



9.0 FINANCIAL

The management costs for the park are estimates only and are distinguished from the one-time costs that are expected to be covered by the funds (\$3.5 million) provided by the developers to the Province. Revenue will be generated from the Bathurst Glen Golf Course, agricultural land rentals, and from residential leases.

Park management will require at least one full-time staff person identified in this management plan as the site supervisor. There will be various administrative and operating costs associated with the functions of this person. It is expected that such a person would require some part-time and seasonal help equivalent to another full time position.

9.1 One-Time Costs

There will be a number of one-time costs associated with establishing the park and some estimates are as follows:

• Site preparation (including garbage/refuse removal)	\$200,000
• Forest and Grassland Restoration	\$1,600,000
• Yonge Street crossing	\$125,000
• Spine Trail	\$940,000
• Secondary and Tertiary trails	\$230,000
• Signage (5 trailhead, 15 distance and 12 to 18 interpretive)	\$75,000
• Rehabilitating Cobblestone House	\$25,000
• Lookouts (Philips Lake - \$25,000, Bond Lake \$50,000)	\$75,000
• Audubon Cooperative Sanctuary Certification	\$150,000

Total Estimate	\$3,420,000
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As these are estimates, it is expected that the restoration and clean-up costs will be higher. Also, no estimates have been provided for dealing with the Dynamo House at Bond Lake which is something that needs to be discussed by the proposed Management Committee at an early stage.

9.2 Annual Costs

• Staffing (site supervisor and assistants)	\$78,200
• Material & Equipment	\$42,100
• Enforcement – Contract Services	\$17,000
• Hazard Tree Maintenance – Contract Services	\$5,000

Total	\$142,300
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9.3 Annual Revenue

- Bathurst Glen Golf Course is expected to generate approximately \$400,000 per annum (UrbanMetrics 2005);
- Former Gray estate \$12,000 per year (Kozman pers. com.);
- The Cobblestone House on Yonge Street (potential to be determined);
- Sales Pavilion on Yonge Street (potential to be determined);
- Rental of club house at golf course and 3-bedroom superintendent's house on Bathurst Street (potential to be determined); and,
- Agricultural land rentals (potential to be determined).

Any surplus money generated from the golf course will be used for park purposes. If the golf course ceased to operate, some revenue could be generated from the superintendent's house on Bathurst Street and potentially from the golf club house, if it were retained.

9.4 Partnerships

There are many examples of partnerships that have been undertaken by the TRCA and other organizations to lever additional monies for tree planting and other community-supported activities. Many organizations prefer to see multiple partners involved as it indicates wide support for the activity and spreads the risk. York Region is committed to increasing the amount of forested lands within its jurisdiction and has money set aside for tree planting each year. The Oak Ridges Moraine Foundation also has money available for restoration and community initiatives and so it is recommended that the park management advisory committee establish some priorities for applying for funding and developing partnerships with other groups at an early stage. ***Partnerships should be developed to assist in the management of the park***

The following partnerships have been identified:

- Province – site restoration (eg. CFIW);
- TRCA – habitat management;
- York Region – Yonge Street crossing and site restoration;
- Richmond Hill – recreation (e.g., Wows program) education and site maintenance;
- Environmental Citizens Watch, Monitoring the Moraine Project – monitoring/community involvement;

- Oak Ridges Moraine Foundation - site restoration/monitoring;
- Oak Ridges Trail Association – trail construction/operation;
- Evergreen Foundation - site restoration/monitoring;
- Trees Ontario Foundation - site restoration;
- Toronto Dominion Friends of the Environment - site restoration/monitoring; and,
- Richmond Hill Naturalists – site restoration, monitoring, community education.

10.0 RECOMMENDATIONS AND IMPLEMENTATION

This Management Plan is focused primarily on the first five years, to be initiated in 2006, after which time the various activities, costs and successes will be reviewed and new plans developed for successive five year periods. The following chapter summarizes the recommendations and implementation actions identified in previous sections of this report.

