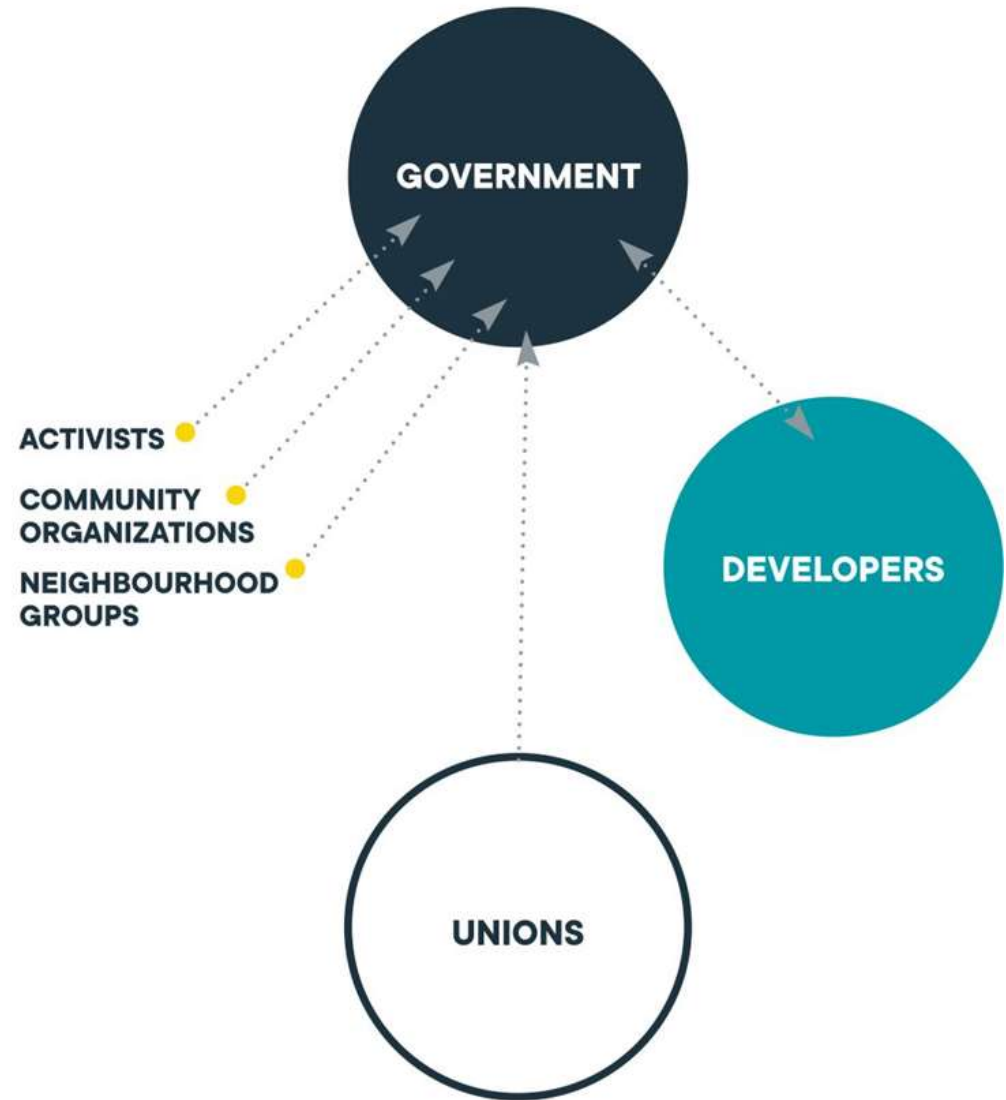
Access to Affordable Housing:

