



## STAFF REPORT ACTION REQUIRED

### Donation from Downtown Yonge BIA for College Park Skating Trail and Rink House

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| <b>Date:</b>             | April 25, 2016   |
| <b>To:</b>               | Parks and Environment Committee  |
| <b>From:</b>             | Janie Romoff, General Manager, Parks, Forestry and Recreation Division |
| <b>Ward:</b>             | <b>Ward 27 – Toronto Centre Rosedale</b>                               |
| <b>Reference Number:</b> | P:\2016\Cluster A\PFR\PE12-051216-AFS#22806                            |

### SUMMARY

The purpose of this report is to seek approval from Toronto City Council to accept a cash donation from the Downtown Yonge Business Improvement Area towards the new outdoor artificial ice rink (skating trail) and rink house as part of the College Park rejuvenation capital project in compliance with the Policy on Donations to the City for Community Benefit.

College Park is being rebuilt from scratch, and a new skating trail and rink house are planned components of the new park.

### RECOMMENDATIONS

**The General Manager of Parks, Forestry and Recreation Division recommends that:**

1. City Council authorize the General Manager of the Parks, Forestry and Recreation Division to accept a cash donation of \$250,000.00 from the Board of Management for the Downtown Yonge Business Improvement Area towards the costs of a new outdoor artificial ice rink (skating trail) and rink house as part of the existing College Park rejuvenation capital project.
2. City Council authorize the General Manager of the Parks, Forestry and Recreation Division to negotiate and enter into a donor agreement with the Board of Management for the Downtown Yonge Business Improvement Area for the \$250,000.00 donation towards the costs of a new outdoor artificial ice rink (skating trail) and rink house as part of the existing College Park rejuvenation capital project, on terms and conditions satisfactory to

the General Manager and in a form satisfactory to the City Solicitor.

### **Implementation Points**

College Park is undergoing a complete rebuild as part of an existing capital project managed by Parks, Forestry and Recreation in association with Canderel Stoneridge, developers of the Aura building at Gerrard and Yonge streets.

The donation from Downtown Yonge BIA would be put towards capital costs related to the skating trail and rink house components of the College Park project, expected to be constructed in 2017.

The donor agreement would include donor recognition and payment provisions.

A tax receipt will not be issued to the donor.

### **Financial Impact**

There is no financial impact arising from the recommendations in this report.

The 2016 Capital Budget and 2017-2025 Capital Plan for Parks, Forestry and Recreation includes a project known as "College Park Outdoor Artificial Ice Rink (AIR)" with a total project cost of \$2.5 million. This project was approved conditionally, subject to the receipt of the corresponding funding and if such funding is not forthcoming, the priority and funding be reassessed by City Council relative to other City-funded priorities and need.

This report recommends that the \$250,000.00 donation from the Downtown Yonge BIA be allocated to this project. Together with \$1.0 million from the Section 42 Alternate Rate Cash-in-lieu for 460 Yonge Street and \$0.500 million from PF&R reserve funds, a total of \$1.750 million has been secured to date. Additional funding of \$750,000 is still to be identified in order for the planned scope of work for this project to be fully implemented.

Once complete, it is estimated that the annual costs to operate and maintain the skating rink and rink house will be \$0.188 million annually and will be included in future Operating Budget Submissions.

The Deputy City Manager & Chief Financial Officer has reviewed this report and agrees with the financial impact information.

### **ISSUE BACKGROUND**

College Park and its entire open space are undergoing a major revitalization. The aim is to re-establish College Park as a beautiful, vital, safe and sustainable public open space.

The park design process is part of a place-making initiative that involves adjacent businesses, residents and other stakeholders.

The existing park (approximately 0.75 hectares) was originally constructed on top of a parking garage in the mid-1980s. Features include an artificial ice rink/reflecting pool, washroom building and green landscaped areas. Surrounding the park are office towers, retail stores and residential condominiums, including townhouses that front directly onto the park.

