



STAFF REPORT INFORMATION ONLY

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

Date:	October 22, 2009
To:	North York Community Council
From:	Brenda Patterson, 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 multi-pad ice arena within Wards 25, 26 and 34.

Financial Impact

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

DECISION HISTORY

At its meeting of September 15, 2009, North York Community Council directed the General Manager of Parks, Forestry and Recreation to report to the November 10, 2009, North York Community Council meeting on the progress with respect to finding a site suitable within Wards 25, 26, and 34 for the replacement of the existing Don Mills Civitan Arena.

(NYCC Decision Doc. – Item 27.46)

<http://www.toronto.ca/legdocs/mmis/2009/ny/decisions/2009-09-15-ny27-dd.htm>

Furthermore, at its meeting of September 30 and October 1, 2009, City Council, through a status and request for direction report for a rezoning application at 939 Lawrence Ave. E, 1090 Don Mills Road, and 49 and 75 The Donway West, directed the General Manager of Parks, Forestry

and Recreation to explore the potential for providing a combined community centre and twin-pad arena within the Don Mills Centre and to report back to North York Community Council.

(City Council Dec. Doc. – Item NY27.54)

<http://www.toronto.ca/legdocs/mmis/2009/cc/decisions/2009-09-30-cc40-dd.htm>

ISSUE BACKGROUND

Parks, Forestry and Recreation has been pursuing an alternative location to construct a new multi-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 to include Wards 26 and 34.

COMMENTS

Process to Date

Staff have continued to review potential sites within Wards 25, 26, and 34 to identify the best candidate site for a multi-pad arena and to serve as a potential replacement for the existing Don Mills Civitan Arena. The site selection criteria and process remains the same as set out in the previous report which noted the following site selection criteria:

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

To date, a list of 285 sites have been reviewed that meet the size selection criteria in the three Wards.

Current Short List of Candidate Sites

Parks, Forestry and Recreation staff have continued to review additional candidate sites for their potential to host a multi-pad facility that could replace the existing Don Mills Civitan Arena. To date, the short list of candidate sites which have the potential to meet the criteria is noted below:

Don Mills Centre Site- Ward 34

City Council, at its meeting of September 30 and October 1, 2009, directed the General Manager of Parks, Forestry and Recreation to explore with the applicant the potential for providing a

combined community centre and twin-pad arena within the Don Mills Centre and to report back to North York Community Council.

City Council further directed the City Solicitor, in an effort to achieve a settlement, to report back to the first North York Community Council meeting in 2010, with the intention of:

- (i) securing the provision of a publicly accessible community centre within the Don Mills Centre (DMC) Site and/or on the Civitan Arena lands, with the General Manager of Parks, Forestry and Recreation, advising as to a firm and realistic date for the ceasing of operation of the Civitan Arena; and
- (ii) considering the feasibility of constructing a combined community centre and twin-pad arena on the existing Civitan Arena Lands and Metro Grocery Store parking lot, it being the preference of City Council that combined facility be considered before a stand-alone community centre.

As directed by City Council, the discussions with the applicant regarding the Don Mills Centre and the proposal for an arena are ongoing at this time.

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

Owner: City of Toronto

Area: 18.3 hectares (45.27 acres)

Parks, Forestry and Recreation staff have been working with the Don Mills Civitan Service Club to discuss their proposal to build a multi-pad arena at this site. At the September 15, 2009 North York Community Council meeting, the club abandoned plans to build an arena at this location due to complications with the site, including difficulty accessing the site off Don Mills Road due to a significant elevation difference between the road and the subject site.

There were also unresolved issues concerning impact on the environment and the natural heritage designation of the site that have not been before Committee and Council to consider.

Leaside Memorial Gardens Facility and adjacent lands at 1075 Millwood Rd- Ward 26

Owner: City of Toronto (Managed by arena board)

Area: 0.73 ha (1.8 acres)

City Council authorized the purchase of land at 1075 Millwood Road, beside Leaside Memorial Gardens Arena, to allow for an additional ice pad. The completion of the purchase has been delayed. The transaction between the City and the Ontario Realty Corporation will not be finalized until the Ontario Film Review Board's new facilities are ready for their occupancy at a new location. This is expected to take place sometime in the first or second quarter of 2010.

York Mills and Don Valley Parkway Loop, North West Corner- Ward 34

Owner: City of Toronto

Area: 1.7 hectares (4 acre) approximately

This site is under the jurisdiction of the Transportation Services Division and should be large enough to accommodate a multi-pad arena, and the necessary parking. Currently Transportation

Services is investigating whether or not they will declare some portion, or the entire site surplus to the needs of the Division.

The site would have good transit access and would be accessible by public transit. The Don Mills Arena Group has expressed interest in bringing forward a proposal to build a multi-pad arena at this site.

Sunnybrook Park- Ward 25

Owner: City of Toronto

Area: 60 ha (148 acres)

Sunnybrook Park has sufficient space to accommodate a new and very large multi-pad arena complex, along with room for plenty of parking. A large arena facility could be located in the north-east corner of Sunnybrook Park on the south side of the park road. This area of table land, above the valley portions of the park, accommodates a variety of sports and sports fields. There is a large, relatively under-utilized parking area beside the potential arena location.

The key constraint to a new arena facility in Sunnybrook Park is vehicle access to the site. The current access road goes across a bridge that has insufficient capacity to accommodate construction equipment, and the winter access along the current roadway would be very problematic. The roads are sufficient for the current three season use of the upper portion of the park. Additionally, this site is not accessible by public transportation.

A potential solution to the access issue is to connect a road and bridge across Wilket Creek to Leslie Street; however, the cost of that solution is very high. The negative impact on the woodlot and natural environment on both sides of Wilket Creek, and Thomas H. Thompson Nature Trail would be significant.

Bond Park-Ward 25

Owner: City of Toronto

Area: 6.8 ha. (17 acres)

This park is easily accessible by vehicle, and is capable of accommodating a multi-pad arena. However, Bond Park is one of Toronto's premier, amateur baseball facilities and is heavily permitted. This is the only complex in the City to feature five full baseball diamonds. Any alteration to the well-used facilities within this park would diminish the City's ability to provide baseball facilities. The City should first try to accommodate both sports before it is necessary to increase facilities for one sport at the direct expense of another.

SUMMARY

Staff is continuing to search for potential sites in Wards 25, 26 and 34 that meet the criteria identified and are suitable for the development of a new multi-pad arena.

Staff will also continue to work with the Don Mills Civitan Service Club and any other group that comes forward with a viable proposal to achieve the multi-pad arena. In order to commit to the City's open, transparent, and competitive procurement process and the City's Unsolicited Proposal Policy, Parks Forestry and Recreation would issue a Request for Proposal. This will ensure the acceptance of a viable partner that has the experience and financial capability required to operate the facility.

After there is more certainty about the future of the Don Mills Civitan Arena, a report will follow which identifies all appropriate sites ranked in priority for potential development and acquisition.

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SIGNATURE

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