

Executive Summary

Purpose of the Master Plan

On October 26, 2005, the Province of Ontario announced the dedication of a 193 ha. (477 acre) parcel of provincially-owned land in the Region of York to be part of Rouge Park. This dedication of land as **Bob Hunter Memorial Park** honours the late Bob Hunter, lifelong environmentalist and co-founder of Greenpeace, and provides protection to the area's natural character and functions. The lands will be placed in the Toronto and Region Conservation Authority's portfolio of landholdings, under Rouge Park's management.



Park Signage within BHMP announcing the recent Provincial Donation

Directed by Rouge Park, this Master Plan study is guided by the vision, goals and objectives set out in the Rouge Park Management Plan (RPMP) (1994)¹. The RPMP includes objectives for: protection and restoration of ecosystems through a diversity of habitats and processes; identification, protection and conservation of cultural heritage features; innovative park planning and land use to support ecological integrity and cultural values; interpretation promoting public awareness and understanding of Rouge Park's natural and cultural heritage values, including protection and management requirements; and the integration of appropriate public

recreation. The Little Rouge Corridor Management Plan (LRCMP) (2007) furthers these objectives for the Rouge Park public lands north of Steeles Ave, which were transferred by the Province in 2003. The BHMP Master Plan provides a more detailed site plan for use of the newly acquired Bob Hunter Memorial Park lands, which lie west of the Little Rouge Corridor lands, and serve as the western Gateway to Rouge Park. Due to the contiguous nature of these parcels of land, this Master Plan should be read in conjunction with the broader management objectives and directives of the LRC Management Plan.

It is anticipated that at some future time, all of the management plans associated with Rouge Park landholdings will be consolidated into one overall management plan.

Following the RPMP, the following are key objectives for the Bob Hunter Memorial Park Master Plan:

- *Establish an ecologically-based Park, compatible with overall Rouge Park objectives;*
- *Provide protection and restoration of diverse ecosystems through the establishment of natural habitat and ecological connections;*
- *Identify, protect and integrate cultural heritage features;*
- *Provide opportunities for compatible public uses including nature-based, passive recreation; and natural and cultural heritage interpretation and education; and*
- *Commemorate Bob Hunter's memory through protection of these lands, and continues his stewardship of our natural spaces by creating a legacy for future generations to enjoy.*

Key Features of the Site

Existing uses within the Bob Hunter Memorial Park (BHMP) lands include 14 residential leased properties, a number of farm units with active agricultural operations typical of the area (i.e. primarily sod and cash crops). Existing habitats are largely confined to Box Grove Forest, a regionally significant forest area that remains

¹ A copy of the *Rouge Park Management Plan* (1994) and other Rouge Park planning documents can be obtained by contacting Rouge Park Offices or visiting www.rougepark.ca.

along a stream tributary that flows to the Little Rouge Creek valley. A number of significant flora and fauna species have been identified within the lands, particularly in the vicinity of the Box Grove Forest. However, some wildlife and vegetation communities are still found along old hedgerows and in the agricultural areas. It is these patches that can provide the nuclei for restoration of forest areas that were largely lost during the agricultural period.

There are fourteen (14) occupied buildings within BHMP. Eight (8) of these properties are heritage, including three (3) that are designated under the Ontario Heritage Act, and five (5) that are listed on the Markham Heritage Inventory. The historic properties are closely tied to the early history of the community of Cedar Grove (just south on Reesor Road) which has been identified as a potential Heritage Conservation District by the Town of Markham. They include stone and frame residences and farm complexes associated with the Pennsylvania German Loyalists and others who settled in the area in the early 1800s. The historic road that passed through Cedar Grove and crossed the creek behind the current Mennonite Church still extends through BHMP as a laneway to several heritage houses. This road alignment is thought to have been constructed along the route of the Rouge branch of the 'Carrying Place Trail'.

Study Process

The study process included three phases of work. The first phase included fieldwork, information gathering and initial assessment and mapping of the conditions related to natural and cultural heritage resources. This phase also included a meeting of stakeholders and relevant agencies to discuss opportunities for the site and fill gaps in information.

