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THE METROPOLITAN TORONTO AND REGION CONSERVATION AUTHORITY

ETOBICOKE MOTEL STRIP

WATERFRONT PUBLIC AMENITY SCHEME

SUMMARY OF CONSULTANTS' REPORT

Water and Related Land Management Advisory Board

Meeting #5/89

September 22, 1989



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ETOBICOKE MOTEL STRIP

WATERFRONT PUBLIC AMENITY SCHEME

BACKGROUND

At Authority Meeting #3/89, the following motion was adopted:

"Res. #36"

THAT staff be directed to look into the most appropriate means of achieving Authority objectives before the Ontario Municipal Board Hearing on the Etobicoke Motel Strip, and report to the Water and Related Land Management Advisory Board for submission to an Authority meeting."

At the subsequent Meeting #4/89, June 23, 1989, the Authority adopted a further motion:

"Res. #139"

THAT staff be directed to work with the Waterfront Public Amenity Scheme Steering Committee for the Etobicoke Motel Strip;

AND FURTHER THAT staff be directed to submit the Waterfront Public Amenity Plan to the Board and the Authority for comment and approval prior to the Ontario Municipal Board Hearing on the Official Plan Amendment C-65-86 (Motel Strip Area).

In May 1989, the City of Etobicoke, in conjunction with the Ministry of Municipal Affairs and The Metropolitan Toronto and Region Conservation Authority, selected the consulting team of Philip Weinstein and Associates which included Brad Johnson and Associates, Jerome Markson Architects, Philpott Associates, Tarandus Associates, NAK Design Group, RGP Transtech Inc., Cosburn Patterson Wardman Ltd., and Stephen Chiat Consultants to undertake the study.

The study evaluated three public amenity schemes. A summary table comparing the three alternatives is attached. The main emphasis on the schemes relates to:

- i) improved water quality;
- ii) minimum lakefill;
- iii) recreation opportunities;
- iv) marsh/wetland habitat and expanded natural area.

The consultants have selected a preferred plan - Scheme B (see attached) which includes the following facilities and activities.

PREFERRED PLAN - ETOBICOKE MOTEL STRIP - WATERFRONT PUBLIC AMENITY SCHEME

Trail Centre and/or Interpretive Centre

Facilities: Visitor services, trail guides, bike rental
interpretive displays, natural history

Parking: 50 cars at grade; 100 cars below grade.

The Green Park Promenade

Activities: Passive park setting, trees, grassed play and sitting
areas; water contact

Parking: "Overlook" parking bays only (approximately 25 spaces).

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Community Neighbourhood Park

Facilities: Children's play areas, unstructured active play area, Community Recreation Centre, "overlook" areas.

Boardwalk Centre

Public Facilities: Boat rental, transient docking, water taxi service within bay area, ferry service dock connecting to other waterfront parks

Parking: Limited to small parking bays to permit "overlook" parking; parking in adjacent private developments (approximately 300 spaces)

Private Facilities: Potential for buildings on piles (eg. restaurants); small retail; food service kiosks (maximum 2 storey structures).

Etobicoke Beach and Pavilion

Year round facilities/activities: washrooms, change facilities, terraces for sitting.

Summer: Swimming, wading and diving pools, sunning terraces, pea gravel beach, tree shaded areas for sitting in proximity of water and boardwalk

Winter: Skating.

Fishing Centre

Education: Displays, for example, of the history of fishing activities in Lake Ontario, species of fish, etc.; instruction area

Activities: Sell and rent fishing equipment, book charter boats; minimal day docking facility for transient charter boats and day visitors; fishing dock

Parking: Adjoining the centre, surface parking lot for approximately 60 cars.

Wetlands, Pedestrian Bridge, Aquarium

Facilities: Wetlands Marsh area with pedestrian bridge for viewing Link to year-round facility, the Aquarium "Catwalk" pedestrian paths along wetlands in Humber Bay Park East.

IMPLEMENTATION

The capital cost of the "Preferred Amenity Scheme" is estimated at \$26.7 million. The funding guidelines for the waterfront amenity scheme is based by four assumptions.

