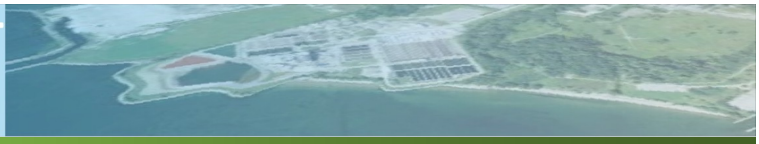
LAKEVIEW WATERFRONT CONNECTION PROJECT



Edition #5, November 2013

Background

The Lakeview Waterfront Connection Project (LWC Project) will create a new park along the eastern Mississauga waterfront. The project is led by the Region of Peel and Credit Valley Conservation (CVC) with assistance from Toronto and Region Conservation Authority (TRCA) and The City of Mississauga. The project will create new coastal wetland habitat and improve wildlife habitat on land and in the water. Public access to the waterfront will be created where none currently exists. The LWC Project will coordinate with other Region of Peel infrastructure projects in order to maximize reuse of locally generated fill material. The LWC Project is an initiative from the City of Mississauga's Inspiration Lakeview visioning process (2010/2011).

The LWC Project is currently undergoing the provincial Individual Environmental Assessment (EA). The EA Terms of Reference (ToR) (which is the first step of an Individual EA), Comment Disposition Table, Errata, and the Notice of Approval are available online for review at www.creditvalleyca.ca/lwc. The EA formally commenced on January 2, 2013 with notifications to interested parties, local newspapers and posted to the LWC Project website.

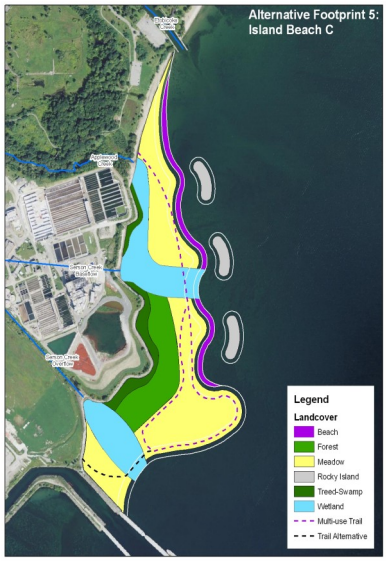
What's Inside

Project Location

Outcomes of PIC #2

The second Public Information Centre (PIC) for the LWC Project EA was held on April 3, 2013 at the Mississauga Seniors' Centre. Eighty-seven members of the public were in attendance. They had an opportunity to visit displays and speak with staff during the open house portion of the event. A presentation was given, followed by facilitated round-table discussions. The discussions addressed the results of the evaluation of Alternative LWC Project Configurations, as well as elements of the Preferred Alternative that needed to be refined further. Members of the public were generally supportive of the evaluation process. A key concern raised by a number of attendees pertained to the way the LWC Project transitions into Marie Curtis Park's waterfront.

Preferred Alternative at PIC #2



Issues Raised Following PIC #2

Following PIC #2, the LWC Project team received additional comments from the public regarding the LWC Project's transition into the Marie Curtis Park West beach, its effect on beach users and the character of the beach itself. Expanded public consultation efforts were requested in order to reach people that used the park on a day-to-day basis.

Summer Outreach Initiatives

Over the summer of 2013, the LWC Project team expanded consultation efforts with information booths at Marie Curtis Park and Lakefront Promenade Park (July 24 and 27, and August 5, 18, and 24), and by attending a number of local community events and festivals, including:

- The Mississauga Waterfront Festival, at Port Credit Memorial Park, on June 14 and 15, 2013;
- Lakeview Library, as part of the Lakeview Ratepayer's Association community event, on September 14, 2013;
- Doors Open Mississauga at the Small Arms Building, on September 28, 2013; and
- An informational Open House hosted by neighbouring Councillors Jim Tovey and Mark Grimes at the Royal Canadian Legion Branch 101, on September 17, 2013.

Throughout the summer, the LWC Project team met with more than 400 people who regularly frequent the area. Public feedback during the expanded consultation was overwhelmingly in support of the LWC Project. A few individuals still expressed concerns about any loss of the existing sand beach and possible effects on park usage and water quality. Concerns about impacts to traffic were also raised.

Refinements to the Preferred Alternative

Based on the public's feedback, the Preferred Alternative was refined to limit overlap with the beach at Marie Curtis Park West. Refinements include a rock groyne just east of the municipal boundary to limit mixing of gravel and cobble from the constructed beach with the existing sand beach at Marie Curtis Park West.

In order to address the possibility that less fill material may be available for use, the LWC Project team undertook a sensitivity analysis to determine if there was a difference in effects and benefits if a low-end value of approximately 1.5 million cubic metres of fill is available. The analysis showed only minor differences in effect. The LWC Project can be built using anywhere between 1.5 and 2 million cubic metres of fill without changing the conclusions of the EA. At 1.5 million cubic metres, the Preferred Alternative also meets all the habitat and public access objectives of the LWC Project, including redirecting Applewood Creek into constructed wetlands.

