

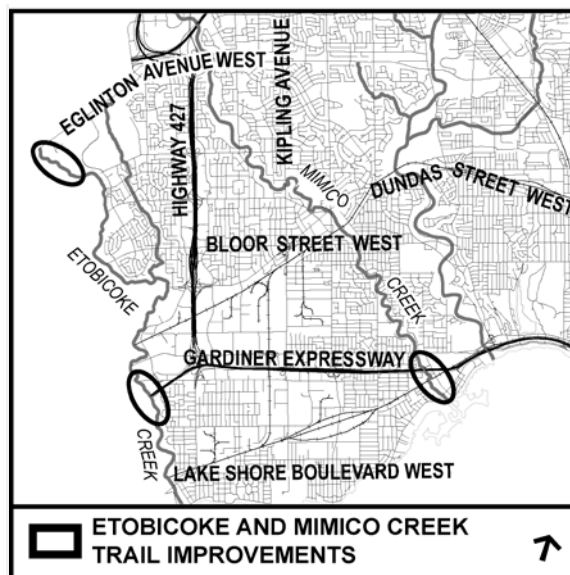
**Update on Etobicoke Creek and South Mimico Creek Trails – Information Report**

<b>Date:</b>	August 22, 2016
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	3 (Etobicoke-Centre), 5 (Etobicoke-Lakeshore) and 6 (Etobicoke-Lakeshore)
<b>Reference Number:</b>	2016 199380 WPS 00 TM

**SUMMARY**

At its meeting of June 14, 2016, Etobicoke York Community Council considered a report on a City-initiated Zoning By-law Amendment application to reallocate previously secured Section 37 community benefits from the Etobicoke Creek Trail to parkland improvements in Ward 5. Through this consideration, Community Council requested the Director, Community Planning, Etobicoke York District, to consult with the Chief Executive Officer, Toronto and Region Conservation Authority, to provide an update on the projects related to the Etobicoke Creek Trail and the Mimico Creek Trail, and report to Etobicoke York Community Council at its meeting on September 7, 2016. This report provides the requested project updates including timing, status and funding.

The Sherway Link of the Etobicoke Creek Trail project is scheduled for construction in 2022, due to rehabilitation work by the Ministry of Transportation in 2018-2021 on the Queen Elizabeth Way which crosses over the trail. Costs are estimated at \$550,000, of which only \$330,000 is currently secured. Parks, Forestry and Recreation staff will be recommending the remaining funds be allocated for the year 2022, in their 2017 budget submission.



The design of the North Link of the Etobicoke Creek Trail project is scheduled to be completed by the end of 2016 and is scheduled to commence construction in 2017. Costs are estimated at approximately \$1,100,000, but may change when the detailed design is finalized. Transportation Services (Cycling Infrastructure) has \$700,000 in a reserve account for Etobicoke Valley trails. It is anticipated this entire amount will be used to partially fund the North Link of the Etobicoke Creek Trail. Once the detailed designs and cost estimates are completed, Transportation Services (Cycling Infrastructure) staff will likely seek additional funding sources to address the shortfall.

The South Mimico Creek Trail project is scheduled for completion of detailed design and approvals in 2016 and construction in 2017. However, due to interrelationships with the design of the Legion Road Extension and Bonar Creek Stormwater Management Facility (SWMF), the design and location of certain trail components will not be finalized until further design work is undertaken on these related projects. Design of the Legion Road Extension and Bonar Creek SWMF is scheduled for 2017 and 2018. It will incorporate a study of Mimico Creek from the rail corridor downstream to Lake Shore Boulevard West to guide the design of the Bonar Creek SWMF and trail components near the creek.

The South Mimico Creek Trail project costs are estimated at approximately \$4,480,000, based on the current four bridge design but neither include the costs of the trail extension to Manchester Park nor the costs of the connection under the Gardiner Expressway to Ward 6. Consideration is being given to eliminating one of the bridges, to reduce the overall cost to \$3,710,000, and to phasing the project. To date, only \$2,375,000 has been secured to fund this project.

