



Council Report

Report Number:	CA2025-001
Meeting Date:	April 22, 2025
Title:	Substantive Additions to Parks Expansionary Capital Forecast
Description:	This report brings forward newly identified expansionary parks capital projects for incorporation into the City's long-term capital forecast.
Author and Title:	Dr. Adam Found, Manager of Corporate Assets Ryan Smith, Manager of Parks and Recreation

Recommendation(s):

That Report CA2025-001, **Substantive Additions to Parks Expansionary Capital Forecast**, be received;

That the capital projects identified in Table 1 of Report CA2025-001 be accounted for in the next Long-Term Financial Plan, Development Charges Background Study, and Parks Master Plan;

That the estimated attributions to growth of the estimated costs of the capital projects identified in Table 1 of Report CA2025-001 be reviewed and, if necessary, revised via the next Development Charges Background Study;

That the budget for the 2025 capital project entitled "Jennings Creek Parkland System - Sylvester Park" (950250111) be increased from \$205,000 to \$2,542,000, with the revised project budget financed 90% (\$2,287,800) by the Parks and Recreation Account of the Development Charges Reserve and 10% (\$254,200) by the Capital Contingency Reserve; and

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

That the capital project identified as “Ops Park” in Table 1 of Report CA2025-001 be endorsed for the purposes of a grant application by the City to the Community Sport and Recreation Infrastructure Fund.

Background:

To remain relevant and effective, the City's Long-Term Financial Plan (LTFP) requires frequent updating, ideally on an annual basis a few months after budgets are approved in November-December. At this time, staff expects to bring forward a revised LTFP to Council in August of this year. This will be a comprehensive update to the version of the LTFP approved by Council in 2022. As part of that exercise, staff has identified substantive additions to the parks expansionary capital forecast, as outlined in Table 1 below, that have not yet been identified in a Council-approved master plan.

Table 1: Substantive Additions to Parks Expansionary Capital Forecast

Capital Project	Capital Improvement Type	Estimated Cost (2025\$)	Forecasted Budget Year	Estimated Attribution to Growth
Sylvester Park	Expansion; Redevelopment	2,524,000	2025	90%
Pioneer Park	Expansion; Redevelopment	5,345,000	2026	100%
Ops Park	Expansion; Redevelopment	7,060,000	2027	50%
Marlene James Park	Upgrade	470,000	2028	90%
George Street Park	Redevelopment	947,000	2029	90%
Manorview Park	Redevelopment	589,000	2030	90%
Dormer Park	Redevelopment	693,000	2031	90%
Hamilton Park	Redevelopment	673,000	2032	90%
Total		18,301,000		

Given the substantive nature of these additions collectively, and need for one of them to be endorsed for a planned capital grant application, they are being brought forward in advance of the 2025 LTFP through this report to ensure Council is thoroughly informed of the rationale for and financial implications of the newly identified capital projects. Moreover, one of the additions (Sylvester Park) entails a significant increase to the scope and cost of an existing 2025 capital project.

Rationale:

At this time, the City does not have a Council-approved Parks Master Plan. Through its 2025 Special Projects Budget, the City approved a special project for development of a Parks Master Plan, which will identify future growth-related capital needs relating to the City's parks. As part of the preparatory work for that study, Parks and Recreation staff has identified several growth-related capital needs that were previously unidentified or that constitute major increases in the scope or cost of already forecasted or budgeted

capital projects. Outlined in Table 1 above, these needs are further identified and substantiated in the following subsections.

Sylvester Park

Sylvester Park is located on Sylvester Drive in Lindsay, and it will be expanded and redeveloped due to the adjacent Tribute development, Bromont development to the north and growth throughout Lindsay more generally. The substantive existing amenities in the park are an informal soccer pitch, a playground and a natural outdoor skating rink. As a result of parkland dedication from the Tribute development and increased demand arising from growth, Sylvester Park will roughly double in size and significantly broaden its service area and amenity offering. This generates the need to upgrade and majorly expand the service capacity of the park, transforming the park from passive to programmed status.

The conceptual design for Sylvester Park is attached hereto as Appendix A. The proposed expansionary upgrades include: (i) lite soccer pitch to meet growing demand for sport field programs; (ii) enlarged playground; (iii) washroom facility; (iv) pavilion; (v) paved parking lot; (vi) paved recreational trails connecting the park with Sylvester Drive and multiuse trails throughout the Tribute development; (vii) sport court; (viii) outdoor fitness equipment; (ix) pump track; and (x) various trees and park furniture.

As part of the 2025 Tax-Supported Capital Budget, and in accordance with the 2019 Development Charges Background Study (DCBS), the City approved a capital project entitled "Jennings Creek Parkland System - Sylvester Park" with a budget of \$205,000 financed entirely by the Development Charges Reserve. As with similar growth-related parks capital projects, historic expectations around this project did not have the benefit of being developed through a master plan. Originally, the expectation was that the expansion of Sylvester Park would be minor and thus similar to that of Orchard Park or Mayor James Flynn Park, capital needs also forming part of the Jennings Creek Parkland System identified in the 2019 and prior DCBSs. Only once the project entered the design phase did it become clear that the need for expansionary upgrades to Sylvester Park is much more extensive than originally expected.

