



STAFF REPORT INFORMATION ONLY

Discussions to Locate the Replacement Don Mills Civitan Arena at Celestica

Date:	April 24, 2014
To:	Government Management Committee
From:	Acting General Manager, Parks, Forestry and Recreation
Wards:	Ward 25, Don Valley West Ward 26, Don Valley West, and Ward 34, Don Valley East
Reference Number:	P:\2014\Cluster A\PFR\GM30-051214-AFS#19391

SUMMARY

The purpose of this report is to provide information about the meetings between City staff and representatives of Celestica regarding the possibility of locating the replacement Civitan Arena on the Celestica site. Government Management Committee directed City staff to meet and report on those meetings.

Celestica representatives have discussed possible concepts showing that a new 2-pad arena could be accommodated on the Celestica Site. Celestica is in the early years of a multi-year planning process where they wish to redesignate their Official Plan land use designation from *Employment Areas* to a *Mixed Use Areas* designation.

There is no certainty to the end results of this planning process and City Council on December 16, 2013 determined not to convert these employment lands to *Mixed Use Areas* as part of the City's Official Plan Review. The Official Plan review process is still underway as described in this report.

Financial Impact

The 2014-2023 Parks, Forestry and Recreation Capital Budget and Plan includes \$24.5 million to design and construct an arena to replace the Don Mills Civitan Arena. The two City-owned sites that are being considered as potential locations for the new arena are the northwest corner of York Mills and Don Valley Parkway and the southwest corner of Eglinton Avenue East and Don Mills Road (the Science Centre site). If there was a

redevelopment of the Celestica lands, an arena could be included as part of a comprehensive proposal and located on lands secured through a parkland dedication. In that event, there would be no additional land costs to situating the arena on the Celestica site. There are no additional financial impacts from receiving this report for information.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the findings.

DECISION HISTORY

In 2007, Parks, Forestry and Recreation identified that the Civitan Arena would require replacement. In February 2008, North York Community Council directed that a search commence for a new location for the arena.

The Decision Document – NY 13.24 is at
<http://www.toronto.ca/legdocs/mmis/2008/ny/decisions/2008-02-12-ny13-dd.pdf>

In June 2008, North York Community Council considered a report setting out the study criteria for selecting a location for the replacement arena. North York Community Council endorsed a preferred site at Highway 401 and Don Mills Road. This site was studied as part of the Arena Location Study, and was not a preferred site.

The Decision Document –NY16.12 is at
<http://www.toronto.ca/legdocs/mmis/2008/ny/decisions/2008-06-10-ny16-dd.pdf>

In September 2009, North York Community Council directed that Parks, Forestry and Recreation report on the progress and in November 2009, Parks Forestry and Recreation's report was considered.

The Decision Document – NY20.24 is at
<http://www.toronto.ca/legdocs/mmis/2008/ny/decisions/2008-11-18-ny20-dd.pdf>

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.

The Decision Document – Item NY27.54 is at
<http://www.toronto.ca/legdocs/mmis/2009/cc/decisions/2009-09-30-cc40-dd.htm>

At its meetings on February 22-23, 2010, City Council reviewed item CC46.2 entitled, "939 Lawrence Avenue East, 1090 Don Mills Road, 49 and 75 The Donway West - Ontario Municipal Board Hearing" following an Ontario Municipal Board (OMB) hearing on the development at these sites. City Council adopted the Minutes of

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Settlement negotiated at the OMB. In the Minutes of Settlement, the recommendations pertaining to the arena that were adopted included the following:

- The applicant will be offered the grant of an option in favour of the applicant to purchase the existing Don Mills Civitan Arena lands;
- The City will lease the Don Mills Civitan Arena lands until October 31, 2020, by which time a new Arena must be constructed;
- Parks, Forestry and Recreation will need to acquire another site for the arena and determine the source of the balance of the estimated \$20 million capital cost for the new twin pad facility;
- All cash-in-lieu of parkland generated from the Don Mills Centre Phase II development be allocated to the construction of a new arena;
- The City will receive an estimated \$4.5 million cash in lieu as the development is built out; and
- The City to establish a reserve fund called the North York Arena Reserve Fund for the purpose of the construction of a new twin-pad arena within the vicinity of the Don Mills Centre to be funded by the cash in lieu of parkland generated from the Don Mills Centre, Phase II development.

