



DON MILLS

COMMUNITY RECREATION FACILITY PLANNING



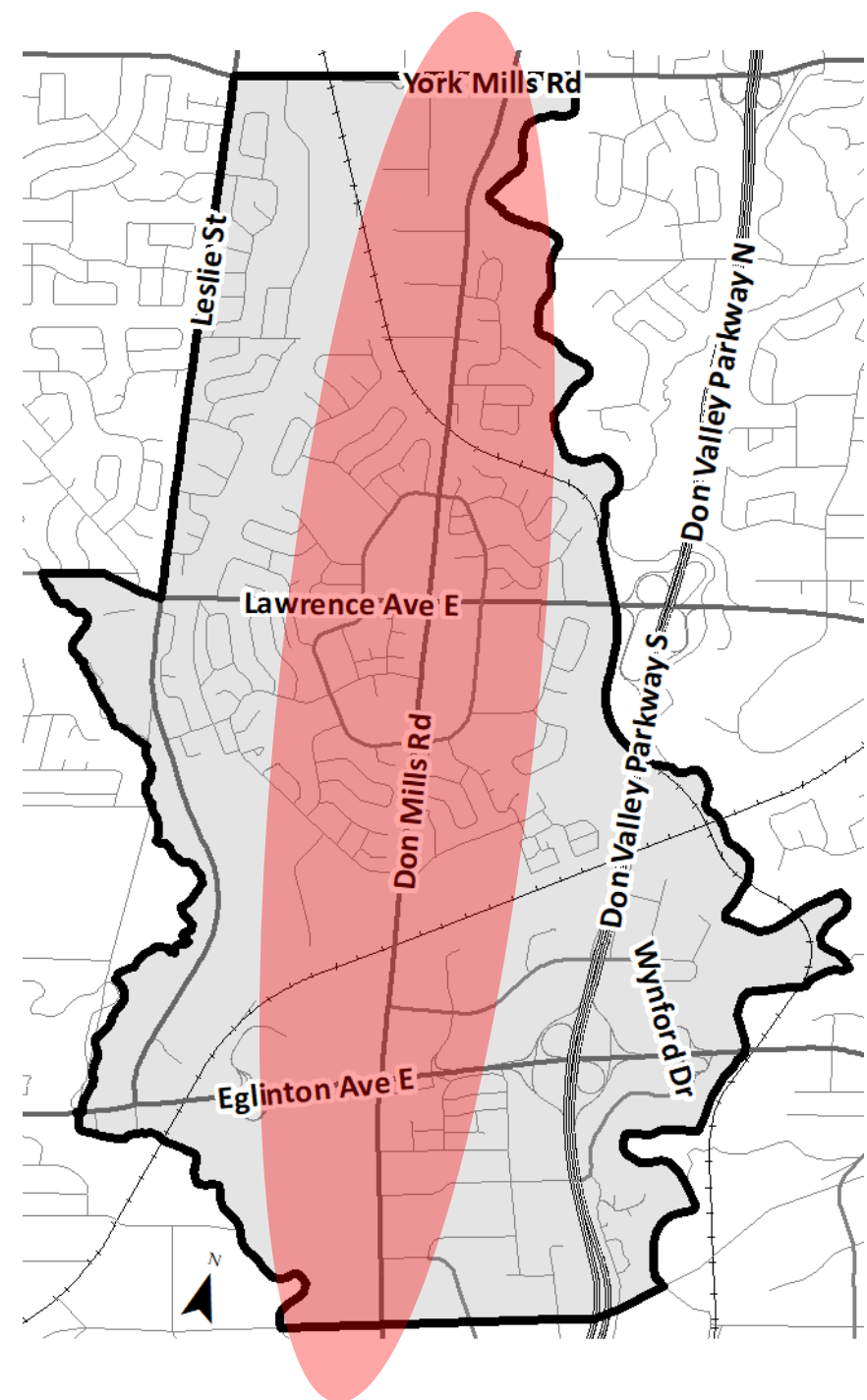
TONIGHT'S MEETING FORMAT



- **Overview Presentation**
 - Information presented will be available at each of the Discussion Stations
- **Discussion Stations – opportunity to ask questions, speak to subject matter experts and provide feedback**
 - Overview and What we have heard.
 - Facility Proposal Stations
 - Programming and Design
- **Ground Rules:**
 - One person speaking at a time
 - Respectful
 - Ensuring staff have the opportunity to speak with all participants
- **Please make sure to fill in your feedback form**

