



IMAGE SOURCE: ARTIST'S RENDERING, HURONTARIO LRT. METROLINX ILLUSTRATION

## FACT SHEET

### HURONTARIO LIGHT-RAIL TRANSIT



IMAGE SOURCE: [HTTPS://BLOG.METROLINX.COM/2019/10/21/WINNING-BIDDER-OFFICIALLY-ANNOUNCED-FOR-HURONTARIO-LIGHT-RAIL-TRANSIT-PROJECT/](https://blog.metrolinx.com/2019/10/21/winning-bidder-officially-announced-for-hurontario-light-rail-transit-project/)

The Hurontario light-rail transit (LRT) system will span Mississauga and Brampton when completed in 2024. The system is a collaboration by the cities to help alleviate overcrowding along the Hurontario corridor, where transit carried 11 million passengers a year in 2010-2011 and is forecasted to carry more than 22 million by 2031.

#### PROJECT

Hurontario LRT

#### LOCATION

18 kilometers - from Gateway Terminal in Brampton to Port Credit GO Station in Mississauga

#### DEVELOPER

Mobilinx

#### ESTIMATED BUDGET

\$1.4 billion (originally \$1.6 billion)

#### STATUS

Under Construction

#### EXPECTED COMPLETION

Fall 2024

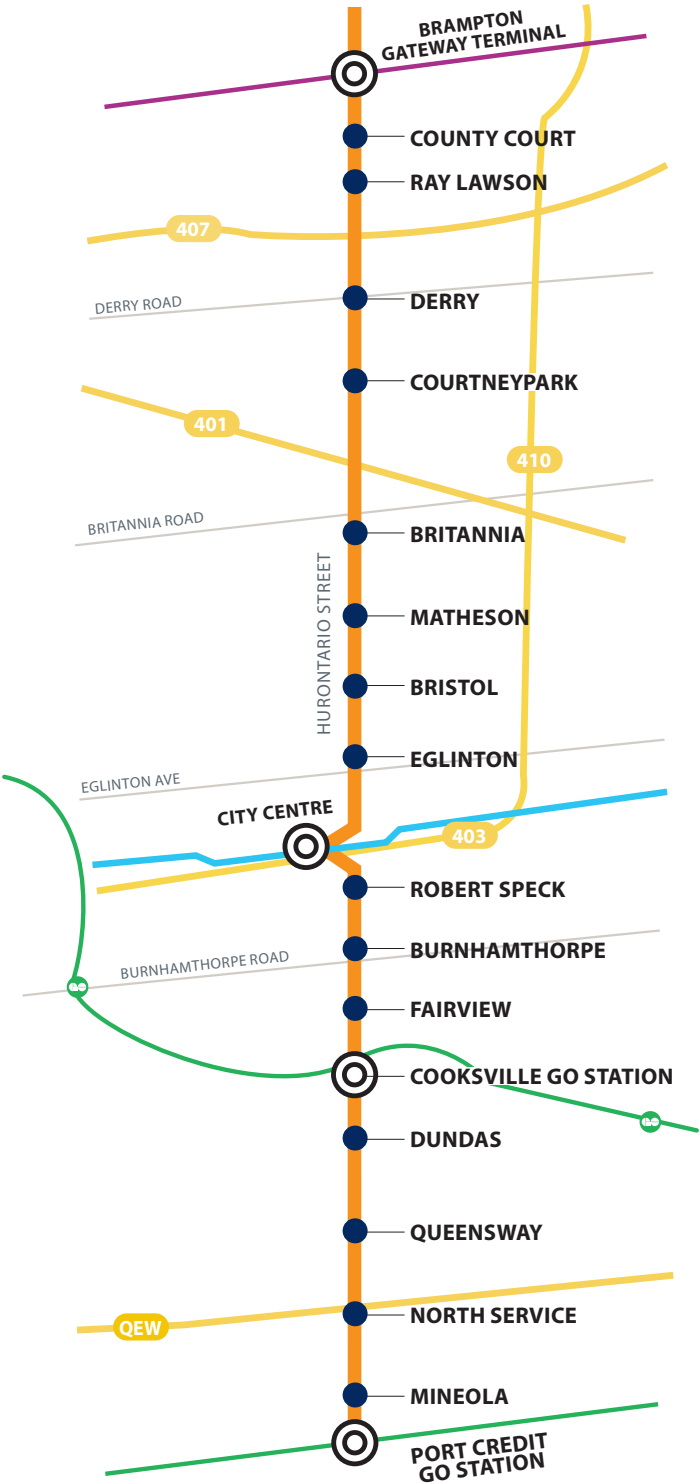


Platinum  
member

HURONTARIO LIGHT-RAIL TRANSIT

FACT SHEET

HURONTARIO LRT ROUTE MAP – OFFICE AND POPULATION METRICS



STATIONS WITH GREATEST OFFICE INVENTORY WITHIN 500 METRES*		
BURNHAMTHORPE		
2,833,000 SF		16
ROBERT SPECK		
2,220,000 SF		15
MATHESON		
1,556,000 SF		15
BRITANNIA		
1,402,000 SF		9

SUMMARY	
TOTAL OFFICE INVENTORY ALONG THE ENTIRE LRT	
TOTAL SF	12.6 MSF
TOTAL NUMBER OF BUILDINGS	158

\*Same office building may be within 500-metres of multiple LRT stations

LEGEND	
	GO TRANSIT
	400 SERIES HIGHWAYS
	HURONTARIO LRT
	ZUM TRANSITWAY