- Construction of affordable housing

HOW DEVELOPMENT WORKS **WITH** COMMUNITY BENEFITS

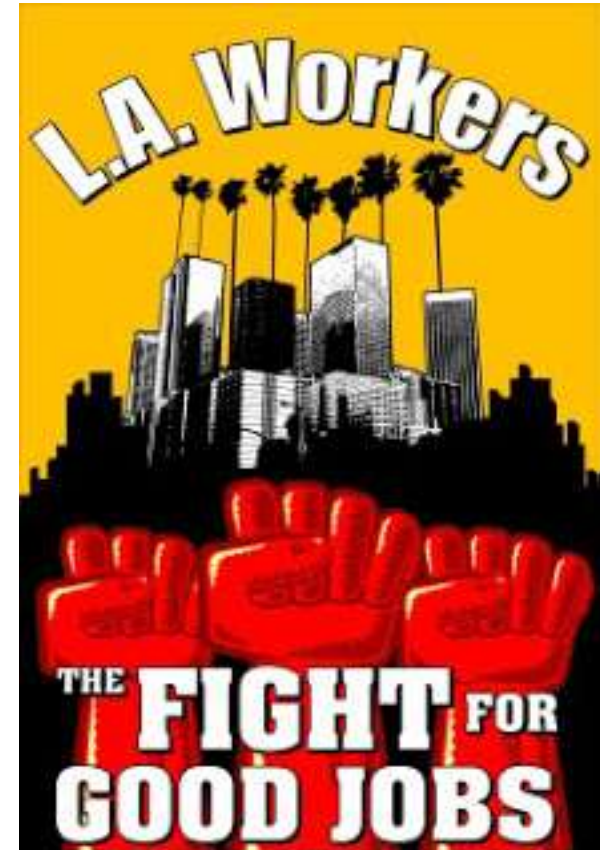


HOW DEVELOPMENT WORKS **WITHOUT** COMMUNITY BENEFITS



Los Angeles Alliance for a New Economy

Roots of Living Wage, Community Benefits Movement



Sidewalk TO Plans

- Construction: 9,000 jobs will be created across province
- Long term: 3,900 jobs
- Mixed use - Residential, Commercial, Retail
- Mass timber to be used to construct buildings
- AI powered systems for energy efficiency

Poverty is increasingly concentrated
in Toronto's inner suburbs.

in 1981

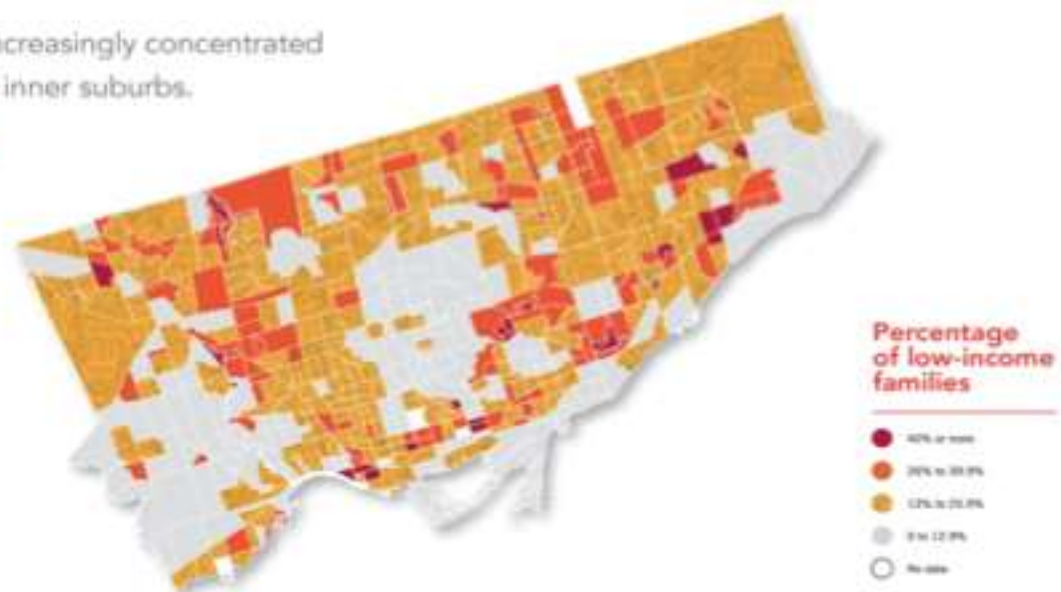


The geography of poverty

3

Poverty is increasingly concentrated
in Toronto's inner suburbs.

