



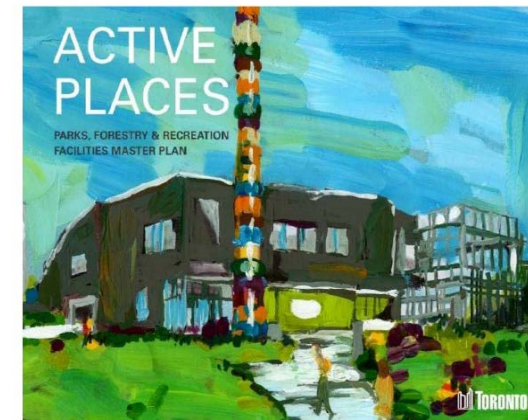
DON MILLS

COMMUNITY RECREATION FACILITY PLANNING



Planning Recreation Facilities in Don Mills

- Demographics & Equity
- Growth
- New Site Opportunities
- FMP and Design Best Practices in Community Recreation



New Community Recreation Centres should aim to:

- Serve all ages & abilities
- Offer a wide mix of programs & services and be flexible to respond to change
- Have year-round use
- Be welcoming, safe, bright & inclusive
- Connect with outdoor spaces & natural light
- Provide community gathering spaces
- Provide value for money and be efficient

Demographics & Equity

8,988 People living within the Don Mills Lawrence Area