Accordingly, staff recommends that the budget for the 2025 capital project entitled "Jennings Creek Parkland System - Sylvester Park" be increased from \$205,000 to \$2,524,000. However, because the increased scope includes upgrades to the existing soccer pitch and playground, staff estimates the rate of cost recovery from

development charges to decrease from 100% to 90% and recommends that the balance of 10% be financed by the Capital Contingency Reserve.

Marlene James Park

Marlene James Park is located on Parkside Drive in Lindsay, and it will be upgraded due to the Bromont and Flato developments and growth throughout Lindsay more generally. Several years ago, the park was expanded to the south through parkland dedication, forming a connection between Parkside Drive and Ellis Crescent. Since then, the park has received minor upgrades, including installation of a sport court. The substantive existing amenities in the park are a playground, recreational trail, sport court, gravel parking lot and wooded area. As indicated by the conceptual design attached hereto as Appendix B, proposed expansionary upgrades to Marlene James Park include: (i) paved recreational trails connecting Parkside Drive to Ellis Crescent; (ii) paved parking lot; (iii) concrete surface around the existing playground; and (iv) various trees and park furniture. As these will improve the parking lot and improve accessibility of the playground and sport court, staff estimates project cost recovery from development charges to be 90%.

Hamilton Park

Hamilton Park is located on Albert Street South in Lindsay, and it will be redeveloped due to multiple local developments (Ada Greaves Place, former railway lands, etc.) and growth throughout Lindsay more generally. As a result of the development of Ada Greaves Place, which is social housing recently constructed by the Kawartha Lakes-Haliburton Housing Corporation, the park no longer fronts Hamilton Street, leaving the park fronting Albert Street only. The only substantive existing amenity in the park is a playground; otherwise, the park is undeveloped. As indicated by the conceptual design attached hereto as Appendix C, proposed redevelopment of Hamilton Park includes installation of the following amenities: (i) enlarged playground; (ii) community garden; (iii) paved recreational trails linking to the Ada Greaves Place pathway; (iv) paved parking lot; and (v) various trees and park furniture. As the existing playground will be replaced and expanded, staff estimates project cost recovery from development charges to be 90%.

Dormer Park

Dormer Park is located on Dormer Road in Lindsay, and it will be redeveloped due to multiple local developments (City's Denfield Road site, Lafarge site, etc.) and growth throughout Lindsay more generally. The only substantive existing amenity in the park is a playground (including swing sets); otherwise, the park is undeveloped. As indicated by the conceptual design attached hereto as Appendix D, proposed redevelopment of Dormer Park includes installation of the following amenities: (i) paved recreational trails connecting the park with St. Dominic Catholic School and the sidewalks on Broad Street and Dormer Road; (ii) concrete surface around the existing playground; (iii) pavilion; and (iv) various trees and park furniture. As these will improve the connection to Broad Street and improve accessibility of the playground, staff estimates project cost recovery from development charges to be 90%.

Manorview Park

Manorview Park is located on Wilson Avenue in Lindsay, and it will be redeveloped due to multiple local developments (Pearson site, Lafarge site, etc.) and growth throughout Lindsay more generally. In addition to fronting Wilson Avenue, the park has a connection to Mary Street. The substantive existing amenities in the park are a playground (including swing sets) and an obsolete sport court; otherwise, the park is undeveloped. As indicated by the conceptual design attached hereto as Appendix E, proposed redevelopment of Manorview Park includes installation of the following amenities: (i) paved recreational trails connecting the park with Wilson Avenue and Mary Street; (ii) concrete surface around the existing playground; (iii) multiuse sport court capable of facilitating hockey and various other sports and activities; and (iv) various trees and park furniture. As these will improve the connection to Mary Street and improve accessibility of the playground, staff estimates project cost recovery from development charges to be 90%.

George Street Park

George Street Park is located on George Street in Lindsay, and it will be redeveloped due to the Terrasan development and growth throughout Lindsay more generally. The park fronts both George Street and James Street. The substantive existing amenities in the park are a storage shed, shelter, obsolete baseball diamond, and soccer pitch. As indicated by the conceptual design attached hereto as Appendix F, proposed redevelopment of George Street Park includes installation of the following amenities: (i)

paved recreational trails connecting the park with George Street, James Street, and the social housing at the northeast corner of Mary Street and James Street; (ii) paved parking lot; (iii) playground; (iv) pavilion; (v) rehabilitated soccer pitch; (vi) secondary soccer pitch; and (vii) various trees and park furniture. As these will convert the baseball diamond into a soccer pitch and rehabilitate the existing soccer pitch, staff estimates project cost recovery from development charges to be 90%.