WHY WE'RE HERE

- Update and engage the Don Mills' communities on the recreation facility planning work being undertaken by the City.
- Focus is on how to plan community recreation facilities that will best serve communities along the Don Mills corridor for the next 50+ years.
- Share the proposed recreation facility recommendations.
- Get feedback from the community, in order to move forward on recreation facility design and construction.
- Share what we've heard so far.



WHERE ARE WE NOW & WHAT'S NEXT?



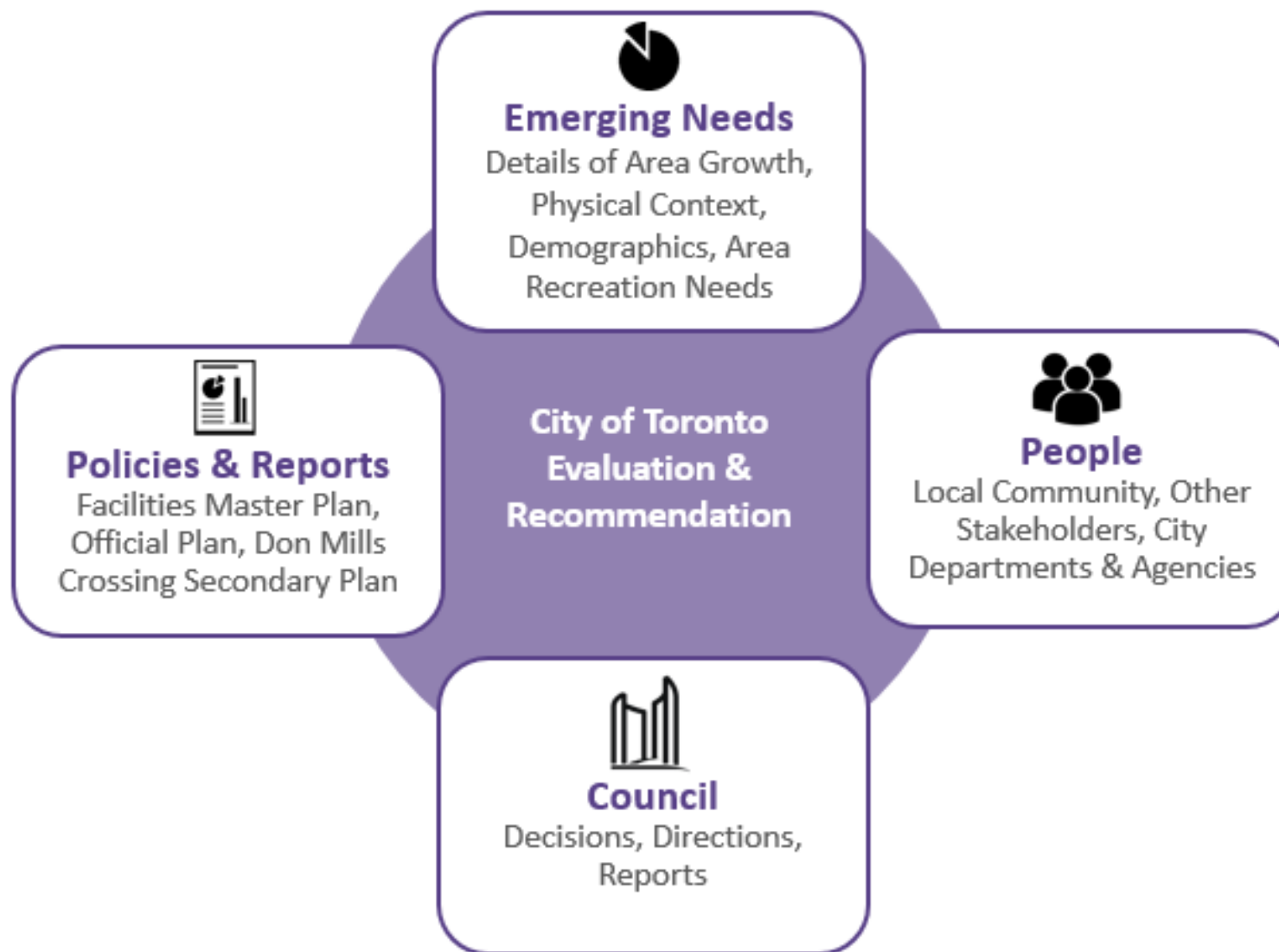
- **Review:** Relevant policies and reports (Facilities Master Plan, Don Mills Crossing Secondary Plan).
- **Analyze:** Emerging needs, area growth, demographics, area recreation needs
- **Consult:** Engage with local community, stakeholders, other City Departments & Agencies