The second phase of work included the development and review of two concept alternatives. Meetings were held with the Hunter Family, and area tenants, and a public meeting with stakeholders and local residents. The purpose of these meetings was to provide

information on the purpose of BHMP and to receive feedback on the park concepts.

The third phase of the study process involved the selection of the preferred plan, based on a combination of elements from the two alternatives, and the preparation of the final Master Plan and document, including costing and recommendations for phased implementation.

Description of the Master Plan

The BHMP Master Plan represents an opportunity to recognize the significant contribution Bob Hunter has made to the environmental movement, both in southern Ontario and across the world. The environmental restoration of these lands as part of the broader Rouge Park, will reflect the intersection of his passions for ecology and public education, and will contribute significantly to the protection of an ecologically and historically significant area for generations to come.

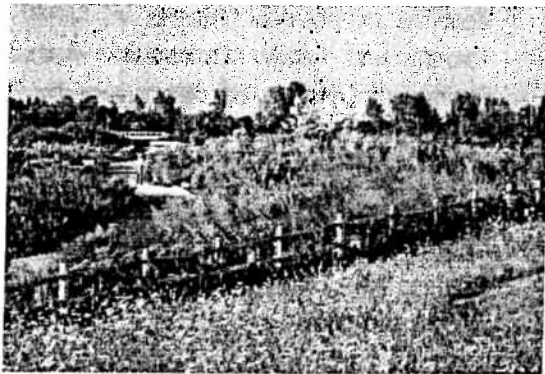


A view of the existing woodland in the BHMP

Opportunities for restoration include habitats typical of the area, as indicated by existing terrain and hydrologic conditions where possible to encourage diversity. These protection and restoration activities are consistent with the vision, goal and objectives of the larger Rouge Park (refer to **Appendix C**). The focus will be on large habitat patch sizes (forest, grassland, wet meadow, wetland), with corridors and connections between habitat areas, e.g. existing/restored hedgerows.

Key elements of the Master Plan (Figure 4) are:

- Restoration of over 70% of the land as woodland to support and link the significant Box Grove Forest and the adjacent Little Rouge Creek valley;
- Restoration of existing and former creek tributaries throughout the site to establish wetland environments, with a particular focus on Tributary C in the north-east quadrant of the site;
- Accommodation of a section of the north-south Rouge Trail, which is planned to link Lake Ontario to the Oak Ridges Moraine, using the alignment of the historic road through Cedar Grove, along the assumed Carrying Place trail route;
- Development of lands in the north-west quadrant (bounded by the CP Rail line, 14th Ave. and Reesor Road) and the corridors adjacent to 14th Ave. and Reesor Road as a Visitor Orientation and Demonstration Area with representative habitats: woodland, wetland, meadow, to be found throughout Rouge Park, and including a significant heritage site, associated with one of the founding families of the area;

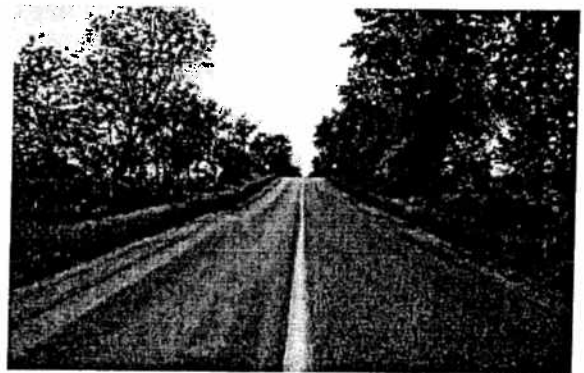


Orientation & Demonstration Areas as illustrated above offer passive recreation and natural/cultural heritage interpretation

- Multi-use trails along 14th Ave. and Reesor Road to provide linkages between destinations in BHMP, and beyond to other areas of Rouge Park and to the residential communities of Box Grove and Cornell, with the development of trailheads and parking areas in key locations;
- Incorporation of open space areas comprised of meadow and grassland environments supporting habitat and public uses such as a meandering trail corridor, trailheads, and picnic area. All public use areas will be designed and developed with sustainability measures, and the integration of habitat and restoration areas;

- Establishing visual identity for BHMP and Rouge Park, and creating a place that, in addition to providing ecological function and diverse habitats, maintains a distinct natural character from the surrounding urban and rural landscape. This can be achieved through road standards that promote traffic calming, development of entrance features at key locations that represent both the Rouge Park and BHMP boundary, and use of park specific signage to mark all entrance points along the road system.