10.1 Park Management Advisory Committee

The success of the park will depend largely upon the various stakeholders' support and continuing involvement in translating the goals and objectives into reality. To this end, the immediate establishment of a Park Management Advisory Committee is recommended. It should be chaired by the TRCA and have representatives from the Provincial government, the regional government, and the Town of Richmond Hill. There should also be representatives from local non-government organizations such as the Oak Ridges Trail Association and the Richmond Hill Naturalists. The committee should be kept to between five and eight members for ease of scheduling meetings and making decisions in a timely manner. A number of sub-committees are recommended that would report to this management advisory committee and would include people with experience relevant to the objectives of the group.

10.1.1 Short-term Priorities for Park Management Advisory Committee (Years 1-5)

The first five year period will focus on the mobilization of administrative duties and responsibilities, site preparation and habitat restoration activities. Once the project elements are implemented, maintenance programs and monitoring will be initiated. Details with respect to the outlined tasks and their objectives are further described in Sections 5 to 9. The habitat patches and restoration areas are illustrated on Figure 4.

The Advisory Committee will assist the Park Manager as follows:

- a. Establish priorities and objectives for the first five years;
- b. Review annual management prescriptions and ensure competitive costs;
- c. Identify roles and responsibilities of partner agencies and organizations such as Town of Richmond Hill, York Region, MNR, Oak Ridges Trail Association, Citizens Environment Watch, and Richmond Hill Naturalists;
- d. Identify roles and responsibilities for Philips Lake Stewardship Panel;
- e. Establish subcommittees to guide activities (Financial/Fundraising, Education/Outreach, Built Heritage, Restoration, Monitoring, Trails);
- f. Assist with developing an educational and community outreach program in conjunction with the Town of Richmond Hill;

- g. Assist with securing heritage structures and investigate their future use and maintenance requirements;
- h. Assist with determining locations of trails, trail decommissioning, signs, maps and guides;
- i. Assist with developing natural environment/monitoring activities;
- j. Provide input into environmental audit of the golf course with an objective to achieve Audubon certification;
- k. Review subcommittee tasks and amend accordingly; and,
- l. Formally review management plan, progress and priorities for medium and long term actions and amend accordingly.

YEAR 1

1. General Administration

- a. Create a Park Management Advisory Committee.

2. Habitat Areas Site Preparation and Restoration

- a. Site clean up – determine schedule and priorities and approximate costs;
- b. Undertake soil testing from agricultural areas to determine Atrazine levels or presence of other herbicides;
- c. TRCA to acquire local seed and plant material to be grown into plugs, seedlings or whips for replanting (recommended species for hardwood nodes and buffers include, but are not limited to, red oak, white oak, sugar maple, basswood, silver maple and trembling aspen. Recommended species for mechanical planting include red pine, white pine, tamarack, eastern white cedar and white spruce;
- d. Co-ordinate with developers the installation of fencing around park boundaries adjacent to residential areas and golf course (between 18th hole and trail). The cost should be covered by developers.
- e. Cover crops – Habitat patch #RF1 through #RF21 and #RF31 through #RF37 – approximate area 108 ha, approximate cost \$135,000;

- f. Tillage/Herbicide (glyphosphate) areas – Habitat patch #RF22 through #RF30 and #RF38 – approximate area 25.2 ha, approximate cost \$31,500;
- g. Buffer planting (>10 m wide, based on the equivalent of 2 rows of conifers and 1 row of hardwood species, using larger calliper species at 3 m centres) – Habitat patch #RB1, #RB 10, #RB12 through #RB17, #RB21 and #RB22 – approximate area 4.8 ha, approximate cost \$48,000;
- h. Grassland seeding (see Table 4 for suggested seed mix) – Habitat patch #RG2 through #RG5 and #RG7, approximate area 25.3 ha, approximate cost \$75,900;
- i. Check water table, wetland excavation and seeding (see Table 3 for suggested seed mix) – Habitat patch #RW2 and #RW4 – approximate area 0.9 ha, approximate cost \$4,500; and,
- j. The park will be defined by the use of the oak trees at entrance ways in the buffers and in the overall planting of land. This will entail some formal landscaped planting plans – Habitat patch #SA, #SB and #SC, approximate cost \$331,900.