- **Report:** What We've Heard
- **Recommend:** Executive Committee and City Council (July 2019)
- **Approve:** City Council direction to proceed with Design and Construction (July 2019)

- **Consult:** Engage with local community, stakeholders other Divisions/ Agencies throughout facility & park design process
- **Remediate:** Environmental clean-up of sites
- **Design:** Design recreation facility & park from Schematic Design to Detail Design and Tender Documents

- **Tender:** Issue tender to hire Contractor (2022, est.)
- **Construct:** Build community recreation facility & park (2022-2025, est.)

PLANNING COMMUNITY RECREATION FACILITIES IS INFORMED BY:





Background, Overview & Context

DEMOGRAPHIC PROFILE

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 Flemington Area

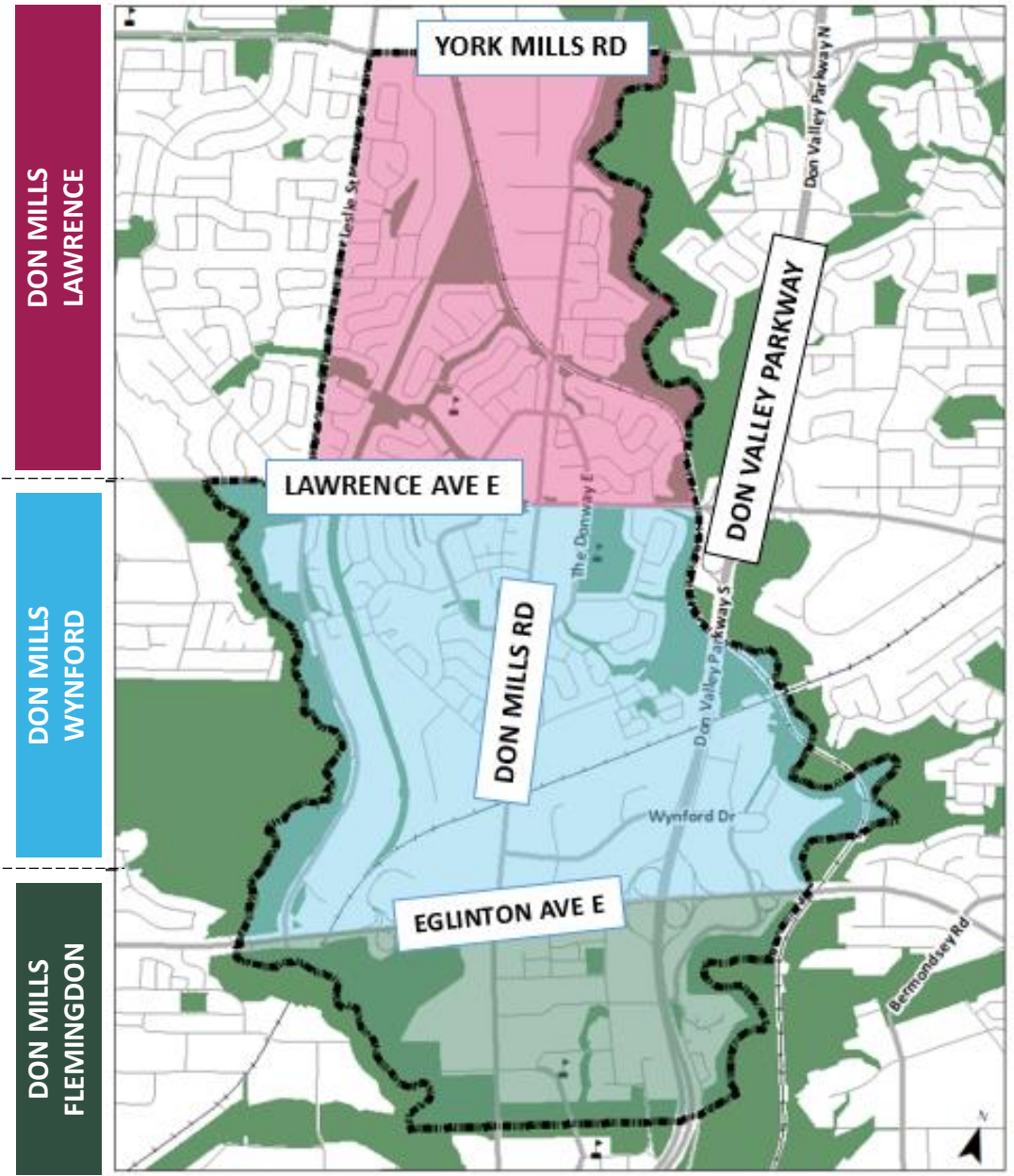
-1.1% Increase in population growth between 2011-2016

