

HANLAN'S POINT WAVE POOL

1. Any development within the confines of the City of Toronto, this one being a good example, takes an existing use out and replaces it with a new use, i.e., the wave pool, whereas developments in the suburbs have an opportunity to utilize undeveloped and uncommitted space.
2. The Hanlan's Point area is a pristine natural environment, somewhat scarce within the confines of the City. It would be detrimentally affected through the introduction of this six-acre proposal that could be utilized a maximum of three months per year and remain idle the rest of the time.
3. At the moment, the Islands provide a choice. Centre Island has Centreville and very intense use. Hanlan's provides an opportunity for a quiet escape, biking, reading or walking. This proposal, in effect, removes that choice. It seems to me that a regional-wide parks system has to respond to a balance of needs.
4. One of the selling points is the potential revenue that can be generated. This can easily be projected; however, how do you measure the benefits lost to those who want to ride a bike or enjoy a quiet time?
5. One questions the timing of this development. Why press ahead with an untested proposal on a valuable piece of park land when two other sites are presently being considered in the Metro area, those sites being on relatively undeveloped land.

6. Concern regarding cost and accessibility for users. Would a family from Jane and Finch travel to Hanlan's Point, considering transportation, parking, admission fees of \$6.00-\$9.00 per half day and food costs? It seems those costs could be prohibitive for many people within Metro.
7. Is this the best use of those six acres of land?
8. When one takes a look at the waterfront facilities in Downtown Toronto, the uses are extremely intensive - Harbourfront, Ontario Place, Exhibition Place and Centreville. Hanlan's is one of the few places where City dwellers can escape from the urban jungle.
9. With the intense development of Harbourfront a potential entertainment centre or aquarium can <sup>the</sup> be existing infrastructure on the main land deal with the additional traffic that would be generated if the wave pool would be successful; eg., parking issue and public transit.

MEMORANDUM

TO Mr. Herb Pirk, Commissioner of Parks and Recreation  
FROM Neil Rothenberg  
DATE September 9, 1985  
SUBJECT Municipal Wave Pool Developments



Etobicoke

Scarborough

Project Anticipated opening - December, 1986  
Status Capital cost \$10 million  
Lease Lease and finance arrangements  
yet to be finalized

2 phase development  
Water slide on City  
land (projected opening  
May, 1986 - 3 years behind  
schedule)  
Wave pool on adjacent  
private land - no details  
Still in proposal stage

Funding 100%  
Private

100%  
Private

Operating Indoor  
Period Year-round

Outdoor, initially  
Summer - future  
Year-round

Fees Dependent on final capital costs  
at this point  
Projected range \$4 - \$9 on  
sliding scale for children,  
adults, full/half day.

No current projected  
All fees subject to  
Council approval

Neil Rothenberg

RS

NR