

To: Community Services Committee

From: Ron Diskey, Commissioner,
Community Services Department

Report Number: CS-21-73

Date of Report: June 9, 2021

Date of Meeting: June 14, 2021

Subject: Feasibility of constructing a combined major splash pad and ice rink at Rotary Park

File: F-6105

1.0 Purpose

The purpose of this report is to:

1. Provide the results of staff's investigation into the feasibility of constructing a combined major splash pad and ice rink at Rotary Park pursuant to Item 2 of CNCL-21-36 dated April 26, 2021:
 - "2. That Staff investigate and report back to the Community Services Committee the feasibility of constructing a combined major splash pad and ice rink in Rotary Park including costs and timing and that this option be considered along with the previously approved option at a future meeting of Council,"

And

2. Seek direction on consultation pursuant to Item 3 of CNCL-21-36 dated April 26, 2021:
 - "3. That based on Report CNCL-21-36, dated May 20, 2021, staff be directed to undertake further community engagement on the both the original option and the new proposal for the redevelopment of Rotary Park."

Attachment 1: Rotary Park Facility Fit - Alternative Option

2.0 Recommendation

That the Community Services Committee recommend to City Council:

1. That, pursuant to report CS-21-73 dated June 9, 2021 a combined major splash pad and ice rink is a feasible option for the purposes of redeveloping Rotary Park;
2. That staff be directed to proceed to community engagement during the 2021 summer period in order to gauge interest in the options for the redevelopment of Rotary Park which include the following:

Option 1 (original option presented as part of the [Rotary Park Feasibility Study](#)): A new leisure pool, major splash pad and destination playground.

Option 2 (Alternate): Combined major splash pad/ice rink and minor playground.

3. That staff report back in the fall of 2021 on the results of the consultation.

3.0 Executive Summary

A combined splash pad and ice rink is a feasible alternative to the options previously presented which assumed that an outdoor pool would continue to be located within Rotary Park. However, accommodating an ice rink would mean that a pool would no longer be viable due to space limitations. To gauge the level of interest a feedback form will be issued allowing residents to rate the options thereby identifying a preference. Staff will report back to Council with the engagement results.

4.0 Input From Other Sources

- Recreation and Culture Services
- Finance Services
- Corporate Communication

5.0 Analysis

5.1 Background

In September 2017, Council resolved not to close the Rotary Pool ([CS-17-72](#) dated September 25, 2017). Based on Council direction Staff undertook the Rotary Park Feasibility Study under the assumption that the outdoor pool would continue to be located within Rotary Park. Opportunities to redevelop the nearby splash pad and playground structure were subsequently added to the scope of the Feasibility Study and a six-week community consultation and engagement process was undertaken to obtain feedback from the community. The results of the Rotary Park Feasibility Study, presented to Council under [Item CS-19-01](#) dated January 7, 2019, provided a preferred design concept that included a new leisure pool, bathhouse, splash pad, destination playground and other amenities.

Pursuant to [Item CS-19-120](#), dated October 2, 2019, Council approved the design concepts identified in [Item CS-19-01](#), dated January 4, 2019, as the basis for the redevelopment of Rotary Park and approved [Capital Project 51-0116](#) Rotary Park

Redevelopment for a destination playground, major splash pad and a new leisure pool as part of the 2020 Capital Budget process. This approval was contingent on the success of a grant application for Investing in Canada Infrastructure Program (I.C.I.P.).

Council was notified through memorandum dated September 16, 2020 ([Item CS-20-41](#)) that the City's application for the I.C.I.P. was not successful. As per Council direction ([CS-19-120](#)), the Community Services Committee must advance the development of an alternative plan for the revitalization of Rotary Pool as directed by Council. Subsequently, Council directed staff to continue to monitor and apply for any grant monies that may become available. Staff continue to assess all Provincial and Federal Grants as they are announced and become available to determine suitability based on the established funding criteria. However to date the scope, criteria and timing of funding programs that have been announced by both Federal and Provincial governments have not been deemed suitable for this project.

On May 20, 2021, through [Item CNCL-21-36](#) dated April 21, 2021, Council committed \$4.8 million additional 2021 Federal Gas Tax funding to the Rotary Park Redevelopment Project and direct staff to report back on the feasibility of "constructing a combined major splash pad and ice rink in Rotary Park including costs and timing and that this option be considered along with the previously approved option". Staff were also directed to investigate the use of Development Charges, city reserves and potential interfund loan options, whether alone or in combination, to supply any outstanding funds required for the Rotary Park Development Project.

5.2 Feasibility of a Combined Splash Pad and Ice Rink

Staff undertook an initial analysis and evaluation of opportunities for incorporating a combined splash pad and ice rink into the redevelopment of Rotary Park. A combined splash pad and ice rink is feasible as an alternative approach to the options previously presented. Previous options presented to Council assumed that an outdoor pool would continue to be located within Rotary Park. The addition of an ice rink would mean that a pool would no longer be viable due to space limitations.