in 2006





Photographer: James MacDonald/Bloomberg

Technology

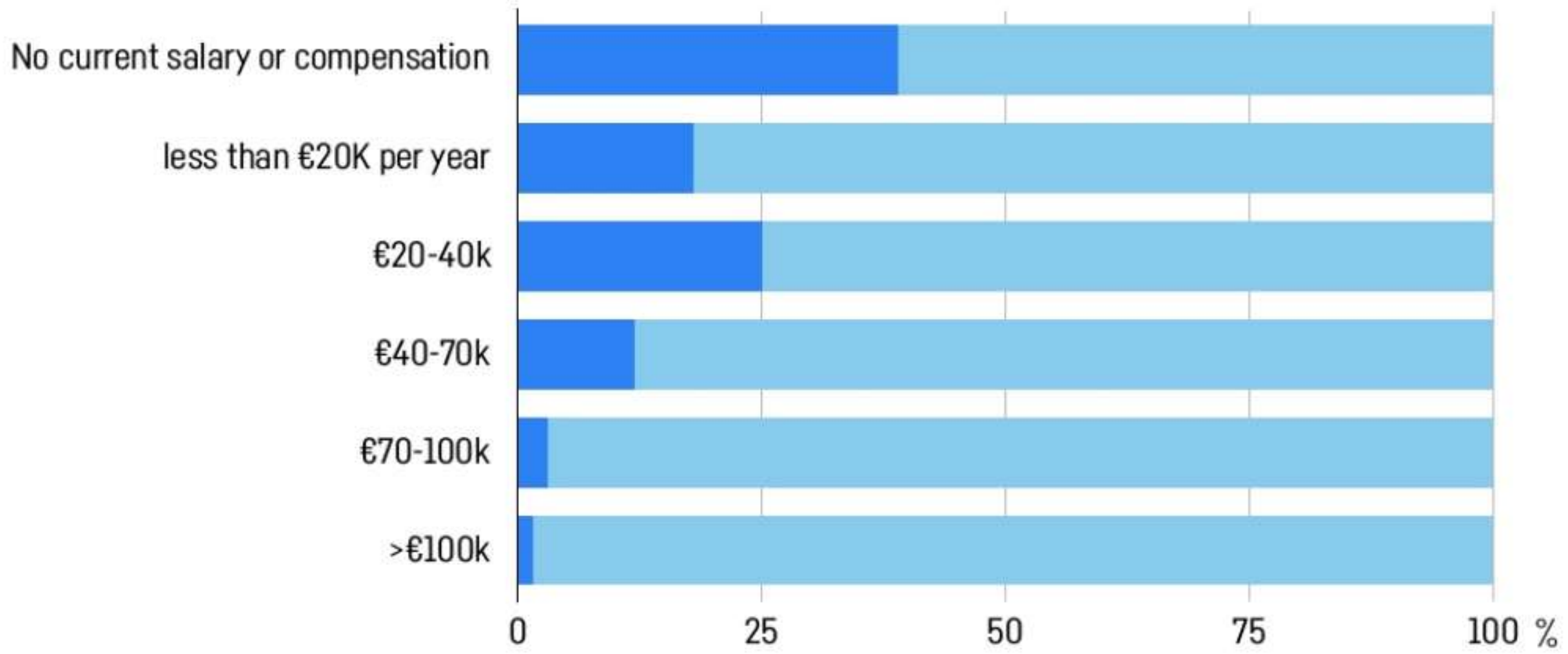
Who Just Beat the Bay Area in Tech Jobs? Toronto

- In 2017, Toronto fastest growing tech-jobs market creating 28,900 jobs
- 82,100 between 2012-2017 (CBRE)

Decent Work - Employment Standards in ON

As an IT professional, you are not entitled to hours of work, daily rest periods, time off between shifts, weekly/bi-weekly rest periods, eating periods and overtime

As an engineer, you are not entitled to minimum wage, hours of work, daily rest periods, time off between shifts, weekly/bi-weekly rest periods, eating periods, overtime, personal emergency leave if taking the leave would be professional misconduct or abandoning your duty, public holidays, vacation with pay