## **RECOMMENDATION**

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### **The City Planning Division recommends that:**

1. City Council receive the report (August 22, 2016) from the Director, Community Planning, Etobicoke York District, for information.

### **Financial Impact**

The recommendation in this report has no financial implications.

The Chief Executive Officer, Toronto and Region Conservation Authority has been consulted and concurs with the information presented in this report.

### **DECISION HISTORY**

At its meeting of June 14, 2016, Etobicoke York Community Council requested the Director, Community Planning, Etobicoke York District, to consult with the Chief Executive Officer, Toronto and Region Conservation Authority, to provide an update on the projects related to the Etobicoke Creek Trail and the Mimico Creek Trail, and report to Etobicoke York Community Council at its meeting on September 7, 2016.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY15.3>

On July 12-15, 2016, City Council authorized the re-allocation of community benefits collected under Section 37 of the *Planning Act* in relation to development at 205, 215, 225 and 235 Sherway Gardens Road (formerly known as 700 Evans Avenue), including bringing forward the bills for the amendment of Zoning By-law No. 760-2006 (OMB) once the Section 37 Agreement amendment is executed.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY15.3>

## **ISSUE BACKGROUND**

Trail improvements are planned for both the Etobicoke Creek Trail and the South Mimico Creek Trail. The following outlines the status, timing and funding of each of the projects.

### **Etobicoke Creek Trail – Status, Timing and Funding**

The Etobicoke Creek Trail – Missing Links project includes improvements to four trail sections, two of which are in the City of Toronto:

- Sherway Link (at Queen Elizabeth Way – see Attachment 1);
- North Link (Eglinton Avenue West and Centennial Park – see Attachment 2);
- Valleywood Link (between Caledon and Brampton); and
- Kennedy Valley Link (between Brampton and Mississauga).

### **Etobicoke Creek Trail - Sherway Link**

A joint initiative of the City of Toronto and Toronto Region Conservation Authority (TRCA), the Sherway Link and restoration project was initiated in 2006 with the intention of constructing a 0.7 kilometre section of trail and one new pedestrian crossing in the Etobicoke Creek Valley. This trail section would provide a safe and convenient connection under the Queen Elizabeth Way (QEW) for pedestrians and cyclists and create an important link to Lake Ontario and the Waterfront Trail. In addition to the trail alignment, this project would also incorporate a restoration component to enhance vegetation along the creek, enhance natural corridors, assist with mitigating erosion along the creek banks and prevent sedimentation from threatening aquatic species.

#### **Status**

TRCA staff have secured all internal preliminary approvals for the project, updated the trail detail design package and completed a full tree inventory for review by the City's Ravine Protection staff.

City of Toronto and Ministry of Transportation (MTO) staff have been in discussions to complete an easement agreement to support the trail connection on MTO lands. MTO staff have stated their support of the easement and trail connection on MTO lands. City staff have completed the official land survey but have yet to finalize the easement agreement with MTO.

### Timing

TRCA and Parks, Forestry and Recreation staff planned to begin work on the Etobicoke Creek Trail improvements at the QEW overpass in 2017.

However, Ministry of Transportation (MTO) staff have advised that MTO is planning major rehabilitation work on the QEW overpass in the area of the planned trail improvements, beginning in 2018. That work is expected to last four or five years, until approximately 2021, during which time there will be no access to the trail area underneath the overpass. This timing assumes no delays to the MTO rehabilitation work.

TRCA and Parks, Forestry and Recreation staff are recommending that the Etobicoke Creek Trail improvements at the QEW overpass not be undertaken until after the MTO rehabilitation work is completed as any improvements made in 2017 would not be accessible from 2018 to 2021 and it is likely that the MTO rehabilitation work would damage the new trail improvements.

