



**Paul Raftis**  
Deputy City Manager  
Community & Social Services

**Parks, Forestry and Recreation**  
City Hall, 4<sup>th</sup> Floor  
100 Queen Street West  
Toronto, ON M5H 2N2

**Howie Dayton**  
Interim General Manager

Tel: (416)392-8182  
Fax: (416)392-8565  
[Howie.Dayton@toronto.ca](mailto:Howie.Dayton@toronto.ca)  
[www.toronto.ca](http://www.toronto.ca)

---

## 2024 CAPITAL BUDGET BRIEFING NOTE

### Indoor and Outdoor Recreational Capital Investments for Ice Skating and Cricket and Winterized Washrooms

---

#### Issue/Background:

- This briefing note responds to a request from Budget Committee, at its January 18, 2024 meeting, to provide information on proposed indoor and outdoor recreational capital investments for ice skating, cricket and winterized washrooms, and the readiness to advance these projects in the Capital Plan if additional funds were available.

#### Key Points:

#### Ice Skating Capital Investments

- Outdoor artificial skating rinks and skate trails are highly valued winter outdoor recreation facilities which provide social, mental and physical health benefits. Along with arenas, they provide opportunities for residents to be active and learn new skills, while fostering community building and connection.
- The 2024-2033 Capital Budget and Plan for Parks, Forestry and Recreation (PFR) includes a total of \$371.6 million for outdoor artificial ice rinks, skate trails and arena investments. A summary of this investment is broken down in Table 1.

**Table 1: Summary of Ice Skating Capital Investments in the 2024-2033 Capital Budget & Plan**

Type of Investment	2024-2033 Capital Budget and Plan
New Outdoor Artificial Ice Rinks (3)	\$11.9 million
New Skate Trails (2)	\$10.3 million
New Arenas (4 pads)	\$172.7 million*
Repurposed Arenas (2 pads)	\$0.9 million
SOGR of Arenas	\$133.9 million
SOGR of Outdoor Artificial Ice Rinks	\$41.9 million
<b>Total</b>	<b>\$371.6 million</b>

\*This total includes the Don Mills Community Recreation Centre project (\$165.7 million), which will include a twin-pad arena.

- The Council-approved Parks and Recreation Facilities Master Plan (FMP) identified the recommended geographies (district or ward-specific) where new facilities would address provision gaps and other recreation priorities. The FMP also underscored the importance of arenas, outdoor artificial ice rinks and skate trails to the public.
  - Arena renewal is focused on creating multi-pad arenas and the conversion of under-utilized single pad arenas to alternate uses.
  - Outdoor artificial ice rink investment is focused on facilities that accommodate pleasure skating, including both rinks and trails.
- The five year FMP review will include a review of arena provision requirements to ensure that the City's arenas can continue to meet long-term community needs. The FMP identified the potential to convert arenas to other uses as new arenas are constructed.

#### *New and Enhanced Artificial Ice Rinks and Skate Trails:*

- The 2024-2033 Capital Budget and Plan includes \$22.2 million for the design and construction of three additional outdoor artificial ice rinks [\$11.9 million] and two skating trails [\$10.3 million]:
  - Artificial ice rink – Fountainhead Park – Humber River-Black Creek (2024-2025)
  - Artificial ice rink – Scarborough (Scarborough Centre – location to be confirmed) (2025-2027)
  - Artificial ice rink – Scarborough (Scarborough Guildwood/Scarborough-Rouge Park – location to be confirmed) (Design 2032-2033)
  - Skate trail – Centennial Park (Etobicoke Centre) (2024-2025)
  - Skate trail – Scarborough (location to be confirmed) (2030-2031)
- Outdoor artificial ice rink/skate trail projects are delivered on a three-year cycle with design and public consultation occurring in year one and implementation in year two and three.
- In comparison to the 2023 10-Year Capital Plan, the 2024 10-Year Capital Plan for artificial ice rinks and skating trails is \$0.1 million less as it reflects work completed in 2023.

