



Lakeview Waterfront Connection Coordinated Environmental Assessment Project (LWC EA)

Public Information Centre #3 Meeting Summary Notes Environmental Assessment Phase

November 20, 2013
4:30 pm to 9:00 pm

Oasis Convention Centre
1036 Lakeshore Road East, Mississauga

1. ATTENDANCE

The LWC Project PIC #3 was held at the Oasis Convention Centre 1036 Lakeshore Road East in Mississauga, Ontario. As participants arrived they signed-in and were provided with an agenda and comment sheet (**Appendix F1.1**), and the LWC Project Newsletter Edition #5 (**Appendix F1.2**).

The total attendance at the LWC Project PIC #3 was approximately 130 members of the public.

Project team in attendance included:

Janice Hatton (The Region of Peel)
Kate Hayes (Credit Valley Conservation)
Jon MacMull (Credit Valley Conservation)
Ken Dion (Toronto Region Conservation Authority)
Michael Charendoff (Toronto Region Conservation Authority)
Alexis Wood (Toronto Region Conservation Authority)

Project consultants included:

Anneliese Grieve (SENES Consultants)
Kyle Hunt (SENES Consultants)
Milo Sturm (Shoreplan Engineering Ltd.)
Dave Hardy (Hardy Stevenson and Associates Limited)
Andrzej Schreyer (Hardy Stevenson and Associates Limited)

Political representatives in attendance included:

Councillor Jim Tovey (Ward 1 Mississauga South)
Charles Sousa, MPP (Mississauga South)

2. OPEN HOUSE

The meeting began with an Open House starting at 4:30 pm where members of the public were invited to learn from information boards (**Appendix F1.3**) and discuss the project with the LWC Project team. During the Public Information Centre, participants completed comment sheets (See **Appendix F2** for completed comment sheets).

3. OPENING REMARKS

The facilitator, Dave Hardy, welcomed everyone to PIC #3. He noted this is an important moment in the life of the EA because this is when the results of the EA are shared and the public is given an opportunity to offer their input. The facilitator also ensured that everyone signed in, picked-up a newsletter, as well as an agenda and comment form.

The facilitator introduced Councillor Jim Tovey to provide words of welcome.

Councillor Tovey welcomed everyone to PIC #3 and thanked everyone for their continued interest in the LWC Project and the City of Mississauga waterfront. Councillor Tovey spoke about the great opportunity to reconnect the waterfront to the City of Mississauga and about continuing the vision set out in Inspiration Lakeview.

Councillor Tovey recognized the leadership of the Region of Peel, the Toronto Regional Conservation Authority and Credit Valley Conservation.

Councillor Tovey also introduced Gary Kent from the City of Mississauga, Lorenzo Ruffini from City of Mississauga and staff working on the Hanlan Federmain project.

The facilitator indicated that his role is to ensure everyone has an opportunity to speak over the course of the evening. He also reviewed meeting ground rules, including: (i) to listen when someone is speaking; (ii) to treat everyone with respect because all views are important; and, (iii) once the floor is open for questions there will be a speakers list based on the order in which hands are raised.

The facilitator also noted there will be one hour allocated after the presentation for questions and comments.

The facilitator introduced the project team, Region of Peel, City of Mississauga, and City of Toronto staff in attendance, as well as Community Liaison Committee members. He also asked participants to keep the following in mind during the presentation:

- The additional refinements to the Preferred Alternative and if they have any comments.
- The detailed effects assessment.

He reminded participants that there will be a subsequent review period for the EA at which time they will have an additional opportunity to provide comments.

Councillor Tovey introduced MPP Charles Sousa to provide words of welcome.

MPP Sousa welcomed participants to PIC #3 and commended the public and the project team for their contributions for advancing a waterfront park that will benefit current and future generations. MPP Sousa also encouraged everyone to continue providing direction through subsequent phases.

The facilitator turned the meeting over to Anneliese Grieve.