1. All private development along the Motel Strip will benefit from development of the waterfront public amenity scheme.
2. Development rights (measured in square feet gross) are the most equitable basis for apportioning the capital cost of developing the waterfront public amenity scheme.
3. Public funds may not be available to finance all capital acquisition and construction costs.
4. Public funds will be available to finance annual operating costs.

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The study recommends that immediately upon approval of the Motel Strip Secondary Plan, all land, water lots and riparian rights for the complete amenity scheme be negotiated with the individual owners and acquired at one time using public funds. These costs should be reimbursed from levies collected from the development of the adjoining lands as they proceed.

The report recommends split jurisdiction for components of the scheme. Etobicoke should run or at least operate the urban segment - Etobicoke Beach and Boardwalk Centre.

MTRCA extend its jurisdiction of Humber Bay East Park to include ownership and operation of the Fishing Centre, to develop the deflector arm and Nature Park, and own the Trail and Interpretive Centre.

DETAILS OF WORK TO BE DONE

The study raises a number of issues that require review and comment to the Board.

The issues can be summarized as follows:

1. The extension of the waterfront drive into Humber Bay East and across the proposed wetlands to the Motel Strip. The Authority did not support the road connection as shown when commenting on the Official Plan Amendment C-65-86.
2. The scale of the regional waterfront scheme which is 30-50 metres in width excluding the waterfront drive and the level of waterfront development proposed within the area.
3. The deflector arm requirements to achieve significant water quality improvements.
4. The potential requirement of the Minister of the Environment to undertake an environmental assessment of the deflector arm in addition to the Environmental Management Master Plan included in the consultant's report.
5. The utilization of the wetlands concept to provide increased wildlife habitat diversity for the natural area of the park while improving the quality of stormwater from the Motel Strip.
6. The implementation mechanism proposed to acquire all lands/waterlots for the public amenity scheme in advance of development.
7. Ownership and operation of the regional public amenity scheme.

Further public input is scheduled. An information centre is scheduled for September 27, 1989 at Mimico High School from 6:30 p.m. to 9:30 p.m. A formal public meeting at Etobicoke Development Committee is scheduled for October 11, 1989. Etobicoke has requested agency comments by October 11, 1989.

Upon approval by Etobicoke Council, the Public Amenity Scheme will form the basis of that component of the Official Plan Amendment currently before the Ontario Municipal Board with a hearing scheduled for early January 1990.

