

## WATERFRONT EAST LRT

'Transit first' development of Toronto's Port Lands to maximize housing, climate and economic benefits

Background prepared  
by the Waterfront BIA

August 2021

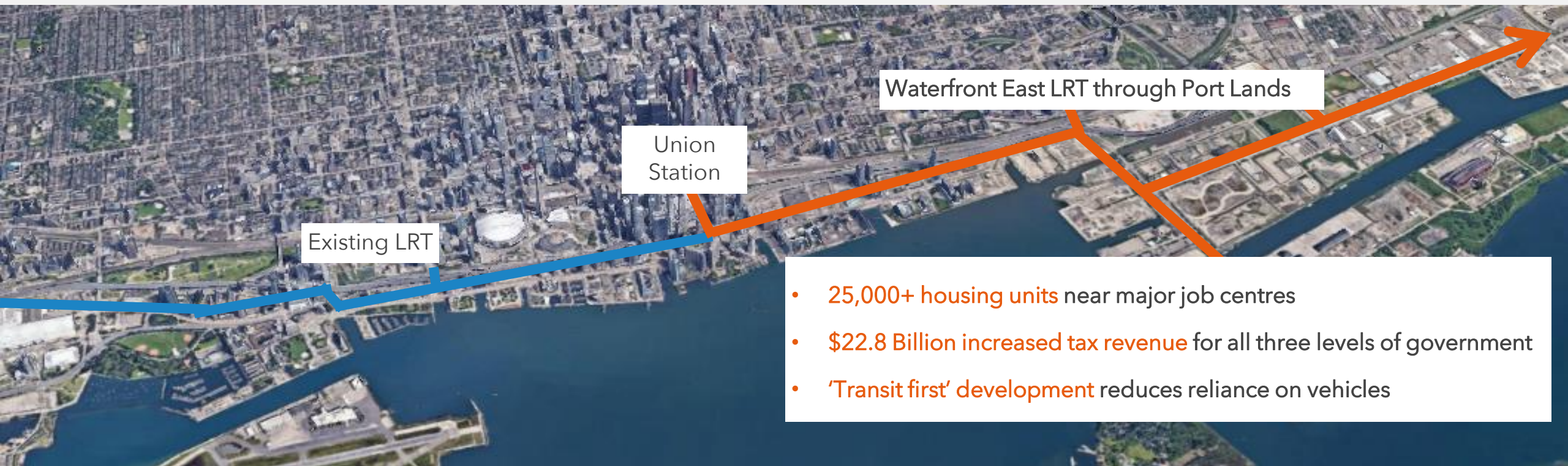


**WATERFRONT**  
BIA



# The opportunity

Ready to be built this decade, all levels of government must commit to funding and building now.



Existing LRT

Union  
Station

Waterfront East LRT through Port Lands

- 25,000+ housing units near major job centres
- \$22.8 Billion increased tax revenue for all three levels of government
- 'Transit first' development reduces reliance on vehicles

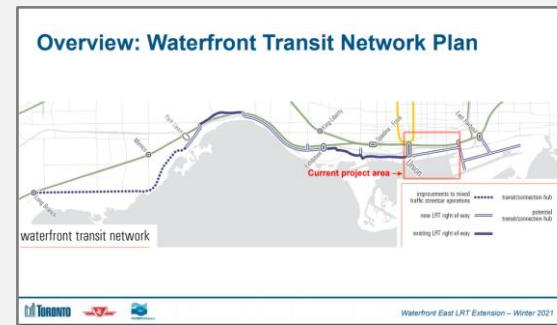


# Design and engineering ready to go

The LRT connecting from Union Station into the Port Lands at Cherry Street will have 30% design and engineering ready this Fall, 2021.

Work is being completed by the City of Toronto, TTC and Waterfront Toronto. Cost savings will be achieved as the Port Lands are being flood-protected to be ready for development in the mid-2020's.

[City of Toronto website](#): Waterfront East LRT Extension



[Winter 2021](#) public presentation



[June 21, 2021](#) public presentation



# Funding commitments needed this year

The first phase of the Waterfront East LRT will be eligible for funding for the first time in Fall 2021. All three levels of government will be needed to contribute.

Cost estimates have ranged from **\$750 Million to \$1.4 Billion** in various reports, including approximately \$600m specifically for Union Station-Queens Quay tunnel enhancements.

Mayor Tory has indicated the project is the City's most likely to utilize a Canada Infrastructure Bank (CIB) loan repaid over time from value capture on the development potential of the Port Lands.

#### COST ESTIMATES:

- City of Toronto, report on components of Waterfront Transit, [January 2018](#)
- Sidewalk Labs, Master Innovation and Development Plan, [May 2019](#)

#### Waterfront BIA Principles

The Waterfront Business Improvement Area (WBIA) has been a consistent advocate for putting transit first when developing the eastern waterfront and Port Lands.

- **The Waterfront East LRT should be funded, planned and built immediately as a collaboration of all three levels of government**, including through alternate funding mechanisms if required.
- Planning and design work must continue on an accelerated timeline with a priority to avoid construction disruption along Queens Quay, including maintenance of east-west connectivity during construction.
- Waterfront Transit should be supported alongside other transit priorities, including the Ontario Line, emphasizing the benefits of building out the broader transit network in tandem for the benefit of the whole region.



# Benefits of building now

## *Economic growth*

Tax revenue increase by 2045 with LRT in place by 2025:

\$9 billion federal tax revenue  
 \$3.8 billion provincial tax revenue  
\$10 billion municipal tax revenue  
**\$22.8 billion** total tax revenue uplift

## *Housing solutions*

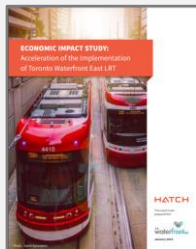
The growth of the eastern waterfront and Port Lands will only speed up with the LRT in place:

**25,000 new housing units** along the LRT route from 2025-2045 accommodating 67,000 residents.

## *Climate solutions*

Having transit in place *first* will decrease reliance on vehicles.

**44% decrease in automobile use** by incoming workers and residents with the LRT in place. 100 million fewer commuting hours, a productivity savings of \$1.8 billion.



SOURCE: Hatch, 2019  
 Economic Impact Study:  
 Acceleration of the Waterfront East LRT

- [Key Takeaways](#)
- [Full report](#)







# WATERFRONT BIA

## About our BIA

Representing businesses along the Queens Quay corridor, the Waterfront Business Improvement Area (WBIA) is committed to supporting businesses, unifying the Waterfront and engaging the community. Activities include representing the area on key policy and advocacy issues, making targeted public realm improvements and highlighting the area's vibrancy with activations and daily promotion online.

Follow us @WaterfrontBIA  
[www.WaterfrontBIA.com](http://www.WaterfrontBIA.com)

For additional details, please contact Tim Kocur, Executive Director, [tkocur@waterfrontbia.com](mailto:tkocur@waterfrontbia.com)

## SUPPORTING BUSINESSES



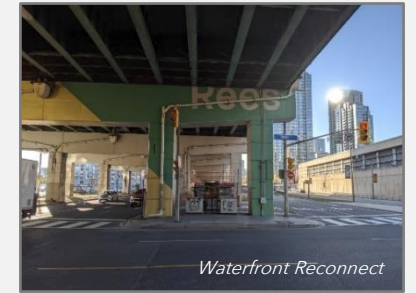
Info sharing with members  
and advocacy on their behalf

## ENGAGING COMMUNITY



Year-round activations  
and online promotion

## UNIFYING THE WATERFRONT



Working with all stakeholders  
toward a world-class  
waterfront experience.