



Lakeview Waterfront Connection EA

Public Information Centre #3

November 20, 2013



Lakeview Waterfront Connection Project Feasibility Study (2011)

- Feasibility Study undertaken June to December 2011
- Purpose was to define risks and to explore the costs and benefits of the project in advance and to support an environmental assessment that will follow.
- Feasibility Study examined the potential sustainable reuse of fill generated by the Region of Peel, and possibly private developers, to create new land that will:
 - Allow for the recreation of coastal and terrestrial habitats;
 - Improve public and ecological connectivity to and along the waterfront; and
 - Allow for the sustainable reuse of generated fill



Lakeview Waterfront Connection (LWC) Environmental Assessment Terms of Reference (2012)

- The Terms of Reference creates a “road map” of how the EA will be undertaken, how alternatives will be developed and evaluated, how the preferred alternative will be chosen and evaluated and how stakeholders will be consulted at each decision point
- EA Terms of Reference Notice of Commencement – January 25th 2012
 - February 23rd, 2012 – Public Information Centre #1
 - March 1st, 2012 – Community Liaison Committee Meeting #1
 - April 19th, 2012 – Community Liaison Committee Meeting #2
 - May 1st, 2012 – Public Information Centre #2
 - June 25th, 2012 – Community Liaison Committee TOR Page Review
- EA ToR approved December 5th, 2012 with no conditions of approval



LWC EA ToR Defined

Project Goal and Objectives

GOAL

“To create a new natural park that will establish ecological and public linkages on the eastern Mississauga waterfront”

OBJECTIVES

Naturalization – Establish a diverse range of native terrestrial and aquatic ecosystem habitats and ecological linkages in a degraded area of the eastern Mississauga waterfront

Access – Create safe and accessible public linkages for access to and along the waterfront while allowing for compatible recreational, educational and cultural heritage opportunities

Compatibility – Ensure that the LWC is compatible with existing infrastructure

Coordination – Coordinate with and inform other local planning and development efforts

Fiscal Viability – Use an innovative funding approach that seeks to maximize public benefit and value by reusing locally generated fill from Regional and City capital works projects to create this new natural park



LWC EA ToR Defined

Project Study Area and Regional Study Area



Project Study Area

Region of Peel
Working for you



Legend

- Project Study Area Extension
- Watercourse
- Project Study Area



Legend

- Regional Study Area
- Project Study Area
- Watercourses





LWC EA ToR Defined Problem and Opportunity Statement

Highly Degraded Ecosystem

- Low aquatic habitat cover and diversity
- Low terrestrial habitat cover and diversity
- High number of non-native invasive species
- Degraded water quality

Ecological and Public Linkages

- Need for access by public and wildlife across eastern Mississauga waterfront
- Waterfront Trail does not follow the shoreline
- G.E. Booth WWTF is critical public infrastructure. Security concerns restrict public access across site

Innovative Use of Future Resources

- Estimated 2 million m³ of clean fill will be generated by Peel Region in the next 10 years
- Opportunity to use fill to create ecological and public linkages along the waterfront
- Use of fill at more local site will help offset transportation costs and allow for investment in other projects, such as the LWC

LWC EA ToR Defined Evaluation of Alternatives To

- WWTF activities extend to water's edge; as such, no opportunities to create new aquatic AND terrestrial habitat available on existing land base
- The WWTF is critical public infrastructure; public access across the property is restricted, and therefore no opportunities to create public linkages on existing land base

Recommendation: The EA will consider viable alternatives using lakefill to create ecological and public linkages within the Project Study Area.





LWC Environmental Assessment (EA) (2013 -)

- EA Notice of Commencement – January 2nd 2013
- Open Houses:
 - Public Information Centre #1 (January 22nd) - Alternative Designs and Evaluation Criteria (completed)
 - Public Information Centre #2 (April 3rd) – Preferred Alternative (completed)
 - Public Information Centre #3 (Fall 2013) – Present results of Draft EA before submission to MOE
- Target date for submission of Draft EA – Fall 2013



