



For Action

City Council Transmittal – Executive Committee Item 7.5 Planning Recreation Facilities for the Don Mills Communities (Ward 16)

Date: September 24, 2019
To: TTC Board
From: Head of Commission Services

Summary

Transmittal letter from the City Clerk confirming that City Council on July 16, 17 and 18, 2019, adopted the subject item and has forwarded a copy of City Council's decision to the Toronto Transit Commission Board for appropriate action.

Recommendations

It is recommended that:

1. TTC staff consider adding a stop at the new Community Recreation Facility on Route 403, upon opening of the centre.

Signature

Kevin Lee
Head of Commission Services

Attachments

Attachment 1 – City Council Transmittal – Executive Committee Item EX7.5



Ulli S. Watkiss
City Clerk

City Clerk's Office

Secretariat
Marilyn Toft
Council Secretariat Support
City Hall, 12th Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Tel: 416-392-7032
Fax: 416-392-2980
e-mail: Marilyn.Toft@toronto.ca
web: www.toronto.ca

**In reply please quote:
Ref.: 19-EX7.5**

July 30, 2019

Mr. Rick Leary
Chief Executive Officer
Toronto Transit Commission
1900 Yonge Street
Toronto, Ontario M4S 1Z2

Dear Mr. Leary:

**Subject: Executive Committee Item 7.5
Planning Recreation Facilities for the Don Mills Communities (Ward
16)**

City Council on July 16, 17 and 18, 2019, considered this Item, and a copy is attached for your information or appropriate action.

Yours truly,



for City Clerk

M. Toft/sb

Attachment

Sent to: Chief Executive Officer, CreateTO
Chair, Toronto Transit Commission Board
Chief Executive Officer, Toronto Transit Commission

c. City Manager

Executive Committee

EX7.5		Amended		Ward: 16
--------------	--	---------	--	----------

Planning Recreation Facilities for the Don Mills Communities

City Council Decision

City Council on July 16, 17 and 18, 2019 adopted the following:

1. City Council approve the Preferred Facility community recreation centre that will include a twin-pad arena/multi-sport indoor courts, gymnasium with walking track, an aquatic centre, and community and program space, located on the large community park located at 844 Don Mills Road to serve the communities along Don Mills Road, from York Mills Road to Flemington Park, as outlined in Attachment 2 to the report (June 19, 2019) from the General Manager, Parks, Forestry and Recreation and the Chief Planner and Executive Director, City Planning, and direct the General Manager, Parks Forestry and Recreation and other appropriate City staff to undertake all necessary work to implement Parts 2 and 4 below, as well as advancing the design and construction of the project.

2. City Council direct the Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor and other appropriate City staff to implement Part 1 above by:
 - a. initiating amendments to the existing Section 37 Agreement for the Don Mills Centre, as it pertains to the provisions of the Community Centre at 966 Don Mills Road, and the Don Mills Civitan Arena land exchange agreement;

 - b. initiating a Zoning By-Law amendment, as it pertains to the provisions of the Community Centre at 966 Don Mills Road, and potential alternative community uses;

 - c. initiating an Official Plan Amendment, as necessary; and

 - d. reporting to City Council regarding the final form of the recommended Zoning By-law amendment and any Official Plan Amendment.

3. City Council direct the Chief Executive Officer, CreateTO and Real Estate Services to coordinate with City Planning, Parks, Forestry and Recreation and other appropriate City Divisions, to undertake a review of other public community uses that may be accommodated at 966 Don Mills Road in coordination with the public consultation process reflected in Part 2 above.

4. City Council direct the City Solicitor and appropriate City staff to work with Cadillac Fairview to negotiate the extension of the Don Mills Civitan Arena (at 1030 Don Mills Road) in an effort to minimize disruption while the new arena at 844 Don Mills Road (Celestica) is constructed.

