

11. Advantages and Disadvantages

In concluding the EA, the overall advantages and disadvantages of the SWP 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 SWP are acceptable, based on a balanced assessment against the positive benefits. 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 SWP.

A review of **Table 11-1** clearly illustrates that the outcomes of the SWP are strongly beneficial for all aspects of the environment, resulting in improvements to aquatic and terrestrial habitat, improved public access to the shoreline which is removed from the risk associated with bluff erosion and wave uprush/overtopping, a better waterfront experience accessible to more people including people with disabilities, and a Project compatible with local, regional and lakewide plans and policies related to the natural and human environment.

The SWP will achieve the Objectives set out in the ToR and reaffirmed in the EA by:

- Protecting and enhancing terrestrial and aquatic natural features and linkages;
- Managing public safety and property risk;
- Providing an enjoyable waterfront experience including public access to areas not currently accessible;
- Being consistent with and coordinating with the goals and objectives of related plans and policies in the area; and,
- Achieving value for cost.

The disadvantages of the SWP will primarily occur during construction. Temporary negative effects include minimal nuisance effects (i.e., air, noise and traffic) to recreational users and residents, which will be minimized by BMPs (**Appendix H**). 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 publicly inaccessible sandy shoreline below Grey Abbey Park is offset by a substantial increase in overall water’s edge access including transformation of private shorelines to public. Furthermore, Greyabbey Trail (road and associated infrastructure) is protected from erosion risk.

In addition, the SWP supports the goals and objectives outlined in *Ontario’s Five Year Climate Change Action Plan 2016-2020* (MOECC, 2016b). The resilient and adaptive approach to the Project’s design considers potential increases in extreme weather events associated with climate change (more frequent storms, higher waves, more intense rainfall). The Project will also contribute to reductions in GHG emissions by promoting cycling and walking through implementation of a primary to high-capacity multi-use trail. As well, the Project will result in substantial enhancements to terrestrial and aquatic habitats.

Table 11-1: Advantages and Disadvantages of the SWP

Project Objective	Advantages	Disadvantages
Protect and enhance terrestrial and aquatic natural features and linkages	<ul style="list-style-type: none"> ▪ Creation of up to 17.6 ha of terrestrial habitat including meadow, beach/dune, successional, wetland and forest habitat; ▪ Enhancement of nearshore open coast aquatic habitat; ▪ Increase in the irregularity and diversity of shoreline types including an overall increase in shoreline length and substrate diversity; ▪ Decommissioning of approximately 8 km of informal trails in East Point Park and over 1 km of informal trails through Bluffer's Park, which will reduce fragmentation, trampling, and other effects from unmanaged use; ▪ Improvement to land-water interface; ▪ Management of human use within sensitive ecosystems to reduce effects associated with unmanaged use; ▪ Relocation and enhancement of wetland area at the base of the Guild construction access route; ▪ No direct impacts to Species at Risk; and, ▪ Enhancements to the quality of the East Point ESA. 	<ul style="list-style-type: none"> ▪ Approximately 2.90 ha of existing terrestrial habitat will be removed; ▪ Land creation will result in the loss of 20 ha and alteration of 16 ha of nearshore open coast aquatic habitat which currently lacks shoreline and substrate diversity to provide optimal habitat for native species; and, ▪ Relocation of the artificially-created wetland area at the base of the Guild construction access route.
Manage public safety and property risk	<ul style="list-style-type: none"> ▪ Improve pedestrian and cycling safety along Brimley Road; ▪ A new shoreline Waterfront Trail connection removed from the risk line and 10-year Crest Risk Line linking Bluffer's Park to East Point Park and then to the existing Port Union Waterfront Trail; and, ▪ Long-term protection of public property and infrastructure from toe erosion from Bluffer's Park to the east side of Grey Abbey Ravine. 	
Provide an enjoyable waterfront experience	<ul style="list-style-type: none"> ▪ Addition of approximately 1,250 m (or 1,100 linear metres) of publicly accessible shoreline; ▪ Addition of formal access to the water's edge for an additional ~2,300 m; ▪ Provision of AODA compliant access for 11 km along the waterfront, and to the waterfront at the Guild construction access route and at the east side of Grey Abbey Ravine; and, ▪ SWP does not preclude the continued enjoyment of waterfront activities. 	<ul style="list-style-type: none"> ▪ Replacement of 1,250 m (or 1,100 linear metres) of sandy shoreline with headland beach system of which 100% is currently publicly inaccessible, and ~490 m has been previously modified; and, ▪ Negative impact to one area currently used by surfers under southwest wave conditions.

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Project Objective	Advantages	Disadvantages
Consistency and coordination with other initiatives	<ul style="list-style-type: none"> ▪ Consistent with City of Toronto Official Plan and TRCA's The Living City Policies; ▪ Consistent with the Management Plan for Guild Park and Gardens; ▪ Consistent with the Fish Community Objectives for Lake Ontario; ▪ Avoids potential constraints posed by the widening of the Metrolinx Lakeshore East rail corridor and changes to rail service for both the on-road and off-road portions of the Waterfront Trail; and, ▪ No impact to identified archaeological resources. 	<ul style="list-style-type: none"> ▪ Potential for cumulative traffic impacts to the Guildwood neighbourhood as a result of this Project in combination with several other projects in the area.
Achieve value for cost	<ul style="list-style-type: none"> ▪ Long-term protection of public infrastructure, including parks, road, and sanitary and water infrastructure; and, ▪ Long-term protection results in overall reduced cost and public investment, which would be required to relocate infrastructure on an ongoing basis as erosion continues. 	<ul style="list-style-type: none"> ▪ Preliminary estimate of \$170 million capital investment, which includes property acquisition; ▪ Acquisition of 28 ha of water lots and 14 ha of private property; and, ▪ Estimated renewal costs of approximately \$2,500 per linear metre of new shoreline protection works, as required, after approximately 25 years.

In conclusion, the negative net effects of the SWP, 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 SWP, including naturalization and recreational opportunities, coordination with other planning initiatives and management of risk. The SWP will transform an area that is currently inaccessible to most people into a spectacular publicly accessible trail and greenspace. The final outcome of the SWP is an environment far superior to existing conditions.