
For Information

REPORT TITLE: **Jim Tovey Lakeview Conservation Area Update**

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 (JTLCA) will be a 64-acre waterfront greenspace featuring large wetlands, meadows and forests, that will greatly enhance the shoreline for residents and wildlife.
 - The project continues to progress on schedule and is projected to be within budget.
 - Construction activities to be completed in 2022 include the completion of the north and center islands, additional plantings and detailed 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 this year.
 - The project is currently on target to open in 2025 to the public.
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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, that 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 are 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 2021 include cobble beach placement, island construction and completion of Serson Creek realignment.

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2. Status Update

The following activities will be complete by the end of 2022:

- Earth filling from Peel capital works projects
- The planting of over 3,200 trees and shrubs for a total of 36,200 planted to date
- The planting of 3,000 aquatic plants for a total of 77,500 planted to date
- Complete construction of the north and central islands
- Import and placement of approximately 15,700 tonnes of cobble

Credit Valley Conservation (CVC) has retained landscape architect Brook McIlroy to refine final grading plans and develop public realm features. 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 both entrance locations.

As of June 2022, over 1,780,000 m³ of excess soil and concrete rubble have been diverted from landfill for sustainable reuse. This represents an estimated 9,200 to 11,300 tonnes of avoided greenhouse gases. To date, 15.6 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 south island, continued placement of cobble beaches, topsoiling, grading, plantings, maintenance access for CVC and refinement of public realm elements. This includes the installation of entrance features, trails, bridges, seating and Indigenous design features. Staff anticipate 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 \$34.3 million with a future \$2.7 million in the 2023 budget. The project budget is expected to be on target.

The total project is expected to be a net cost of \$37.0 million with a gross expenditure of \$60.3 million and a \$23.3 million revenue. To date, the project expenses have totalled \$39.2 million while the site has generated \$ 26.2 million in revenue, for a net spending of \$13.0 million. The focus of the first five years of the project has been the importing of fill, concrete rubble and topsoil 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 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 July 2022 are outlined in Table 1.

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Table 1: Materials at the Jim Tovey Lakeview Conservation Area

Project Component	Progress to Date	Gross Project Budget	Gross Expenditure to Date	Revenue	Net Expenditure to Date
Design, Property, Administration, Project Management	Design and Property Acquisition Complete	\$11.3M	\$8.7M	N/A	\$8.7M
Filling	Ongoing	\$11.0M	\$9.1M	\$26.2 M	(\$17.1M)
Restoration	Ongoing	\$38.0M	\$21.4M	N/A	\$21.4M
TOTAL		\$60.3M	\$39.2M	\$26.2 M	\$13.0M

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 – June 2022

Appendix II – Drone Photo of Jim Tovey Lakeview Conservation Area Serson Creek and Serson Wetlands - June 2022



Kealy Dedman, Commissioner of Public Works

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