Reesor Road and 14th Ave. physically segregate BHMP into four distinct quadrants, and pose significant challenges to providing a cohesive park experience, connected habitat areas and a continuous trail system. At the same time, the roads are needed to accommodate traffic through the area, and to provide access to local residences. York Region has identified that re-alignment and road improvements are being considered for 14th Ave. from the CPR Line to Reesor Road, and beyond to the York-Durham Town Line, subject to an Environmental Assessment. Through this process, additional study of the best ways to integrate Rouge Park considerations and traffic needs must be undertaken.



14th Avenue as it extends eastward through BHMP

As with other areas of Rouge Park, the heritage properties and other leased residential properties are recognized as having a potential future role within the park, either as continued leased properties (with potentially reduced site areas as lands are transitioned from agriculture), or in an adaptive re-use scenario as sites that support public uses or visitation. The retention

of these properties is considered an important objective for the maintenance of a future revenue stream, preservation of built heritage resources, and to maintain the historic, established settlement of Cedar Grove.

Future evaluation of each property, which is outside of the scope of the Master Plan, is needed to understand the physical conditions, existing uses and potential within a future park setting of each property. Identified opportunities within the lands are as follows:

- *The David Reesor Tenant, located within the proposed demonstration area lands, may offer some opportunity to be integrated as a compatible agri-business or visitor amenity area.*
- *The former Lapp Bros. Cider and Vinegar Mill property may offer some opportunity as a focal point for BHMP, e.g. location for agri-businesses, farm market, artisan space, combined with a picnic area, interpretive components and nature trails.*
- *As open lands are transitioned from traditional agriculture to restoration areas, existing farm properties may offer future opportunities as agri-businesses, alternative agriculture operations, community gardens, or demonstration of agricultural best practices.*
- *Other creative opportunities that support visitation and are compatible with the environmental and rural setting, and values of Rouge Park and in keeping with the policies of the Greenbelt Plan should be encouraged for re-use of leased residential buildings.*

Project Costs

Site development costs for the public use areas, trails, trailheads and amenities and restoration costs for habitat areas for the 477 acre BHMP lands are estimated to be in the order of approximately \$6 million (refer to **Table 1**). It is expected that implementation of the work will be undertaken over a minimum period of 10 years. Several specialized projects that support increased visitation to the area when the lands have been restored have been identified beyond this timeframe. To assist in identifying phasing and priorities, costs have been broken down as Short, Medium and Long Term Projects within each of four quadrants of BHMP. Costs are provided for budget purposes only at this time. Further detailed design work will be required

for each project, and costing should be confirmed at that time. An allowance is included for design and contingencies within each phase.

In addition sufficient resources (both financial and staff) need to be allocated for park maintenance and operations. Management of BHMP lands should consider the strategies and recommendations developed for all of the Rouge Park lands north of Steeles Ave., (refer to LRC Management Plan (2007), and within the context of overall Rouge Park management.

Partnership Opportunities

It is expected that Rouge Park Alliance will continue to look to partnerships for assistance in achieving its objectives for the implementation of restoration and park development initiatives, and the resources needed for Rouge Park management, including BHMP. Current members of the Rouge Park Alliance and who have identified or potential interests in BHMP, include Toronto and Region Conservation Authority, the Province of Ontario, York Region, and the Town of Markham. A continued collaborative relationship and cost-sharing among the partners, over the long term, will be important in realizing the recommendations for BHMP, to the mutual benefit of all parties. As well there are a number of non-governmental organizations, with whom Rouge Park has collaborated, and who may offer assistance in the implementation of specific projects.