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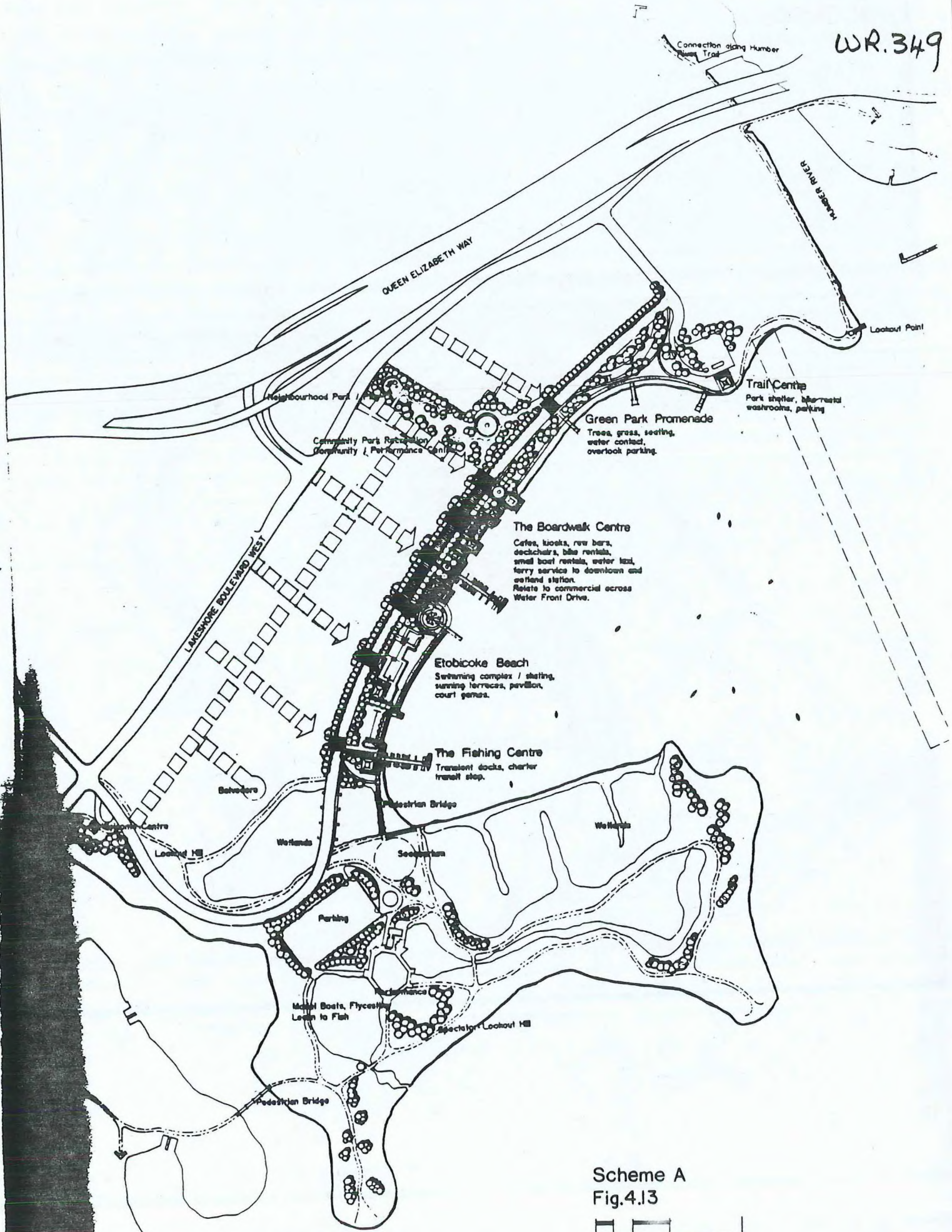
Table 4.1: Comparison of Alternative Configurations of Proposed Public Amenity Scheme

	SCHEME A no deflector	SCHEME B large deflector	SCHEME C large deflector; cut HBE
WATER QUALITY	very poor to poor at all times	good and better than other deflector arms	good and better than other alternative schemes most of the time
LAKEFILL Mainland Deflector	4.4ha 10.9ac 0	4.4ha 10.9ac 5.1ha 12.6ac	7.2ha 17.8ac 7.1ha 17.5ac
TOTAL	4.4ha 10.9ac	9.5ha 23.5ac	14.3ha 35.3ac
PARKLAND *Waterfront mainland Deflector Local Park	7.6ha 18.8ac 0 0 1.5ha 3.7ac	7.6ha 18.8ac 5.1ha 12.6ac 1.5ha 3.7ac	8.4ha 20.8ac 7.1ha 17.5ac 1.5ha 3.7ac
TOTAL	9.1ha 22.5ac	14.2ha 35.1ac	17.0ha 42.0ac
RECREATIONAL OPPORTUNITIES	limited transient docks limited to small craft boating little swimming in bay	transient docks all boating possible more swimming in Bay more parkland and nature reserve	transient docks all boating possible most swimming in Bay greatest amt. of parks expansive nature reserve separation of more active elements (e.g. Aquarium) from passive conservation areas
IMPLICATIONS	greater elevation/treatment of mainland shore existing wave action in Bay	lower elevation of mainland shore sheltered water area more lakefill	lower elevation of mainland shore sheltered water area reduced capacity of wetlands to treat stormwater concern regarding existing lakefill in HBE and environmental impact of proposed cut more lakefill
COST	\$23 million	\$25 million	\$30 million
Source of cost increase		shoreline protection nature park	shoreline protection nature park interpretive centre