LWC EA Alternative Configurations

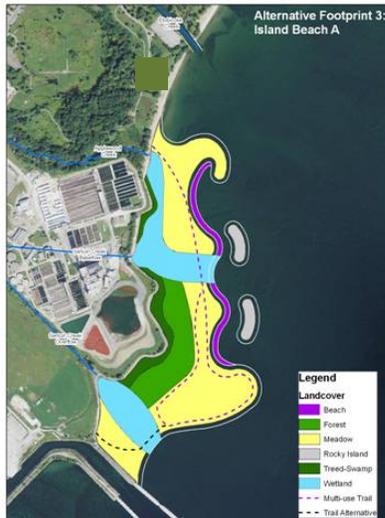
Revetment



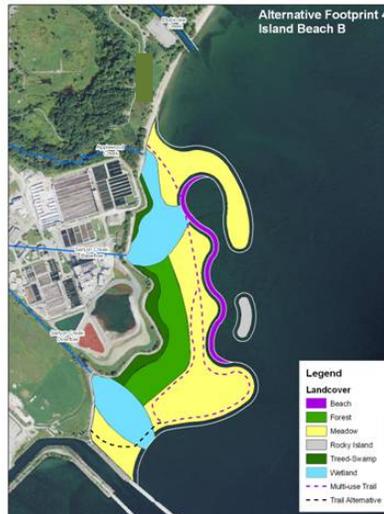
Headland Beach



Island Beach A



Island Beach B



Island Beach C





LWC EA

Summary of Evaluation

Objective	Revetment	Headland	Island A	Island B	Island C
Naturalization	Least preferred	Moderately preferred	Most preferred	Most preferred	Most preferred
Access	Least preferred	Moderately preferred	Most preferred	Moderately preferred	Moderately preferred
Coordination	Least preferred	Moderately preferred	Most preferred	Most preferred	Most preferred
Fiscal Viability	Most preferred	Moderately preferred	Least preferred	Least preferred	Moderately preferred
OVERALL	<i>Least preferred</i>	<i>Moderately preferred</i>	<i>Moderately preferred</i>	<i>Moderately preferred</i>	<i>Most preferred</i>



LWC EA

Comments Received On the Preferred Alternative

- Overwhelmingly positive comments received on Preferred Alternative at
 - PIC and CLC, and
 - Public viewings of the renderings throughout July, August and September 2013
- Some concerns were raised about the effects on Marie Curtis Park West:
 - Impacts on sand beach
 - Impacts on wind surfers and kite boarders
 - Possible impacts on water quality
- Concerns about traffic, noise and dust during construction
- Concerns about future parking
- Some concerns raised about cost

- A series of studies and refinements have been undertaken to address issues raised.



Sense of Scale to Other Waterfront Parks



MARIE CURTIS PARK - WEST BEACH

Beach Length

Approximately 395 m (Etobicoke Creek Pier to the Mississauga Border)

- 240 m (Etobicoke Creek Pier to the new groyne)
- 50 m (west of the new groyne)
- 105 m (to the Mississauga Border)
- **109 m west of Mississauga border**

Proposed Changes

Preserved Sand Beach

- 240 m (Etobicoke Creek Pier to new groyne) preserved as sand beach
- Groyne proposed at this point to contain the new created beaches for the Lakeview Waterfront Connection project
- 50 m beyond the Groyne will remain similar to the existing sand beach with sandy beach conditions dominating in summer, calm weather conditions shifting to more of a gravel beach during winter storms.
- This beach area will widen over time and composition will naturally fluctuate

Approximately 3/4 of Marie Curtis Park West Sand Beach will be preserved

Beach Transition

- 105 m (overlap of new landform and existing beach)
- The remainder of the newly created beach to the west is made up of cobble materials that are able to withstand the much harsher wave conditions further west.

This transition will allow access to the large new public space of cobble beach, wetlands and trails.





LWC EA (Since PIC #2)

Expanded Community Consultation

- LWC team participated at a number of Community hosted events:
 - Mississauga Water Festival in Port Credit – June 14 and 15
 - Lakeview Ratepayer’s Community Association Meeting – September 14
 - Open Doors Mississauga at Small Arms Building – September 28
- LWC team held seven (7) informal community outreach events in Marie Curtis Park and Lakefront Promenade Park in July and August: 4 events in MCP and 3 in LPP
- At the invitation of Councillor Grimes (CoT), LWC team participated in August 21 meeting with 10 residents to discuss and seek resolution of outstanding concerns
- LWC team participated in Open House in CoT, hosted by Councillors Tovey (CoM) and Grimes (CoT) on September 17, to seek additional input on refinements to Preferred Alternative
- Overwhelmingly strong support for the Refined Preferred Alternative
- A few continued requests to minimize to the extent possible encroachment of LWC on Marie Curtis Park west beach due to:
 - Beach walkability
 - Kiteboarders and windsurfers
 - Water quality



