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

**Don Mills Lawrence Area**

- **Population:** 8,988
- **Increase in Population Growth:** 0.4%
- **Average Household Income:** $151,783
- **Immigration:** 4.3 out of 10 residents are immigrants
- **Estimated Population Growth:** +1,650 – 1,800

**Don Mills Wynford Area**

- **Population:** 14,908
- **Increase in Population Growth:** 7.0%
- **Average Household Income:** $89,310
- **Immigration:** 5.2 out of 10 residents are immigrants
- **Estimated Population Growth:** +11,750 – 12,750

**Don Mills Flemingdon Area**

- **Population:** 21,933
- **Increase in Population Growth:** -1.1%
- **Average Household Income:** $58,439
- **Immigration:** 6.7 out of 10 residents are immigrants
- **Estimated Population Growth:** +5,000 – 5,400
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

DON MILLS, BLOCK AREA
1 ACRE

The Donway West

CELESTICA SITE
100%

DON MILLS SITE
20%

The Donway West

1 ACRE

20%

5.58 ACRE

Future Wynford Dr. extension

(2.5 acre park)

CELESTICA, BLOCK AREA

YORK MILLS RD

LAWRENCE AVE E

EGLINTON AVE E

DON VALLEY PARKWAY

DON MILLS RD

DON MILLS RD

DON MILLS RD

DON MILLS RD
PREFERRED FACILITY

ONE 125,000 ft² CRC
- 2-pad arena
- Aquatic centre
- Full size gym with walking track
- Multi-purpose space
- Outdoor park
- Underground parking

COMMUNITY USE TBD

ALTERNATE PROPOSAL

27,000 ft² CRC
- Full size gym with walking track
- Multi-purpose space
- Surface parking

100,000 ft² CRC
- 2-pad arena
- Aquatic centre
- Multi-purpose space
- Outdoor park
- Underground parking
PREFERRED FACILITY

ALTERNATE PROPOSAL

Celestica Lands Site

Future Wynford Dr extension

Don Mills Rd

Future Wynford Dr extension

Celestica Lands Site

Don Mills Centre Site

Don Mills Rd

Public Park

Additional Program Rooms

Gym

Lobby / Circulation

Pool

Ice Rink

Program Room

Change Rooms

Admin

Service

Ground Floor Plan 104,450 SF

Ground Floor Plan 86,960 SF

Ground Floor Plan 172,755 SF

2nd Floor Plan 13,060 SF

2nd Floor Plan 9,690 SF

The Donway West
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