\$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

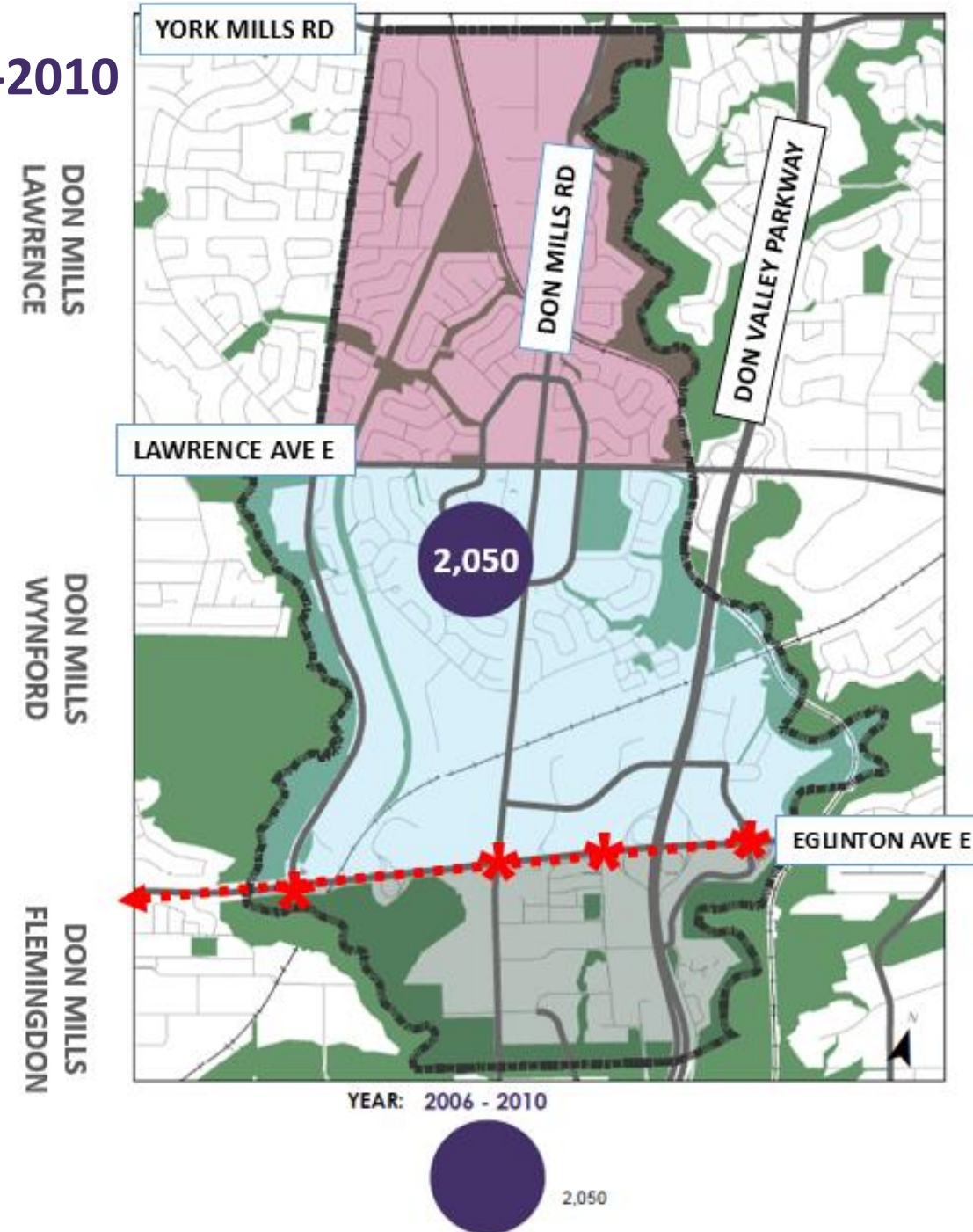
DON MILLS WYNFORD

DON MILLS FLEMINGTON

CHANGES ALONG THE DON MILLS CORRIDOR, 2006-2010

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.