LWC EA

Refinements to the Preferred Alternative

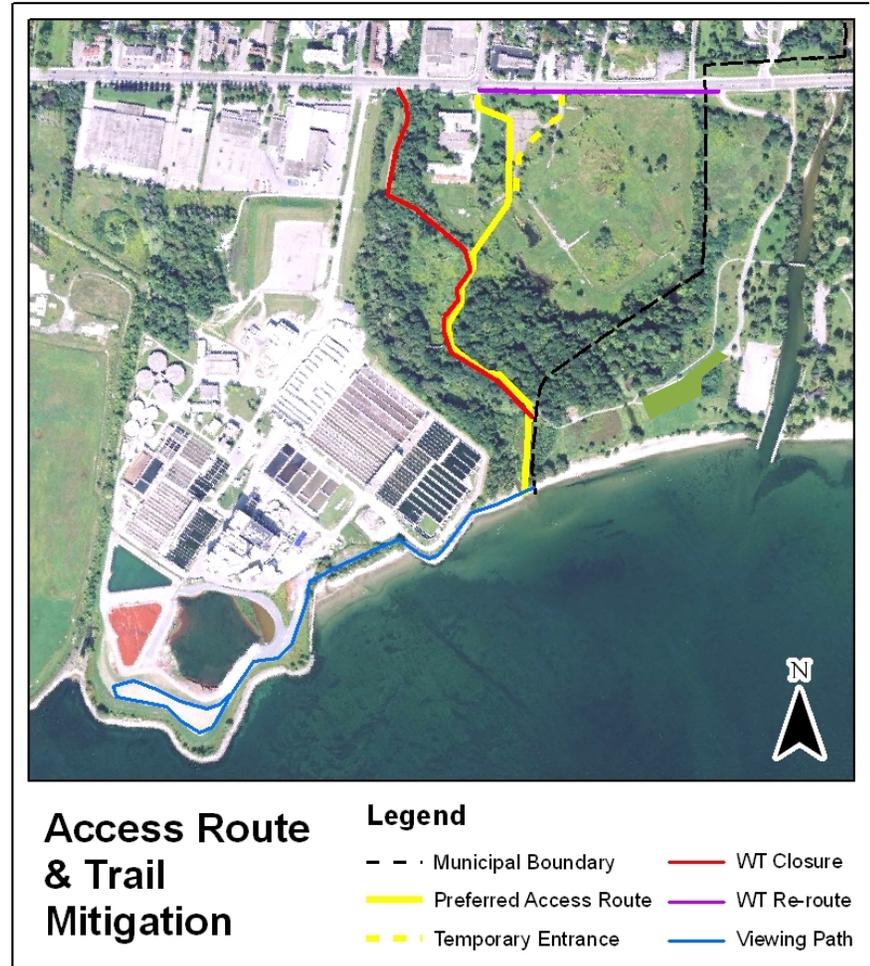
- Over the summer, Region of Peel revised their fill projection estimates to a number closer to 1.5 million cubic metres
- Based on revised fill projection estimates and the continuing concerns about encroachment onto MCPW Beach, there was a desire to create flexibility such that the attributes of the Preferred Alternative could be provided with a lower fill volume and a smaller footprint



- Therefore, a “lower fill volume” of 1.5M cubic metres was developed to establish a lower end range of fill volumes along with the previously identified “upper fill volume” of 2.0M cubic metres for the Preferred Alternative

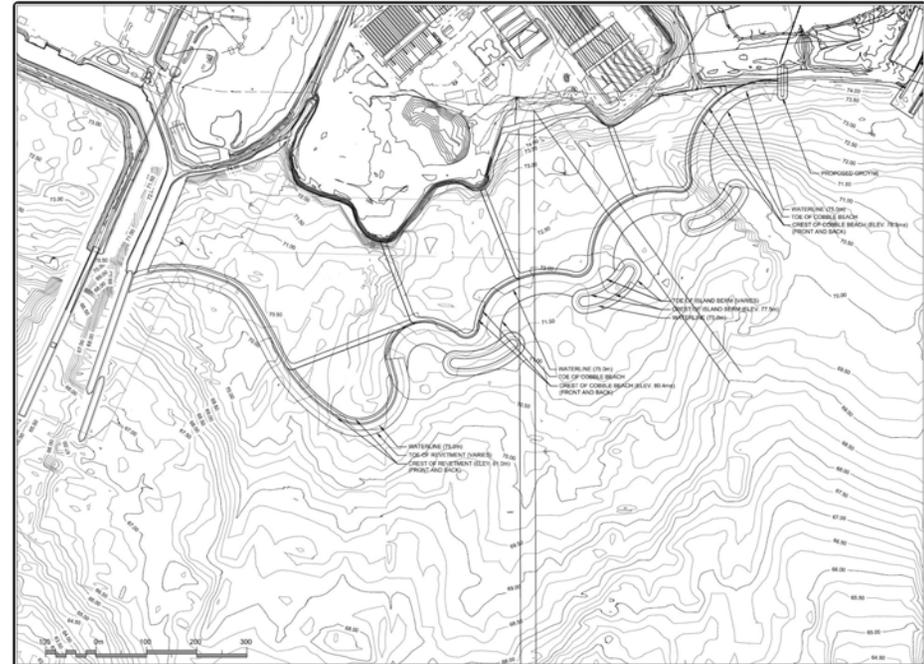
LWC Construction Access Routes & Trail Closure Mitigation

