

11.0 ADVANTAGES AND DISADVANTAGES

In concluding the EA, the overall advantages and disadvantages of the LWC Project need to be articulated and assessed. Advantages are positive net effects to the natural and human environment, and disadvantages are negative net effects. The purpose of this section is to provide an overall conclusion as to whether, in comparison to the “Do Nothing” Alternative, the negative net effects of the LWC Project are acceptable, based on a balanced assessment against the positive benefits. As noted in Section 4.2.1, the “Do Nothing” alternative does not meet four of the five LWC Project objectives including improved waterfront access and habitat conditions. However, the *EA Act* requires this final comparison of the undertaking to the “Do Nothing” alternative to develop final conclusions.

Table 11.1 summarizes the key advantages and disadvantages of the LWC Project.

Table 11.1 Advantages and Disadvantages of the LWC Project

Project Objective	Advantages	Disadvantages
Naturalization	<ul style="list-style-type: none"> • Creation of up to 33 ha of terrestrial habitat including meadow, beach, forest, open wetland, treed swamp and rocky island; • Enhancement of 6 ha of open coast habitat; • Increase in the irregularity and diversity of shoreline types including an overall increase in shoreline length and improvement of aquatic habitat; and • Increase in the amount and availability of aquatic habitat in Serson and Applewood Creeks including better connections with Lake Ontario and incorporation of habitat features such as rocky ramps and improved riparian vegetation. The LWC Project connects 1,800 m of aquatic habitat in Serson Creek that is currently inaccessible to fish. 	<ul style="list-style-type: none"> • Land creation will result in the loss or alteration of 39 ha of highly degraded open coast aquatic habitat; • Minor vegetation removal along the construction access route and riparian habitat along Serson and Applewood Creeks during construction; and • Alteration of successional processes on the beach ridge at the mouth of Applewood Creek.

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Table 11.1 Advantages and Disadvantages of the LWC Project (Cont'd)

Project Objective	Advantages	Disadvantages
Access	<ul style="list-style-type: none"> • Addition of 1,110 m of publically accessible cobble beach (with finer gravel/sand material in the northeastern most cell); • A new Waterfront Trail connection linking Marie Curtis Park to the OPG lands along the water's edge; • New views from the created landform to Lake Ontario and back towards Marie Curtis Park, Serson Creek and the cities of Mississauga and Toronto; • Potential for additional secondary trail system; and • Water quality along the Marie Curtis Park beaches are expected to remain the same or improve moderately due to reduced nearshore residence time following storm events from Etobicoke Creek and other contributing local watersheds. 	<ul style="list-style-type: none"> • Closure and re-routing of 770 m of Waterfront Trail during construction; • Nuisance effects from construction (dust, noise, vehicle emissions) for local users; • Net loss or alteration of up to 235 m of publically accessible sand beach at water's edge. Of this 235 m, 50 m will remain largely the same as existing conditions southwest of the groyne structure with predominantly sand/gravel material in summer and transitioning to larger material further southwest.; and • New landform represents a new navigational hazard for windsurfers and kiteboarders.
Compatibility	<ul style="list-style-type: none"> • Water quality at the Water Treatment Plant intakes is expected to remain the same or improve following construction; and • No negative effects to WWTF outfalls or security. 	<ul style="list-style-type: none"> • Minor increases in traffic during the construction period; and • Additional demand on parking availability in surrounding areas to be discussed with City of Mississauga with respect to provision of parking within Arsenal Lands and Inspiration Lakeview.
Coordination	<ul style="list-style-type: none"> • Consistent with a number of City of Mississauga Waterfront Parks Strategy goals including improving trail connections and providing more natural, sustainable ecological features; • Consistent with the Visioning for Inspiration Lakeview; • Consistent with the LOISS priorities including restoration of natural ecosystems and creation of terrestrial and aquatic habitat; • Consistent with the Lake Ontario Biodiversity Strategy targets including the creation of aquatic habitat that will 	<ul style="list-style-type: none"> • Access road construction will affect 5 m of Waterfront Trail that has been upgraded as part of the Marie Curtis Park Revitalization Plan.

Table 11.1 Advantages and Disadvantages of the LWC Project (Cont'd)

Project Objective	Advantages	Disadvantages
	restore connections and quality of nearshore waters; <ul style="list-style-type: none"> • Opportunity to meet future conditions for the Arsenal Lands; • Consistent with Marie Curtis Park Revitalization Plan to provide improved Waterfront Trail connections along the waterfront; and • Consistent with the goals of MNR's Fish Community Objectives for Lake Ontario including opportunities to enhance coldwater piscivore habitat along the nearshore area. 	
Fiscal Viability	<ul style="list-style-type: none"> • ~\$160 million in economic output; • ~\$80 million in GDP; • ~900 net full time jobs; and • Reduced pressure on rural fill disposal sites. 	<ul style="list-style-type: none"> • None.

A review of Table 11.1 clearly illustrates that the outcomes of the LWC Project are strongly beneficial for all aspects of the environment, resulting in a rejuvenated waterfront that will allow improved public access to the water's edge, provide habitat for fish and wildlife, and be a destination for residents and visitors alike.

The LWC Project will achieve the objectives set out in the ToR and reaffirmed in the EA by:

- creating ecologically functional fish and wildlife habitat;
- providing a substantial increase in publically accessible waterfront;
- contributing to the goals and objectives of related plans and policies in the area; and
- not negatively affecting existing infrastructure.

Naturalization will create higher-quality aquatic, terrestrial and wetland habitat, which will lead to increased biodiversity, significantly-improved habitat connections, more resilient river systems in Applewood and Serson Creeks, and a number of new passive recreational opportunities.

Construction of the LWC Project will have the benefit of improving local economic conditions by creating a significant number of construction-related jobs. The costs of the LWC Project (capital costs and maintenance) will be partially offset by the savings associated with the diversion of fill and construction rubble from disposal sites.

The disadvantages of the LWC Project will primarily occur during construction. Temporary negative effects include minimal nuisance effects (i.e., air, noise and traffic) to recreational users and businesses, all of which will be minimized by best management practices. The permanent loss or alteration of low quality habitat will be offset by large gains in higher quality and higher functioning habitat, as described above. The loss of publically accessible sand beach at the far west end of Marie Curtis Park is offset by a substantial increase in overall beach access.

In conclusion, the negative net effects of the LWC Project, most of which occur during construction and are considered to be temporary or negligible, are more than offset by the much greater positive contributions of the LWC Project, including naturalization and recreational opportunities, coordination with other planning initiatives and economic benefits. The LWC Project will transform a degraded area with limited potential for use into a spectacular public greenspace. The final outcome of the LWC Project is an environment far superior to existing conditions.