#### *New and Enhanced Arenas:*

- The 2024-2033 Capital Budget and Plan includes \$173.6 million for the design and construction of two new twin pad arena facilities [\$172.7 million] and two repurposed single pad arenas [\$0.9 million]:
  - \*Twin pad arena - Don Mills Community Recreation Centre (2024-2031) – This includes one net new pad while the other is a replacement pad for the Don Mills Civitan Arena
  - Twin pad arena – Toronto/East York (Design 2031-2033) location to be determined

- Two repurposed single pad arenas (2031-2033 and 2032-2033) locations to be determined (as new twin pad arenas are constructed, an existing single pad arena is planned to be repurposed to other uses)
- Once secured funding is in place, arenas are typically delivered on a three-to-four-year cycle with design and public consultation occurring in year one and implementation in year two through four.
- In comparison to the 2023 10-Year Capital Plan, the 2024 10-Year Capital Plan for new and repurposed arenas is \$64.8 million less because of the following:
  - \$31.6 million in cash flow, funded from debt, added in year 2031 for the twin pad arena at Don Mills Community Recreation Centre
  - \$95.0 million for the twin pad arena (Toronto/East York) construction project deferred to outside of the 10-Year Plan (beyond year 2033)
  - \$0.005 million for the first repurposed single pad arena (2031-2033) design and \$0.382 million for construction deferred to outside of the 10-Year Plan (beyond year 2033)
  - \$0.035 million for the second repurposed single pad arena (2032-2033) design and \$0.430 million for construction deferred to outside of the 10-Year Plan (beyond year 2033)
  - \$0.510 million for the third repurposed single pad arena design deferred to outside of the 10-Year Plan (beyond year 2033)

*State of Good Repair of Arenas, Artificial Ice Rinks and Skate Trails:*

- The 2024-2033 Capital Budget and Plan includes \$175.8 million for State of Good Repair (SOGR) works for 48 projects, with \$133.9 million for arenas and \$41.9 million for outdoor artificial ice rinks and skate trails.
- In comparison to the 2023 10-Year Capital Plan, the 2024 10-Year Capital Plan includes an additional \$45.9 million to address critical state of good repair to maintain service and prevent unplanned closures where possible, for arenas and outdoor artificial ice rinks.

**Cricket Capital Investments**

- The Parks and Recreation Facilities Master Plan Implementation Strategy, adopted by City Council in 2019, directed staff to:
  - Upgrade 10 per cent of all cricket pitches within the next 20 years (approximately three pitches) to increase usage potential.
  - Provide access to up to five new cricket pitches within the next 20 years.
- Guided by the FMP Implementation Strategy, the 2024-2033 Capital Budget and Plan for PFR includes necessary cash flow funding over the next five years to support the cricket expansion plan. City is currently developing a Cricket Strategy through extensive consultation with a Cricket Reference Group and the cricket community to inform the typology, design standards and locations of new and

improved cricket pitches as well as direction on programming and opportunities to grow the sport.

- This strategy will be included as part of the 5-year review of the Parks and Recreation Facilities Master Plan.
- The 2024-2033 Capital Budget and Plan includes a total investment of \$7.5 million for cricket pitches, comprised of the following:
  - \$0.1 million for the replacement of the G. Ross Lord Park Practice Cricket Pitches in 2024.
  - \$3.5 million total for the design and construction of five new outdoor cricket pitches with construction completion estimated in 2024, 2025 (Centennial Park), 2026, 2027, 2028 as listed in table 2.

**Table 2: Summary of New Outdoor Cricket Pitches**

<b>Project Name</b>	<b>Year</b>	<b>Location</b>	<b>Funding in the 2024-2033 Capital Budget and Plan</b>
Cricket Pitch (1)	2024	McCleary Park – new full size cricket pitch Parma Park – new community cricket pitch Farquharson Park – baseball diamond conversion to practice pitch	\$0.5 million
Cricket Pitch (2)	2025	Centennial Park – new full size cricket pitch	\$0.9 million
Cricket Pitch (3)	2025/2026	TBD – new full size Cricket Pitch	\$0.7 million
Cricket Pitch (4)	2026/2027	TBD – new full size Cricket Pitch	\$0.7 million
Cricket Pitch (5)	2027/2028	TBD – new full size Cricket Pitch	\$0.7 million
		<b>Total</b>	<b>\$3.5 million</b>

- \$3.9 million to accommodate indoor cricket space within an additional 4,700 square feet of gym space at the new North East Scarborough Community Recreation Centre (Scarborough-Rough Park), with construction completion estimated in 2025.
- The cost of a new full-size outdoor cricket pitch is approximately \$0.7 million each and is delivered on a two-year cycle with design and public consultation occurring in year one and implementation in year two.
- Through the 2024-2033 Capital Budget and Plan, an additional \$0.3 million has been added to cricket pitch projects, compared to the 2023 Council Approved Capital Budget and 2024-2032 Capital Plan, to reflect market value increases.

