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BURLINGTON WARD 6 • PLANK 01 OF 4

Parks & Recreation for Ward 6 Families

Park dates you can track, more north programs now, and an open site study for a rink and seniors hub — with real numbers, not a blank cheque.

5 sections • 13 costed items • frankdomenic.ca/platform/parks-recreation

| At a glance

- 01 What I'm asking for — The request in plain terms, and the seven things I'll actually do about it.
- 02 Why it holds up — Other cities already do this — and what it means for families, seniors, jobs, and the non-tax revenue worth testing.
- 03 The numbers and the plan — What it costs, how we get there, and what lands in the first hundred days.
- 04 How you'll know I'm following through — The tests I expect to be measured against.
- 05 The short version — and the limits — The whole plan in brief, the 1200 King Road question, and what I won't promise.

| How it rolls out

Right away — parks with real dates

- Millcroft, Ireland, Norton, Palladium, Crosstown Trail, and smaller renewals
- Quick wins: shade, benches, crossings, washrooms, trail links
- No new capital ask — this is follow-through on work already in the plan

This term — programs closer to home

- School-gym recreation: use the Halton Reciprocal Agreement and Community Use rates
- Licensed care: name the eligible operator, seats, staffing ratios, hours, fees, and Halton subsidy
- Authorized skill-building: confirm the legal model and operator separately from licensed care
- Pilot a Milton-style school-gym season in the north — modeled for fee recovery, not assumed
- Publish who pays what each year: gym time, program staff, user fees, grants
- Seniors satellites: pursue SALC if an intake opens (up to ~\$55K per approved program; at least 20% other contribution)

- Aging in place: map Burlington's naturally occurring retirement communities and pilot OASIS-style programming in three buildings
- Escarpment Loop: bundle the rural cycling and walking segments already in the City's mobility plan into one named program, phased with road resurfacing

Next — study the land and the options

- Ask Council for \$200K–\$500K over 18–24 months; motion in the first 100 days
- Register the City's interest in the former Pearson high school site and test it as the adaptive-reuse base case
- Land is the hard part. Open scorecard. Roughly 6–10 acres to test for a twin-pad or hub
- Demand, drive times, gaps, site constraints, sponsorship potential, and an access fund
- Aquatics demand in scope: the City's own recreation plan projects a fifth indoor pool location by 2051 and logged 3,500+ swim-program waitlist spots in 2023 — north Burlington has no City pool today
- If Pearson proceeds: a complete-community plan — housing on the paved edges by ground lease preferred, green space kept public

Later — only if the numbers work

- Twin-pad about \$55M–\$65M · seniors centre \$15M–\$35M · shared hub \$75M–\$110M
- Those are 2026 construction benchmarks — not opening-year or all-in prices
- Show gross operations, exclusive revenues, net subsidy, debt, and lifecycle reserve separately
- A west-end event centre (\$150M–\$300M) is a different project — not this plan
- If the full business case fails, redesign or stop — no blank cheque

What it costs

Costs are stated as they are on the website — no totals are implied.

WHAT	RANGE	HOW IT'S PAID FOR
Parks watchlist & updates	No new capital	Councillor office + website — \$0 new capital (ledger A)
Park renewals already in the City plan	~\$12M	Existing OpenBook capital (~\$11.9M–\$12M listed) — track delivery, not campaign capital
School-gym recreation pilot	Staff-costed; fee-recovery target	Council operating ask if approved; Halton Reciprocal Agreement space + fee-recovery target (Milton-style model)
Licensed care / authorized skill-building	Staff-costed after operator, seats, hours & fees	Council operating ask after operator/seats/hours/fees named; staff-costed — not a blank subsidy
Combined access, feasibility & site study	\$200K–\$500K over 18–24 months	Council motion — tax-supported study envelope (\$200K–\$500K; Brantford/Hamilton comps)

Pearson adaptive-reuse base case (benchmark)	Bateman comps: \$29.6M purchase, ~\$273/sq ft conversion — Pearson staff-costed after appraisal	Inside feasibility study first; purchase/conversion only after appraisal — Bateman comps, not a funding stack yet
Aging-in-place pilot (3 NORC sites)	~\$130K/site/yr peer; net ~\$225K–\$400K/yr projection after provincial share	Municipal net after Ontario SALC (up to \$55K/program/yr @ 80% if awarded); peer ~\$130K/site/yr
Escarpment Loop (~25 km, phased)	~\$5M–\$8M standalone planning band; less bundled with resurfacing	Bundle IMP segments with road resurfacing; wayfinding ~\$60K–\$110K; federal active-transportation share if awarded
Twin-pad construction benchmark (2026 dollars)	\$55M–\$65M	2026 construction benchmark only — not a funding commitment; build only if full business case passes
Seniors-centre construction benchmark (2026 dollars)	\$15M–\$35M	2026 construction benchmark only — not a funding commitment; build only if full business case passes
Shared-hub construction benchmark (2026 dollars)	\$75M–\$110M	2026 construction benchmark only — not a funding commitment; build only if full business case passes
Opening-year capital	Staff-costed with site, land, soft costs, equipment & escalation	Staff business case after site chosen — land, soft costs, equipment, escalation (excluded from construction benchmarks)
Annual tax-supported cost	Gross operations – exclusive revenues + debt + lifecycle reserve	Formula only: gross ops – exclusive revenues + debt + lifecycle reserve — priced after study

What I won't promise

- A City recreation booking-site overhaul or a paid “program navigator” budget line
- A preferred rink address before the open site study is done
- A ribbon-cutting date before land, funding, and operations are proven
- A build if the full business case — including debt and lifecycle renewal — fails
- That selling land at Pearson “pays for the hub” — the City buys at fair market value, so the honest gains are reuse and rezoning value, not a free building
- That the school board will sell Pearson — registering interest puts us at the front of the line, nothing more

Campaign commitments for public discussion. City budget figures are context — not new spending promises.