

6. IMPLEMENTATION

6.1 Capital Costs

Cost estimates have been calculated in 1992 dollars. These estimates are broken down into six different components in order to provide greater detail and correlation to the proposed phasing. The total capital costs of implementing the Revised Master Plan over the period 1992 - 2006 is \$3,335,000 (see Table 6.1), an average of approximately \$225,000 per year.

Table 6.1 Revised Master Plan Capital Costs

1. NATURAL AREA RESTORATION

● Marsh/Wetlands/Lake Island creation in cells 1, 2, 3 and vegetation management	\$ 600,000
● Soil/Site preparation for Dry Meadow, Wet Meadow, and Cottonwood/Aspen/Willow (new landfill area) communities	<u>400,000</u>
TOTAL	<u>\$1,000,000</u>

2. SITE SERVICES

A) PARK SERVICES

Assumption: Connection to municipal services at the Park Entrance at proposed Outer Harbour Drive and Leslie Street extended with the municipal services extended to the environmental education/shelter/washroom facility.

● Sanitary	\$300,000
● Water	210,000
● Electrical [Additional \$110,000 required to service Lighthouse (T.H.C. responsibility)]	200,000
● Telephone	60,000
● Signage, curbing, vehicle control structures	<u>30,000</u>
TOTAL	<u>\$800,000</u>

Note: Extension of sanitary, water, electrical, and telephone to APSC from environmental education/shelter/washroom assumed to be responsibility of APSC.

3. SITE FACILITIES

● Visitors Centre - 2,000 - 3,000 sq. ft. including washrooms, public areas, classroom, and office area	\$450,000
● Environmental education/shelter/washroom - 800 - 1,000 sq. ft.	150,000
● Minimum service washrooms (2)	30,000
● Parking - 200 spaces at the park entrance	140,000
● Service building	135,000
● Bus shelter/kiosk at park entrance	25,000
● Roadway modifications at environmental education/shelter/washroom facility	<u>25,000</u>
TOTAL	<u>\$950,000</u>

4. PEDESTRIAN SYSTEM

● Pedestrian major and minor path system	\$223,575
● Bicycle path (improvements to existing park service road)	50,000
● Pedestrian lookouts/signage	<u>52,000</u>
TOTAL	<u>\$325,575</u>
ROUNDED TO	<u>\$325,000</u>

5. LANDSCAPING AND SITE RESTORATION

● Buffer area - Unwin Avenue to endikement	\$200,000
● Landscaping/restoration of building areas (Park Visitor Centre, washrooms) and park entrance public parking and open space area	<u>60,000</u>
TOTAL	<u>\$260,000</u>

6. PARK TRANSPORTATION

- Existing park service road could accommodate park transportation vehicle or system, subject to approval by the operating agency - Metropolitan Toronto. No capital costs included.

TOTAL MASTER PLAN COSTS **\$3,335,000**
(1992 Dollars)

6.2 Phasing

Implementation of the Master Plan will occur in three phases over 15 years. Each phase has been divided into five year periods. However, these projections are subject to change as a result of four important considerations.

Firstly, a certain length of time has been allotted to obtain final approvals through the Environmental Assessment process. Should the planned length of time be exceeded, then the time projections will be extended accordingly.

Secondly, an important factor that could affect the phasing of the Master Plan, is the lakefilling schedule of the Toronto Harbour Commissioners. Currently, approximately 20 hectares remain to be filled in the Outer Headland. Should the priorities for lakefilling be changed, then delays will occur.

Thirdly, the long term requirement for dredgeate disposal in Cell 3 will be beyond the 15 year Revised Master Plan phasing. The capacity for dredgeate is currently estimated at some 40 years.

Lastly, funding for implementation of the Master Plan is crucial. It is anticipated that the provincial and municipal governments will provide a certain amount of funding. Other agencies, such as Boards of Education which have expressed interest, will also provide some funds. If funding is not provided at the required levels, the undertaking will be further delayed.

The above potential delays are factors that are beyond the control of the MTRCA. However, every attempt will be made to avoid delays in the implementation of the master plan as outlined.

The following provides an outline of the three different implementation phases of the Tommy Thompson Park Master Plan in conjunction with the Authority's waterfront regeneration projects.