City and TRCA staff are in regular conversation with MTO staff in an effort to coordinate the two projects. Should the MTO's timeline change beyond 2018, TRCA and City staff will reconsider construction of the trail earlier.

### Cost Estimate

The original cost estimate provided to City staff by TRCA in 2009 was \$350,000. This estimate increased after a site visit in April 2015. Additional work was identified as a result of changes in site conditions in the intervening years.

The most recent cost estimate for the Sherway Link of the Etobicoke Creek Trail improvements is approximately \$550,000, in 2015 dollars.

### Funding

The following table summarizes the planned funding sources for the Sherway Link of the Etobicoke Creek Trail.

**Table 1: Planned Funding Sources for the Sherway Link**

<b>Source</b>	<b>Funding</b>	<b>Status</b>
TRCA	\$20,000 (approx.)	Secured for restoration, plantings, etc.
	\$110,000	Transferred from City of Toronto to TRCA. Originally from Section 37 and Section 45 contributions.
City of Toronto (Transportation Services, Cycling Infrastructure)	\$200,000	Secured.
<b>TOTAL</b>	<b>\$330,000</b>	

The TRCA amount of \$20,000 is for restoration works associated with this project, not to be used to support actual trail design or construction. Previous design costs incurred by TRCA up to 2010 were billed to the City of Toronto and paid out of the Section 37 community benefits identified for this project. Recent design works by TRCA have been funded by the TRCA.

In 2012, as part of further planning applications for the lands now known at 205, 215, 230 and 235 Sherway Gardens Road (previously 700 Evans Avenue), funds were collected under both Section 37 and Section 45 of the *Planning Act* for a total of \$110,000. These funds have been transferred to the TRCA.

Transportation Services (Cycling Infrastructure) is providing \$200,000 to fund the Sherway Link of the Etobicoke Creek Trail improvements.

Portion of Funding That is Not Secured

Given the total cost of \$550,000, and the accumulated funding of approximately \$330,000, the budget shortfall is approximately \$220,000, in 2015 dollars. Parks, Forestry and Recreation staff have indicated that a budget request for \$300,000 for this work will be submitted through the 2017 budget process for the Parks Long-Term Capital Plan (Year 2022).

Previous Funding Re-Allocated

In 2006, as part of the rezoning for 205, 215, 230 and 235 Sherway Gardens Road (formerly known as 700 Evans Avenue), a portion of the community benefits collected under Section 37 of the *Planning Act*, were allocated to Etobicoke Creek Trail improvements in the general vicinity of the development, in the amount of \$400,000. In July 2016, City Council re-allocated the remaining unspent portion plus accrued interest (estimated at \$369,223) to parkland improvements in Ward 5. The amendment to the Section 37 Agreement must be executed before the bills for the Zoning By-law Amendment can be introduced.

## **Etobicoke Creek Trail - North Link**

Parks, Forestry and Recreation and Transportation Services staff, in partnership with TRCA staff, will also be completing the North Link of the Etobicoke Creek Trail at Centennial Park near Eglinton Avenue West. This roughly 1.2 km trail will connect the Etobicoke Creek Trail to the north of Eglinton Avenue West with the Mississauga and Eglinton West Trail that runs from Jane Street to Etobicoke Creek and into Mississauga.

### **Status**

This trail connection was identified in the Trails Implementation Plan approved by Council in 2012, as outlined at:  
<http://www1.toronto.ca/City%20of%20Toronto/Transportation%20Services/Cycling/Files/pdf/T/etobicokecreeknorth.pdf>

Portions of this trail will not be on City or TRCA lands, but will be located on Hydro One/provincial lands. Easements or amendments to existing agreements for Centennial Park will be required.

### **Timing**

The detailed design of the North Link of the Etobicoke Creek Trail is in process now, with design completion targeted for the end of 2016 and construction is scheduled to commence in 2017. Public consultation on the trail alignment is targeted for the end of 2016 or early 2017. Securing easements or amendments to existing agreements may delay the commencement of construction.

