

Don Mills Community Centre - Status Update

Date: November 29, 2017

To: City Council

From: General Manager, Parks, Forestry and Recreation

Wards: Ward 25 - Don Valley West

SUMMARY

In 2010, the City of Toronto, through a negotiated OMB settlement, agreed to exchange the Don Mills Arena lands for lands on Cadillac Fairview Holdings Inc. (Cadillac Fairview) site where a new community centre would be constructed and the arena relocated. As a result, at its meeting of July 12, 2016, City Council adopted the recommendations outlined in the report "Don Mills Civitan Arena Proposed Replacement at Don Mills Road and Eglinton Avenue East," (item GM13.15) which recommended that City Council approve in principle the relocation of the Don Mills Arena to the Celestica site.

Through the Section 37 Agreement dated February 22, 2011, Cadillac Fairview will acquire the Don Mills Civitan Arena lands from the City by October 31, 2020. In exchange for the City Lands, Cadillac Fairview will convey the lands for the future Community Centre Building and has already conveyed the Park Top up Lands.

As stipulated in the Section 37 Agreement, Cadillac Fairview shall construct a community centre building with at least 48,570 ft² on the community centre lands by October 12, 2020 in the Don Mills Centre (Phase II) development. The community centre once constructed will be leased by the City to Cadillac Fairview for 49 years.

The Community Centre shall be operated by an arm's length not-for-profit community centre operator selected by Cadillac Fairview, acceptable to the General Manager and in consultation with the Don Mills Resident's Inc.

City Council directed staff to form a community steering committee whose mandate includes input into the third party operator and broader community engagement for the centre's service provision and overall design. Representation on this committee includes members of the Don Mills Residents Inc., the local Ward Councillor, the Developer and City staff.

This report responds to City Council's direction through CC31.14 to report back with an update on discussions with the YMCA who have expressed an interest in becoming the third-party operator.

FINANCIAL IMPACT

There are no financial impacts resulting from the receipt of this report.

DECISION HISTORY

At its meeting on July 12, 2016, City Council adopted the recommendations outlined in the report "Don Mills Civitan Arena Proposed Replacement at Don Mills Road and Eglinton Avenue East," which recommended that City Council approve, in principle, the relocation of the Don Mills Arena to the Celestica site (located on the northwest corner of Don Mills Road and Eglinton Avenue East.)

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.GM13.15>

At its April 26, 2017 meeting, City Council directed the General Manager, Parks, Forestry and Recreation to strike a Steering Committee comprised of City staff, local residents and the Ward Councillor to facilitate the October 2020 deadline for the new Community Centre.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.GM19.6>

At its July 4, 2017 meeting, City Council directed the General Manager, Parks, Forestry and Recreation, the Chief Planner and Executive Director, City Planning and the City Solicitor to continue discussions with Cadillac Fairview and the YMCA regarding the operation of the community centre and to report back to the December 6, 2017 City Council meeting to provide an update with respect to these discussions.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.CC31.14>

COMMENTS

Through the Section 37 Agreement dated February 22, 2011, Cadillac Fairview will acquire the Don Mills Civitan Arena lands (5,028 m²) from the City by October 31, 2020. In exchange for the City Lands, Cadillac Fairview will convey the lands for the future Community Centre Building (4,331 m², Part 19 of Plan 66R-25039) and has already conveyed the Park Top Up Lands (948.2 m²) which creates a surplus of 251 m². Subsequently, the overage in land is accounted for as a credit in the cash-in-lieu calculation.

As stipulated in the Section 37 Agreement, Cadillac Fairview shall construct a community centre building with at least 48,570 ft² on the community centre lands by October 12, 2020. The community centre once constructed will be leased by the City to Cadillac Fairview for 49 years.

The Community Centre shall be operated by an arm's length not-for-profit community centre operator selected by Cadillac Fairview, acceptable to the General Manager and in consultation with the Don Mills Resident's Inc.

The process to select a third-party operator for the new community centre is proceeding. To date there have been four meetings with the Steering Committee whose Terms of Reference have been approved and who is helping to inform the process for operator selection, the vision for the centre, and the community consultation strategy that is scheduled to commence in 2018.

The YMCA has identified an interest in involving itself with the Don Mills Community Centre as part of its expansion plan within the Greater Toronto Area. The City has commenced preliminary discussions with the YMCA. These discussions are expected to continue in order to determine whether the YMCA is the appropriate operator for this facility.

Staff will report back in the second quarter of 2018 on the results of the Operator Selection Process and overall project schedule.

CONTACT

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SIGNATURE

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