Phase I - 1992-96

- Environmental Assessment approval of Master Plan
- pedestrian trail and bicycle path (part of Metropolitan Waterfront Trail)
- public parking lot (Park Visitors Centre)
- Marsh creation - Cell 1
- Site Services - sewer, water, electrical, telephone to Park Visitor Centre area.
- minimum service washrooms (2)

Phase II - 1997-2001

- Park Visitors Centre
- major/minor pedestrian system in natural area
- initiation of soil/site preparation for dry meadow, wet meadow and cottonwood/aspens, willow communities
- site services - sewer, water, electrical, telephone to environmental education/shelter/washroom facility
- Environmental education/shelter washroom facility

Phase III - 2002-2006

- marsh creation - Cell 2, Embayment A, B, C and lacustrine marsh area
- soil/site preparation for remainder of Outer Headland lakefill area
- buffer area/site restoration - Unwin Avenue to endikement
- service maintenance building
- completion of pedestrian systems and lookouts
- island development in Cell 3
- potential park transportation subject to approval of the operating agent

6.3 Operations

The current Waterfront Agreement (1972) between the Authority and the Municipality of Metropolitan Toronto indicates that:

"4. Upon the fulfilment of the preceding covenant by the Authority, or as may be mutually agreed, Metro will maintain the said lands for park, recreation and conservation purposes with the necessary administration and supervising accommodation in connection therewith and for no other purpose except with the approval in writing of the Authority".

The Authority's responsibilities relate to the preparation of master plans and the carrying out of development works for the waterfront within the Authority's area of jurisdiction.

The operations' responsibility for the components set out in the Master Plan are proposed as follows:

Metropolitan Toronto Parks and Property Department

- general site maintenance and park operations.
- operation and maintenance of the interpretive centre and education shelter/washroom facility.

The Metropolitan Toronto and Region Conservation Authority

- preparation and implementation of resource management plans for the "natural area"
- development and delivery of an environmental interpretive program for the general public, community and school groups, in partnership with the appropriate agencies and boards of education.

The above operations' responsibility would require modifications to the MTRCA/Metro Waterfront Agreement specifically for Tommy Thompson Park.