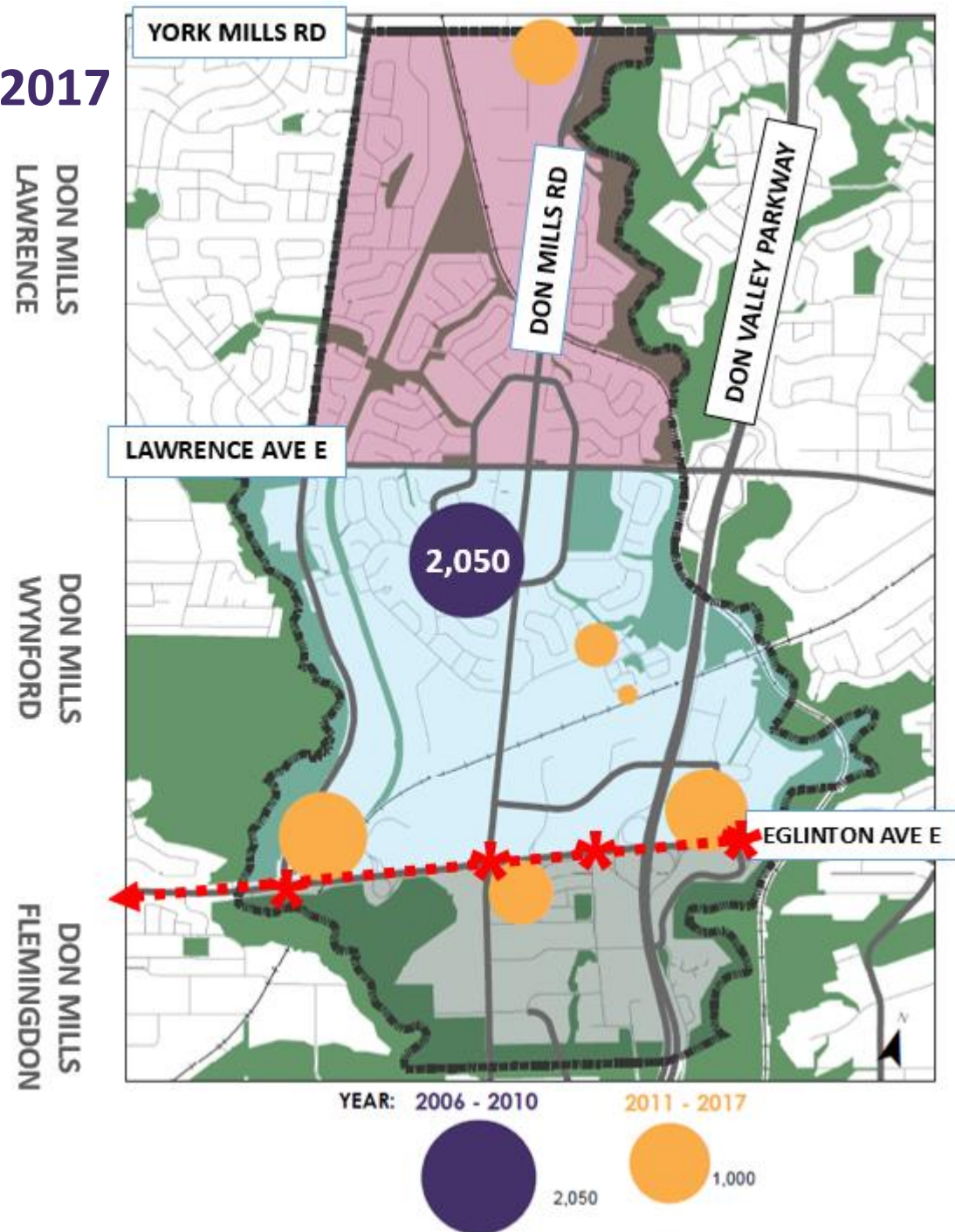
*Number of Dwelling Units are based on projects being built as proposed. Sometimes projects are revised and sometimes projects, once approved, are not built.