Volunteer groups, as shown above in Rouge Park, can assist in planting and other restoration initiatives (Source: Rouge Park)

Table 1 - Implementation Costs

Bob Hunter Memorial Park Master Plan

NO.	ITEM	QUANTITY	UNIT	CPU	ITEM TOTAL
1.0 PLANNING AND DESIGN					
Short Term					
1.1	Restoration Planting Prescriptions		allowance	\$50,000.00	\$50,000.00
1.2	Interpretive/Education Plan (adjunct to RP HAVE Plan)		allowance	\$10,000.00	\$10,000.00
	Sub-total				\$60,000.00
	GST				\$3,600.00
					\$63,600.00
2.0 PARK IDENTITY					
Short Term					
2.1	Entrance Areas: gateway feature, landscaping, granular pull-off area, information sign	2.00	each	\$50,000.00	\$100,000.00
2.2	Identity Signs	2.00	each	\$2,000.00	\$4,000.00
2.3	Design Fees, Contingencies		allowance		\$15,600.00
	Sub-total				\$119,600.00
	GST				\$7,176.00
					\$126,776.00
3.0 NORTH-WEST SECTOR - VISITOR ORIENTATION & DEMONSTRATION AREA, NORTH OF 14TH AVE.					
Short Term					
	Restoration / Enhancement				
3.1	Initial open space/picnic meadow adj. to trailhead	0.39	per ha	\$50,000.00	\$19,500.00
3.2	Planting Buffer adjacent to CPR line	0.35	per ha	\$15,000.00	\$5,250.00
3.3	Hedgerows	1.02	per ha	\$15,000.00	\$15,300.00
3.4	Initial riparian zone plantings (selected areas using volunteers)	4.20	per ha	\$6,000.00	\$25,200.00
	Trails and Trailheads				
3.5	Trailhead #1, T1 north of existing 14th Ave., granular parking area 20-25 cars, picnic area, information kiosk	1.00	each	\$100,000.00	\$100,000.00
3.6	One initial Low-Impact Trail Loop	0.70	per km	\$60,000.00	\$42,000.00
3.7	Design Fees, Contingencies		allowance		\$31,087.50
	Sub-total				\$238,337.50
	GST				\$14,300.25
					\$252,637.75
Medium Term					
	Restoration / Enhancement (inc. removal of tile drains)				
3.8	Use of Cover Crops in preparation for restoration	16.00	per ha	\$2,000.00	\$32,000.00
3.9	Woodland Restoration Area (mech. planted)	16.00	per ha	\$6,000.00	\$96,000.00
3.10	Wetland development (contractor installed)	1.01	per ha	\$50,000.00	\$50,500.00
3.11	Meadows (mech. planted)	7.98	per ha	\$6,000.00	\$47,880.00
3.12	Heritage orchard (at approximately 140 trees 5m separation)	0.43	per ha	\$65,000.00	\$27,950.00
3.13	Open space associated with 14th Ave. trail corridor: meadow/grassland, tree groves/shrub thickets	2.51	per ha	\$50,000.00	\$125,500.00
	Trails and Trailheads				
3.14	Completion of Low-Impact Trail Loop, with restoration areas	0.85	per km	\$60,000.00	\$51,000.00
3.15	Multi-Use Trail from T1 to Reesor Road (paved costs provided, lower if granular surface)	0.63	per km	\$180,000.00	\$113,400.00
3.16	Rest areas/interpretive nodes, with boardwalks/viewing decks, as	3.00	each	\$15,000.00	\$45,000.00
3.17	Boardwalks/bridges		allowance	\$100,000.00	\$100,000.00
3.18	Design Fees, Contingencies		allowance		\$103,384.50
	Sub-total				\$792,614.50
	GST				\$47,556.87
					\$840,171.37
Long Term					
	Restoration / Enhancement				
3.19	Open space associated with 14th Ave. trail corridor: meadow/grassland, tree groves/shrub thickets	1.53	per ha	\$50,000.00	\$76,500.00
	Trails and Trailheads				
3.20	Trailhead north of 14th Ave. (T2) with granular surfaced parking lot, 50 cars, bus drop-off, information kiosk.	1.00	each	\$200,000.00	\$200,000.00
3.21	Picnic Pavilion with washrooms	1.00	each	\$600,000.00	\$600,000.00