The Decision Document – Item CC46.2 is at

<http://www.toronto.ca/legdocs/mmis/2010/cc/decisions/2010-02-22-cc46-dd.htm>

At its meeting of May 25, 2010, North York Community Council reviewed item NY34.19, which provided a status update on the search for a suitable site. Parks, Forestry and Recreation staff described a short list of candidate sites with the potential to meet the site selection criteria.

The Decision Document – Item NY34.19 is at

<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getDecisionDocumentReport&meetingId=3407>

City Council on July 11, 12 and 13, 2012, adopted the following recommendations of the North York Community Council for a new Multi-Pad ice arena to replace Don Mills Civitan Arena.

1. City Council direct the General Manager, Parks Forestry and Recreation to issue a Request for Expression of Interest (REOI) or if appropriate, a Request for Proposal (RFP), to identify any potential development of a two or more pad ice facility at one of the following two sites:
 - a. York Mills Road and Don Valley Parkway; and
 - b. The south/west corner of Eglinton Avenue East, and Don Mills Road (the Science Centre site).

2. City Council direct the General Manager, Parks, Forestry and Recreation to report back to Budget Committee and Executive Committee with a funding approach, which may include public-private partnerships, for the development and operation of a two or more pad facility following the conclusion of the REOI/RFP process outlined in Part 1 above.

The Decision Document – Item NY17.10 is at

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY17.10>

At its meeting of October 15, 2013 Government Management Committee considered a report on the results of the REOI for the Design, Construction, Administration and Operational Management of a Multi-Pad Ice Arena to Replace the Don Mills Civitan Arena. The Committee deferred consideration of the report until January 6, 2014, and requested the General Manager, Parks, Forestry and Recreation to schedule a public meeting to discuss the location of the Don Mills Civitan Arena with the community, including the Toronto District School Board's disposal of the Don Mills Middle School site".

The Decision Document – Item GM25.13 is at

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.GM25.13>

At its meeting of January 6, 2014 the Government Management Committee had before it two reports, the Civitan-Don Mills Middle School Public Meeting Information Report and a report on the results of the REOI for the Design, Construction, Administration and Operational Management of a Multi-Pad Ice Arena to Replace the Don Mills Civitan Arena. Both were deferred until May 12, 2014 in order to allow City staff to meet with representatives from Celestica to discuss the possibility of locating the replacement arena on the Celestica Site.

The Decision Document – Item GM27.1 is at

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.GM27.1>

Concerning Celestica; the most recent decision relates to the Review of the Official Plan concerning Employment Lands designations. At the November 21, 2013 City Council meeting, City staff recommended that the Celestica site not be re-designated Mixed Use. The discussion relating to Celestica is at pages 144-148 of attachment 2. Council adopted the above Planning staff recommendation regarding the Celestica site on December 16, 2013 by approving Official Plan Amendment No. 231.

Decision Document Item PG28.2 is at

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG28.2>

ISSUE BACKGROUND

The City is in the process of replacing the Don Mills Civitan Arena. This process includes selecting a new location for the arena; securing the funds through Council for the construction of the arena; changing the land use designation; and designing and constructing the new facility. Parks, Forestry and Recreation intends to open a new Civitan Arena by October 2020. The existing Don Mills Civitan Arena is slated to be conveyed to Cadillac Fairview in 2020 for the purposes of redevelopment. In 2010, the City and Cadillac Fairview signed an agreement that resolved the planning appeal of Cadillac Fairview and amongst many other things exchanged the Don Mills Civitan Arena site for a new community centre, containing a pool, a gym, a walking track, fitness area and meeting rooms that is to be open by October 2020.

At Government Management Committee (GMC) on January 6, 2014, the reports on the results of the REOI and one on the Public Meeting to discuss locating the replacement arena at the surplus field on the north side of the Don Mills Middle School were considered. Those two reports were deferred and City staff were directed to "explore the possibility of establishing a multi-pad ice arena to replace the Don Mills Civitan Arena on the lands commonly known as the Celestica site". In addition, City staff are to report "on any land use matters relating to the Celestica site and its use for an arena". This report is intended to respond to both of those directions.

COMMENTS

The Celestica property is approximately 22.9 ha in area on the northwest corner of Don Mills Road and Eglinton Avenue East. These lands are designated *Employment Areas* in the Official Plan. The Celestica site presently contains a number of buildings which are laid out in a campus style site (approximately 27% of the site is occupied by buildings). Celestica also owns a 3.5 acres parcel of land on the south side of Eglinton Avenue which provides dedicated site access from Eglinton Avenue East by a private road that loops down and under the Eglinton Avenue East right-of-way.