4. PRESENTATION

Anneliese Grieve of SENES Consultants gave a PowerPoint presentation (**Appendix F1.4**) that included an overview of:

1. Presentation Overview
2. LWC Project Goals and Objectives
3. LWC EA ToR – Regional Study Area
4. LWC EA ToR – Project Study Area
5. LWC EA (2013 – ongoing)
6. Preferred Alternative, as Presented at April PIC#2
7. Comments Received Re: Preferred Alternative Since PIC#2
8. Expanded Community Consultation Since PIC#2
9. Refined Preferred Alternative (July 2013)
10. LWC EA Looking East
11. LWC EA Looking Down Serson Creek
12. LWC EA Island Beach Views
13. LWC EA Looking West From MCPW
14. LWC EA Looking West From Mouth of Etobicoke Creek
15. Sense of Scale to Other Waterfront Parks
16. Input Received During Expanded Consultation
17. Final Refinements to the Preferred Alternative
18. Lower Limit of Preferred Alternative
19. LWC Construction Access Routes
20. LWC Construction Phasing
21. LWC Detailed Assessment of Preferred Alternative
22. LWC Naturalization Effects
23. LWC Access Effects
24. LWC Compatibility Effects
25. LWC Coordination Effects
26. LWC Project Costs
27. LWC Fiscal Viability Effects
28. EA Approval Process

5. FACILITATED QUESTION AND ANSWER SESSION

After the presentation, the facilitator opened the floor for questions and comments. The following questions and comments were raised:

- Will the EA document be available at both the Port Credit and Lakeview library branches?
 - Yes. We will make sure to provide both of these libraries with copies of the EA document.
- Will the South Etobicoke library have copies of the EA document?
 - Yes. We will make sure that copies are available in the City of Toronto.
- What is the determining factor between the 1.5 million and 2 million cubic meter viability options?
 - The most important determining factor will be the availability of fill in a timely manner. It is also important to note that the LWC Project will not exceed the 2 million cubic meter footprint. The LWC Project footprint will be constructed to be within a 1.5 million and 2 million cubic meter envelop.
- Could you verify the numbers of trucks that will be traveling north of Lakeshore Drive and where the truck traffic will be coming in from?
 - At this juncture we know that trucks will be coming from the QEW and/or from Highway 427. Because the truck contracts are not under our control, we may not be able to determine the routing of the truck traffic. Access to Lakeshore Road will likely be from Brown's Line, Dixie Road and Cawthra Road. However, at this juncture we are not certain.
- These are not minor increases in traffic. The construction will result in 250 trucks per day for 7-10 years.
 - Based on the traffic study that has been completed as part of the LWC EA, depending on the intersection, there will be a 1.5% to 3.5% increase in traffic over current traffic volumes during peak traffic hours.
- I'd like to congratulate you on a very thoughtful comprehensive project. I do have one concern however with respect to the possibility of the islands becoming nesting habitat for cormorants.
 - The islands have been designed to be approximately 1.5 m above average lake water levels. This means that during large storm events waves will top over the islands and will inhibit soil from establishing and in turn any vegetation.

Therefore, we are creating unsuitable conditions on the islands for cormorant nesting.

- I have three questions: (1) Is anything being done to look beyond the Region of Peel for fill? (2) What size will the cobble stones be? (3) How much water will be standing in the treed swamp?
 - We will be looking beyond the Region of Peel to ensure there is sufficient fill volume to construct the LWC Project in a timely manner. We will consider municipally generated fill material which will augment the tipping fees and contribute to the recovery of costs.
 - With respect to the size of the cobbles. There will be two different sizes of cobbles. The three cells on the south-west side will contain cobbles between 4 inches and 8 inches, and the north cell will contain cobbles ranging from 0.5 inches to 4 inches.
 - With respect to the treedswamp (ie. Forest), the water located in this area will be locally generated from the hills and the forested area. The design of this swamp will be such that it will likely be wet on the bottom during the spring after the snowmelt and after rain events. For the remaining parts of the year, the wetland not likely contain standing water. This kind of wetland is referred to as having 'ephemerally wet swamp conditions'.
- Firstly, I want to congratulate you on a great project. I also have a number of questions: (1) Was there a historical study of what the landscape of this site looked like before the design began? (2) Are there any plans to monitor the landscape? (3) As you may know there is a hidden beach near the water plant area that is accessible by water only. Will this beach completely disappear?

Each question was answered in sequence:

- Yes. As part of the LWC Project EA, we assessed historical photography and we discovered that there used to be a coastal wetland in this area that connected Etobicoke Creek, Applewood Creek and Serson Creek. We used this information to inform the design of the LWC Project. We also learned that many different species pass through this area and the habitat that will be developed here will accommodate the species very well. The area falls within the Carolinian Life zone so and the park will be designed to introduce native species typically found in the Carolinian zone.
- With respect to monitoring. The CVC has been looking at this project from the perspective of both the terrestrial and aquatic habitat. We have completed extensive monitoring of both terrestrial and aquatic wildlife ecology and are planning to do more specific monitoring as part of this particular EA.