0.4% Increase in population growth between 2011-2016

\$151,783 Average household income



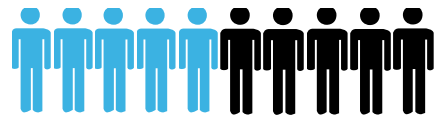
4.3 out of 10 residents are immigrants

+1,650 – 1,800
Estimated population growth, based on pipeline development

14,908 People living within the Don Mills Wynford Area

7.0% Increase in population growth between 2011-2016

\$89,310 Average household income



5.2 out of 10 residents are immigrants

+11,750 – 12,750
Estimated population growth, based on pipeline development

21,933 People living within the Don Mills Flemingdon Area

-1.1% Increase in population growth between 2011-2016

\$58,439 Average household income



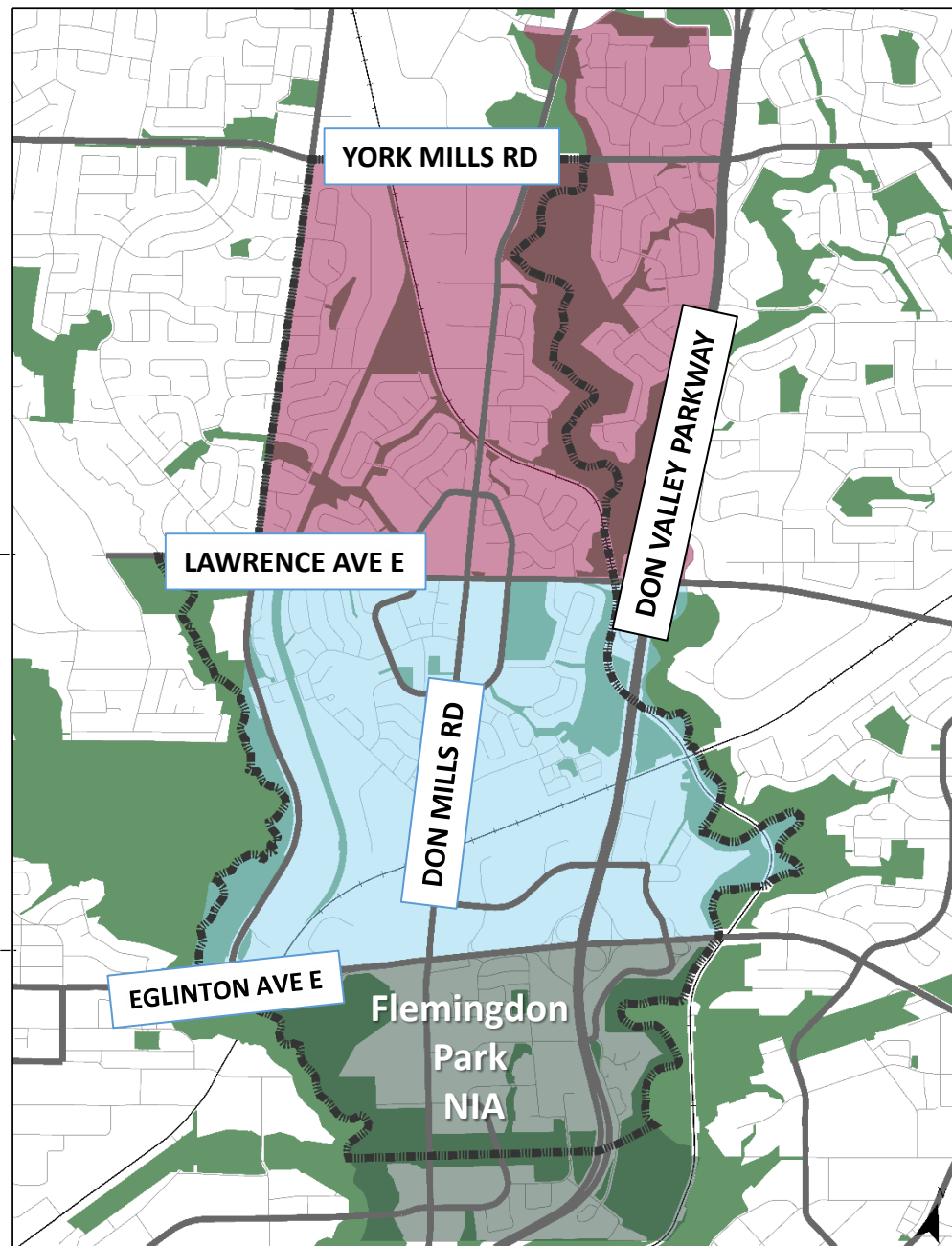
6.7 out of 10 residents are immigrants

+5,000 – 5,400
Estimated population growth, based on pipeline development

DON MILLS
LAWRENCE

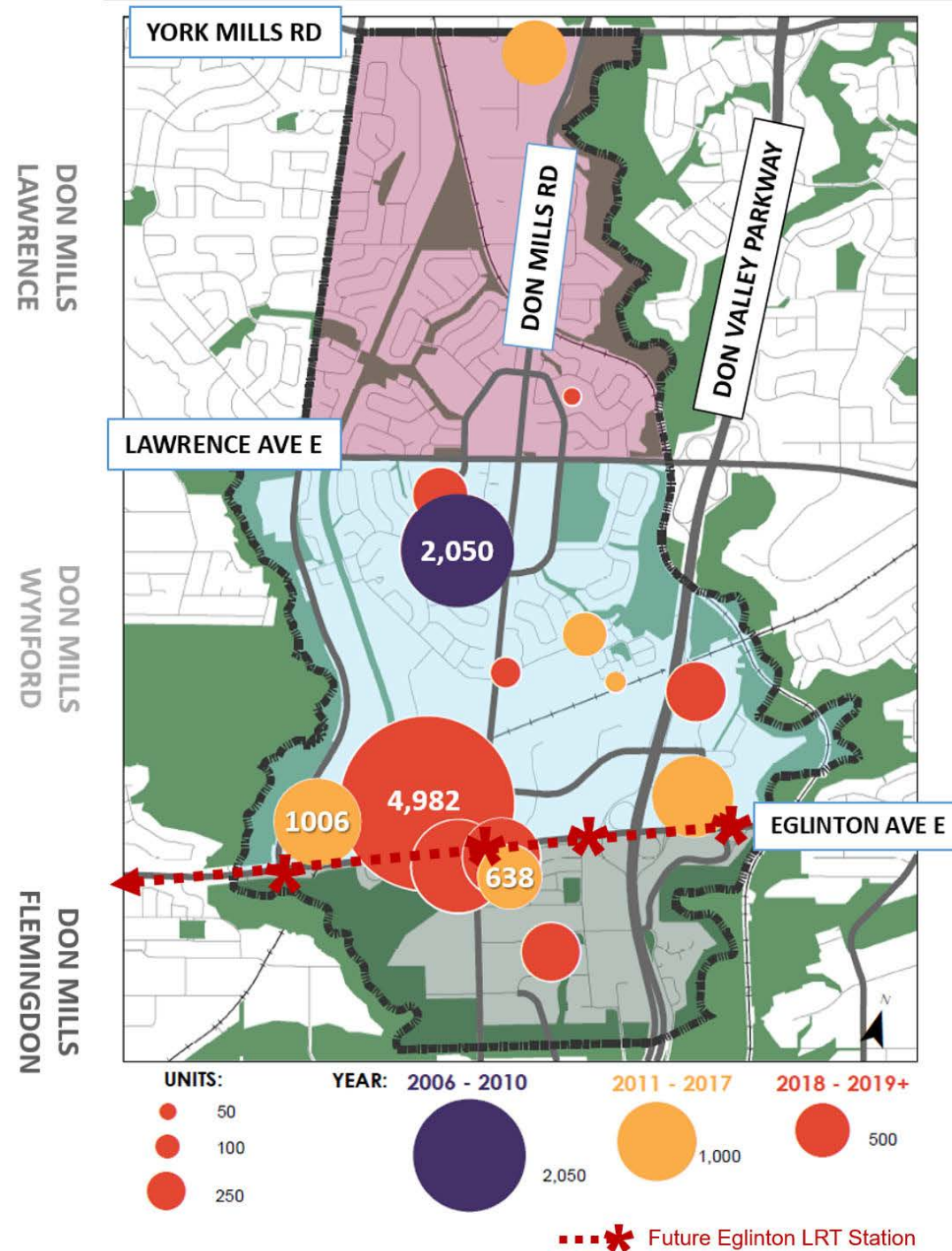
DON MILLS
WYNFORD

DON MILLS
FLEMINGDON



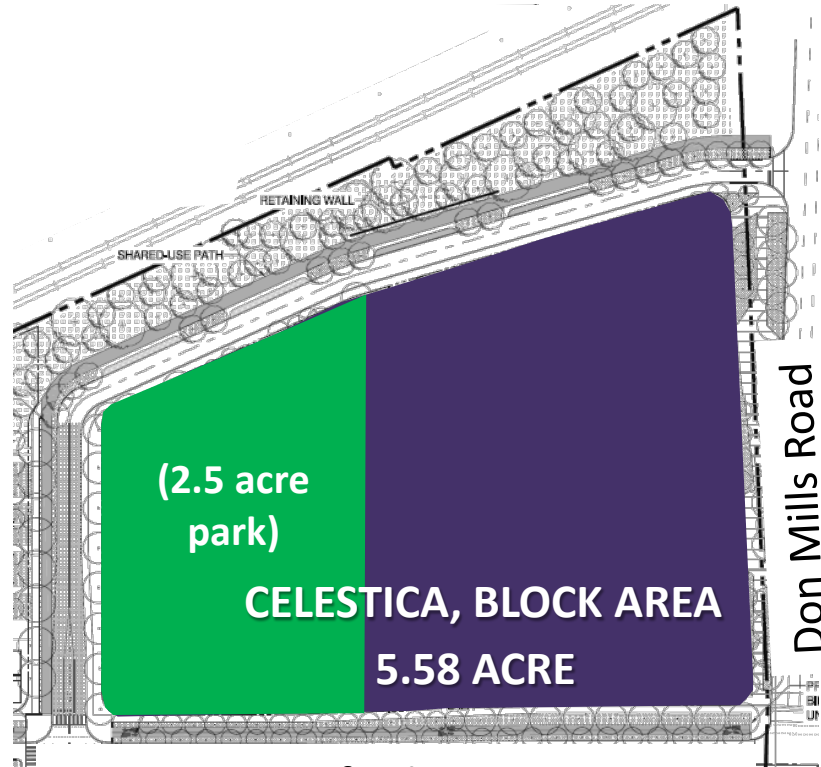
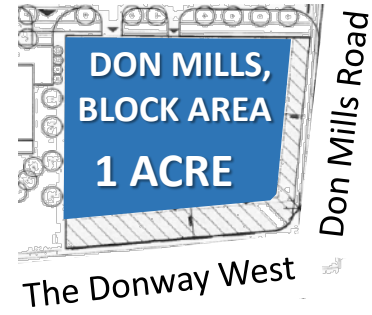
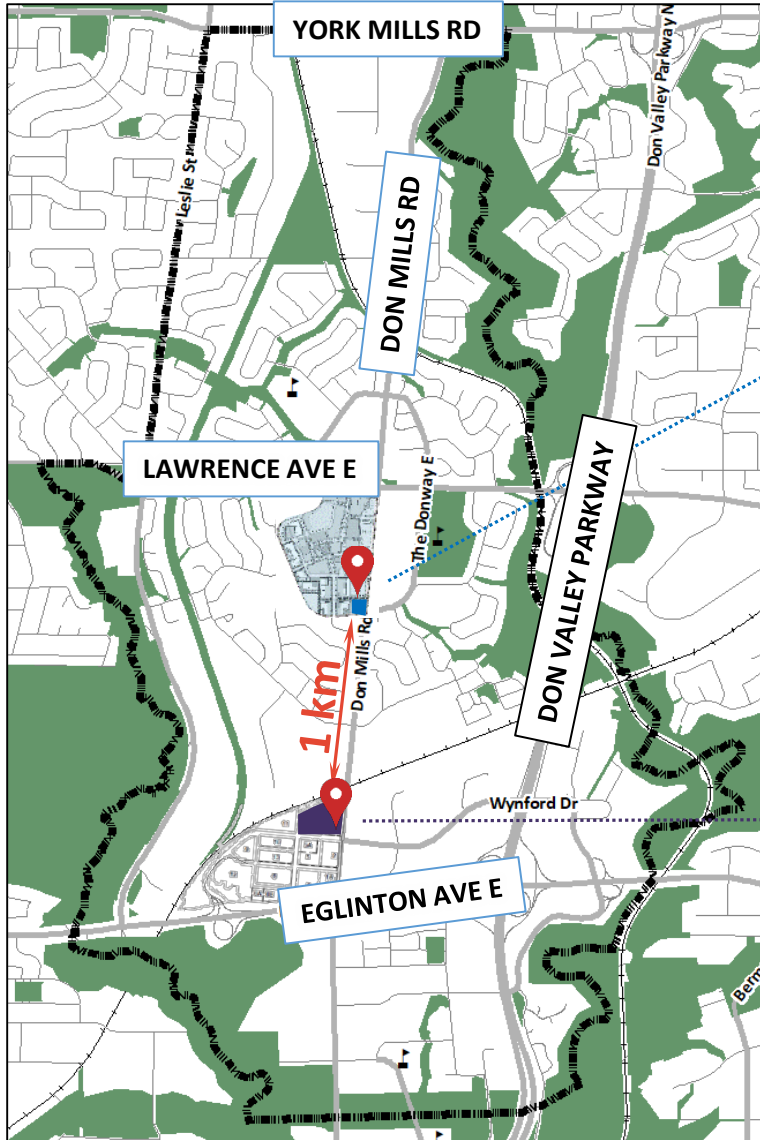
Growth: Changes Along the Don Mills Corridor over Time

Over the past 10 years, there have been approximately **14,000 new residential units built/proposed** resulting in approximately **25,000 additional people** within the Don Mills corridor communities.