### **Cost Estimate**

The total cost of the North Link of the Etobicoke Creek Trail improvements is estimated at \$1,100,000, though this figure may change as detailed designs are completed.

### **Funding**

Transportation Services (Cycling Infrastructure) has \$700,000 in a reserve account for Etobicoke Valley trails. It is anticipated this entire amount will be used to partially fund the North Link of the Etobicoke Creek Trail. Once the detailed designs and cost estimates are completed, Transportation Services (Cycling Infrastructure) staff will likely seek additional funding sources to address the shortfall.

## **South Mimico Creek Trail – Status, Timing and Funding**

TRCA staff are working in partnership with City staff and local developers to coordinate the design and construction of the South Mimico Creek Trail and four pedestrian bridges along Mimico Creek between the Gardiner Expressway and Lake Shore Boulevard, west of Park Lawn Road.

A concept plan for the public trail link has been developed, including initial trail and bridge designs (see Attachment 3). The trail would run on the east side of the creek, from Lake Shore Boulevard West north toward the CN Rail corridor. The trail would then cross from the east to the west side over a pedestrian bridge, and then continue north of the CN Rail corridor west of the creek. This would connect the Humber Bay Shores residential area and Humber Bay Shores Park to the neighbourhood north of the CN Rail corridor, including the park at Grand Avenue and Portland Street. Based on the preliminary design, Bridge 1 would be south of the Gardiner Expressway, near the Mystic Pointe community; Bridge 2 would cross the CN Rail corridor; and Bridge 3 would be north of Lake Shore Boulevard West, connecting west to Legion Road. A fourth potential bridge (Bridge 4) is being reviewed, which would be located immediately south of the CN Rail corridor, connecting west to Humberview Crescent and Manchester Park.

As part of a joint project, Toronto Water and Transportation Infrastructure Planning will be constructing the Bonar SWMF (south of the rail corridor) and Legion Road Extension (north and south of the rail corridor), both located west of the creek (see Attachment 3). Design work is scheduled for 2017 and 2018. Some of this design work must be completed before the design and location of the pedestrian bridges for the South Mimico Creek Trail can be finalized.

### Status

The only section of the South Mimico Creek Trail that has been built is located behind 2230-2246 Lake Shore Boulevard West, connecting Lake Shore Boulevard West to Legion Road. The development at 60-80 Park Lawn Road has constructed a connecting walkway, from Park Lawn Road to the future trail location immediately south of the CN Rail corridor. This publicly accessible connection on private lands will not be opened until the adjoining trail sections are completed.

None of the trails along the east side of the Mimico Creek have been constructed to date. Some of these will be constructed as part of the developments at 2200 Lake Shore Boulevard West and 10 Park Lawn Road, but are currently being used for staging and access during on-going construction. Through the development approvals process, TRCA has secured ownership of the lands required to build the trail along the east side of the Mimico Creek to the north of that at 36, 42 and 60-80 Park Lawn Road.

## Timing

The South Mimico Creek Trail construction was scheduled for 2017. However, certain aspects of the South Mimico Creek Trail design, such as the trail connections to the west side of Mimico Creek and the associated bridge crossings, will not be finalized until further design work is complete for the Bonar Creek SWMF and Legion Road Extension. Part of the Bonar Creek SWMF design will include a study of Mimico Creek from the rail corridor downstream to Lake Shore Boulevard West. This work will guide the design of the Bonar Creek SWMF adjacent to Mimico Creek, as well as identify suitable locations for other infrastructure such as trail crossings.

## Cost Estimate

The total cost of the project, including project design and development, trail works and construction, bridges and signage is estimated at \$3,500,000, in 2015 dollars. This cost estimate includes a preliminary estimate of \$600,000 for Bridge 4. Taxes and contingency costs bring the total estimated project cost to approximately \$4,480,000. The cost estimate neither includes the cost of building the proposed trail connection to Manchester Park, nor building the trail connection to cross the Gardiner Expressway, linking Wards 5 and Ward 6.