College Park is situated at the heart of the city block surrounded by College Street to the north, Gerrard Street to the south, Bay Street to the west and Yonge Street to the east. High-density residential and commercial development surrounds the park on all four sides, all but cutting it off from the major streets around it. This project seeks to reinforce the park's connections to the surrounding city and to renew its presence in the neighbourhood.

The Planning, Design and Development section of Toronto's Parks, Forestry and Recreation Division is leading a Council-approved revitalization initiative for College Park. The goals of the revitalization are to:

- Make College Park a welcoming, healthy, beautiful and safe environment
- Improve the spatial design of the park to accommodate changing patterns of use and accommodate a higher number of park users
- Improve the visibility of the park from outside the city block
- Create a park that is more environmentally sustainable and easier to maintain
- Stimulate community stewardship and partnerships with adjacent businesses, residents, community groups and other stakeholders

Canderel Stoneridge, the company responsible for the Aura development at Gerrard and Yonge streets, has entered into Section 37 and 45(9) agreements with the City of Toronto. It has agreed to provide \$3 million of major improvements to College Park, including public consultation, design services and construction. The project will be implemented by Canderel Stoneridge on behalf of, and under the supervision of Parks, Forestry & Recreation (PFR) Division.

This \$3 million budget does not include a new rink. Skating features were removed from the initial designs for the new park due to budgetary constraints and also because of noise issues related to late-night rink activity.

However, additional public feedback confirmed skating was a popular feature. A new design was prepared that includes an artificial ice skating loop. The loop design encourages pleasure skating but discourages hockey. A beautiful new rink house is included to service the skating trail, including change room, washrooms, Zamboni storage, and storage. A total of \$2.5 million was approved for the College Park project in the 2016 capital budget with cash flow over 2016 and 2017 for the skating trail and rink house, including up to \$1 million in donations. If the full \$1.0M target for donations is not received, the project will still proceed with phased features.

The project has been delayed from initial timelines due to related agreements needed for adjacent leaseholds. Also, the project presented an opportunity for the operators of the 30-year-old parking garage underneath the park to re-waterproof the roof. This related work extended project timelines.

**Current Project Timeline:**

- Winter and Spring 2016: Park demolition
- Summer and Fall 2016: Parking garage roof membrane repairs
- Winter 2017 to Fall 2017: New park construction / Skating trail and building

## **COMMENTS**

College Park falls within the boundaries of the Downtown Yonge Business Improvement Area (BIA).

The BIA board of management is a city board established pursuant to Municipal Code Chapter 19, Business Improvement Areas, for the purposes set out in the Code chapter, including overseeing the improvement, beautification and maintenance of municipally-owned land, and promoting the area as a business, employment, tourist and shopping area. As such, it produces capital improvement streetscape projects and promotes the Downtown Yonge neighbourhood through community events, branding and marketing initiatives. The BIA's members include approximately 2,000 local businesses and property owners. Funding for the Downtown Yonge BIA comes from a supplementary tax levied on all commercial buildings within its boundaries. The City of Toronto collects this money on behalf of the BIA and returns it to the BIA board of management to fund the purposes for which it was established. It has an annual budget of approximately \$2.3 million.

The BIA offers many community events that engage thousands of participants. Events include Busker Fest, Fashion on Yonge, Winter Magic and Celebrate Yonge. It also runs a popular Play The Parks free concert series over the summer (June to September) in local parks, which in the past has included College Park.

The revitalization plans for College Park will help the BIA in its economic development and community-building roles. In practical terms, a new rink house in College Park could provide storage and change-room facilities in the skating off-season for BIA activities, subject to approval and agreement with Parks, Forestry and Recreation. For these reasons, the BIA wishes to make this generous donation to the College Park project.

The Downtown Yonge BIA membership voted to approve the donation at its most recent Annual General Meeting on Nov. 26, 2015, for the fiscal year 2016.

The old College Park rink was dedicated to Barbara Ann Scott, the late figure skating champion. It is intended that the new skating trail will continue to be dedicated to her memory.

## **CONTACT**

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## **SIGNATURE**

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