CHANGES ALONG THE DON MILLS CORRIDOR, 2011-2017

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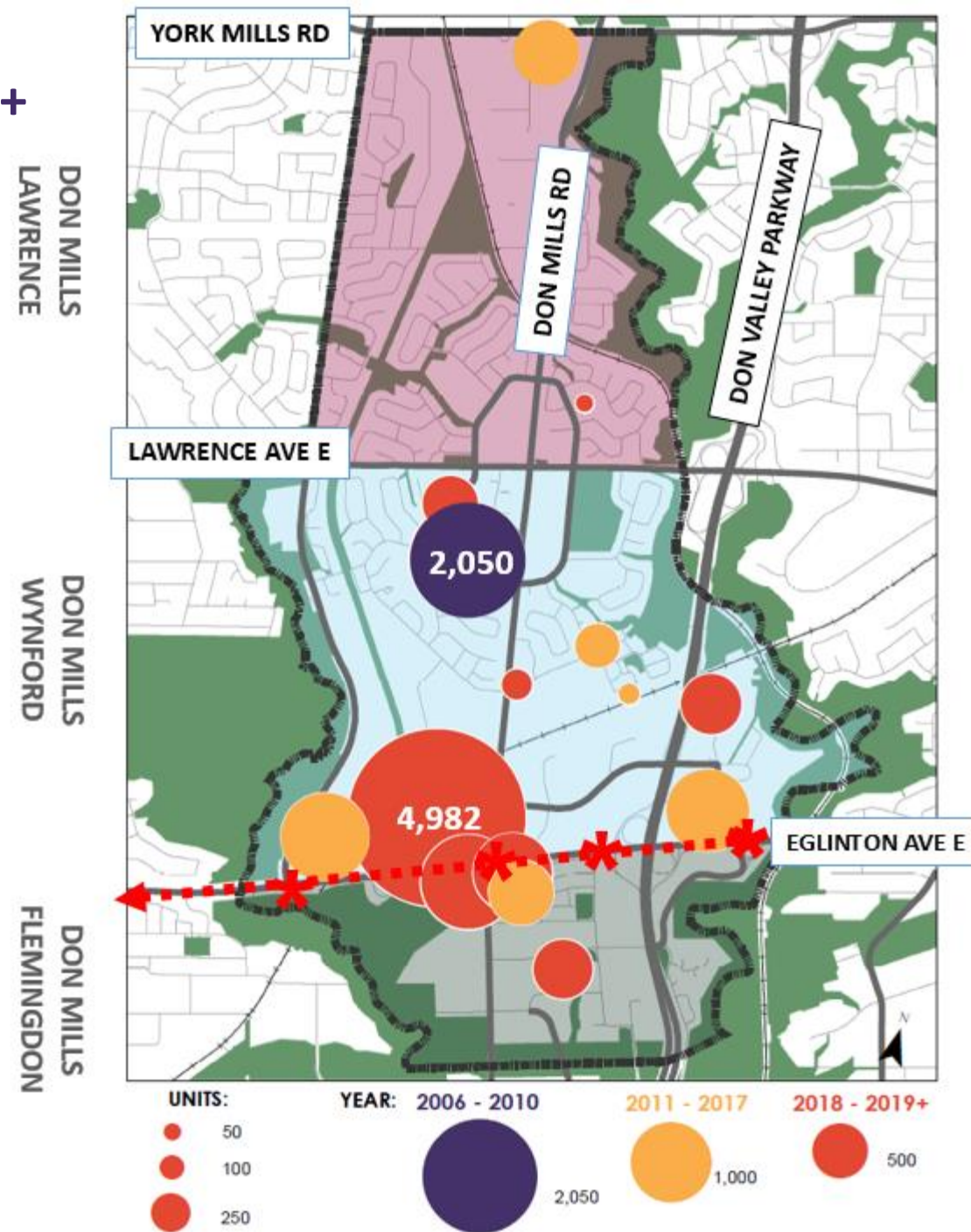
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CHANGES ALONG THE DON MILLS CORRIDOR, 2018+