Station F - Paris, France

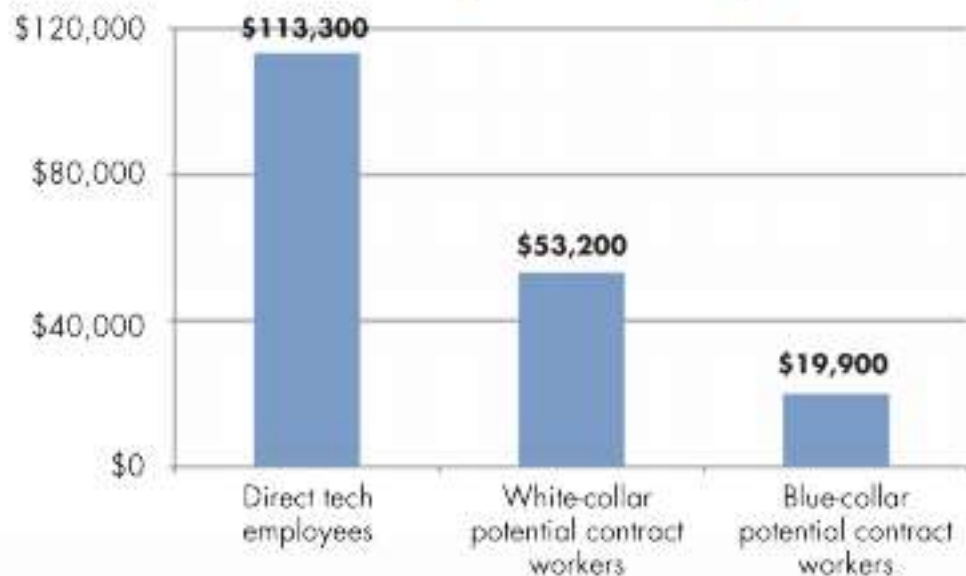
Decent Work - Techs Invisible Workforce

- Janitors and Building Cleaners
- Drivers/Truck Drivers
- Security Guards
- Administrative Assistants
- Housekeeping Cleaners
- Couriers
- Food Service Workers

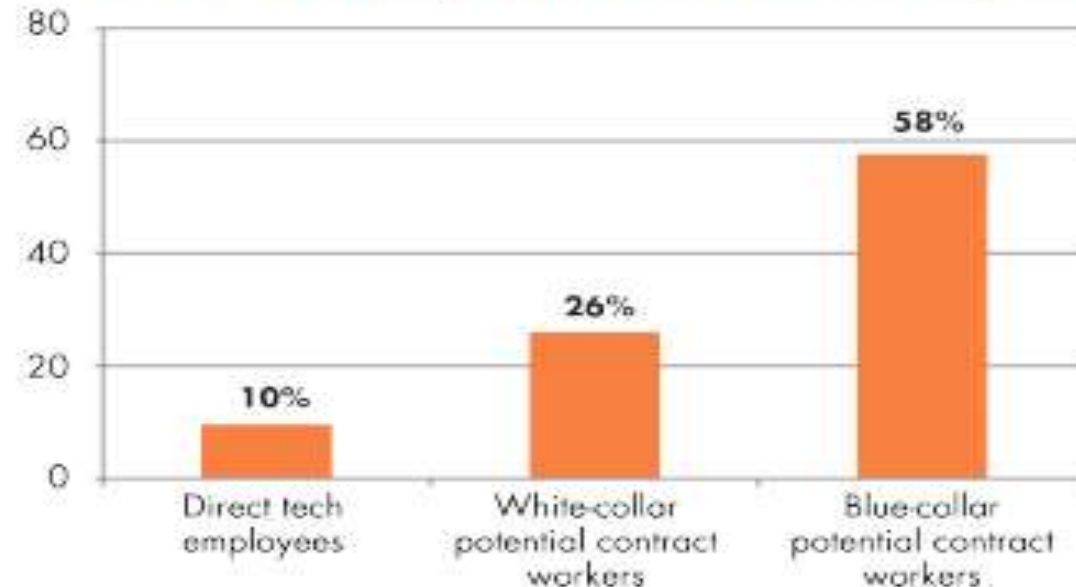
Decent Work - Techs Invisible Workforce

Silicon Valley jobs in subcontracting industries has grown three times as fast as overall Silicon Valley employment

Average Annual Earnings



Percent of Employees who are Black or Hispanic



Decent Work - Fighting Back

- Over 1,000 low-wage workers won the right to a union at work at companies including Apple, eBay, Facebook, Genetech, Paypal and Yahoo
- Businesses including Apple, Facebook, Google and Microsoft took public action to raise job standards for their subcontracted workforces or fire low-road contracting firms
- Four Silicon Valley cities raised their minimum wage. The cities of Mountain View and Sunnyvale both committed to reach a \$15 per hour minimum wage by 2018