NO.	ITEM	QUANTITY	UNIT	CPU	ITEM TOTAL
3.0	NORTH-WEST SECTOR - VISITOR ORIENTATION & DEMONSTRATION AREA, NORTH OF 14TH AVE.(cont'd)				
	Trails and Trailheads (cont'd)				
3.22	Completion of Low-impact from T2 to T1	0.29	per km	\$60,000.00	\$17,400.00
3.23	Multi-Use Trail from T2 to CPR Line and completion of link to looped trails further north	0.45	per km	\$180,000.00	\$81,000.00
3.24	Design Fees, Contingencies		allowance		\$146,235.00
	Sub-total				\$1,121,135.00
	GST				\$67,268.10
					\$1,188,403.10

Beyond 10 Years

	Trails and Trailheads				
3.25	Eco-friendly parking lot resurfacing at T2 north of 14th Ave, including development of bioswales		allowance	\$150,000.00	\$150,000.00
3.26	Design Fees, Contingencies		allowance		\$22,500.00
	Sub-total				\$25,875.00
	GST				\$1,552.50
					\$199,927.50

4.0 SOUTH-WEST SECTOR - SOUTH OF 14TH AVE., WEST OF REESOR ROAD

Short Term

	Restoration / Enhancement				
4.1	Initial riparian zone plantings (selected areas using volunteers)	4.84	per ha	\$6,000.00	\$29,040.00
4.2	Open space, picnic meadow associated with trailhead; meadow/grassland, tree groves/shrub thickets	0.66	per ha	\$50,000.00	\$33,000.00
	Trails and Trailheads				
4.3	Development of 'Carrying Place Trail' through Bob Hunter lands, along ex. laneway Costs are for surfacing improvement and signage. Not including ped. bridge costs of approx. \$300,000 incl. in LRC Plan		allowance	\$50,000.00	50000.00
4.4	Design Fees, Contingencies		allowance		\$16,806.00
	Sub-total				\$128,846.00
	GST				\$7,730.76
					\$136,576.76

Medium Term

	Restoration / Enhancement				
4.5	Use of Cover Crops in preparation for restoration	66.29	per ha	\$2,000.00	\$132,580.00
4.6	Woodland Restoration Area (mech. planted)	66.29	per ha	\$3,750.00	\$248,587.50
4.7	Meadows (mech. planted)	2.89	per ha	\$3,000.00	\$8,670.00
	Trails and Trailheads				
4.8	Trailhead south of 14th Ave. (T2) with granular surfaced parking lot, 50 cars, bus drop-off, picnic pavilion, information kiosk.		allowance	\$300,000.00	\$300,000.00
4.9	Design Fees, Contingencies		allowance		\$103,475.63
	Sub-total				\$793,313.13
	GST				\$47,598.79
					\$840,911.91

Long Term

	Restoration / Enhancement				
4.10	Open space, picnic meadow associated with trailhead; meadow/grassland, tree groves/shrub thickets	3.47	per ha	\$50,000.00	\$173,500.00
	Trails and Trailheads				
4.11	Multi-Use Trail, south of 14th Ave. from trailhead to Reesor Road (paved costs provided, lower if granular surface)	0.65	per km	\$180,000.00	\$117,000.00
4.12	Design Fees, Contingencies		allowance		\$43,575.00
	Sub-total				\$334,075.00
	GST				\$20,044.50
					\$354,119.50

5.0 SOUTH-EAST SECTOR - SOUTH OF 14TH AVE., EAST OF REESOR ROAD

Medium Term

	Restoration / Enhancement				
5.1	Use of Cover Crops in preparation for restoration	18.70	per ha	\$2,000.00	\$37,400.00
5.2	Initial riparian zone plantings (selected areas using volunteers)	10.35	per ha	\$6,000.00	\$62,100.00
5.3	Woodland Restoration Area (mech. planted)	18.70	per ha	\$3,750.00	\$70,125.00
5.4	Meadows (mech. planted)	3.20	per ha	\$3,000.00	\$9,600.00