In June 2013, Celestica requested that City Planning staff consider as part of the Official Plan and Municipal Comprehensive Reviews a re-designation of their lands to *Mixed Use Areas* in order to permit residential uses.

At a November 21, 2013 statutory public meeting, City Planning staff recommended that Council refuse Celestica's request for a *Mixed Use Areas* designation and retain the site as an *Employment Area* by designating the lands as *General Employment Areas*. City Planning staff also recommended that the lands and nearby lands be subject to a Site and Area Specific Policy to prohibit major retail uses, and only allow certain uses such as restaurants and smaller scale retail uses when they locate within office buildings.

Council adopted the above City Planning staff recommendation regarding the Celestica site on December 16, 2013 by approving Official Plan Amendment (OPA) No. 231. This OPA is currently being reviewed by the Province and must be approved by the Minister of Municipal Affairs and Housing as the approval authority. A decision on the City's OPA is anticipated by July 2014. An appeal period will commence after the Minister issues his decision on the matter, giving landowners an opportunity to appeal the amendment to the Ontario Municipal Board.

The *General Employment Area* designation that applies to the Celestica site through OPA No. 231 permits ice arenas. The Celestica lands are zoned MO (16) under zoning by-law 7625. The exception allows for the storage of PCB waste. The MO zoning does list 'community centre' as a permitted use, but an ice arena would be classified as a commercial recreational use and would not be permitted.

As of the beginning of April, 2014, Celestica had not submitted an Official Plan Amendment application to the City Planning Division respecting their intention for a re-designation of the site to *Mixed Use Areas*.

CONCLUSION

The potential redevelopment of the Celestica site represents an opportunity to build new community facilities that City staff and City Council will need to address at the appropriate time. While Celestica has started the redevelopment process, no formal applications have been made and there is no certainty about the results of the process. The 2014-2023 Parks, Forestry and Recreation Capital Budget and Plan includes funding of \$24.5 million for the design and construction of a new arena on City-owned land. There are no land acquisition costs budgeted for the arena replacement.

City staff will need to move forward with a location for the Don Mills Civitan Arena if the City is to meet the 2020 replacement deadline. There are two City-owned sites being considered as potential locations for the new arena. They are the York Mills Road and Don Valley Parkway site and the south-west corner of Eglinton Avenue East and Don Mills Road (the Science Centre site). In recent weeks, Officials from the Ontario Science Centre have raised concerns that developing the replacement ice arena at the Science Centre site could have an adverse impact on parking for the Science Centre.

In the Results of the REOI report, the recommendation is that "City Council approve the location of the future multi-pad ice arena to replace the Don Mills Civitan Arena at the City-owned site located at the northwest corner of York Mills Rd and the Don Valley Parkway" over the Science Centre site. If the Science Centre site were to be considered, it should be done so as part of the overall planning for that area in order to address both the parking concerns identified by the Science Centre, and the impacts and opportunities afforded by the Eglinton Crosstown LRT.

In the Results of the Public Meeting for the Don Mills Middle School report, City staff identified that the cost to acquire the surplus school site was unfunded and could not be accommodated in the approved Capital Budget for the future arena to replace the Don Mills Civitan Arena.

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While the timing and the ultimate result of the planning process that Celestica has embarked upon is uncertain, the deadline for building the replacement Don Mills Civitan Arena is set. It may be difficult to pursue the Celestica site if the City is to ensure that the replacement arena is built and in operation when the current Don Mills Civitan Arena is slated to be closed in October 2020.