**CBA
Negotiation
Process**

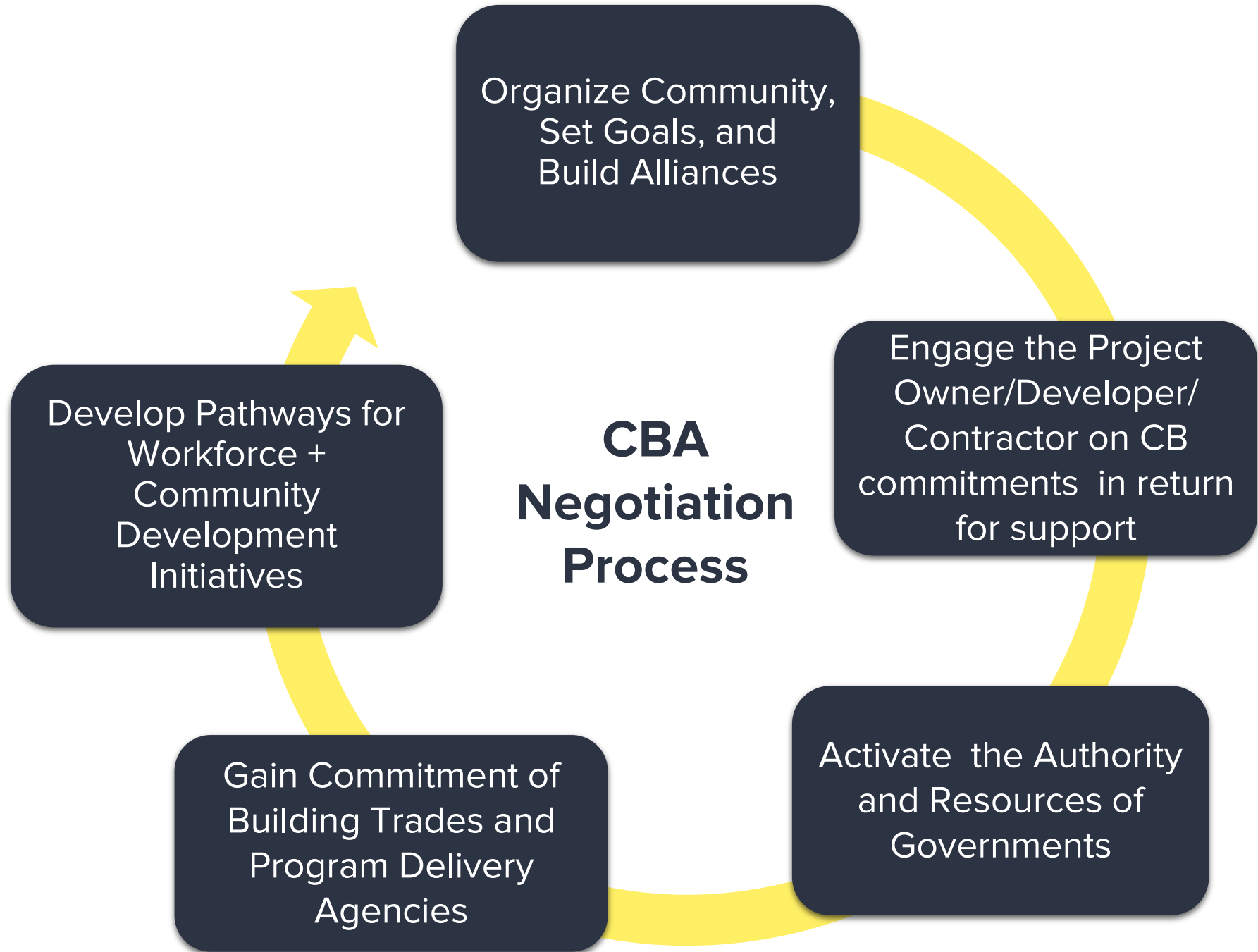
Organize Community,
Set Goals, and
Build Alliances

Engage the Project
Owner/Developer/
Contractor on CB
commitments in return
for support

Activate the Authority
and Resources of
Governments

Gain Commitment of
Building Trades and
Program Delivery
Agencies

Develop Pathways for
Workforce +
Community
Development
Initiatives



Questions??

