
For Information

REPORT TITLE: Update on the Jim Tovey Lakeview Conservation Area, Capital Project 14-3199

FROM: Kealy Dedman, Commissioner of Public Works

OBJECTIVE

To provide members of Regional Council with an update on construction of the Jim Tovey Lakeview Conservation Area.

REPORT HIGHLIGHTS

- The Jim Tovey Lakeview Conservation Area will be a 64-acre waterfront greenspace featuring large wetlands, meadows and forests greatly enhancing the shoreline for residents, migratory birds and fish.
 - The project continues to progress on schedule and is projected to be within budget.
 - Construction activities to be completed in 2021 include protection and access for the G.E. Booth Wastewater Treatment Plant outfall manhole, armour stone installation and shoreline protection of the north island, completion of the Applewood wetland and continued design of public realm features.
 - As the lake filling portion is nearing completion, staff estimate the acceptance of fill from Peel capital works projects will end in 2022.
 - The project is currently planned to open to the public in 2025.
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DISCUSSION

1. Background

The Jim Tovey Lakeview Conservation Area (JTLCA), formerly known as the Lakeview Waterfront Connection, is the creation of a 64-acre natural waterfront park adjacent to the G.E. Booth Wastewater Treatment Plant. JTLCA was named in honour of the late Ward 1 City of Mississauga Councillor. Construction began in 2016 and is expected to be completed by 2025. The park will feature large wetlands, meadows, beaches and forests enhancing the shoreline for residents, migratory bird species and fish. The project is a collaborative effort between the Region of Peel, Credit Valley Conservation, Toronto and Region Conservation Authority and the City of Mississauga.

Excess fill generated from Region of Peel capital projects and some private sources is delivered to the local JTLCA site for sustainable reuse. The resulting savings from reduced transportation and disposal costs are then reallocated to the JTLCA project to offset construction costs. Key accomplishments from 2020 include the realignment of Applewood Creek, installation of terrestrial plantings in the Applewood Creek wetland, continued

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placement of shoreline armouring (shoreline erosion protection) and the start of construction of the north island.

2. Status Update

The following activities will be complete by the end of 2021:

- Final construction of the armour stone revetment
- The planting of almost 3,500 terrestrial plants for a total of 24,000 planted to date
- The planting of 34,500 aquatic plants for a total of 75,000 planted to date
- Construction of the north island
- Importing and placement of approximately 6,500 tonnes cobble stone for the central beach
- Access to and protection of the outfall manhole at the G.E. Booth Wastewater Treatment Plant

Credit Valley Conservation has retained landscape architect Brook McIlroy to refine final grading plans and public realm features. The design refinement is focused on creating a more natural-looking overall landform that supports habitat diversity, as well as elevating the quality of public realm and better integrating the site with its neighbouring lands. Public realm features are spaces that will be accessible to the public such as trails, seating and bridges. Specific to JTLCA, the primary trail will be designed to accommodate two-way bicycle traffic and pedestrians. Amphitheatre style seating will be created for a teaching and gathering space for small groups. There will be a boardwalk and a bridge over Serson Creek and over Applewood Creek. Two distinct sculpture features will incorporate Indigenous design patterning and will be placed at each entrance point. In addition, a statue in honour of the late Jim Tovey will be added to the amphitheatre area.

As of July 2021, over 1,700,000 m³ of excess soil and concrete rubble have been diverted from conventional disposal sites for sustainable reuse. This represents an estimated 9,200 to 11,300 tonnes of avoided greenhouse gases. To date, 12.5 hectares of the site has been restored with meadow, forest, tree swamp and wetland habitat.

3. Future Work

Other activities to be completed include construction and armouring of the remaining islands, continued placement of cobble beaches, topsoiling, grading, plantings, maintenance access for CVC, and installation of trails, bridges and seating. It is anticipated that the site will no longer be able to accept fill from Peel construction projects by the end of 2022.

FINANCIAL IMPLICATIONS

The JTLCA project is funded by Peel and currently has an approved net budget of \$30.9 million with a future \$6.1 million outlined in the current 10-year capital plan, including \$3.4 million in the 2022 budget. No additional budget is anticipated to be required at this point in time.

The total project is expected to be a net cost of \$37.0 million with a gross expenditure of \$60.0 million and a \$23.0 million revenue. To date, the project expenses have totalled \$33.0 million while the site has generated \$23.0 million in revenue, for a net spending of \$10.0 million. The focus of the first five years of the project has been the importing of fill and concrete rubble materials to create the shape of the conservation area. The net spending has been significantly impacted by the generation of revenue. The remaining years of the project will focus on

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restoration and community features to finish the project, with a diminishing amount of revenue generated to offset the project expenses. Project expenses and revenue as of June 2021 are outlined in Table 1.

Table 1: Materials at the Jim Tovey Lakeview Conservation Area

| Project Component | Progress to Date | Gross Project Budget | Gross Expenditures to Date | Revenue | Net Expenditures to Date |
|--|--|----------------------|----------------------------|----------------|--------------------------|
| Design, Property, Administration, Project Management | Design and Property Acquisition Complete | \$11.0M | \$6.5M | N/A | \$6.5M |
| Filling | Ongoing | \$11.0M | \$8.2M | \$23.0M | (\$14.8)M |
| Restoration | Ongoing | \$38.0M | \$18.3M | N/A | \$18.3M |
| TOTAL | | \$60.0M | \$33.0M | \$23.0M | \$10.0M |

Earth filling will continue into 2022 but will end by mid to late year. This will end any further revenue generation.

CONCLUSION

The Jim Tovey Lakeview Conservation Area is currently on target to open in 2025, with public access first being available in the east from Marie Curtis park. The Region of Peel, Credit Valley Conservation, Toronto and Region Conservation Authority and City of Mississauga partnership continues to be a successful collaboration that will benefit Peel residents and the environment for future generations.

APPENDICES

Appendix I - Progress of the Jim Tovey Lakeview Conservation Area – August 2021

Appendix II - Drone Photos of Jim Tovey Lakeview Conservation Area

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