NOTE: FIGURES ARE APPROXIMATE

* Includes Public Lands currently under litigation

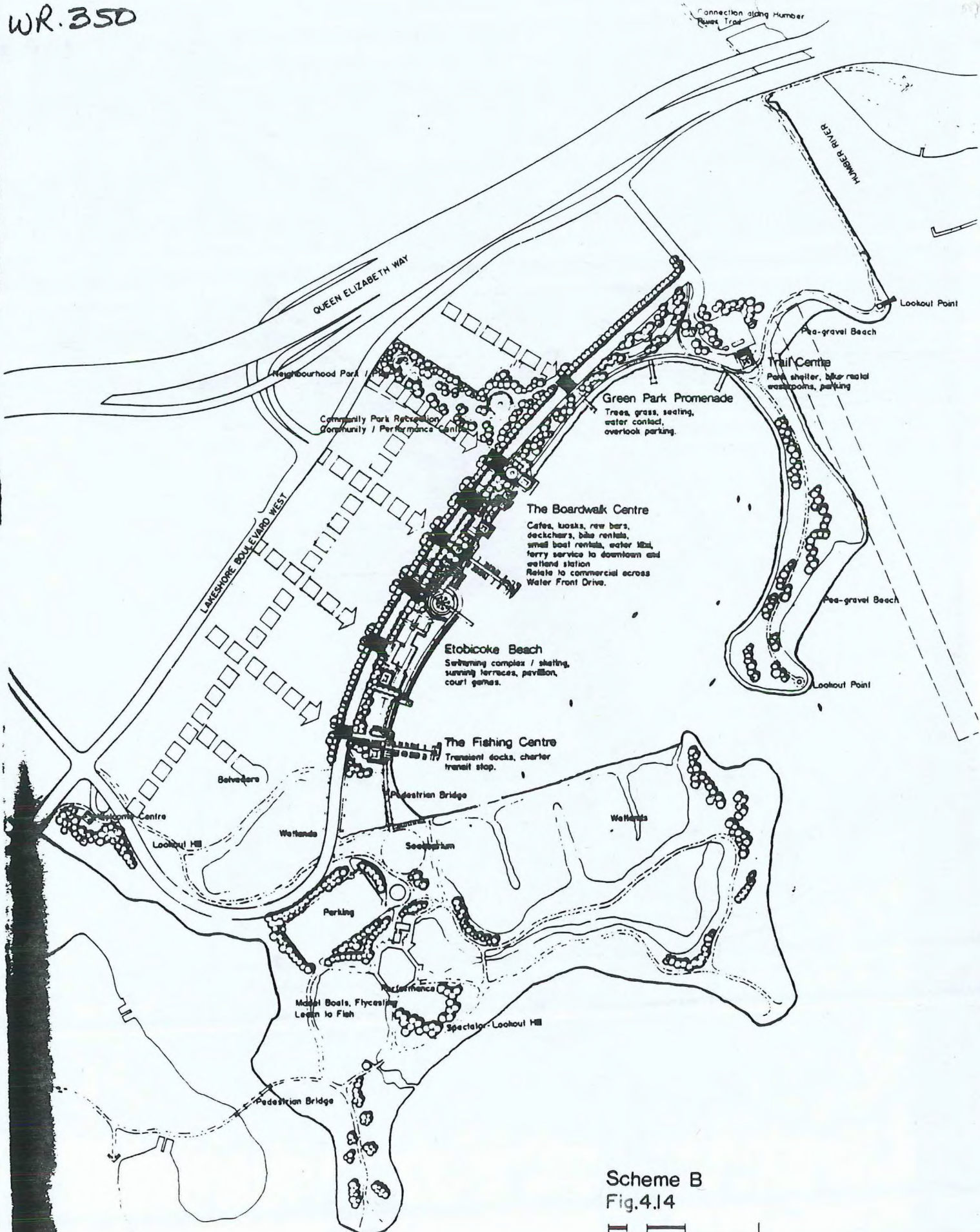
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Scheme A
Fig.4.13