3. Trail Construction

- a. Spine trail construction and monitoring (5 km), early 2006 (follow recommended guidelines in section 6.1), approximate cost \$940,000;
- b. Install signage – 5 Trailhead, 15 distance and 12 to 18 interpretive (follow recommended guidelines in Section 6.8), approximate cost \$75,000;
- c. Install lit intersection across Yonge Street, approximate cost \$125,000.

4. Maintenance

None required.

5. Monitoring

- a. Monitoring – salamanders (minnow traps), amphibian tunnels, amphibian surveys (spring/summer capture), breeding birds (June/July – 25 hrs, 3 visits), ELC (spring/summer), invasive species, road kill surveys (spring/fall), approximate cost \$26,000;
- b. Site inspections at 6-8 week intervals;
- c. Annual site inspection (comprehensive quantitative evaluation of site).

Total Approximate Cost for Year 1

\$1,792,800

YEAR 2

1. General Administration

- a. Review tasks of Park Management Advisory Committee and subcommittees.

2. Habitat Areas Restoration

- a. Cover crops – Habitat patch #RF22 through #RF30 and #RF38 - approximate area 25.2 ha, approximate cost \$31,500;
- b. Forest planting (bare root stock planted at 3 m on centre) – Habitat patch #RF12 through #RF21 and #RF31 through #RF37 – approximate area 61.2 ha, approximate cost \$367,200;
- c. Buffer planting – Habitat patch #RB3 through #RB7 and #RB11 – approximate area 5.4 ha, approximate cost \$54,000;
- d. Grassland seeding – Habitat patch #RG1 – approximate area 8.4 ha, approximate cost \$25,200;
- e. Wetland excavation and seeding – Habitat patch #RW3, #RW5 through #RW8, #RW11, #RW13 through #RW15 – approximate area 4.5 ha, approximate cost \$22,500; and,
- f. Secondary and Tertiary Trail Construction – approximate cost \$230,000.

3. Trail Construction

- a. Trail lookouts – approximate cost \$75,000;
- b. Close/decommission existing trails;
- c. Rehabilitate Cobblestone House – approximate cost \$25,000;
- d. Site inspections at 6 to 8 week intervals; and,
- e. Annual site inspection (comprehensive quantitative evaluation of site).

4. Care and Maintenance

Generally not required although touch up to spine trail may be required.

5. Monitoring

a. Monitoring – salamanders (minnow traps), amphibian survey – approximate cost \$7,000; and,

b. Operational trail monitoring for environmental damage (twice yearly).

Total Approximate Cost for Year 2 **\$837,40**

YEAR 3

1. General Administration

a. Review tasks of Park Management Advisory Committee and subcommittees.

2. Habitat Areas Restoration

a. Forest planting (bare root stock planted at 3 m on centre) – Habitat patch #RF1 through #RF11 – approximate area 46.8 ha, approximate cost \$280,800;

b. Grassland seeding – Habitat patch #RG6 – approximate area 3.6 ha, approximate cost \$10,800; and,

c. Wetland excavation and seeding – Habitat patch #RW16 – approximate area 1.1 ha, approximate cost \$5,500.

3. Care and Maintenance

a. Aftercare – weeding, mulching, staking and replacement of dead material, mow grassland every two years.

4. Monitoring

a. Site inspections at 6 to 8 week intervals;

b. Annual site inspection (comprehensive quantitative evaluation of site);

c. Monitoring – salamanders (minnow traps), amphibian tunnels, amphibian surveys (spring/summer capture), breeding birds (June/July – 25 hrs., 3 visits), ELC

(spring/summer), invasive species, road kill surveys (spring/fall) – approximate cost \$28,000; and,

- d. Operational trail monitoring for environmental damage (twice yearly).

Total Approximate Cost for Year 3 **\$325,100**

YEAR 4

1. General Administration

- a. Review tasks of Park Management Advisory Committee and subcommittees.

2. Habitat Areas Restoration

- a. Buffer planting – Habitat patch #RB18 through #RB20 – approximate area 0.8 ha, approximate cost \$8,000;
- b. Forest planting (stock planted at 3m on centre) – Habitat patch #RF22 through #RF30 and #RF38 – approximate area 25.2 ha, approximate cost \$151,200; and,
- c. Wetland excavation and seeding – Habitat patch #RW1, RW9, RW12 – approximate area 1.5 ha, approximate cost \$7,500.