Of this total, the amount required to design and construct the portion of the trail on the east side of Mimico Creek south of the CN Rail corridor is \$375,000, including taxes and contingency. The four bridges constitute the majority of the project costs. Preliminary project design and development is complete for most of the project, with the exception of Bridge 4, the Manchester Park trail and the connection under the Gardiner Expressway to Ward 5.

## Funding

The following table summarizes the planned funding sources for the South Mimico Creek Trail.

**Table 2: Planned Funding Sources for the South Mimico Creek Trail**

<b>Source</b>	<b>Funding</b>	<b>Status</b>
TRCA	\$655,000	Transferred from City of Toronto to TRCA. Originally from Section 37 contributions.
	\$100,000	Received directly from a developer as a Section 37 contribution for 36 Park Lawn Road.
	\$145,000	Compensation negotiated by TRCA directly with developers of 60-80 Park Lawn Road, 2200 Lake Shore Boulevard West, and 36 Park Lawn Road for plantings, grading, restoration, share for pedestrian bridge and trail work.



City of Toronto (Section 37 and Section 45 funds)	\$100,000	Received but awaiting City Council direction/allocation to South Mimico Creek Trail.
	\$100,000	Received but awaiting City Council direction/allocation to either Grand Park and/or South Mimico Creek Trail.
	\$500,000	Will not be received until development at 42 Park Lawn Road proceeds. By-law includes a clause that allows for re-allocation should the funds not be spent on the South Mimico Creek Trail within 3 years of 2014.
City of Toronto (Transportation Services, Cycling Infrastructure)	\$250,000	Approved in 2015 as part of \$8.1M in trail implementation funds. Identified solely for South Mimico Creek Trail.
City of Toronto (Parks, Forestry and Recreation)	\$525,000	From City-Wide Parkland Reserve Funds. Allocated in the 2015 budget process for 2017. Funds are directed to a north-south link between Wards 5 and 6. This link is currently not part of the trail cost estimates.
TOTAL	\$2,375,000	Assumptions: <ul style="list-style-type: none"> <li>- All available funds are directed to this project.</li> <li>- Funds for 42 Park Lawn Road are received.</li> </ul>

In 2012, a portion of community benefits collected under Section 37 of the *Planning Act*, was transferred to TRCA for the South Mimico Creek Trail project in the amount of \$655,000.

Approximately \$ 245,000 was negotiated by TRCA (between 2010 and 2015) directly with developers of 60-80 Park Lawn Road, 2200 Lake Shore Boulevard West, and 36 Park Lawn Road for plantings, restoration, share for pedestrian bridge and trail work etc. Of this, an expenditure of \$100,000 has been incurred on engineering, design and background technical studies leaving approximately \$145,000 for trail work and restoration.

An additional \$200,000 is available from Section 37 and Section 45 contributions under the *Planning Act*, identified as solely for the South Mimico Creek Trail project in Ward 6:

- \$100,000 was received by the TRCA directly from the developer as a Section 37 contribution in relation to development at 36 Park Lawn Road; and
- \$100,000 was received by the City of Toronto from the developer as a Section 45 contribution in relation to development at 36 Park Lawn Road.

However, City Council has not yet directed the allocation of these funds.

Further, \$100,000 was received by the City as a Section 37 contribution from the developer of 2200 Lake Shore Boulevard West and 10 Park Lawn Road. These funds were identified as "for improvements to Grand Avenue Park and/or the Lower Mimico Trail Project". City Council has not yet directed the allocation of these funds.

Lastly, \$500,000 has been secured for the South Mimico Creek Trail through the development approvals process for 42 Park Lawn Road. These funds have not yet been received by the City as the payment is tied to building permit issuance. It is not expected these funds will be received in the near future as the development has not yet proceeded to the site plan application stage.