	MISSISSAUGA TRANSITWAY
	INTERMODAL LRT STOP
	LRT STOP
	SF: OFFICE INVENTORY WITHIN 500 M OF LRT STOP
	# OF OFFICE BUILDINGS WITHIN 500 M OF LRT STOP

POPULATION	
LRT Stops	Total Daytime Population (2019)
Gateway	1,000
County Court	6,000
Ray Lawson	5,000
Derry	1,700
Courtneypark	1,000
Britannia	1,100
Matheson	2,000
Bristol	4,000
Eglinton	5,000
City Centre	1,000
Robert Speck	9,000
Burnhamthorpe	17,000
Fairview	7,000
Cooksville GO	7,000
Dundas	8,000
Queensway	8,000
North Service	7,000
Mineola	1,000
Port Credit GO	4,000

SUMMARY	
STATIONS WITH GREATEST TOTAL DAYTIME POPULATION WITHIN 500 METRES	
	ROBERT SPECK
	BURNHAMTHORPE
	DUNDAS
	QUEENSWAY

IMAGE SOURCE: AVISON YOUNG RESEARCH



19 stops / 18 km



Railcar Length = 42 feet  
Railcar Weight = 12,500 kg  
Capacity = 292 passengers per railcar



Run time: every 5 mins during rush hour / every 10 mins during non-rush hour



Cross the city 31% faster (save 18 mins compared to traditional private vehicle)



# HURONTARIO LIGHT-RAIL TRANSIT

## FACT SHEET



### HURONTARIO LRT ROUTE REDESIGNED

Hurontario Street (Highway 10) is the Region of Peel's primary north-south artery, traversing several commercial real estate nodes (Brampton, Heartland, Mississauga City Centre (MCC), and Cooksville). The street connects with all east-west 400-series highways (QEW, 401, 403 and 407) serving the cities of Brampton and Mississauga. Transit service is currently provided by Mississauga's MiWay and Brampton's Züm service, with regional transit (GO train and bus services) at Port Credit, Cooksville and Square One stations and the Hurontario-407 Park & Ride.