CONTACT

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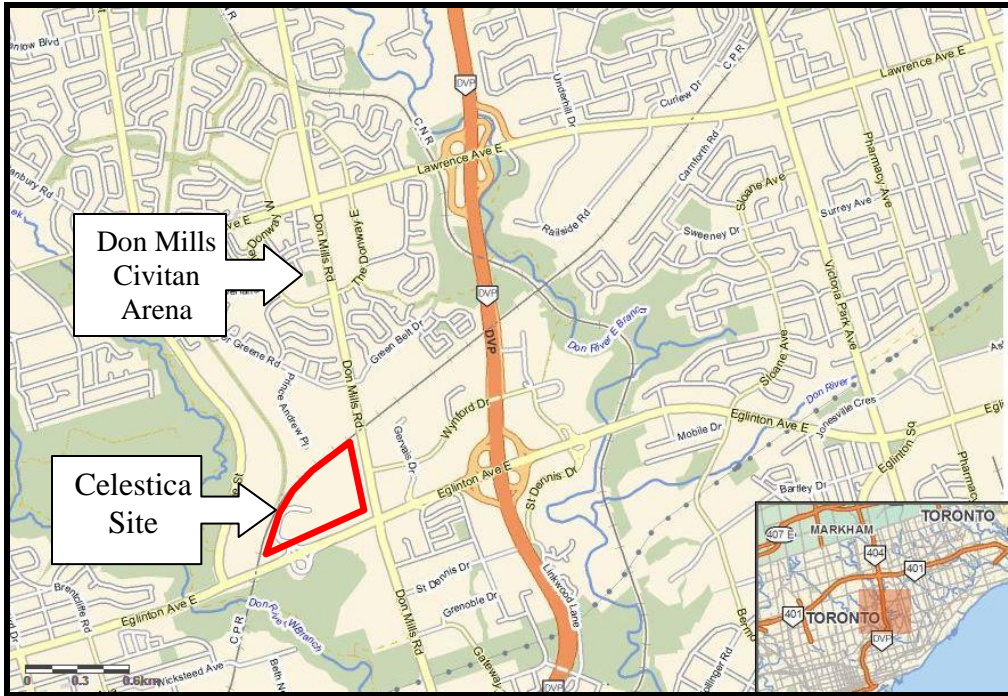
SIGNATURE

Richard Ubbens,
Acting General Manager, Parks, Forestry and Recreation

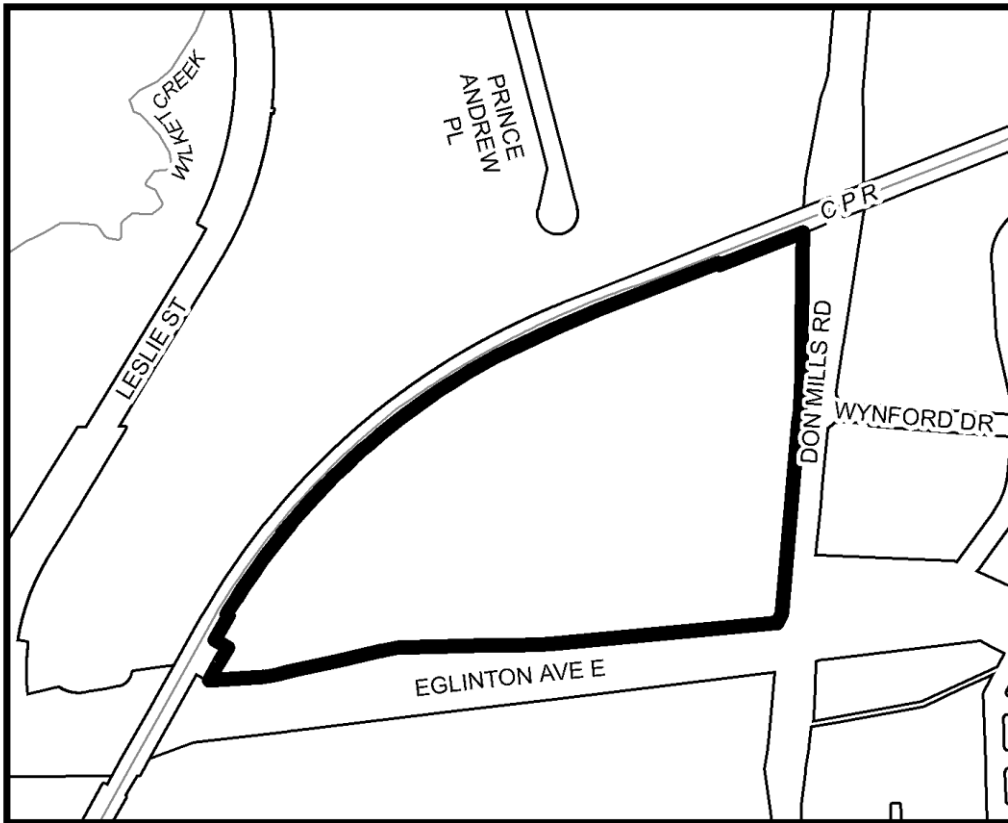
ATTACHMENT

Attachment 1 – Map of the Celestica Site

Attachment 1: Map of the Celestica Site



Context Map: Don Mills Civitan Arena and Celestica Site



Celestica Site: 1150 Eglinton Ave E and 844 Don Mills Rd

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