5.0 SOUTH-EAST SECTOR - SOUTH OF 14TH AVE., EAST OF REESOR ROAD (cont'd)					
Restoration / Enhancement (cont'd)					
5.5	Design Fees, Contingencies		allowance		\$26,883.75
	Sub-total				\$206,108.75
	GST				\$12,366.53
					\$218,475.28
Long Term					
Restoration / Enhancement					
5.6	Open space, picnic meadow associated with trailhead; meadow/grassland, tree groves/shrub thickets	2.38	per ha	\$50,000.00	\$119,000.00
Trails and Trailheads					
5.7	Multi-Use Trail, south of 14th Ave. from Reesor Road to Cedar Grove C.C. (paved costs provided, lower if granular surface)	0.57	per km	\$180,000.00	\$102,600.00
5.8	Trailhead (T1) at Cedar Grove Community Centre (east of property), with granular parking area 25-30 cars, picnic area, information kiosk	1.00	each	\$100,000.00	\$100,000.00
5.9	Trailhead (T1) at 14th Ave. & Reesor Road (east side), with granular parking area 25-30 cars, picnic area, information kiosk	1.00	each	\$100,000.00	\$100,000.00
5.10	Design Fees, Contingencies		allowance		\$63,240.00
	Sub-total				\$484,840.00
	GST				\$29,090.40
					\$513,930.40
6.0 NORTH-EAST SECTOR - NORTH OF 14TH AVE., EAST OF REESOR ROAD					
Long Term					
Restoration / Enhancement					
6.1	Use of Cover Crops in preparation for restoration	25.24	per ha	\$2,000.00	\$50,480.00
6.2	Initial riparian zone plantings adjacent to 14th Ave / Reesor Rd (selected areas using volunteers)	1.93	per ha	\$6,000.00	\$11,580.00
6.3	Woodland Restoration Area (mech. planted)	25.24	per ha	\$3,750.00	\$94,650.00
6.4	Meadows (mech. planted)	4.77	per ha	\$3,000.00	\$14,310.00
6.5	Initiation of Wetland / Riparian Restoration Area, i.e. initial grading, planting of riparian corridors (contractor installed)	8.91	per ha	\$15,000.00	\$133,650.00
6.6	Open space, picnic meadow associated with Multi-use Trail corridor and trailhead; meadow/grassland, tree groves/shrub thickets	1.46	per ha	\$50,000.00	\$73,000.00
Trails and Trailheads					
6.7	Multi-Use Trail, from Reesor Road north to CPR line (paved costs provided, lower if granular surface)	1.22	per km	\$180,000.00	\$219,600.00
6.8	Trailhead (T1) CPR Line & Reesor Road (east side), with granular parking area 25-30 cars, picnic area, information kiosk	1.00	each	\$100,000.00	\$100,000.00
6.9	Design Fees, Contingencies		allowance		\$104,590.50
	Sub-total				\$801,860.50
	GST				\$48,111.63
					\$849,972.13
Beyond 10 Years					
Restoration / Enhancement					
6.10	Completion of Wetland / Riparian Restoration Area, i.e. detailed planting (using volunteers)		allowance	\$75,000.00	\$75,000.00
Trails and Trailheads					
6.12	Development of low-impact looped trail system through wetland	0.86	per km	\$100,000.00	\$86,000.00
6.13	Boardwalks & viewing decks (at assumed locations)		allowance	\$200,000.00	\$200,000.00
6.14	Viewing areas and interpretive nodes along trail system	4.00	each	\$15,000.00	\$60,000.00
6.15	Design Fees, Contingencies		allowance		\$63,150.00
	Sub-total				\$484,150.00
	GST				\$29,049.00
					\$513,199.00

SUMMARY BY PHASE	
Short Term	\$579,590.51
Medium Term	\$1,899,558.56
Long Term	\$2,906,425.13
TOTAL COSTS	\$5,385,574.20
Beyond 10 Years	\$713,126.50
TOTAL COSTS (beyond 10 years)	\$6,098,700.70