3. Care and Maintenance

- a. Aftercare – weeding, mulching, staking and replacement of dead material.

4. Monitoring

- a. Site inspections at 6 to 8 week intervals;
- b. Annual site inspection (comprehensive quantitative evaluation of site);
- c. Monitoring – salamanders (minnow traps), amphibian survey – approximate cost \$8,000; and,
- d. Operational trail monitoring for environmental damage and public use of trail (twice yearly).

Total Approximate Cost for Year 4 **\$174,700**

YEAR 5

1. General Administration

- a. Review tasks of Park Management Advisory Committee and subcommittees.

2. Habitat Areas Restoration

- a. Buffer planting – Habitat patch #RB8 and #RB9 – approximate area 0.9 ha, approximate cost \$9,000.

3. Care and Maintenance

- a. Aftercare – weeding, mulching, staking and replacement of dead plant material, mow grassland every two years in late summer.

4. Monitoring

- a. Monitoring – salamanders (minnow traps), amphibian tunnels, amphibian surveys (spring/summer capture), breeding birds (June/July – 25 hrs., 3 visits), ELC (spring/summer), invasive species, road kill surveys (spring/fall) – approximate cost \$30,000;
- b. Operational trail monitoring for environmental damage and public use of trail (twice yearly);
- c. Site inspections at 6 to 8 week intervals; and,
- d. Annual site inspection (comprehensive quantitative evaluation of site);

Total Approximate Cost for Year 5 **\$39,000**

FIVE YEAR TOTAL **\$3,169,000**

10.1.2 Medium Term Priorities (Years 5 to 10)

1. General Administration

The Advisory Committee will assist the Park Manager as follows:

- a. Assist with an environmental audit of golf course and review Management Plan – potential development of a resource advisory group for golf course to implement Audubon Cooperative Sanctuary Program certification;

- b. Review the development of trail guides/maps;
 - c. Review the potential to manage grassland by burning;
 - d. Continue community contact and education/outreach programs – subcommittee;
 - e. York Region to monitor wildlife mortality within the park's Regional Road rights-of-way;
 - f. Evaluate potential for installing a large culvert (3 to 4 m) connecting a low lying area on the west side of Yonge Street with a wooded area between Bond Lake Bog and Bond Lake (monitoring of deer activity, evaluate groundwater levels, locate utilities);
 - g. Continue monitoring with subcommittee involvement;
 - h. Develop forest management plan with subcommittee involvement;
 - i. Develop lake management plan with subcommittee involvement; and,
 - j. Review of fiscal management with subcommittee involvement.
2. Habitat Areas Restoration
- a. The initial planting should be completed by this time.
3. Care and Maintenance
- a. Undertake remedial plantings, where necessary.
4. Monitoring
- a. Review trail usage and determine whether the surface is appropriate for permitted activities and whether secondary trails meet the community expectations and conform to the original vision statement.

10.1.3 Long-term Priorities (>10 Years)

1. General Administration

The Advisory Committee will assist the Park Manager as follows:

- a. Review long-term pedestrian and wildlife crossing options for Yonge Street (overpass/underpass – size, shape, etc);

- b. Continue community contact and education/outreach programs with subcommittee involvement;
- c. Continue monitoring and assessment of restoration activities with subcommittee involvement; and,
- d. Review forest management plans and rectify plantings, where necessary.

2. Habitat Areas Restoration

- a. Thinning of conifers may be required to allow for the introduction or self-seeding of deciduous species among conifers.

CONCLUSIONS

It is hoped that this management plan, which is the result of considerable work and cooperation between numerous stakeholders, becomes a dynamic document that is used to provide the vision and direction for the Oak Ridges Corridor Park. It should be a living document and subject to modification because many factors may change in the decades to come. Nevertheless, the wish of the many stakeholders was made very clear during the meetings that this should be a natural area park and it is hoped that the preceding recommendations provide sufficient guidance for this vision to be achieved.