The Hurontario light-rail transit (LRT) system will span Mississauga and Brampton when completed in 2024. The system is a collaboration by the cities to help alleviate overcrowding along the Hurontario corridor, where transit carried 11 million passengers a year in 2010-2011 and is forecasted to carry more than 22 million by 2031. The population of the Greater Toronto Area (GTA) is forecasted to reach 9.7 million by 2041, with Peel region's population set to rise by 717,000 from 2016 to over 2.2 million in 2041. The Hurontario LRT will increase capacity and improve commute times along the Hurontario corridor as the populations of Mississauga and Brampton continue to grow.

In 2010, three potential options were evaluated for the Hurontario corridor, including full LRT, full Bus Rapid Transit (BRT), and an option with LRT in the southern segment and BRT in the northern segment. A subway option was also reviewed; however, it was determined that ridership levels did not support the high costs, and it did not suit the overall corridor vision based on public feedback. The full BRT option was rejected as it would not be able to meet long-term capacity demands.

The original proposed route ran from Port Credit in the south to Brampton GO Station to the north, and included a loop running through MCC. However, Brampton City Council voted against allowing the LRT running through its downtown core as there were concerns about projected growth and ridership levels to support an LRT for this segment, so the route was shortened to end at Brampton Gateway Terminal at Steeles Avenue. The route was further altered in March 2019 with the removal of the MCC loop when the Ontario government cited concerns about the project costs. This reduced the number of stops along the Hurontario LRT to 19 from the original 22, and brought construction cost down to \$1.4 billion from \$1.6 billion. Instead, Metrolinx plans to create a direct in-and-out access route from Hurontario to the Rathburn stop, located next to the MiWay Transit Terminal. In October 2019, the Mobilinx team was awarded the contract to design, build, finance, operate and maintain the LRT for a 30-year term, while Stantec was selected as the lead technical advisor for the project in April 2020.

Since the announcement of the Hurontario LRT project in 2014, a number of new notable developments, both proposed and active, have appeared near planned LRT stops. These include residential condominiums, commercial buildings, and townhouse complexes. The Heartland office node, through which the LRT will run, has also been one of Toronto West's most active submarkets with close to 1.1 million square feet of new office buildings completed since 2014.

Location	Project	Size (acres)	Developable Area	Use(s)	Owner / Developer
7070 Derrycrest Drive	Chartwell Headquarters	2.3	130,000 sf	Office	9727426 CANADA INC
3980 Confederation Parkway	M City Condos	14.6	4,300,000 sf	Condos, townhomes and retail space	Rogers Telecommunications Limited
151 City Centre Drive	Exchange District Condos	3.2	2,000 Units	Condos	Camcentre Asset Management
25 Capston Drive	Peel Children's Aid Society and Foundation	7.7	110,000 sf	Office	The Children's Aid Society of the Region of Peel
Mississauga City Centre	Square One District	130.0	18,000,000 sf	Mixed Use	Oxford Properties / AIMCo
2020 Camila Road	20/Twenty Townhomes	3.2	148 Units	Residential - Townhouses	Camila Towns Inc. / Consulate Development Group
Hurontario & Steeles	TBD (proposed)	1.3	186 Units	Mixed Use	G-force Urban Planners
78 Park Street East / 22-28 Ann Street	TBD (proposed)	0.6	313 Units	Mixed Use	Edenshaw Ann Developments Inc
Hurontario & Bristol	Britannia Farm Lands	32.0	TBD	Mixed Use	TBD

## HURONTARIO LIGHT-RAIL TRANSIT

## FACT SHEET

## TRANSIT RIDERS COMMUTE FASTER

AS PART OF THE HURONTARIO LRT PROJECT, RAISED, SEPARATED BICYCLE PATHS WILL BE BUILT ON BOTH SIDES OF HURONTARIO STREET FROM STEELES TO THE QUEENSWAY

DEDICATED RIGHT OF WAY LANES

WITH LESS LAND AVAILABLE SOUTH OF THE QUEENSWAY, A MULTI-USE TRAIL WILL BE BUILT ON THE EAST SIDE OF HURONTARIO TO THE PORT CREDIT GO STATION

