

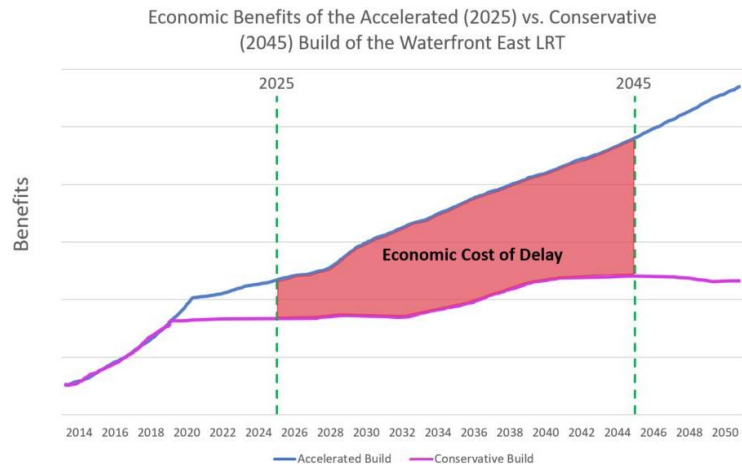
## Economic Impact Study: Acceleration of the Implementation of Toronto Waterfront East LRT

### Report Key Takeaways

#### The Waterfront BIA

#### Summary

Overall, this report analyzed the benefits arising from the entire LRT opening in 2025 (“the accelerated build”) as opposed to opening in 2045 (“the conservative build”). The growth rates of downtown Toronto, and Toronto Metropolitan (Toronto and GTHA) were used to determine the extent of growth induced by the construction of the LRT in either 2025, or 2045. Historic data from CoStar Group was used to calculate future projections of growth, using the growth rates mentioned above. The growth rate for downtown Toronto is strong and rapid and will continue to grow this way with the LRT. The growth rate of Downtown matched the growth rate of the Toronto Metropolitan area as a whole; these growth rates were used to calculate future growth projections. This analysis of various economic factors determined the economic benefits arising from an accelerated build, comparing the accelerated benefits that would result from the accelerated build in 2025; in other words, if this project is delayed, it would be at the cost of these accelerated economic benefits.



Here are the resulting economic benefits and key takeaways from this report if the Waterfront East LRT was completed by 2025:

- **PRODUCTIVITY GAINS:** In total, delaying the accelerated build of the LRT from 2025 to 2045 would cost about 100 million person-hours through commute time savings, which monetizes to productivity savings of about \$1.8 billion.
- **MODE SHARE SHIFT:** 44% decrease in automobile use by incoming workers and residents. 15% increase in public transit usership.
- **TAX REVENUE UPLIFT:** The cumulative costs of delaying the LRT project is \$22.8 billion in tax revenue to the federal (\$9B), provincial (\$3.8B), and municipal (\$10B) governments between 2025 and 2045.\*
- **PROPERTY VALUE UPLIFT:** According to research done on previous comparable LRT studies, property values along the Waterfront East LRT corridor could be up to \$4.5 billion by 2045.
- **SPATIAL DEVELOPMENT (Land Use and Density):** The accelerated build of the LRT (all three phases) in operation by 2025 will support up to:
  - **OFFICE:** The Waterfront East LRT would accelerate the yield of incoming office space along the corridor, contributing to 19 million square feet, supporting up to 132,000 new jobs.
  - **RESIDENTIAL:** 25,000 new housing units, accommodating almost 67,000 new residents in the area.
  - **RETAIL:** 1.3 million square feet of retail supporting up to 3,500 jobs.

\* Please note: The municipal property tax is not a comprehensive tax calculation but helps identify order of magnitude.