Transportation Services (Cycling Infrastructure) is providing \$250,000 to fund the South Mimico Creek Trail improvements.

In 2015, as part of the budget process, \$525,000 in funds were allocated for the South Mimico Creek Trail in the Parks, Forestry and Recreation budget, for construction in 2017. This amount is intended for the trail connection between Ward 5 and Ward 6. The cost of building the connection across the Gardiner Expressway at the ward boundary has not been included in the cost estimates of the South Mimico Creek Trail.

#### Portion of Funding That is Not Secured

With a total cost of approximately \$4,480,000 for the four bridge design, and the accumulated funding of up to approximately \$2,375,000, the budget shortfall is \$2,105,000.

However, the shortfall will be significantly higher due to the following:

- The cost of Manchester Park trail connection is not included in the total cost estimate.
- The cost of the connection between Wards 5 and 6 (under the Gardiner Expressway) is not included in the total cost estimate.
- It is not clear when the funds from 42 Park Lawn Road will be received as there is no site plan application submitted yet for that site, and the funds are tied to building permit issuance.

TRCA staff, Parks, Forestry and Recreation staff and the local Councillor have discussed the potential elimination of Bridge 3 (North of Lake Shore Boulevard West) to reduce costs. Phasing is also being considered. No final decision has been made, as further design of the Bonar Creek SWMF is necessary to determine whether Bridge 4 is feasible and cost-effective.

## **CONCLUSION**

The Sherway Link of the Etobicoke Creek Trail project is scheduled to begin construction in 2022 due to Ministry of Transportation rehabilitation work on the QEW overpass which will take place between 2018 and 2021. Parks, Forestry and Recreation staff have indicated that a budget request for \$300,000 for this work will be submitted through the 2017 budget process for the Parks Long-Term Capital Plan (Year 2022).

The North Link of the Etobicoke Creek Trail project is scheduled for construction in 2017. Of the \$1,100,000 estimated project costs, Transportation Services (Cycling Infrastructure) staff expect to use \$700,000 in development charge funds for Etobicoke Valley trails. Once the detailed designs and cost estimates are completed, Transportation Services (Cycling Infrastructure) staff will likely seek additional funding sources to address the shortfall.

Design of the South Mimico Creek Trail project, from Lake Shore Boulevard West to the south side of the Gardiner Expressway is currently scheduled for completion in 2016, with construction in 2017. However, certain aspects of the South Mimico Creek Trail design will not be finalized until further design work is complete for the Bonar Creek SWMF and Legion Road Extension. Design of the Bonar Creek SWMF and Legion Road Extension is currently scheduled for 2017 and 2018. With four pedestrian bridges, the overall cost of the project is estimated at \$4,480,000. There is a shortfall of at least \$2,105,000 to cover the costs of the trail, including all four proposed bridges.

However, the costs of the proposed trail extension to Manchester Park and the cost of the connection under the Gardiner Expressway are not included in this amount. The overall shortfall to design and construct the South Mimico Creek Trail from Lake Shore Boulevard West to north of the Gardiner Expressway is unknown but will be greater. This amount also assumes that the Section 37 funds related to 42 Park Lawn Road are received in a timely manner. Consideration is being given to phasing the trail construction and/or eliminating or delaying the construction of one of the bridges.