**Winterized Washroom Capital Investments**

- The 2024-2033 Capital Budget and Plan includes \$12.4 million for work that will lead to additional year-round use washroom facilities, including the following:

- \$1.3 million total over 2024-2025 for the Washroom Enhancement Program
- \$11.1 million for the SOGR and improvement/expansion of Bluffer's Park Washroom over 2024-2026

### **Washroom Enhancement Program**

- On February 17, 2022, as part of PFR's 2022-2031 Capital Budget and Plan, City Council approved \$2.0 million in funding to develop the Washroom Enhancement Program (WEP) to increase winter washroom access to washrooms over the next five years (2023-2027).
- The 2024-2033 Capital Budget and Plan includes the balance of funding for the WEP, \$1.3 million total, with cash flow of \$0.4 million in 2024 and \$0.9 million in 2025. These funds are dedicated to the implementation of the following:
  - Implementation of enhancements to Sir Casimir Park and High Park (Lower Hillside) in 2024 to allow for year-round use starting in winter 2024-2025.
  - A Washroom Enhancement Program study, expected to be completed in the third quarter of 2024, to inform the future enhancement, expansion and conversion of existing seasonal washroom facilities to permanent year-round use facilities across the City, will include options for various implementation scenarios and recommendations for inclusion in the 2025 and future budget submissions.
- Once winterized, the average operating impact to clean and maintain each washroom over the Winter months is approximately \$0.031 million. PFR's 2024 Operating Budget includes \$1.37 million to operate and maintain the existing 44 winterized washrooms.

### **Estimated Capital Costs**

- The estimated capital costs to build a new year-round use washroom facility and the costs to convert existing seasonal washroom facilities to year-round use facilities range from \$0.275 million to \$1.200 million as included in the chart below. It is important to note that these costs can vary and are dependent on:
  - The availability of potable water and sanitary systems
  - Utilities for running heating systems
  - Venting and insulation
  - General state of good repair (SOGR) needs
  - Size of facility
  - Net-zero compliance
  - Required AODA upgrades and Toronto Accessibility Design Guidelines
  - Required building code compliance
  - Enhancing service levels (adding more capacity)

<b>Estimates for Washroom Capital Costs</b>	
<b>Washroom Model</b>	<b>Budget Estimate</b>
New/replacement year-round use washroom (6 stalls + one universally accessible stall)	\$900,000 - \$1,200,000 per location (site condition dependent – as above)
Existing seasonal washroom (with suitable piping infrastructure, but requiring heat source and insulation)	\$275,000 - \$400,000 per location (estimate excludes other non-conversion costs - i.e. SOGR work, AODA and building code compliance upgrades)
Existing seasonal washroom (without suitable piping infrastructure, heat source or insulation)	\$500,000 - \$650,000 per location (estimate excludes other non-conversion costs - i.e. SOGR work, AODA and building code compliance upgrades)

**Opportunities to Advance Indoor and Outdoor Recreation Projects**

- The 2024-2033 Capital Budget and Plan reflects PFR's readiness and capacity to deliver and spend based on prioritizing the delivery of health and safety and state of good repair (SOGR) of PFR's portfolio of existing assets, while also satisfying the demand for growth and service improvement to support liveable and complete communities across the city.
- PFR are prioritizing SOGR investment in critical infrastructure to keep parks and recreation assets open while addressing gaps in service provision based on affordability.
- All projects included in the Capital Plan have been evaluated for impacts from cost escalations triggered by inflation, supply chain issues and skilled labour markets, and interest rates.
- In addition, projects have also been evaluated based on their readiness to advance, including factors such as major projects in active construction, projects ready for tender, projects utilizing blanket contracts, one-time payments, those being done with Divisional and external partners, and reflective of net new staff resources secured in 2023.
- Should additional funding become available PFR would use the same evaluation framework that considers the critical nature and readiness of a project to proceed considering the use of specific procurement tools (i.e. blanket contracts) for a consistent program would be a key consideration.
- Adding funds to existing small capital SOGR programs will enable easier acceleration.

---

**Prepared by:** Matt Bentley, Senior Project Manager, Planning, Parks Planning and Strategic Initiatives, 416-392-3949, [Matt.Bentley@toronto.ca](mailto:Matt.Bentley@toronto.ca)

Tara Congram-Ginn, Program Manager Capital Budget and Finance, Parks, Forestry and Recreation, Capital Projects Design & Delivery, 416-392-8455, [Tara.Congram@toronto.ca](mailto:Tara.Congram@toronto.ca)

Alex Mut, Manager, Capital Projects Design & Delivery, Parks, Forestry and Recreation, Parks Development and Capital Projects, 416-392-8177, [Alex.Mut@toronto.ca](mailto:Alex.Mut@toronto.ca)

**Further information:** Jessie Gresley-Jones, Director, CPDD, 416-338-8675, [Jessie.Gresley-Jones@toronto.ca](mailto:Jessie.Gresley-Jones@toronto.ca)

**Date:** January 22, 2024