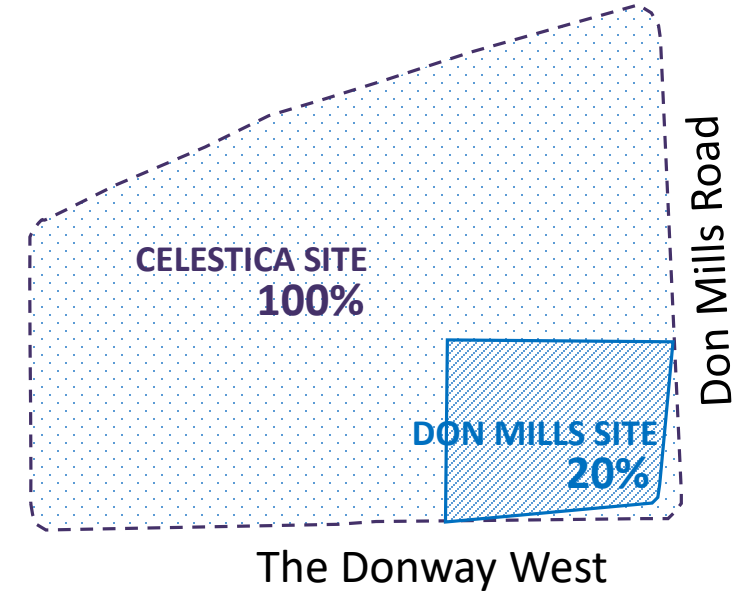


*Number of Dwelling Units are based on projects being built as proposed. Sometimes projects are revised and sometimes projects, once approved, are not built.