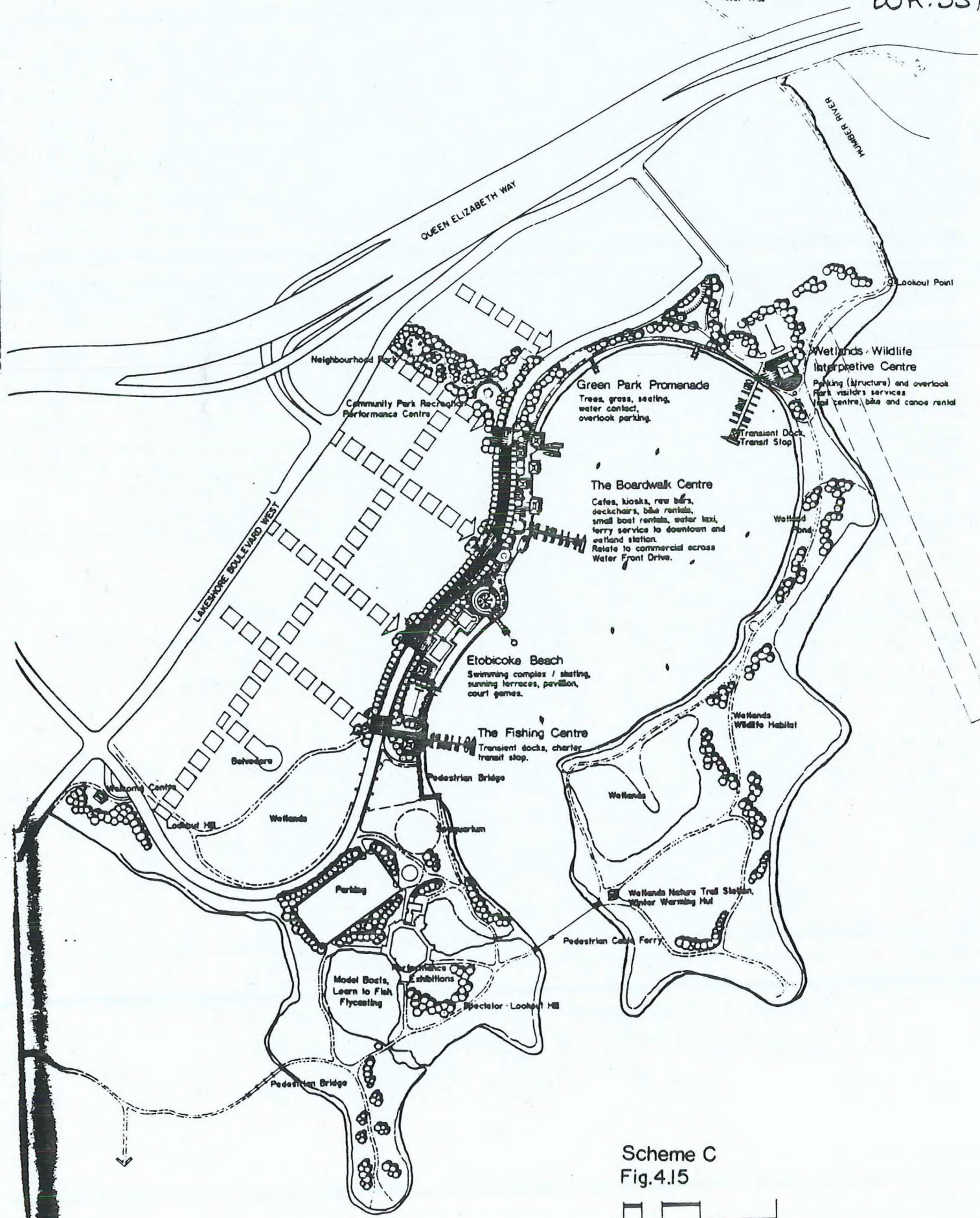
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Scheme B
Fig. 4.14

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Connection along Humber River Trail



Scheme C
Fig.4.15