- C. Tovey also identified the potential for developing partnerships with Universities to provide additional monitoring efforts in addition to the required monitoring efforts that the CVC will undertake. Ultimately, the Councillor indicated a desire to develop a Centre for Environmental Excellence located in the area.
- With respect to the beach. Yes, this pocket of sand beach will be transformed into a wetland area tied to Applewood Creek. The depth of water at the new constructed open coast shoreline will be approximately 5 metres deep, thus preventing the reestablishment of shallow sandy conditions found to the south of the WWTF. This is why this area will have larger cobble stones as opposed to sand to ensure it can withstand the higher wave energy resulting from deeper water conditions.
- My understanding is that the truck traffic will amount to 31 trucks every hour for 7-10 years. Furthermore, will the land be sold at a later time for high-rise development?
 - Based on the worst-case scenario yes, there is an anticipated of approximately 1 to 3% increase in traffic volumes anticipated as a result of this project.
 - With respect to selling the land for future development this will absolutely not occur. CVC is identified as being the agency that will own the waterfront park. CVC will manage the area as conservation lands and will protect them as a natural and recreational area in perpetuity.
- Thank you for acknowledging the concerns of kite boarders with respect to infringing on where we are navigating. However, will you be doing anything about this?
 - We considered moving the groyne. Also, if the foot print will be 1.5 million cubic metres, this will mean that the islands will be able to be positioned closer to the shoreline which will give you more room for navigation. One of the most critical components of the LWC Project is to protect the shoreline from wave energy and the islands serve this function. Other mitigation measures can also include navigation markers, signage in the Park, changes to navigation charts, and “swim beach off-limit buoys” all of which can be considered as part of detailed design.
- Will people have access to the middle area and will the views of Toronto to the east be maintained from the pier?
 - Currently the EA identifies the primary trail access. However, during the detailed design phase of the LWC Project we will look at secondary trails, including the forested area and other areas away from the shoreline. We are trying to balance the use of the park to ensure that people can have a range of experiences

recognizing that it is also a natural area that should provide safe areas for birds to reproduce and for humans to co-exist with the ecology of the park.

- With respect to views, an important element of the EA was to conduct view shed analysis to ensure important views are maintained, including the view of the City of Toronto skyline from the Ontario Power Generation piers.
- Am I hearing correctly that you will be changing the location of the islands on the basis of kite borders? This is a Legacy Project with a multitude of benefits for the public. We should not be impairing the function of the Project on the basis of a few boarders that currently use the beach.
 - No. We are doing our best to consider and weigh multiple interests and concerns to best inform the design of the LWC Project. In the detailed design phase, we will take these different perspectives into account in order to develop a final design which hopefully results in a design that reflects the multiple interests we have heard. The final configuration will be between 1.5M and 2M cubic metres of fill.
- As part of the design of the park, please consider that new ideas may arise in the future that can inform future design options. This is a historic project. Nothing like this exists in Canada. It is important that the EA does not commit to a particular design too soon.
 - Absolutely. Whenever we do an EA, we have to anticipate change. Chapter 9 of the EA is the amendment chapter which states that if new information arises, the EA does not need to be redone, but rather amended. Therefore, we have designed the EA document to have flexibility to change the design of the LWC Project without the need to redo the entire EA.
- I recently learned about the refinements to the Preferred Alternative, particularly the changes to the beach near Marie Curtis Park. If more people knew about the proposed changes to the sand beach, perhaps the Preferred Alternative would not have been preferred. However, my question is: Will there definitely be 2 million cubic metres of fill?
 - We are taking into account the concerns being expressed about the beach and will maximize the amount of sand retained. In the detailed design phase of the project, we will determine how much fill is available. The LWC Project will be designed based on fill volumes between 1.5 million and 2 million cubic metres. However, all alternatives would have involved some overlap with the southern end of Marie Curtis Park Beach as a key element of the design is maximizing the value and function of the proposed wetland creation elements by incorporating flows from Applewood Creek.

