
For Information

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

FROM: Andrew Farr, Interim Commissioner of Public Works

OBJECTIVE

To provide members of Regional Council with an update on construction of the Jim Tovey Lakeview Conservation Area formerly known as the Lakeview Waterfront Connection project.

REPORT HIGHLIGHTS

- The Jim Tovey Lakeview Conservation Area (JTLCA) will be a 64-acre waterfront greenspace featuring large wetlands, meadows, beach and forests greatly enhancing the shoreline for residents, migratory bird species and fish.
 - The project is progressing on schedule and is projected to be on budget.
 - Construction activities to be completed in 2020 include the installation of armourstone, terrestrial plantings in Applewood Creek wetland and the development of public realm features.
 - As the lake filling portion is nearly complete, staff estimate the acceptance of fill from Peel capital works projects will end by mid-2021.
 - 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, beach 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 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 2019 include completion of the remaining confinement cells, Serson Creek east wetland restoration and the construction of the first of three islands. The addition of 36,700 m³ of concrete rubble from the Lakeview

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Community Partners Ltd. resulted in the completion of the largest confinement cell one year ahead of schedule.

2. Status Update

The following activities will be completed by the end of 2020:

- Shoreline armouring;
- Installation of terrestrial plantings in Applewood Creek wetland;
- Realignment of Applewood Creek, and
- Connection of Serson Creek to Lake Ontario. As a portion of Serson Creek flows through their land, the Region is collaborating with the Lakeview Community Partners Ltd. to have them complete this work.

Additionally, 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 neighbouring lands. Public realm are the features and spaces accessible to everyone, such as trails, seating, and gathering spaces.

The project partners and Brook McIlroy will be working with the Mississaugas of the Credit First Nation to create Indigenous Placemaking features for the conservation area. Indigenous placemaking integrates Indigenous knowledge into contemporary spaces to reflect the contributions from Canada's founding people. The JTLCA team will also consult with City of Mississauga Parks staff, Lakeview Community Partners Limited and the Community Liaison Committee, which was established during the environmental assessment phase of the project. At present, these consultations have been planned as online sessions only.

As of April 2020, approximately 1,500,000 m³ of excess soil and concrete rubble have been diverted from landfill for sustainable reuse.

To document the progress made at the Conservation Area, the project team launched a video titled the "Jim Tovey Lakeview Conservation Area – Continuing Journey" (cvc.ca/jimtoveylakeviewca/jim-tovey-lakeview-conservation-area-continuing-journey-video/). The video has been shared through social media to raise awareness of this important initiative.

3. Future Work

Other activities to be completed include construction and armouring of the remaining islands, placement of cobble beaches, plantings and installation of public realm features. Staff anticipate the site will no longer be able to accept fill from Peel construction projects by mid 2021.

Peel and CVC have recently initiated discussions on future operations. Staff will report back to council on CVC operations and maintenance of JTLCA at a later date.

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FINANCIAL IMPLICATIONS

The JTLCA project is funded by Peel and currently has an approved net budget of \$24.9 million with future \$12.0 million outlined in the current 10-year capital plan. 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 \$60.0 million and a \$23.0 million revenue. To date, the project expenses have totalled \$20.6 million while the site has generated \$18.3 million in revenue, for a net spending of \$2.3 million. The focus of the first five years of the project has been importing fill material 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, environmental 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 April 2020 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	\$11M	\$5.5M	N/A	\$5.5M
Filling		\$11M	\$6.3M	\$18.3M	\$-12M
Restoration		\$38M	\$8.8M	N/A	\$8.8M
TOTAL		\$60M	\$20.6M	\$18.3M	\$2.3M

By the middle of 2021 the project will no longer generate revenue by accepting fill material. The project team will focus on completing construction of the islands, armouring the shoreline and installing the trees and aquatic plants.

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 – May 2020

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For further information regarding this report, please contact Janice Hatton, Project Manager Water Division, Ext. 4768, janice.hatton@peelregion.ca.

Authored By: Janice Hatton, Project Manager Water Division

Reviewed and/or approved in workflow by:

Department Commissioner, Division Director and Financial Support Unit.

Final approval is by the Chief Administrative Officer.

A handwritten signature in black ink that reads "Nancy Polsinelli". The signature is written in a cursive style with a large initial "N" and a distinct "P".

N. Polsinelli, Interim Chief Administrative Officer