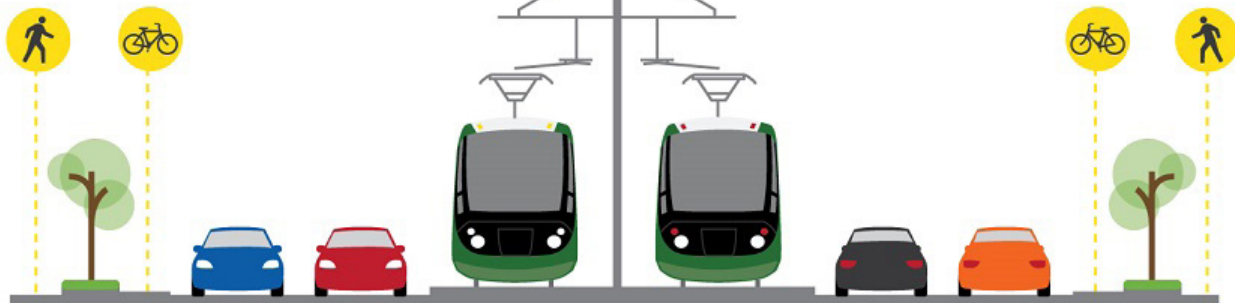


IMAGE SOURCE: METROLINX

## SOURCES

- Ontario Population Projections, 2018 – 2046**  
<https://www.fin.gov.on.ca/en/economy/demographics/projections/>
- Metrolinx – Hurontario Light Rail Transit Projects and Programs**  
<http://www.metrolinx.com/en/projectsandprograms/projectpages/documents/Hurontario/HuLRT%20FAQs%20-%20EN.pdf>
- In Sauga - The LRT is Moving Forward in Mississauga**  
<https://www.insauga.com/the-lrt-is-officially-moving-forward-in-mississauga>
- Metrolinx Blog - Winner Officially Announced for Hurontario Light Rail Project**  
<https://blog.metrolinx.com/2019/10/21/winning-bidder-officially-announced-for-hurontario-light-rail-transit-project/>
- Railway Age – Stantec Lead Technical Advisor for Hurontario LRT**  
<https://www.railwayage.com/passenger/light-rail/stantec-lead-technical-advisor-for-hurontario-lrt/>
- Toronto Storeys - Hurontario LRT Already Igniting Development and Growth in Mississauga**  
<https://torontostoreys.com/2019/11/hurontario-lrt-already-igniting-development-and-growth-in-mississauga/>

**AVISON  
YOUNG**

avisonyoung.ca



Platinum  
member

© 2020 Avison Young Commercial Real Estate (Ontario) Inc., Brokerage. All rights reserved.

E. & OE: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young. Acknowledgment: Some of the data in this report has been gathered from third party sources and has not been independently verified by Avison Young. Avison Young makes no warranties or representations as to the completeness or accuracy thereof.

For more information, please contact:

**Bill Argeropoulos**  
Principal & Practice Leader, Research (Canada)  
416.673.4029  
[bill.argeropoulos@avisonyoung.com](mailto:bill.argeropoulos@avisonyoung.com)

**Steven Preston**  
Research Manager, Downtown Toronto  
416.673.4010  
[steven.preston@avisonyoung.com](mailto:steven.preston@avisonyoung.com)

**Charles Torzsok**  
Research Analyst  
905.968.8023  
[charles.torzsok@avisonyoung.com](mailto:charles.torzsok@avisonyoung.com)

**Warren D'Souza**  
Research Manager, Toronto Suburban Markets  
905.283.2331  
[warren.dsouza@avisonyoung.com](mailto:warren.dsouza@avisonyoung.com)

**Anthony Hong**  
Research Analyst  
905.283.2392  
[anthony.hong@avisonyoung.com](mailto:anthony.hong@avisonyoung.com)

**Charlotte Ishoj**  
Research & Administration Coordinator  
647.252.4099  
[charlotte.ishoj@avisonyoung.com](mailto:charlotte.ishoj@avisonyoung.com)