5. City Council direct the Chief Planner and Executive Director, City Planning and the General Manager, Parks Forestry and Recreation to enter into discussions with the owners of 844 Don Mills Road (Celestica) to expedite the transfer of Park Blocks 3A and 3B of the Revised Draft Plan of Proposed Subdivision dated June 27, 2018, and to discuss opportunities to advance the design and construction of the recreation facility.
6. City Council direct the General Manager, Parks, Forestry and Recreation to develop and implement a comprehensive community engagement process, in consultation with the local Councillor, to promote local participation in the future design, planning and development of the preferred option in Part 1 above.
7. City Council request the General Manager, Parks, Forestry and Recreation to report back through the 2020 Budget Process with a preliminary estimate of the full cost of the Preferred Facility and the funding needed beyond the existing approved capital project Don Mills Civitan Arena.
8. City Council request the General Manager, Parks, Forestry and Recreation to include in the 2020 and future Capital Budgets a design and development timeline of the preferred option identified in Part 1 above so that this project may move forward as soon as possible.
9. City Council direct the General Manager, Parks Forestry and Recreation, the Chief Planner and Executive Director, City Planning, and the City Solicitor to take required actions and use available funds to implement City Council's decision.
10. City Council direct the General Manager, Parks, Forestry and Recreation and the Chief Planner and Executive Director, City Planning to undertake a scan of the broader Don Mills catchment area to determine what public and community needs exist assuming the completion of the recommended community centre at the Celestica site.
11. City Council direct the General Manager, Parks, Forestry and Recreation and the Chief Planner and Executive Director, City Planning to submit and include the results of the scan in Part 10 above to a thorough public consultation process including but not limited to Don Mills Residents Inc. to obtain input on an appropriate public or community use for the land.
12. City Council direct the General Manager, Parks, Forestry and Recreation and the Chief Planner and Executive Director, City Planning to report back to the Executive Committee on the results of Parts 10 and 11 above not later than the third quarter of 2020.
13. City Council request the General Manager, Parks, Forestry and Recreation and the Chief Planner and Executive Director, City Planning to report back to Executive Committee on the following:
 - a. including a Community Kitchen to the facilities included in the Preferred Option at the Celestica site; and
 - b. including coliseum seating for one of the two ice pads at the Celestica site arena.
14. City Council request the Toronto Transit Commission Board to request the Chief Executive Officer, Toronto Transit Commission to consider adding a stop at the new Community Recreation Facility on Route 403, upon opening of the centre.

Committee Recommendations

The Executive Committee recommends that:

1. City Council approve the Preferred Facility community recreation centre that will include a twin-pad arena/multi-sport indoor courts, gymnasium with walking track, an aquatic centre; and community and program space located on the large community park located at 844 Don Mills Road to serve the communities along Don Mills Road, from York Mills Road to Flemingdon Park, as outlined in the attached report, and direct the General Manager, Parks Forestry and Recreation and other appropriate City staff to undertake all necessary work to implement Recommendations 2 and 4 below, as well as advancing the design and construction of the project.
2. City Council direct the Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor and other appropriate City staff to implement Recommendation 1 above by:
 - a. initiating amendments to the existing Section 37 Agreement for the Don Mills Centre, as it pertains to the provisions of the Community Centre at 966 Don Mills Road, and the Don Mills Civitan Arena land exchange agreement;
 - b. initiating a Zoning By-Law amendment, as it pertains to the provisions of the Community Centre at 966 Don Mills Road, and potential alternative community uses;
 - c. initiating an Official Plan Amendment, as necessary; and
 - d. reporting to City Council regarding the final form of the recommended zoning by-law amendment and any official plan amendment.
3. City Council direct CreateTO and Real Estate Services to coordinate with City Planning, Parks, Forestry and Recreation and other appropriate City Divisions, to undertake a review of other public community uses that may be accommodated at 966 Don Mills Road in coordination with the public consultation process reflected in Recommendation 2 above.
4. City Council direct the City Solicitor and appropriate City staff to work with Cadillac Fairview to negotiate the extension of the Don Mills Civitan Arena (at 1030 Don Mills Road) in an effort to minimize disruption while the new arena at 844 Don Mills Road (Celestica) is constructed.
5. City Council direct the Chief Planner and Executive Director, City Planning and the General Manager, Parks Forestry and Recreation to enter into discussions with the owners of 844 Don Mills Road (Celestica) to expedite the transfer of Park Blocks 3A and 3B of the Revised Draft Plan of Proposed Subdivision dated June 27, 2018, and to discuss opportunities to advance the design and construction of the recreation facility.
6. City Council request the General Manager, Parks, Forestry and Recreation to report back through the 2020 Budget Process with a preliminary estimate of the full cost of the Preferred Facility and the funding needed beyond the existing approved capital project Don Mills Civitan Arena.
7. City Council direct the General Manager, Parks Forestry and Recreation, the Chief Planner

and Executive Director, City Planning, and the City Solicitor to take required actions and use available funds to implement the recommendations in the report (June 19, 2019) from the General Manager, Parks, Forestry and Recreation and the Chief Planner and Executive Director, City Planning.