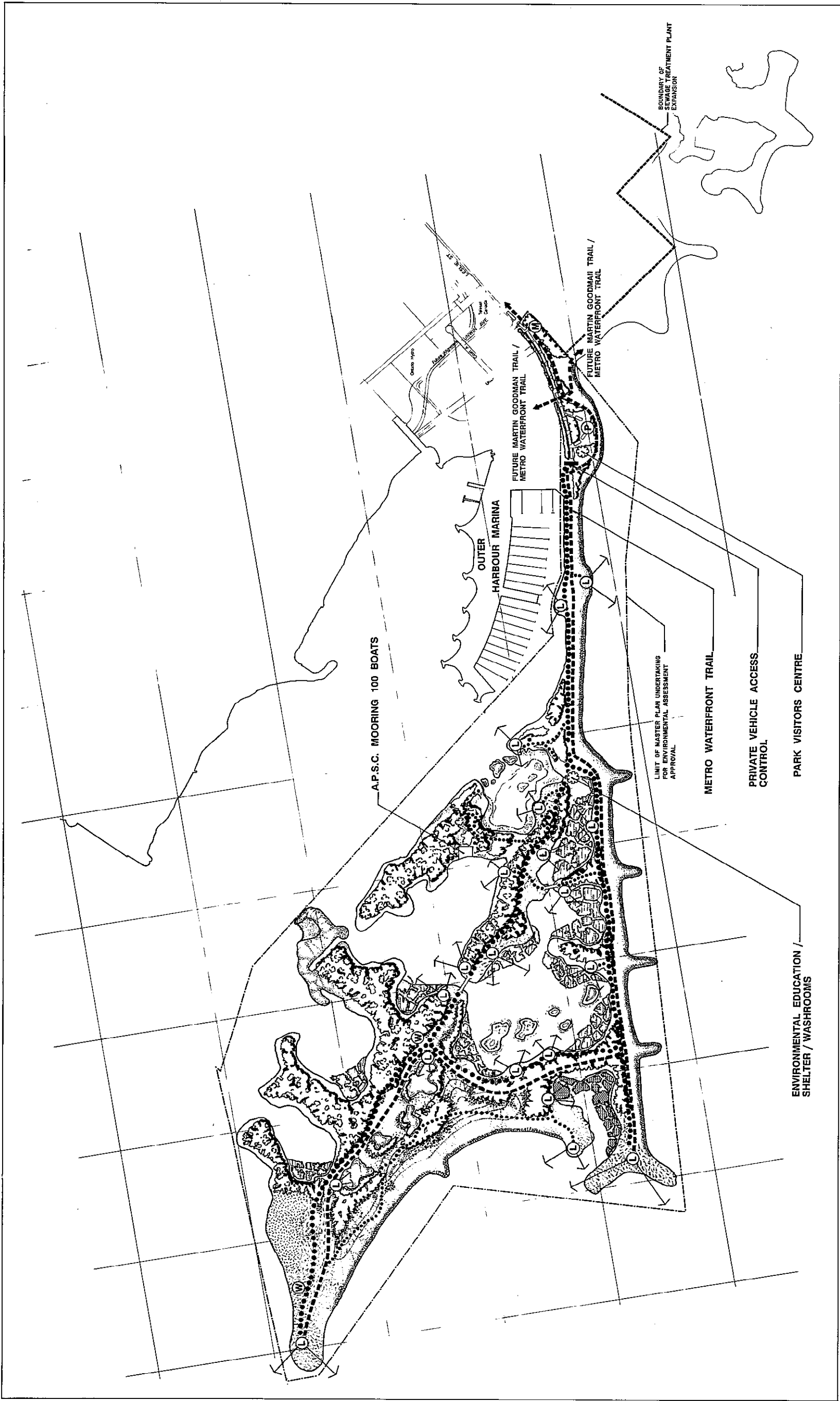
6.4 Funding

The basic funding for waterfront development is raised from a 50% grant from the Province of Ontario (Ministry of Natural Resources) and 50% representing the municipal share. The 50% municipal share for Tommy Thompson Park is paid entirely by the Municipality of Metropolitan Toronto.

The funds would be available for the components of the master plan such as: site services, site facilities (excluding Park Visitors Centre), pedestrian system, and natural area enhancement.

Other possible funding sources for components of the Master Plan include the following:

- i) Federal funding (Canadian Wildlife Service) for the natural area habitat creation and management;
- ii) Provincial funds from the fishing licences revenues to develop urban fishing opportunities and habitat;
- iii) Opportunities for special interest group funding from Ducks Unlimited, Federation of Ontario Naturalists, Canadian Sportsmen's Shows, etc.; and
- iv) School boards funding of the environment education/shelter/washroom facility.