## **CONTACT**

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## **SIGNATURE**

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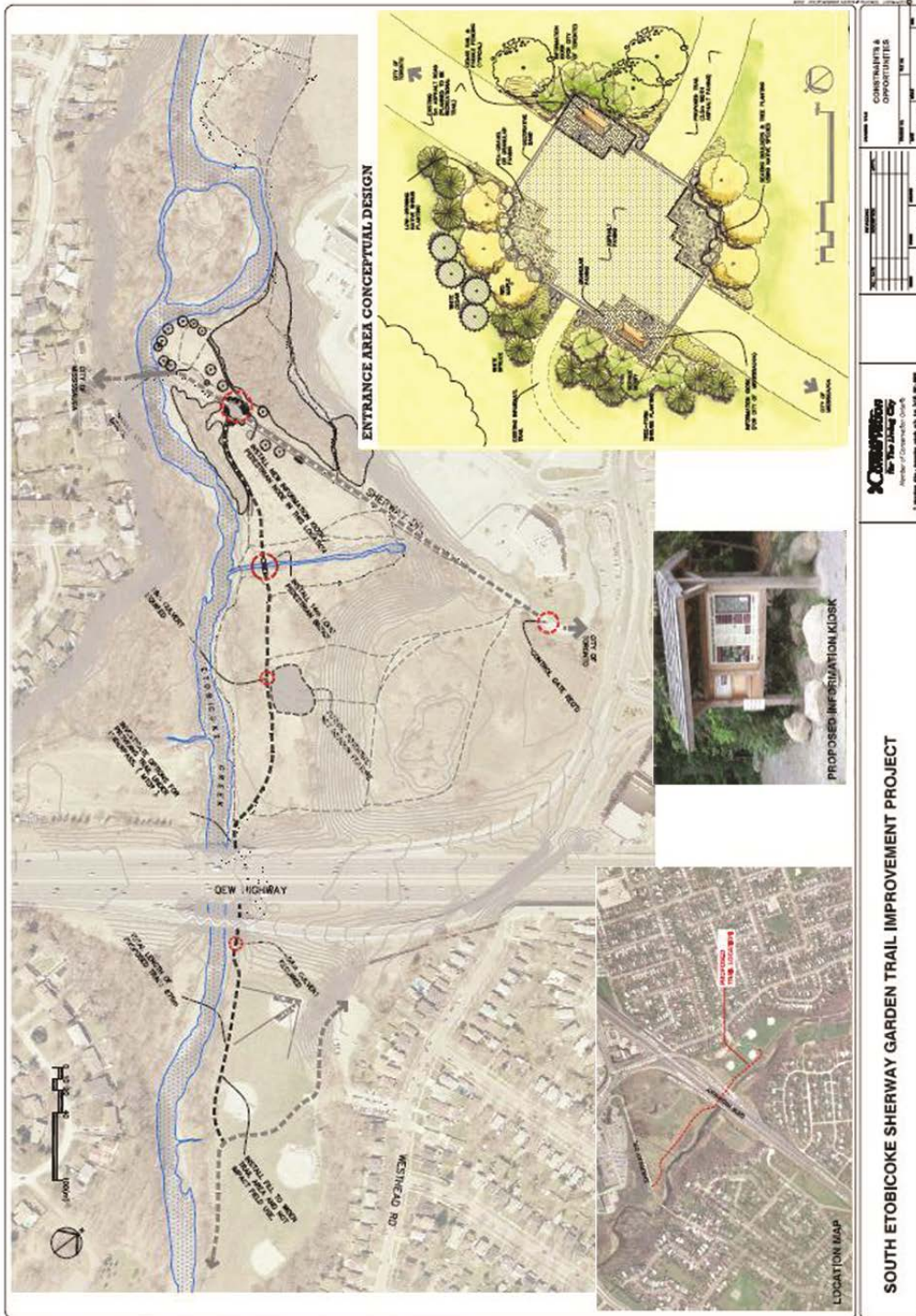
## **ATTACHMENTS**

