



STAFF REPORT INFORMATION ONLY

Identifying Land to Purchase for a new Multi-pad Ice Arena in Wards 25, 26, or 34

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| Date: | April 18, 2008 |
| To: | North York Community Council |
| From: | Brenda Librecz, General Manager, Parks, Forestry and Recreation |
| Wards: | Ward 25 – Don Valley West Ward 26 – Don Valley West Ward 34 – Don Valley East |
| Reference Number: | |

SUMMARY

This report provides a status update on the search for a suitable site to locate a new twin pad ice arena within Ward 25, 26 and 34. This report explains the process that this site selection study will take, and criteria that will be used to determine the priority of potential acquisition sites as well as a preliminary list of candidate sites.

Currently, there is a single-pad ice arena located at the Don Mills Centre at 1030 Don Mills Road, being the Don Mills Civitan Arena. The Arena was constructed approximately 47 years ago and was last renovated approximately 24 years ago. The Arena is well used but faces problems as a result of the age of the building, the related maintenance, and a severe parking shortage.

Due to the age, deteriorating condition and lack of parking of the Civitan Arena, it was recommended that staff prioritize the task of locating and securing a site in the vicinity of the Don Mills Civitan Arena for the purpose of developing a new multi-pad ice arena, to include at least two ice pads.

Parks, Forestry and Recreation (PFR) had previously initiated a preliminary site evaluation for a smaller project area that was subsequently expanded by Council direction. Parks, Forestry and Recreation (PFR) needs to continue the search for a location to accommodate a new twin pad ice arena to replace the Don Mills Civitan Arena.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The North York Community Council at its meeting of February 12, 2008 adopted a motion, Item 13.24, directing the General Manager of Parks, Forestry and Recreation to report to the May 6, 2008 North York Community Council on the progress with respect to identifying a site suitable for a twin or multi-pad ice arena within Wards 25, 26 or 34 to serve as a replacement for the existing Don Mills Civitan Arena.

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11010.pdf>

ISSUE BACKGROUND

Parks, Forestry and Recreation is currently developing a long term indoor ice provision strategy which will examine the current and future indoor ice facility needs of the City. The strategy will outline an approach to implement additional indoor ice skating facilities to meet current and future needs while renewing or replacing the City's aging inventory of existing indoor ice arenas. A key direction of the strategy will be to increase the provision of multi-pad facilities in order to increase operating efficiencies and economies, as well the programming options offered by multi-pad facilities. The report is anticipated to be considered by Council later this year.

Due to the age of the Don Mills Civitan Arena, further renovations to the arena would not be recommended. The emerging ice provision strategy is currently suggesting the decommissioning and replacement of the facility through the construction of a new multi-pad facility on a different site.

Park Forestry & Recreation has been actively pursuing an alternative location to construct a new twin pad arena. The original search was in the immediate vicinity of the Don Mills Civitan Arena. The February 2008 North York Community Council Meeting directed Parks, Forestry and Recreation to expand the search area to include Wards 26 and 34.

COMMENTS

Process

The Study will be completed during the summer, as there are potentially hundreds of sites that would need to be reviewed in the three Wards (Attachment 1). The best candidate sites will be identified and an assessment will be completed for each of the best sites. In a second report which will be confidential, City Staff will provide the short list of the best possible candidate sites, and will ask for City Council's authorization for Facilities and Real Estate Staff to negotiate the acquisition of the sites in priority order. It is anticipated

that a “ball-park” estimate of the market value for each of the candidate sites will be provided in order to determine the potential acquisition price required for each arena site. City Staff will also initiate a full market value appraisal for the top priority acquisition sites.

Once negotiations have been completed on the highest priority site, or a secondary site, then City Staff will report the land acquisition to Government Management Committee and City Council. It may also be necessary to request a Capital Budget amendment to authorize the use of parkland reserves to fund the acquisition.

Site Selection Criteria

Through the process of identifying the priority arena sites, the following site selection criteria will be utilized:

- Site size minimum of 1.2 ha (3.0 acre).
- Uniform rectangular shape, or a larger than 1.2 ha (3.0 acre) site area if irregular shaped site.
- Appropriate site topography
- Ability to accommodate 7,000m² (71,000ft²) twin pad arena footprint.
- Ability to accommodate a minimum of 250 parking spaces (the former North York By-law 7625 parking requirement is 1 space per 28m² g.f.a.)
- Acquisition Price (based on a “ball-park” estimate of market value.
- Appropriate zoning and land use.
- Connectivity and transit accessibility.

