

To: Community Services Committee

From: Ron Diskey, Commissioner,
Community Services Department

Report Number: CS-21-117

Date of Report: November 10, 2021

Date of Meeting: November 15, 2021

Subject: Outdoor Winter Ice Rink Study

Ward: Ward 1, Ward 3, Ward 5

File: 03-05

1.0 Purpose

The purpose of this report is to respond to referral [CS-21-93](#) dated September 27, 2021:

“That the Outdoor Winter Ice Rink Study be referred back to staff to investigate the specifics of the operational efficiencies and costs savings associated with constructing an outdoor rink to a recreation centre that currently has an existing ice surface, ice resurfacer and refrigeration plant.”

2.0 Recommendation

That the Community Services Committee recommend to City Council:

That Report CS-21-117 dated November 10, 2021 concerning the Outdoor Winter Ice Rink Study, be received for information.

3.0 Executive Summary

N/A

4.0 Input From Other Sources

- Community Services
 - Recreation and Culture Services
 - Parks Planning and Development
- Corporate Services Department
 - Facilities Management Services
- External Sources
 - Cimco Refrigeration

5.0 Analysis

5.1 Site Selection

Delpark Holmes Centre (Ward 1), Donevan Recreation Complex (Ward 3) and Harman Park Arena (Ward 5) are recreation facilities that currently have existing ice surfaces, ice resurfacers and refrigeration plants. The east side of Delpark Homes Centre as well as the north and south sides of Donevan Recreation Complex were considered as potential locations. Harman Park Arena was not considered as a potential option due to insufficient availability of outdoor space.

5.1.1 Delpark Homes Centre

Delpark Homes Centre is located north of Taunton Road on Harmony Road in Ward 1. The facility currently houses 4 ice pads, a pool, fitness centre, meeting rooms, outdoor splashpad, playground and community garden as well as satellite locations of the Oshawa Seniors Community Centres and Oshawa Public Libraries.

Operational efficiencies and cost savings would be achieved if a refrigerated outdoor ice rink were to be built adjacent to Delpark Homes Centre, as it has existing ice surfaces, ice resurfacers, a refrigeration plant and supporting amenities. Additional efficiencies may also be determined upon final site selection related to the use of existing parking lots and connecting pathways.

Table 1 below summarizes the cost savings associated with building a refrigerated outdoor ice rink (approximately 180 feet by 80 feet) adjacent to Delpark Homes Centre.

Table 1. Cost Savings – Delpark Homes Centre

Capital Item	Estimated Capital Savings
Refrigeration Plant	N/A (existing plant not able to support an additional ice surface)
Ice Resurfacers	\$90,000
Supporting Buildings (Mechanical room, Storage room, Washrooms and Change rooms)	\$250,000
Utility Services (Water, Sanitary, Electrical)	\$55,000
Total Estimated Capital Savings*	\$395,000
Annual Operating Item	Estimated Annual Operating Savings
Labour/Staffing	\$48,000

*It should be noted that the Total Estimated Capital Savings in the amount of \$395,000 were derived from Report [CS-21-93](#). The total estimated capital cost required to construct an outdoor rink is \$4,040,000 (excluding applicable HST). Efficiencies related to building adjacent to the Delpark Homes Centre will reduce this capital expenditure to \$3,645,000 (excluding HST).

5.1.2 Donevan Recreation Complex

Donevan Recreation Complex is located south of King Street on Harmony Road in Ward 3. The facility currently houses 2 ice pads, a pool, meeting rooms and an outdoor skateboard park.

Operational efficiencies and cost savings would be achieved if a refrigerated outdoor ice rink were to be built adjacent to Donevan Recreation Complex, as it has existing ice surfaces, ice resurfacers, a refrigeration plant and supporting amenities. Additional efficiencies may also be determined upon final site selection related to use of existing parking lots and connecting pathways.

Table 2 below summarizes the cost savings associated with building a refrigerated outdoor ice rink (approximately 180 feet by 80 feet) adjacent to Donevan Recreation Complex. It is worth noting that the selection of either location (North/South) would considerably reduce the capacity of existing parking.

Table 2. Cost Savings – Donevan Recreation Complex

Capital Item	Estimated Capital Savings
Refrigerated Plant	\$60,000
Ice Resurfacer	\$90,000
Supporting Building (Mechanical room, Storage room, Washrooms and Change rooms)	\$350,000
Utility Services (Water, Sanitary, Electrical)	\$55,000
Total Estimated Capital Savings*	\$555,000
Annual Operating Item	Estimated Annual Operating Savings
Labour/Staffing	\$48,000

*It should be noted that the Total Estimated Capital Savings in the amount of \$555,000 were derived from Report [CS-21-93](#). The total estimated capital cost required to construct an outdoor rink is \$4,040,000 (excluding applicable HST). Efficiencies related to building adjacent to the Donevan Recreation Complex will reduce this capital expenditure to \$3,485,000 (excluding HST).

Any savings associated with the options noted in 5.1.1 and 5.1.2 are high-level preliminary order of magnitude estimates, and would be refined based on the results of technical investigations (archeological, geotechnical and environmental risk assessment) and the detailed design processes. Savings are for reference only.

6.0 Financial Implications

There are no financial implications from this report.

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”, the goal of “Social Equity” through the theme of “An Active, Healthy and Safe Community”, and the goal of “Environmental Responsibility” through the theme of “Proactive Environmental Management and Combat Climate Change”.



Jim Naumovski, Director,
Recreation and Culture Services



Ron Diskey, Commissioner,
Community Services Department