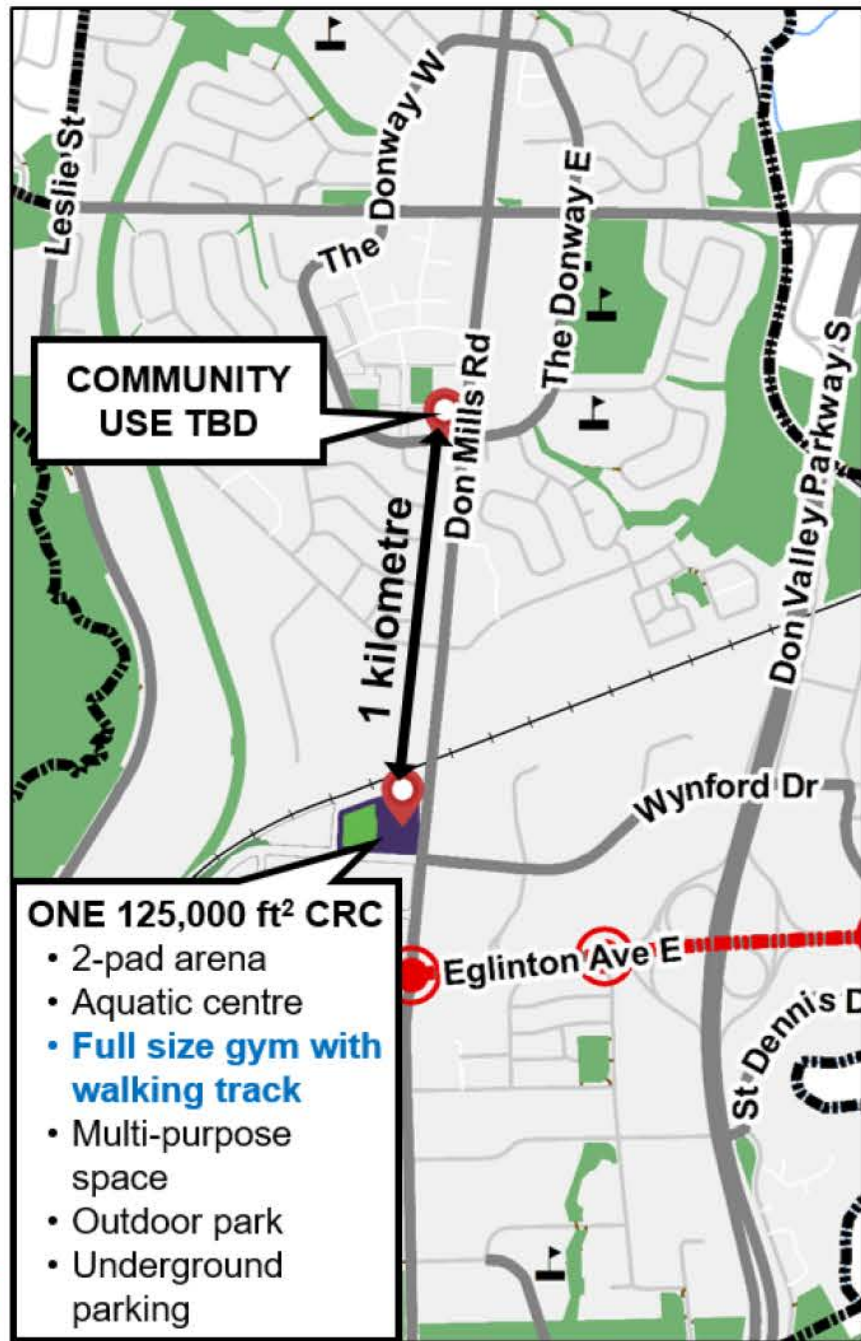
Site Opportunities



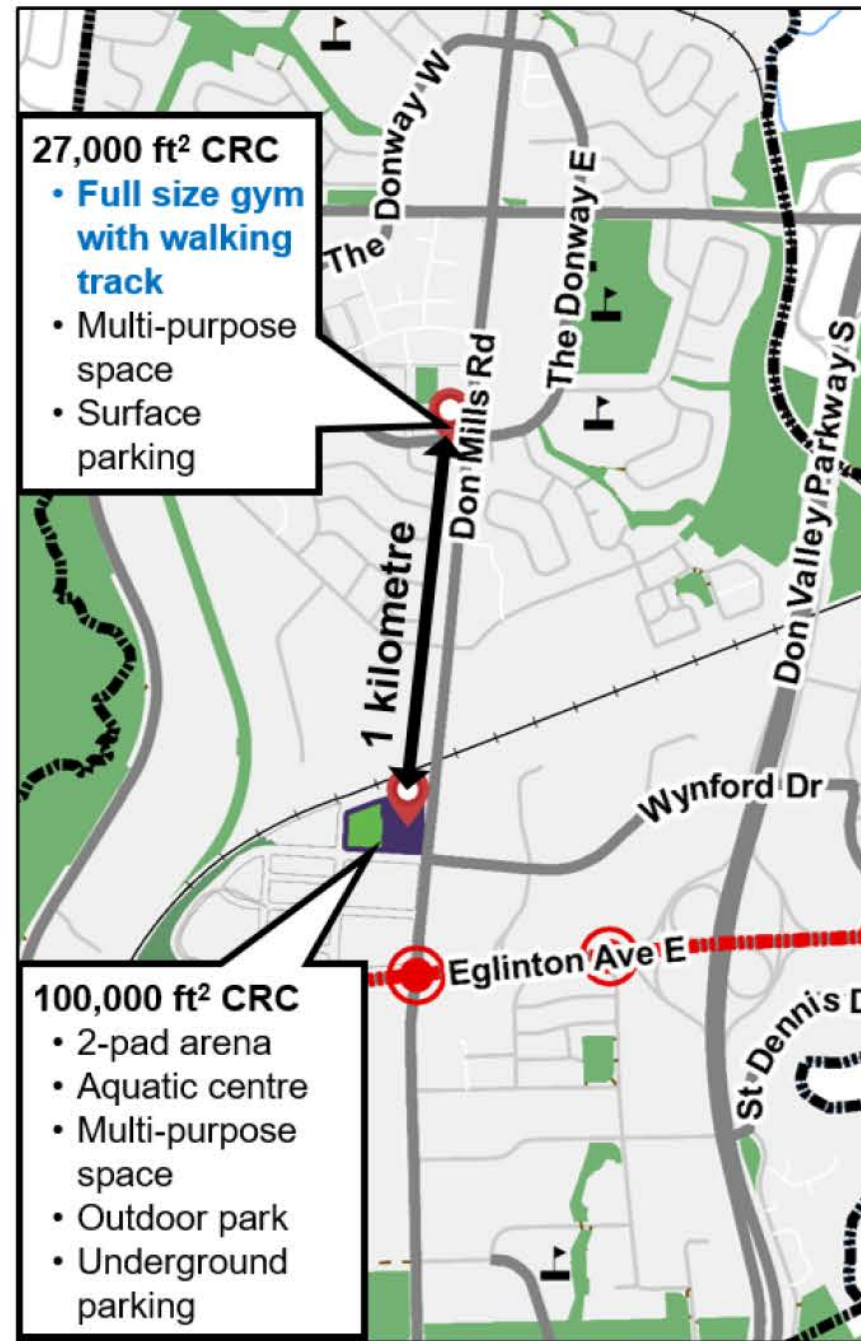
Future Wynford Dr. extension



PREFERRED FACILITY



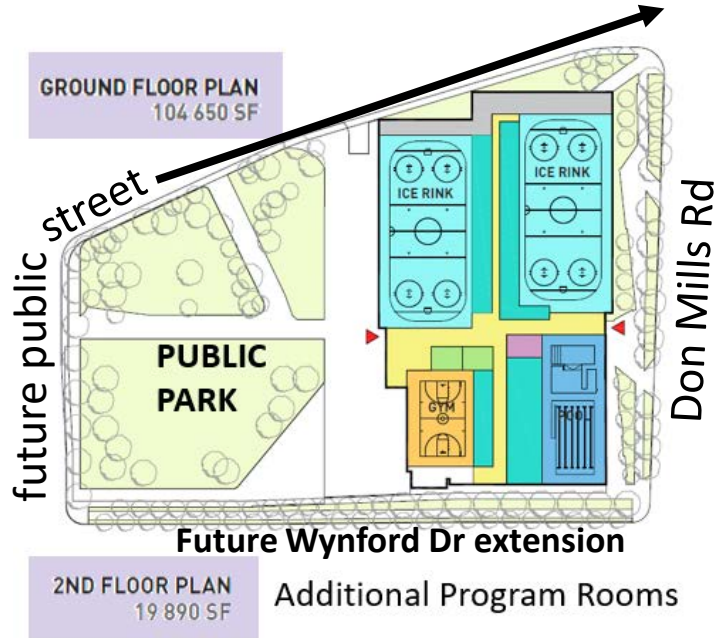
ALTERNATE PROPOSAL



-  Subject sites
-  Eglinton LRT
-  TDSB School

PREFERRED FACILITY

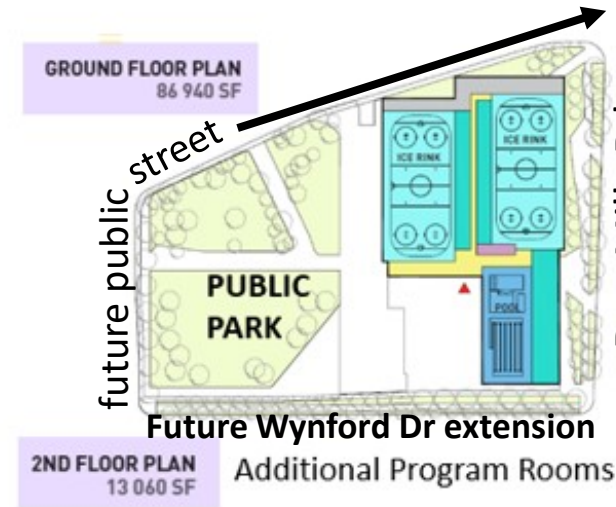
- POOL
- CHANGE ROOMS
- ICE RINK
- PROGRAM ROOM
- GYM
- ADMIN
- LOBBY / CIRCULATION
- SERVICE



Celestica Lands Site

ALTERNATE PROPOSAL

- POOL
- CHANGE ROOMS
- ICE RINK
- PROGRAM ROOM
- GYM
- ADMIN
- LOBBY / CIRCULATION
- SERVICE



Celestica Lands Site

+

- GYM
- CHANGE ROOMS
- LOBBY / CIRCULATION
- PROGRAM ROOM
- ADMIN
- SERVICE



Don Mills Centre Site

PUBLIC ENGAGEMENT HIGHLIGHTS

- **4** stakeholder meetings and **6** pop-ups
- **1** public open house with 2 duplicate presentations
- **525+** people engaged across all age groups
- Majority of those engaged expressed preference for the **Preferred Facility** –
 - One-stop shop, convenient, efficient
- Residents opposed preferred either original proposal for Shops of Don Mills OR Alternate



RECOMMENDATIONS

- Approve the Preferred Integrated Facility on the Celestica site
- Implementation will require amendments to:
 - Section 37 Agreement
 - Zoning By-law Amendment and potential OPA
 - Review opportunity for new community use for Shops of Don Mills site
- Negotiate extension of existing Don Mills Civitan Arena at the Shops of Don Mills beyond October, 2020
- Work with Owner of former Celestica lands to expedite transfer of Park Blocks to advance design and construction of the enhanced and enlarged community recreation centre
- Report back through 2020 Capital Budget – to support a stage gate approach