Based on these criteria, City Staff will prepare a short list of potential sites. Prior to entering negotiations on any particular site, a full appraisal of the site will be conducted in order to ensure that the City acquires the site at market value.

Minimum Size

The chart below shows estimated facility sizes along with the amount of parking required in former North York. We are presuming a one storey structure. The amount of area required for parking was measured using a typical parking layout. In addition a small amount (10%) of open space is added. The following are considered the absolute minimums in size to develop the different numbers of ice pads.

| Rinks | Estimated GFA (m ²) | Parking Required (spaces) | Area required for parking (m ²) | Total Area (including 10% Landscaping) |
|------------|---------------------------------|---------------------------|---|--|
| Single Pad | 3,577 | 128 | 2,714 | 6,920 m ² (1.7 ac) |
| Twin Pad | 6,568 | 235 | 5,006 | 12,761 m ² (3.2 ac) |
| Three Pad | 9,123 | 325 | 6,924 | 17,651 m ² (4.4 ac) |
| Four Pad | 12,5042 | 448 | 9,518 | 22,066 m ² (6.0 ac) |

For a twin pad rink it is likely that a lot more than 1.2 ha or 3.2 acres will be needed depending on the shape of the lot. In this study a minimum lot size of 3.0 acres will be the starting point.

The work done on the indoor ice strategy suggests for new facilities it would be appropriate to consider adding an additional ice surface area for leisure skating which would be 1/3 to 1/2 the size of a full ice pad. In addition to meet LEED and other green development standards may bump up the size requirements as well.

There may be opportunities to stack some of the g.f.a. in a two storey building, and there may be opportunities for shared parking arrangements which might potentially allow a smaller lot to be used. For all priority sites, City Staff will prepare a facility fit diagram (Attachment 2) to ensure that all of the requirements for an arena can be met by the site.

Confidentiality

The list of priority sites and the “ball-park estimate” of market values for each will be confidential as this information can affect the negotiations to acquire each of the potential sites.

Preliminary Review

Parks Forestry & Recreation did an initial study and looked at sites in the Don Mills and Lawrence Area. In addition Staff evaluated a site at Highway 401 and Don Mills which has been discussed as a potential arena site in the past.

The preliminary sites listed that warranted further review, in no order or priority whatsoever, include:

- **Highway 401 and Don Mills Road – Southwest corner – Ward 34**
Owner: City of Toronto
Area: 18.3 hectares (45.27 acres)
- **55 Overland Drive - Ward 25**
Southwest quadrant of Don Mills Road and Lawrence Avenue East
Owner: Toronto District School Board
Area: 3.2 hectares (8 acres)
- **895 Don Mills Road – Ward 34**
Don Mills Road at Green Belt Drive – Southeast Corner
Owner: Private Ownership
Area: 0.8 hectares (1.98 acres) (the opportunity exists to share the parking with the office towers hence the site area being less than the required of 3.0 acres could be considered.

Several other sites were analyzed in the more immediate vicinity of the Don Mills Civitan Arena and were discounted because of their size and shape or that their existing ongoing

uses do not lend themselves for a location to house a multi-pad arena. See Attachment 3 for further information.

It should also be noted that the study area includes several sites which host existing City-operated indoor ice facilities, including Flemington Arena, Fenside Arena and York Mills Arena. The study area also includes the Leaside Memorial Gardens facility (managed by an arena board) where City Council is being asked to authorize an expansion of the site through a land acquisition to allow for an additional ice pad over time. These sites will be reviewed in more detail with respect to their ability to host a multi-pad facility that could replace the Don Mills Civitan Arena.

Summary

The detailed search for potential arena site in Wards 25, 26 and 34 is in progress. Sites that meet the size requirement of 1.2 ha (3.0 ac) will be identified and checked against all of the identified criteria. A confidential report will be prepared that identifies the sites, and puts them in a priority list. City Council will be asked to authorize City Staff to negotiate the purchase of a site starting at the highest priority site.

After the negotiations are complete City Staff will report on the details of the agreement negotiated, and request City Council's approval of the terms and conditions of the acquisition.