Alejandra Ruiz Vargas – Toronto ACORN East York Chapter





Affordable housing

www.acorncanada.org

The problem:

Almost half of Toronto renters live
in unaffordable housing



Sidewalk's proposal



**On public land worth
upwards of \$600
million, Sidewalk
Toronto proposes:**

50% rental housing

**5% affordable housing at
60% of average market
rent (AMR)**

The other 45% rental housing
will be 99%-150% AMR/luxury



Defining affordability

City of Toronto definition

Rents at or below Toronto's average market rent (AMR), reported by CMHC each year.

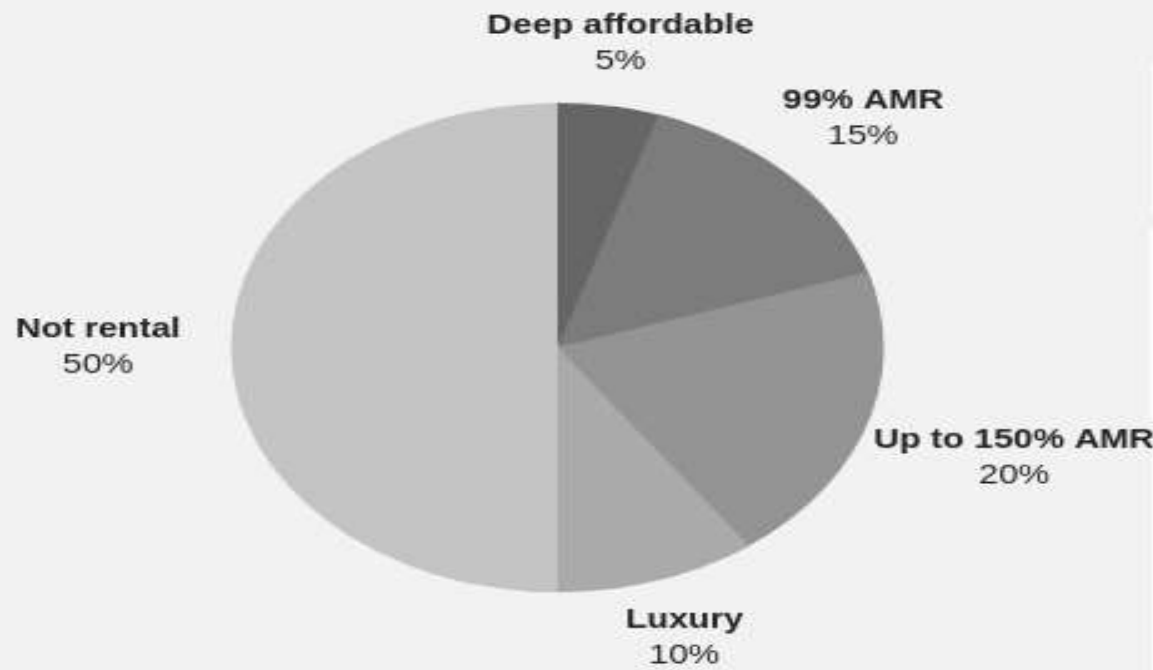


Sidewalk definition

Affordable housing is defined using the City's definition. Deep affordability is defined as 60% of AMR.



Sidewalk's proposal for affordable housing



60% AMR 125 units out of 2500	\$720 for 1-bed \$855 for 2-bed
Average market rent (AMR) 375 units out of 2500	\$1,202 for 1-bed \$1,426 for 2-bed
150% AMR 500 units out of 2500	\$1803 for 1-bed \$2139 for 2-bed
Luxury 250 units out of 2500	\$\$\$\$\$



But...



\$1426 AMR for a 2-bed is unaffordable for around 60% of renter households.