Attachment 1 shows an alternate conceptual layout and facility fit with an ice rink instead of a pool. Replacing the pool with an outdoor ice rink would provide additional recreation opportunities and activate the space during winter months. There are benefits with combining an outdoor rink with a splash pad from an operation and infrastructure perspective.

5.2.1 Capital Costs

Table 1 identifies the capital budget requirements for the alternative approach to the redevelopment of Rotary Park. The alternative option includes a major splash pad, outdoor ice rink, minor playground, washroom/change room facilities, mechanical building and other park amenities. All costing are high-level preliminary order of magnitude estimates, and will be refined based on the results of technical investigations (archeological, geotechnical and environmental risk assessment) and detailed design processes. Construction costing is for reference only.

Table 1	
Design Development Costs (2022 Capital Budget)	
Item	Cost*
Background Technical Information Preparation and Design Development	\$670,000
HST	\$87,100
Total	\$757,100
Fleet Procurement (2022 Capital Budget)	
Item	Cost*
Ice Resurfacers	\$90,000
HST	\$11,700
Total	\$101,700
Construction Costs (2023 Capital Budget)	
Item	Cost*
Pool Demolition	\$530,000
Site Mobilization	\$40,000
Integrated Skating Rink and Splash Pad with Support Building	\$3,950,000
Minor Playground	\$210,000
Soccer Field Modifications	\$30,000
Parking Lot	\$120,000
Lighting	\$300,000
Pathways & Amenity Space	\$160,000
Site Furnishings	\$70,000
Plantings	\$30,000
Fencing	\$20,000

Signage	\$10,000
Subtotal	\$5,470,000
HST	\$711,100
Total	\$6,181,100
Project Grand Total	\$7,039,900

It should be noted that regardless of the preferred option once the design phase has been completed the project would be considered “shovel-ready” allowing greater opportunity to seek sponsorships or funding for the construction phase.

As part of the 2020 Capital Budget process, \$8,020,000 was allocated to [Project Number 51-0116](#), based on [Item CS-19-120](#) and the Rotary Park Feasibility Study for the detail design and construction for a destination playground, major splash pad and a new leisure pool (Option 1). This approval was contingent on the success of the Investing in Community Infrastructure Program.

5.2.2 Operating Costs

The redevelopment options and investment in Rotary Park will transform the park from a neighbourhood level park to a community level park requiring greater resources and operating costs for both Recreation and Culture Services and Operation Services. Depending on the option and final design, operating budgets will require an estimated increase of \$200,000 to \$250,000 depending on the final design. Expenditures are associated with anticipated ongoing labour, maintenance and operating costs. The anticipated increase in the operating budget will be further refined once the final design has been approved.

It should be noted that operational efficiencies and cost savings would be achieved if an outdoor skating facility was built in conjunction to a recreation centre that currently has an existing ice surface, ice resurfer and refrigeration plant.

5.2.3 Schedule and Timing

Table 2 outlines the schedule for the construction of a major splash pad, ice rink and minor playground if the redevelopment of Rotary Park is determined to be a priority project. The schedule is contingent on the timely approval of the preferred option and budget as identified below.

Table 2		
SCHEDULE		
Task Name	Start Date	Finish Date
Community Engagement	July 26, 2021	September 10, 2021
Community Services Committee Meeting: Results of Community Engagement and Direction on Options	October 18, 2021	October 18, 2021
Council Meeting: Results of Community Engagement and Direction on Options	October 25, 2021	October 25, 2021
2022 Capital Budget: Request for Design Funding	November 12, 2021	December 10, 2021
Project Initiation	January 3, 2022	January 7, 2022
Design Consultant Procurement	January 11, 2022	April 5, 2022
Technical Background Information Preparation	April 6, 2022	May 31, 2022
Concept Plan Development	April 6, 2022	June 20, 2022
Community Engagement	June 21, 2022	July 21, 2022
30% Design Development	June 21, 2022	August 10, 2022
60% Design Development	August 11, 2022	September 8, 2022
90% Design Development	September 9, 2022	September 30, 2022
2023 Capital Budget: Request for Construction Funding	November 11, 2022	December 9, 2022
Permit Acquisitions	October 3, 2022	December 23, 2022
100% Tender Documents Development	December 26, 2022	January 11, 2023
Construction Contract Procurement	January 12, 2023	March 14, 2023
Construction	May 1 st 2023	December 31, 2023 +/-

Capital funds for fleet procurement of an ice resurfacer is required during the 2022 Capital Budget process to allow for the procurement process and sufficient time for delivery (typically 12 months).

5.3 Public Consultation

Extensive public consultation and stakeholder engagement undertaken in 2018 as part of the Rotary Park Feasibility Study assumed that the outdoor pool would continue to be located within Rotary Park. The results and preferred concept was presented to Council in January 2019 (CS-19-01).

Pending Council endorsement of the alternative approach identified in Section 5.2.1 staff will work with Corporate Communications to develop a communications plan and survey. The intent of engagement is to survey the public and stakeholders to determine the preferred option for redevelopment:

- Option 1 (Rotary Park Feasibility Study): New leisure pool concept with major splash pad and destination playground
- Option 2 (alternate approach): Major splash pad, ice rink and minor playground

Residents and stakeholders will be asked to rate the options based on preference. Staff will report back to Council in the fall of 2021 on the results of the consultation and to seek direction on the preferred option in order to advance the schedule outlined in Section 5.2.3.