CONTACT

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SIGNATURE

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ATTACHMENTS

- Attachment 1 - Map Don Mills Civitan Arena Replacement Study Area
- Attachment 2 - Don Mills Civitan Arena Relocation Options 1 and 2 (Footprint Template)
- Attachment 3 - Preliminary Sites Reviewed

Preliminary Sites Reviewed

The following sites have to date been reviewed by Parks, Forestry and Recreation in the search for an appropriate location to accommodate a new twin pad ice arena to, in part, replace the Don Mills Civitan Arena:

Highway 401 and Don Mills Road – Southwest corner – Ward 34

Owner: City of Toronto

Area: 18.3 hectares (45.27 acres)

These lands are of optimal size and configuration for a twin pad ice arena. In March 2005, the then Economic Development, Culture and Tourism Department released a request for proposals (RFP) for the construction and management of a tri-pad arena facility on this site. However, it was later identified that the subject lands were conveyed to the City by the Province in 1958 subject to four restrictive covenants:

1. That access shall be prohibited for the purpose of ingress and egress from the hereinbefore described lands to and /or from the King's Highway #401 for the use of the City and/or occupants or the use of their agents, servants, workmen or any other person or persons whatsoever.
2. That no claim whatsoever shall be made against the Province herein for any damages whatsoever incurred from the date hereof by reason of defective drainage or for any other drainage right in respect of the hereinbefore described lands.
3. That the lands herein conveyed are to be used for green belt purposes only.
4. That should the Province at any time require any of the lands herein conveyed for any purpose whatever, the City will re-convey such lands to the Province without compensation therefore.

As a result of these covenants, the RFP was rescinded in April 2005. The Parks, Forestry and Recreation Division then initiated the process of requesting the Province to rescind the covenants with which the Province was agreeable subject to the Province receiving fair market value for the land.

55 Overland Drive - Ward 25

Southwest quadrant of Don Mills Road and Lawrence Avenue East

Owner: Toronto District School Board

Area: 3.2 hectares (8 acres)

This site is of ample size for the proposed twin pad arena. The TDSB has informed PFR that the site is of strategic importance to the Board in light of the redevelopment pressures in the immediate and larger community. The trustees value the existing use of

the facility by the continuing education programs and have no plans to relocate them. The TDSB has not declared these lands surplus to their needs.

895 Don Mills Road – Ward 34

Don Mills Road at Green Belt Drive – Southeast Corner

Owner: Private Ownership

Area: 0.8 hectares (1.98 acres) (the opportunity exists to share the parking with the office towers hence the site area being less than the required of 3 to 5 acres could be acceptable.

The site is under private ownership. Located on the site are two existing 9 storey office buildings with a parking structure that accommodates 560 spaces plus 113 surface parking spaces. The area in question is approximately 0.8 hectares and was originally to be developed with two more 9-storey office buildings. The site appears to be large enough to accommodate the arena structure. The site is smaller than the required area parameter because there is opportunity to expand the existing parking through the construction of a parking structure, as well, there are opportunities for a shared parking arrangement with the office towers in the off peak hours. The owner has expressed an interest to the City in exploring the development of the remainder of the site with a community feature. PFR would need to consult with Economic Development to further explore this since these are employment lands.

Eglinton Avenue and Don Mills Road – Northeast Corner – Ward 26

Owner: City of Toronto

Area: 1.01 hectares (2.5 acres)

The site is under the jurisdiction of the Transportation Services Division and was acquired originally for the creation of fly-over ramps from Eglinton Avenue to Don Mills Road. It has been established by Transportation Services that this area is no longer required for the original purpose. Located on the site is an ice melter and a sewer easement. The site has been ruled out as size is too constrained for a twin pad arena.

Eglinton Avenue and Don Mills Road – Southeast Corner – Ward 26

Owner: City of Toronto

Area: 1.16 hectares (2.8 acres)

The site is under the jurisdiction of the Transportation Services Division and was acquired originally for the creation of fly-over ramps from Eglinton Avenue to Don Mills Road. Currently the site is used as a parking lot. This site has been ruled out due to the inadequate size and configuration of the site.

Don Mills Centre – Ward 25

Through the Don Mills Centre redevelopment, Planning, Design and Development also looked at relocating the arena on site off The Donway West. However, those negotiations in the end were not successful as Cadillac Fairview parted from their original application. It is not a certainty that the Don Mills Arena will be replaced. The plan is to do so, but if another option exists, that option will also be explored.