8. City Council direct the General Manager, Parks, Forestry and Recreation and the Chief Planner and Executive Director, City Planning to undertake a scan of the broader Don Mills catchment area to determine what public and community needs exist assuming the completion of the recommended community centre at the Celestica site.

9. City Council direct the General Manager, Parks, Forestry and Recreation and the Chief Planner and Executive Director, City Planning to submit and include the results of the scan in Recommendation 8 above to a thorough public consultation process including but not limited to Don Mills Residents Inc. to obtain input on an appropriate public or community use for the land.

10. City Council direct the General Manager, Parks, Forestry and Recreation and the Chief Planner and Executive Director, City Planning to report back to the Executive Committee on the results of Recommendations 8 and 9 above not later than the third quarter of 2020.

11. City Council request the General Manager, Parks, Forestry and Recreation and the Chief Planner and Executive Director, City Planning to report back to Executive Committee on the following:

a. including a Community Kitchen to the facilities included in the Preferred Option at the Celestica site; and

b. including coliseum seating for one of the two ice pads at the Celestica site arena.

12. City Council request the Toronto Transit Commission Board to request the Chief Executive Officer, Toronto Transit Commission to consider adding a stop at the new Community Recreation Facility on Route 403, upon opening of the centre.

Committee Decision Advice and Other Information

The General Manager, Parks, Forestry and Recreation and the Chief Planner and Executive Director, City Planning gave a presentation on Don Mills Community Recreation Facility Planning.

Origin

(June 19, 2019) Report from the General Manager, Parks, Forestry and Recreation and the Chief Planner and Executive Director, City Planning

Summary

The purpose of this report is to provide a recommended approach for planning and building new recreation facilities that will best serve the existing and future communities located along Don Mills Road, specifically the communities located at: Don Mills Road and Lawrence Avenue East, Wynford Drive, and Don Mills Road and Eglinton Avenue East, and Flemington Park (Don Mills Corridor).

The Don Mills Corridor is anticipated to grow by 25,000 residents, with approximately three quarters of this growth concentrated at the intersection of Eglinton Avenue East and Don Mills

Road. This transformation is mainly attributed to the construction of the Eglinton Crosstown Light Rail Transit line as well as the approval of a new mixed-use community on the former Celestica Lands. Growth has intensified since the original approval of the Don Mills Centre (Shops at Don Mills) development in 2011, where 2,050 units were approved for this corridor. Between 2011 and 2018 an additional 12,650 units were approved. In total over 14,000 residential units are planned to date.

Along with growth, new city building opportunities have also been secured with the provision of a large 2.26 hectare (5.58 acre) park on the Celestica Lands (844 Don Mills Road). In 2016 City Council approved this site as the new location for a twin-pad arena, replacing the existing single pad Don Mills Civitan Arena at Don Mills Centre. Planning and design for new community recreation centres has also evolved over the past 10 years. With the creation of new facilities such as the Pam McConnell Aquatic Facility, Regent Park Community Recreation Centre, and the York Community Recreation Centre, the City has set new facility design and programming best practices for new recreation centres that will be required to support our growing and changing communities across the city. City staff initiated a recreation planning review to determine how to best serve the current and future communities that will live along the Don Mills Corridor.

City staff developed two community recreation facility options that were presented to the public throughout late February to June 2019. The first option was referred to as the "Preferred Facility," and proposes a large fully integrated 11,613 square metre (125,000 square feet) facility at the Celestica Lands, consisting of a twin-pad arena, multi-tank aquatic facility, full-size gymnasium with walking track, multi-purpose and amenity space. The second option, referred to as the "Alternate Proposal," included two smaller facilities: one 2,508 square metre (27,000 square foot) facility at the Don Mills Centre site, consisting of a full-size gym with walking track and multi-purpose and amenity space; and a second 9,290 square metre (100,000 square feet) facility at the Celestica Lands, consisting of a twin-pad arena, multi-tank aquatic facility and a few multi-purpose rooms.

Extensive public consultation has been undertaken with more than 525 residents and stakeholders through focused stakeholder meetings, pop-up consultations, on-line feedback forms, and a public open house meeting. There was strong community support for the Preferred Facility; however, some community members had concerns with both the Preferred Facility and the Alternate Proposal as their preference was for the community centre described in a 2010 Section 37 Agreement for the Don Mills Centre.