6.0 Financial Implications

There are financial implications related to community engagement proposed in Section 5.3 not currently accounted for. To undertake the necessary engagement \$5,000 is needed and will include advertising, curbex signs, etc. Finance Services has confirmed that this can be funded from Corporate Expenditures program.

7.0 Relationship to the Oshawa Strategic Plan

This report addresses many of the goals set in the Oshawa Strategic Plan including the goal of “Economic Prosperity and Financial Stewardship” through the theme of “Safe and Reliable Infrastructure”, and the goal of “Social Equity” through the theme of “An Active, Healthy and Safe Community”.

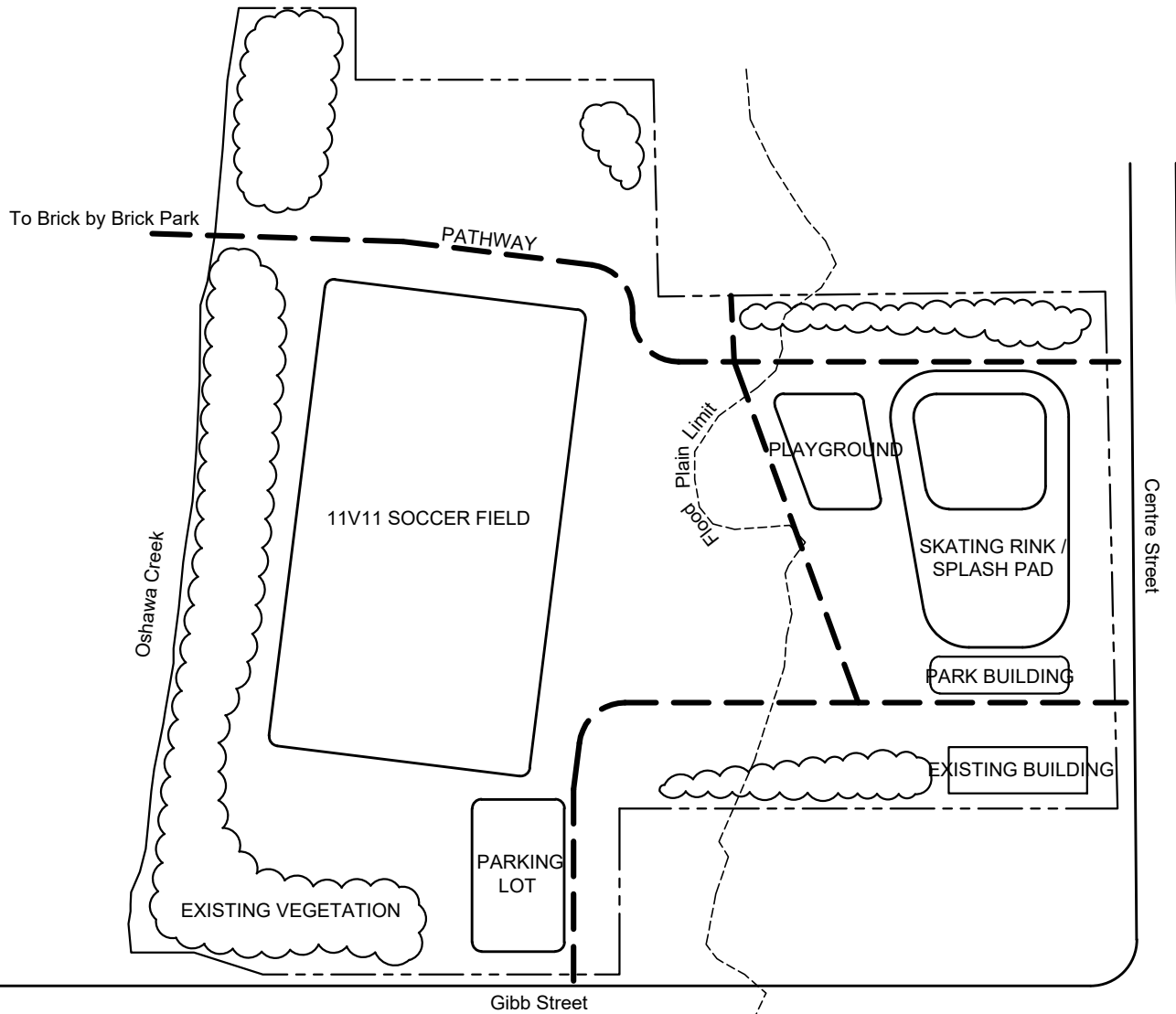


Mike Saulnier, Director,
Operations Services



Ron Diskey, Commissioner,
Community Services Department

Attachment 1: Rotary Park Facility Fit - Alternative Option



Project Name Rotary Park Redevelopment - Skating Rink / Splash Pad Option	Scale 1:1500
Drawing Name Facility Fit Diagram	Drawn By MW