

Transit Expansion Division

**City Hall**  
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East Tower, 25<sup>th</sup> Floor  
Toronto, Ontario M5H 2H2**Reply To:**  
**EglintonEastLRT@toronto.ca**  
Tel: 416.394.8260  
[www.toronto.ca](http://www.toronto.ca)

Friday, May 3, 2024

**Sent by Registered Mail**LAST NAME, FIRST NAME  
[MAILING ADDRESS]  
TORONTO, ON  
[POSTAL CODE]**Subject: Potential impact to your property**

Dear Property Owner(s):

As part of its commitment to transit expansion, the City of Toronto, together with the Toronto Transit Commission (TTC), is planning the **Eglinton East Light Rail Transit (EELRT)** project, a rapid transit line proposed to span across eastern Scarborough.

To advance this project, City Council has authorized staff to commence an environmental assessment known as a Transit and Rail Project Assessment Process (TRPAP). Completing the TRPAP assists the project to proceed into more advanced stages of design. The project is at a relatively early design concept stage and we anticipate design work to take several more years prior to proceeding to construction. We are now required to send out letters to property owners that might be impacted by the EELRT.

Today I am writing to inform you that based on the early design for the EELRT **your property** located at **[street address]** may be impacted by this project in future, and we would like to inform you more about:

- The EELRT project and its current status
- The potential impacts to your property
- How to learn more about the potential impacts to your property
- The typical City processes related to property to enable public infrastructure

**What is the Eglinton East LRT?**

The EELRT is a proposed 18.6 km light rail transit system that would extend from Kennedy Station to Malvern Town Centre via the University of Toronto Scarborough Campus (UTSC), with a connection to the future Line 2 station at Sheppard Avenue and McCowan Road.

The EELRT project is currently at an early design stage (10% design) and includes the following:

- An LRT operating within the centre of the roadway on a dedicated guideway, separated from vehicle traffic
- A route extending 18.6 km from Kennedy Station to Malvern Town Centre via the University of

Toronto Scarborough Campus (UTSC), with a connection to the future Line 2 terminus at Sheppard Avenue and McCowan Road

- 27 stops along the route including 5 interchanges with other major transit lines
- Extensive public realm improvements along the route informed by the City's Complete Streets Guidelines including protected bikeways, wider sidewalks, multi-use paths and greenery
- A maintenance and storage facility (MSF) at Conlins Road and Sheppard Avenue East for the LRT vehicles, and an estimated 15 traction power substations (TPSS) along the route

The City of Toronto will be starting the EELRT environmental assessment process on Wednesday, May 15, 2024, which commences a period for public input, followed by a review period by the Provincial Minister of the Environment, Conservation, and Parks. *Please refer to the document accompanying this letter entitled, "Notice of Commencement: Transit and Rail Project Assessment Process" for more information about the EELRT environmental assessment and a map of the EELRT.*

## **The Potential Impacts to Your Property**

The current EELRT project design includes elements that would impact your property. This includes widening the right-of-way (ROW), which is the City-owned area that includes roads, sidewalks and/or boulevards beyond your existing property boundary.

Please see the enclosed preliminary property requirement sketch for your property, which shows:

- The existing property boundary (in black)
- The proposed ROW limit (in purple) to reflect the widening of the ROW
- The proposed curblin (in orange)

The potential impact to your property is shown by the shaded purple area.

## **Learn More about the Potential Impacts to Your Property**

The EELRT project team would like to meet with you to provide additional information and to discuss any questions or concerns you may have about the potential impact to your property. We want to ensure that any issues, comments, or questions you have are heard.

There are several ways you can learn more about the potential impacts to your property:

### **Virtual Information Meeting**

A virtual information meeting will be held on **Wednesday May 22, 6-7 pm** for those receiving a letter about potential impacts to their property. The project team will provide an overview of the project, a general overview of why property impacts are occurring as part of the project, next steps, and how to arrange a one-on-one meeting if you have questions about your specific property. Please note that we will **not** be discussing specific property impacts at this virtual meeting.

### **In-Person Meetings at Public Drop-in Events**

Following the virtual meeting, if you would like to meet privately with a representative of the project team to discuss the potential impacts to your property, please come to any one of the EELRT public drop-in events:

<p>Wednesday, May 29  <b>Scarborough Village Recreation Centre</b>  3600 Kingston Road</p>	<p>Thursday, May 30  <b>University of Toronto Scarborough Campus Highland Hall</b>  1265 Military Trail</p>	<p>Saturday, June 1  <b>Lester B. Pearson Collegiate Institute</b>  150 Tapscott Road</p>
<p>Property Owner Meetings:  drop in from 4:30 to 8:00 p.m.</p>	<p>Property Owner Meetings:  drop in from 4:00 to 8:00 p.m.</p>	<p>Property Owner Meetings:  drop in from 11:00 am to 2:00 p.m.</p>

To register for the virtual information meeting and/or to let us know if you are attending an in-person Property Owner Meeting, please go to <https://cotsurvey.chkmt.com/EELRT> before May 22.

If you are not able to attend one of these meetings, please contact us to make other arrangements:

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Toronto, ON M5V 3C6  
Tel: 416-394-8260  
Email: [EglintonEastLRT@toronto.ca](mailto:EglintonEastLRT@toronto.ca)

**Next steps**

Additional design work for the EELRT project will need to be carried out to define the property requirements more precisely. After the design work is further advanced, the City will be able to provide more detailed information about property impacts.

As the project design work continues, and if impacts to your property are still anticipated, City Corporate Real Estate Management will determine the property requirements which could include one or more of the following interests: permanent acquisition of a required portion of the property, easement for utilities or other related purposes, and/or temporary interest for construction purposes for a limited period of time only.

In acquiring property, the City of Toronto strives to balance municipal and community needs with the rights of individual property owners. The City of Toronto’s emphasis will be on negotiating an agreement on mutually acceptable terms for the required property.

Sincerely,



Richard Borbridge  
Director (A), Program Management and Planning  
Transit Expansion Division  
City of Toronto

## Frequently Asked Questions

### **1. Does this letter mean that construction of the EELRT is going to begin soon?**

No. The EELRT project is currently at an early design stage (10%, or “functional” design concept). Additional studies and design work for the EELRT project will need to be carried out to define the property requirements more precisely.

Transit projects typically proceed through design stages such as conceptual design, preliminary design, and detailed design, which take several years, prior to proceeding to construction. Within these typical stages, the EELRT project is currently near the end of the conceptual design stage, and it is estimated that the project would require at least a few more years of work through the necessary preliminary and detailed design stages, subject to approvals, to have the project ready for construction.

The actual property requirements will be determined as the City refines its design for the EELRT.

### **2. Who do I talk to if I have questions or concerns about this impact to my property?**

You can attend the virtual information session that will provide general information around property impacts at this early stage of project development.

Additionally or alternatively, you can attend a drop-in meeting to speak to staff one-on-one about your specific property. Refer to Page 3 of this letter for more details.

If you are not able to attend any of these meetings, contact us to make arrangements for an individual meeting.