Attachment 1: Map of Sherway Link of Etobicoke Creek Trail Improvements

Attachment 2: Map of North Link of Etobicoke Creek Trail Improvements

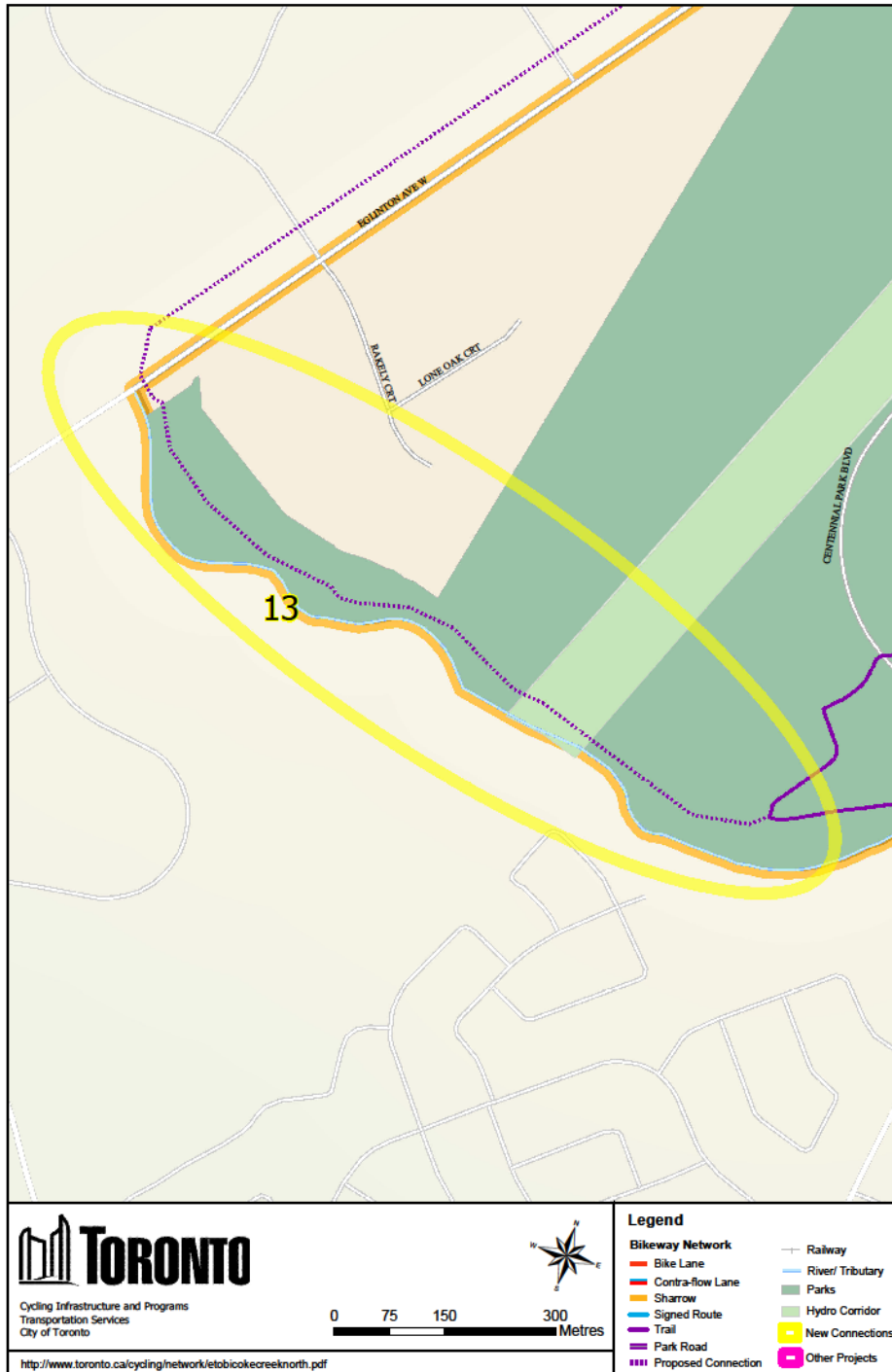
Attachment 3: Map of South Mimico Creek Trail Improvements

# Attachment 1: Map of Sherway Link of Etobicoke Creek Trail Improvements



## Attachment 2: Map of North Link of Etobicoke Creek Trail Improvements

City of Toronto Bikeway Trails - New Connections  
Etobicoke Creek North



## Attachment 3: Map of South Mimico Creek Trail Improvements