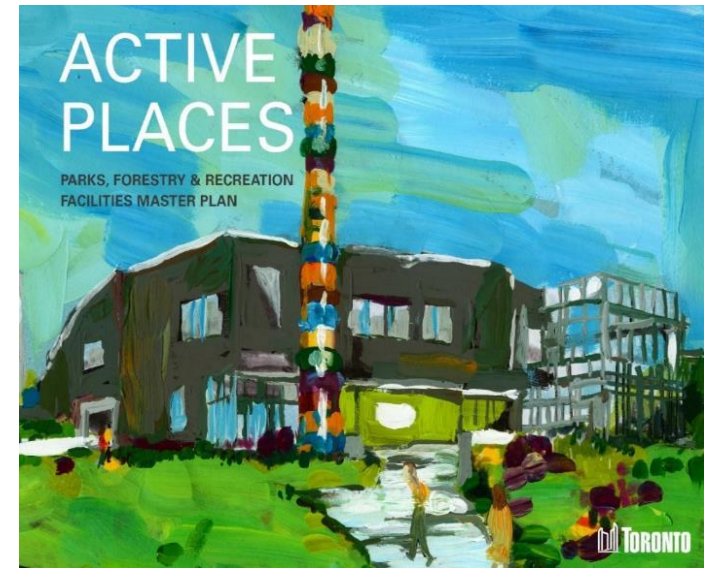
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PARKS & RECREATION FACILITIES MASTER PLAN & DENNIS R TIMBRELL RESOURCE CENTRE

- FMP provides the framework to plan for recreation facilities that respond to existing service gaps, growth, emerging needs, and evolving trends
- Supports the benefits of multi-component community recreation centres featuring:
 - Multi-tank indoor pools; full size gym; multi-purpose community and active spaces; and gathering spaces
- The FMP identified Dennis R. Timbrell Resource Centre as a facility in need of future revitalization
- Timing of the revitalization will be determined as part of FMP Implementation report



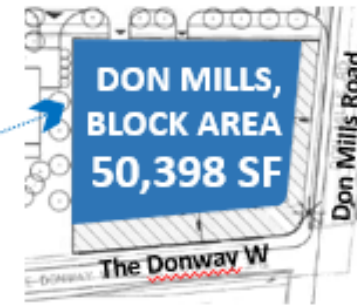
PARKS & RECREATION FACILITIES MASTER PLAN (CONT.)