To afford a 2-bed at 60% AMR you need to earn \$34,240



Around 30% of renter households can't afford 60% AMR



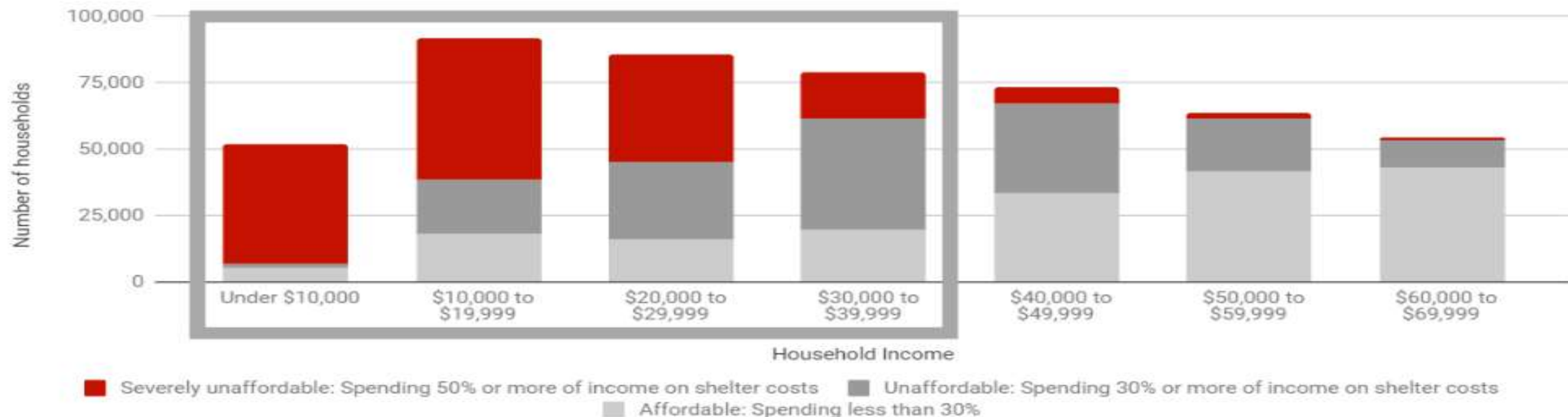
Tenants can't keep up with skyrocketing rents

AMR at the time of completion will likely be even higher than current rents. However, incomes aren't increasing at the same rate as rent. From 2005-2015, average rents increased by 29%, but household incomes only increased by 5%.



Who lives in unaffordable housing?

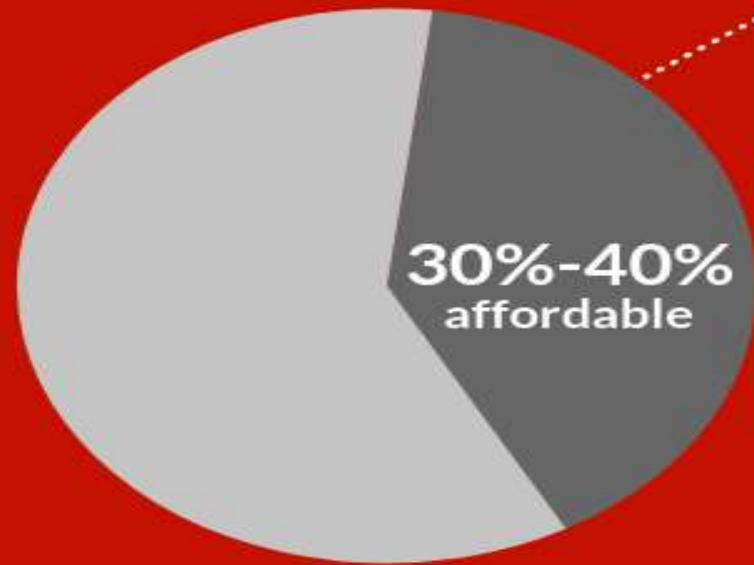
Which renter households have unaffordable housing in Toronto?



Most people here can't afford the \$34,240 needed for a 2-bed at 60% AMR



ACORN's solution



Up to 10% affordable to extremely low-income households
(below \$19,999/year)
Up to 250 units out of 2500

Up to 20% affordable to low-income households
(\$20,000-\$39,999/year)
Up to 500 units out of 2500

Up to 10% affordable to moderate-income households
(\$40,000 - \$69,999/year)
Up to 250 units out of 2500

Redefine affordability:
Rent is affordable when it costs 30% of income or less



**Thank
you!**

www.acorncanada.org

Questions??

What's Next

- New directors to be appointed to Waterfront TO board
- Sidewalk TO expected to release Master Innovation and Development Plan in Early 2019
- Needs approval from Waterfront TO Board
- Needs approval from all levels of government
- Needs City approvals include planning, building and environmental approvals, right-of-way permits, road closings, real estate transactions, affordable housing requirements

GJFA Campaign Co-Chairs

Tam Goossen, Carolyn Egan

Final Questions, Comments, Thoughts

Thanks all for attending!