- Five alternative access routes through the Arsenal lands were assessed
- All potential routes had effects but the best option (Route 2) was selected
- Due to the tunnel shaft for Hanlan Feeder Main Project, an alternate entrance to the east will be used for the first year of construction
- Realign Waterfront Trail along south side of Lakeshore Road to entrance of MCPW
- When possible, open existing WT section during evenings and weekends (when construction closed)
- Temporary pedestrian construction viewing access will be considered along the south side of the WWTF. This would be an informal trail the width of a mower or narrower, non-connecting path.



LWC Construction Phasing

- Construction to be phased over 7-10 years dependent on fill availability and funding
- Outer berm (tied to shoreline) established for each cell for truck access and to confine fill operations
- Fish capture and relocation will be implemented prior to any filling activity
- Clean fill will arrive along the access road and be placed within the containment cell
- Depending on the fill schedule, filling and grading activity in one cell could be concurrent with berm construction for the next cell
- Park creation will include seeding and planting of natural features, construction of Waterfront Trail and secondary trails, signage, etc.



- Upon completion of final cell, grading for creek and wetland features and park will commence

LWC Naturalization & Access Effects

Summary for Naturalization

- Loss or alteration of 39 ha of low quality habitat are primarily confined to construction phase.
- Positive effects related to the creation of 33 ha of new aquatic, terrestrial and wetland habitat and a more diverse shoreline occur during establishment phase.
- Overall, the Preferred Alternative results in net gains in aquatic, terrestrial and wetland habitat quality and diversity created.
- The Preferred alternative meets the Naturalization objective.



Summary for Access

- Negative effects during construction related to temporary relocation of Waterfront trail and nuisance effects (i.e. dust, noise) to park users and residents.
- Negative effects during establishment include a reduction in publicly accessible sand beach and new hazards for windsurfers/kiteboarders
- Creates public linkages that will reconnect the Waterfront Trail to the water's edge, provide a substantial increase in accessible waterfront beach and facilitate compatible passive recreational use of the new park.
- The Preferred Alternative meets the Access objective for the LWC Project

LWC Compatibility & Coordination Effects

Summary for Compatibility

- Negative effects are confined to the construction period and relate to minor effects on traffic.
- Once established the LWC will have no negative effects on local infrastructure
- The Preferred Alternative meets the Compatibility objective

Summary for Coordination

- The Preferred Alternative is consistent with the goals and objectives of other relevant plans and policies as follows. Thus, the Preferred Alternative meets the Coordination objective.





LWC Fiscal Viability Effects

	2 million m ³	1.5 million m ³
Construction	\$50,000,000	\$41,700,000
Recovery	\$25,500,000	\$23,600,000
Net Cost to Peel	\$24,500,000	\$18,100,000
30% Contingency	\$15,000,000	\$12,500,000
Total Net Cost	\$39,500,000	\$30,600,000

- Up to \$160 million in total economic output generated based on a 2.0 million m³ footprint
- Up to \$81 million in GDP generated based on a 2.0 million m³ footprint
- Up to 900 full time jobs (direct, indirect and induced) based on a 2.0 million m³ footprint



LWC EA

Approval Process And Post EA Activities

EA APPROVALS:

- Approval from Region of Peel Council on October 24, 2013
- Draft EA available for public and agency review late 2013
- Final EA available for public and agency review and approval late winter 2014

POST EA ACTIVITIES:

- Refinement of construction plan and construction schedule
- Design of trails, lookouts and other passive recreation features
- Development of planting plan and approach to planting
- Consultation on detailed design activities
- CLC to continue through implementation but membership to be expanded