- The Region of Peel is exploring other options for fill to ensure the project is completed as quickly as possible. The objective is to report back to Region of Peel council next fall with respect to the detailed design phase, including fill volumes.
- I have a concern about the proposed islands and the groyne acting as an entrapment for algae blooms with a potential of rendering the beach unusable.
 - As part of the EA we have assessed effects on water quality using regional water circulation models for Lake Ontario. These models are based on the extensive works associated with Source Water Protection studies over the years. These models indicate that there would be very little change in circulation between present and future conditions. The modeling also indicates that there should not be an increase in nutrients (such as phosphorus) which, among other factors triggers algae blooms.
- By accessing the shoreline through the Arsenal Lands you will be maximizing, not minimizing nuisance effects on the surrounding neighbourhood and on Marie Curtis Park. If the access was through the OPG lands, and if construction was sequenced to occur from west to east, the negative impacts would be mitigated.
 - We acknowledge that the access route is not ideal. However, this is the best of the worst access alternatives we assessed. At this time, access through the OPG lands is not possible but it might be possible in the future.
- Will the beach near Marie Curtis Park be replaced with rock?
 - A portion of the beach will be encroached upon by the project. Here, the character of beach will change from sand to a mix of cobbles ranging from 0.5 inches to 4 inches in size. The proposed groyne will separate the larger materials from mixing with the sand on Marie Curtis Park West. The intent is to retain as much of the sand as possible.
- Where is the outflow located for the current wastewater treatment plant? As the Region of Peel grows, and there is an increase to wastewater outflows, how has this figured into the design of the LWC Project?
 - This is a good and timely question. The Region is currently developing a Water and Wastewater Master Plan and there will three public meetings next week to discuss the plan, as well as projected population levels. I would be happy to provide you with the details of the time and location of these meetings. The LWC project planning has involved staff from the WWTF to ensure that the Project will not affect existing or future operations. Nor will operations affect the naturalized landscape.

The facilitator asked if there were any other questions or comments. No other questions or comments were raised.

Councillor Tovey thanked everyone for attending the final PIC and reminded meeting attendees that the LWC Project is a component of a broader vision called Inspiration Lakeview. He also mentioned that on November 27th there will be a meeting kicking off the Inspiration Lakeview Master Plan at the Cawthra Senior Centre at 7:00 pm.

6. CLOSING REMARKS

The facilitator introduced Janice Hatton to provide closing remarks. Janice thanked everyone for attending the final PIC of the EA phase of the LWC Project. She stated that "*what we see depends on what we look for*". Janice noted that sometimes there has been a tendency to focus on the negative aspects of the LWC Project but that the project also has many benefits. These include a substantial improvement to the near shore community, regaining wetlands that have been lost to industrial uses, creating a wonderful recreation amenity for the community and reconnecting people back to the water which is an intrinsic quality that cannot be quantified.

Janice also recognized four agencies: the City of Mississauga, the Region of Peel, the Toronto Regional Conservation Authority, and the Credit Valley Conservation Authority for displaying an incredible collaborative spirit and advancing the project.

Janice concluded her remarks by encouraging everyone to continue sharing input and thanking everyone for their time and commitment throughout the life of the initiative.

Meeting Adjourned: 8:45 pm

Facilitator: Dave Hardy, HSAL
Meeting summary notes prepared by: Andrzej Schreyer, HSAL

7. POST MEETING COMMENTS/QUESTIONS

After the PIC, the following comment was conveyed to the project team from a member of the via e-mail:

“Hi Michael: It was great to meet you tonight & put a face to the e-mails!

I enjoyed Anneliese Grieve's presentation as well as the contributions from others on the team (Kevin, Janice....I can't remember everybody's name!). Everyone was very knowledgeable and their commitment to this project is very evident.

I was particularly impressed with the grace with which they handled some questions/statements that were critical, that focused narrowly on one tiny aspect or another--I'm not sure I could have been as patient in their shoes! I can imagine what a Herculean task it is to take into consideration all the interests of a very diverse group of stakeholders when putting together a project like this. It seems to me that the Refined Preferred Alternative does an excellent job of balancing sometimes conflicting interests.

I had spoken to some of the team during an informal outreach at Marie Curtis Park this summer, and at the Open Doors Mississauga at the small arms building. The more I learn about the project, the more I appreciate it. I'm impressed with the level of thought that has gone into it and the commitment to the goal and objectives.

I live on Forty Second Street, so Marie Curtis Park is my front yard and I have a dog so I'm in the park at least once a day, usually 3 or 4 times on the weekends. Every morning when I pause on the boardwalk or the beach & look at the sun rising over the lake I feel so lucky to have such a great park to enjoy. The plan presented tonight will increase my enjoyment (and appreciation) exponentially.

So, this is a very long-winded way of saying I think the project is great, the plan is excellent, well-thought out, considerate of competing interests and true to the goal and objectives. I'm looking forward to exploring the park as it is developed!