Planning for new recreation facilities requires that the City adapt and change to meet the emerging needs of a growing community. In this area the previous plan for community recreation facilities cannot meet the current and projected requirements of this growing community. With change comes opportunity, as it has in this area, with the approval of a large future park on the former Celestica Lands that can accommodate what will be one of the largest and most integrated recreation facilities in the city. When the City builds new facilities, they must meet today's standards of design and programming excellence, to ensure that we create the best spaces for our current and future residents. Recreation facilities and parks are a generational investment and must be planned and designed accordingly.

City staff are recommending the Preferred Facility Option (large, fully integrated recreation centre), as it would achieve:

- Co-location of high-quality recreation facilities offering a wide range of seamless programming, serving residents from communities along the Don Mills Road Corridor,

including Don Mills Road and Lawrence Avenue East, Don Mills Road and Eglinton Avenue East as well as Flemingdon Park, a Neighbourhood Improvement Area;

- Complementary and enhanced programming opportunities as the facility would be located within a large park;
- Greater capacity to serve residents of all ages and income levels, in an area central to the highest amount of future growth;
- Accessibility and proximity to the Eglinton LRT, Toronto Transit Commission buses, and on-site parking;
- Efficiencies in annual operating costs for a single facility versus two facilities within one kilometre of one another.

Further amendments to planning instruments will be required to implement the Preferred Facility. This report was prepared in consultation with City Legal, Real Estate Services and CreateTO.

Background Information (Committee)

(July 4, 2019) Presentation from the General Manager, Parks, Forestry and Recreation and the Chief Planner and Executive Director, City Planning on Don Mills Community Recreation Facility Planning

(<http://www.toronto.ca/legdocs/mmis/2019/ex/bqrd/backgroundfile-135625.pdf>)

(June 19, 2019) Report from the General Manager, Parks, Forestry and Recreation and the Chief Planner and Executive Director, City Planning

(<http://www.toronto.ca/legdocs/mmis/2019/ex/bqrd/backgroundfile-135017.pdf>)

Attachment 1 - Summary of Residential Development Applications in the Study Area

(<http://www.toronto.ca/legdocs/mmis/2019/ex/bqrd/backgroundfile-135018.pdf>)

Attachment 2 - Executive Summary, Don Mills Recreation Facility Planning Public Consultation Report

(<http://www.toronto.ca/legdocs/mmis/2019/ex/bqrd/backgroundfile-135019.pdf>)

Communications (Committee)

(July 3, 2019) Letter from Kim Mullin, Wood Bull LLP on behalf of Don Mills Residents Inc. (EX.Supp.EX7.5.1)

(<http://www.toronto.ca/legdocs/mmis/2019/ex/comm/communicationfile-95865.pdf>)

(July 3, 2019) E-mail from Nicholas Woodbridge (EX.Supp.EX7.5.2)

(July 3, 2019) Letter from Fahima Fatah, Afghan Women's Organization Refugee and Immigrant Services (EX.Supp.EX7.5.3)

(<http://www.toronto.ca/legdocs/mmis/2019/ex/comm/communicationfile-95869.pdf>)

(July 3, 2019) E-mail from Sue England (EX.Supp.EX7.5.4)

(July 3, 2019) Submission from Brian Story, Don Mills Residents Inc. (EX.New.EX7.5.5)

(July 4, 2019) Letter from Lisa Grogan-Green, Go Green Youth Centre (EX.New.EX7.5.6)

(<http://www.toronto.ca/legdocs/mmis/2019/ex/comm/communicationfile-95928.pdf>)

Communications (City Council)

(July 3, 2019) Letter from Geoff Kettel and Cathie Macdonald, Co-Chairs, Federation of North Toronto Residents' Associations (CC.Main.EX7.5.7)

(<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-95985.pdf>)

(July 16, 2019) E-mail from Sid Catalano (CC.New.EX7.5.8)

Speakers

Brian Story, Don Mills Residents Inc.
Ahmed Hussein, The Neighbourhood Organization
Vera Straka, Don Mills Residents Inc. Board
Dorothy Pestell, TSCC 2441 LivLofts Condominium Corporation
Adil Patel, Friends of Flemingdon Park
Larry Steinhauer, Don Mills Residents Inc.
Caroline Schweppe
Wendy Pauling
Vanessa Quinn
Howard Smith
Councillor Shelley Carroll