Refined Preferred Alternative ~1.5M m^3

Refined Preferred Alternative ~2M m^3

Effects Assessment of the Refined Preferred Alternative

The effects of the Refined Preferred Alternative, at 2.0 million cubic metres, have been assessed and are summarized in the following table:

Objective	Summary of Effects

Naturalization	• During establishment phase, positive effects related to creation of a more diverse shoreline, as well as 33 ha of new aquatic, terrestrial and wetland habitat , including:
	  • 14.5 ha of meadow
	  • 1.5 ha of cobble beach
	  • 1 ha of rocky islands
	  • 3.5 ha of treed swamp
	  • 7.5 ha of wetland habitat
	  • 5 ha of forest
	• Loss or alteration of 39 ha of low quality habitat primarily confined to construction phase
	• Overall, Preferred Alternative results in net gains in aquatic, terrestrial and wetland habitat
	• The Preferred alternative meets Naturalization objective

Access	• Creates public linkages that will reconnect the Waterfront Trail to the water's edge, provide substantial increase in accessible waterfront beach, and facilitate compatible passive recreational use of new park • Negative effects during construction related to temporary relocation of Waterfront trail and nuisance effects to park users and local residents (i.e. dust, noise, etc.) • Negative effects during establishment include slight reduction in existing sand beach and new hazards forwindsurfers/kiteboarders • The Preferred Alternative meets the Access objective
Compatibility	• Once established the LWC will have no negative effects on local infrastructure • Negative effects confined to the construction period and relate to minor effects on traffic • The Preferred Alternative meets the Compatibility objective
Coordination	• The Preferred Alternative is consistent with the goals and objectives of other relevant plans and policies • The Preferred Alternative meets the Coordination objective

Fiscal Viability		Construction	Recovery	Net Cost to Peel	30% Contingency*	Total Net Cost
	2 million m3	$50,000,000	$25,500,000	$24,500,000	$15,000,000	$39,500,000
	1.5 million m3	$41,700,000	$23,600,000	$18,100,000	$12,500,000	$30,600,000
	• Up to $160 million in total economic output generated based on a 2.0 million m^3 footprint • Up to $81 million in GDP generated based on a 2.0 million m^3 footprint • Up to 900 full time jobs (direct, indirect and induced) based on a 2.0 million m^3 footprint					

Imagining the Lakeview Waterfront Connection Project

*A 30% contingency is frequently incorporated at the conceptual level of design. During detailed design, a higher level of design will increase the certainty of the final project costs.

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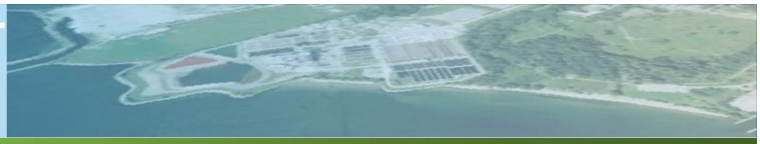

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Construction Access Routes and Trail Closure Mitigation

Five alternative access routes through the Arsenal lands were assessed. All routes had effects but the best option (Route 2) was selected. Due to the tunnel shaft for the Hanlan Feedermain Project, an alternate entrance to the east will be used for the first year of construction. The Waterfront Trail will be realigned along Lakeshore Road from the Small Arms building to Marie Curtis Park West while the main trail is closed to the public during construction.

When possible, the existing Waterfront Trail section will be opened during evenings and weekends. A temporary path along the south side of the G. E. Booth WWTF may be created in order to allow the public to see construction.

Access Route & Trail Mitigation

Legend

- Municipal Boundary
- Preferred Access Route
- Temporary Entrance
- WT Closure
- WT Re-route
- Viewing Path

Construction Phasing

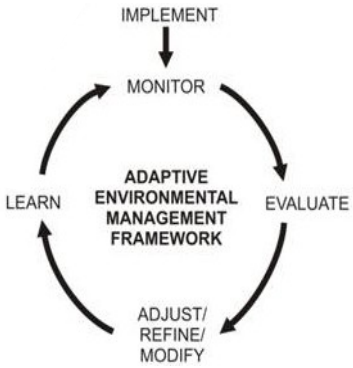
Construction will be phased over 7 to 10 years, depending on the availability of fill. An outer berm (tied to shoreline) will be established for each containment cell for truck access and to confine fill operations. A containment cell is a berm constructed of inert construction rubble that will isolate the construction areas from the open lake. Once a containment cell has been isolated from the lake, fish will be captured and relocated prior to any filling activity. Clean fill will arrive along the access road and be placed within a containment cell. Depending on the fill schedule, filling and grading in one cell may take place at the same time as berm construction in the next cell. To create the park, the area will be seeded and planted, naturalized features will be created, the Waterfront Trail and secondary trails will be constructed, and signage will be posted.

Monitoring & Adaptive Management

A multi-phased monitoring program has been developed to:

- Fill baseline condition data gaps for EA preparation and detailed design;
- Ensure compliance with EA commitments; and
- Ensure long-term environmental performance targets are achieved.

Monitoring programs are the foundation of an adaptive management approach. This approach allows the management team to respond to unanticipated outcomes. The management team can intervene to ensure desired outcomes are achieved. The results of the monitoring and adaptive management program can then be used to inform similar projects in the future.



Approval Process

- Draft EA available for public and agency review late 2013
- Final EA available for public and agency review late winter 2014
- EA approval fall 2014

Post EA Activities

- Refinement of construction plan and construction schedule
- Design of trails, lookouts and other passive recreation features
- Development of naturalization strategy, including planting plan, and creation of terrestrial and aquatic habitat features
- Consultation on detailed design activities
- CLC to continue through implementation but membership to be expanded

If you would like more information, or would like to be on the project contact list in order to receive notifications (including PIC information), please contact:

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Visit our website at: http://www.creditvalleyca.ca/lwc