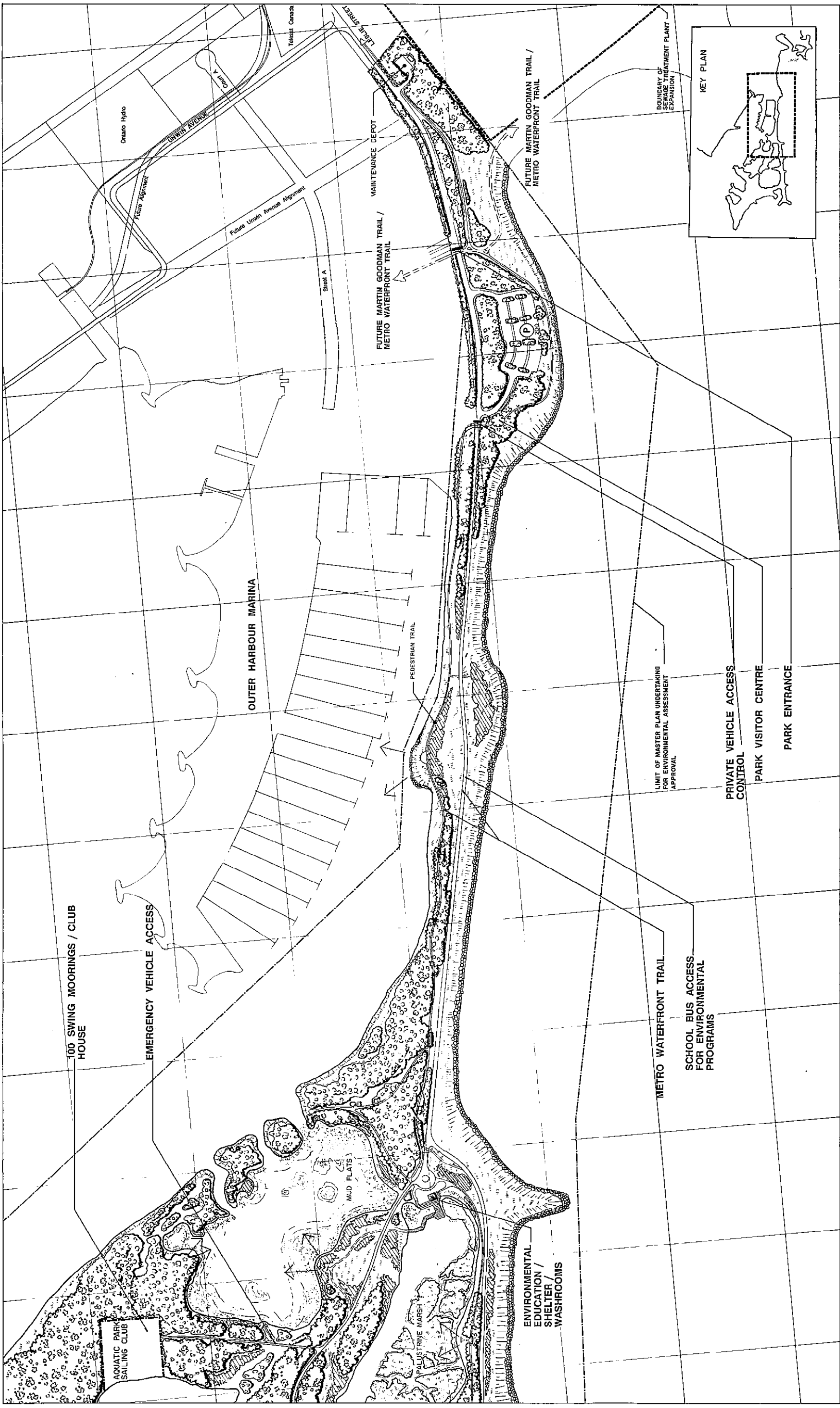
 <p>the metropolitan toronto and region conservation authority 5 Sherburne Dr., City of North York, Ontario M2N 1A4</p>	 <p>EDA COLLABORATIVE INC.</p>	<p>MASTER PLAN (REVISED MAY 1992)</p>	<p>TOMMY THOMPSON PARK</p> 	<p>LEGEND</p> <table border="0"> <tr> <td></td> <td>LOOKOUT</td> <td></td> <td>WASHROOM</td> </tr> <tr> <td></td> <td>PARKING</td> <td></td> <td>MAINTENANCE DEPOT</td> </tr> <tr> <td></td> <td>PRIMARY PEDESTRIAN TRAIL</td> <td></td> <td>SECONDARY PEDESTRIAN TRAIL</td> </tr> <tr> <td></td> <td>BICYCLE PATH</td> <td></td> <td>PRIVATE VEHICLE ACCESS</td> </tr> <tr> <td></td> <td>RESTRICTED VEHICLE ACCESS</td> <td></td> <td>PALUSTRINE MARSH</td> </tr> <tr> <td></td> <td>LACUSTRINE MARSH</td> <td></td> <td>LAKE/ISLAND</td> </tr> <tr> <td></td> <td>DRY MEADOW</td> <td></td> <td>WET MEADOW</td> </tr> <tr> <td></td> <td>SHORELINE/POND BEACH / DUNE</td> <td></td> <td>SHINGLE BEACH</td> </tr> <tr> <td></td> <td>COTTONWOOD/ASPEN / WILLOW</td> <td></td> <td>SURFACE / SITE PREPARATION FOLLOWED BY NATURAL SUCCESSION</td> </tr> </table>		LOOKOUT		WASHROOM		PARKING		MAINTENANCE DEPOT		PRIMARY PEDESTRIAN TRAIL		SECONDARY PEDESTRIAN TRAIL		BICYCLE PATH		PRIVATE VEHICLE ACCESS		RESTRICTED VEHICLE ACCESS		PALUSTRINE MARSH		LACUSTRINE MARSH		LAKE/ISLAND		DRY MEADOW		WET MEADOW		SHORELINE/POND BEACH / DUNE		SHINGLE BEACH		COTTONWOOD/ASPEN / WILLOW		SURFACE / SITE PREPARATION FOLLOWED BY NATURAL SUCCESSION
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FIG. 5.2



REVISIONS

NO.	DATE	DESCRIPTION

LEGEND

TOMMY THOMPSON PARK

MASTER PLAN
(REVISED MAY 1992)

the metropolitan toronto and region
conservation authority
5 Sheehy Drive, City of North York, Ontario
M2N 1S4



MAY 1992

EDA COLLABORATIVE INC.

FIG. 5.3