Pioneer Park

Pioneer Park is located on Lindsay Street North in Lindsay, and it will be extensively expanded and redeveloped due to development of the Jennings Creek area and growth throughout Lindsay and the City more generally. The property fronts Lindsay Street North and the Scugog River. Cottingham Park, currently situated at the southwest corner of the Pioneer Park property, will be absorbed into the expanded Pioneer Park. As a result, Cottingham Park will cease to exist as a separate entity. The only substantive existing amenities in Cottingham Park are a playground and sport court, and the balance of what is to become Pioneer Park is undeveloped. By repurposing the former Lindsay Street North landfill (Pioneer Park property), the expanded park will be approximately 50 times the area of the existing park (Cottingham Park), and it will be a destination park comparable to Lindsay's Logie Park and Bobcaygeon Beach Park.

As indicated by the conceptual design attached hereto as Appendix G, proposed expansion and redevelopment of Pioneer Park includes installation of the following amenities: (i) paved parking lots; (ii) paved and limestone recreational trails linking to Lindsay Street North and the Scugog River trail network; (iii) fitness stations; (iv) picnic area; (v) junior and senior playgrounds with swing sets; (vi) interior and lookout pavilions; (vii) washroom building; (viii) tennis and pickle ball courts; (ix) small and large dog runs; (x) riverfront lookout; (xi) 9-hole disc golf course; (xii) boat dock; and (xiii) various trees and park furniture. Given the insignificance of the existing playground and sport court in comparison to the planned expanded park, staff estimates project cost recovery from development charges to be effectively 100%.

Ops Park

In the southern periphery of Lindsay, Ops Park is located on Highway 7, adjacent to the site of the former Ops Arena and Community Centre, the Ops Fire Hall and the Kawartha Trans-Canada Trail. The park will be expanded and redeveloped due to the Bromont and Flato developments and growth throughout Lindsay and the City more

generally. The substantive existing amenities in the park are a playground, three baseball diamonds and a shelter. By repurposing the site of the former Ops Arena and Community Centre, the expanded park will be approximately twice the area of the existing park, and it will be a destination park comparable to Lindsay's Wilson Fields. While the expanded park will not interfere with operation of the Ops Fire Hall, its configuration reserves space for future construction of recreational or other facilities when that fire hall is decommissioned as per the Fire Master Plan.

As indicated by the conceptual design attached hereto as Appendix H, proposed expansion and redevelopment of Ops Park includes installation of the following amenities: (i) three baseball diamonds; (ii) two soccer pitches; (iii) recreational trails connecting the park to the Kawartha Trans-Canada Trail; (iv) junior and senior playgrounds; (v) pavilion; (vi) washroom building; (vii) two tennis/pickle ball courts; (viii) picnic area; (ix) parking lot; and (x) various trees and park furniture. As these will replace the existing baseball diamonds, playground and shelter, staff estimates project cost recovery from development charges to be 50%. This capital project aligns with the criteria of the expansionary stream of the Community Sport and Recreation Infrastructure Fund. As such, staff plans to make an application to this grant in respect of the project, which requires Council endorsement in advance.

Other Alternatives Considered:

As the recommendations of this report reflect prudent capital planning based on extending current parks service levels to growth, no other alternatives are being considered by staff at this time. Should Council adopt the recommendations of this report, the capital projects outlined in Table 1 above will reappear before Council in the next LTFP, DCBS and Parks Master Plan. On each occasion, Council will have an opportunity to revisit the forecasting of those capital projects.

Alignment to Strategic Priorities

The recommendations of this report aim to maintain parks service levels in the presence of growth, to prudently fill a capital planning gap until completion of the Parks Master Plan, and to leverage capital financing in the form of development charges and grants. As such, the recommendations align with Council's strategic priorities of (i) A Healthy Environment, (ii) An Exception Quality of Life, and (iii) Good Government, as identified in the City's 2024-2027 Strategic Plan.

Financial/Operation Impacts:

The capital cost commitments associated with the recommendations of this report are outlined in Table 1 above. Given considerable leverage of development charges, staff expects the LTFP to absorb the capital projects outlined in Table 1 without adding to the tax levy pressure already present because of the state-of-good-repair capital needs of existing assets in the subject parks.

Consultations:

Director of Community Services

City Treasurer

Attachments:

Appendix A: Conceptual Design for Sylvester Park Expansion and Redevelopment



Conceptual Design
for Sylvester Park Exp

Appendix B: Conceptual Design for Marlene James Park Upgrades



Conceptual Design
for Marlene James Pa

Appendix C: Conceptual Design for Hamilton Park Redevelopment



Conceptual Design
for Hamilton Park Rec

Appendix D: Conceptual Design for Dormer Park Redevelopment



Conceptual Design
for Dormer Park Rede

Appendix E: Conceptual Design for Manorview Park Redevelopment



Conceptual Design
for Manorview Park R

Appendix F: Conceptual Design for George Street Park Redevelopment



Conceptual Design
for George Street Par

Appendix G: Conceptual Design for Pioneer Park Expansion and Redevelopment



Conceptual Design
for Pioneer Park Expa

Appendix H: Conceptual Design for Ops Park Expansion and Redevelopment



Conceptual Design
for Ops Park Expansic

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