New Community Recreation Centres should be designed to:

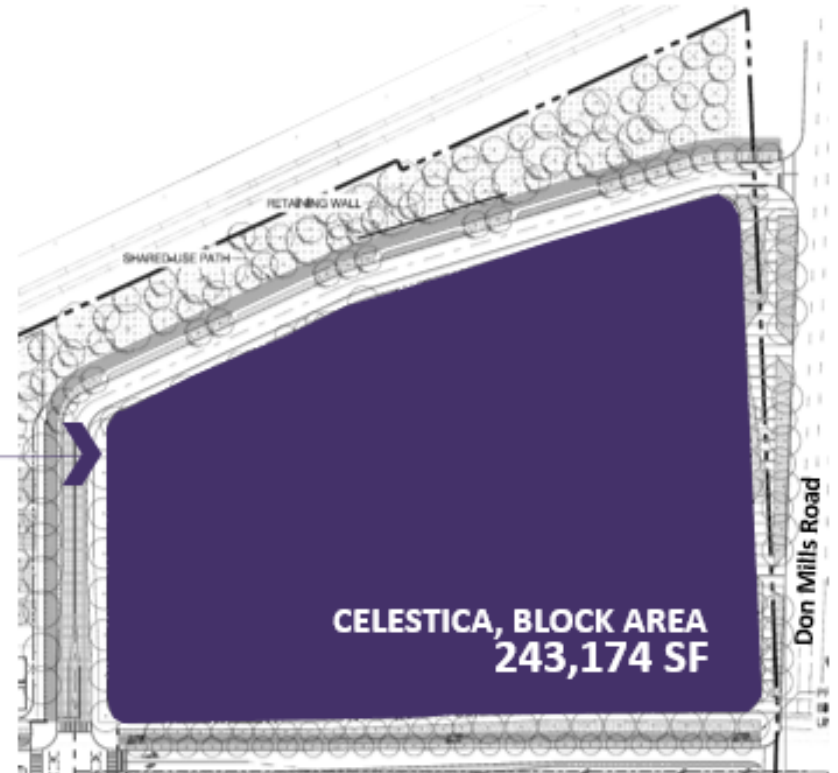
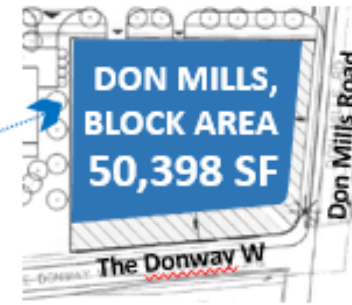
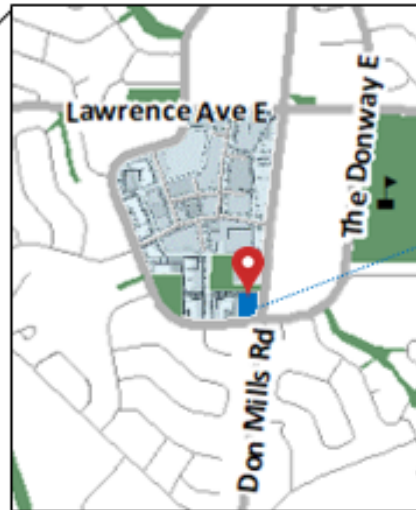
- Serve residents of all ages and abilities
- Accommodate a wide mix of programs and services
- Allow for innovative partnerships and co-location
- Provide large gathering spaces that support communities
- Provide value for money and be efficient
- Provide for year-round use
- Be welcoming, safe, bright & inclusive
- Be connected to outdoor spaces & natural light
- Provide a high level of design and functionality that supports evolving needs of residents



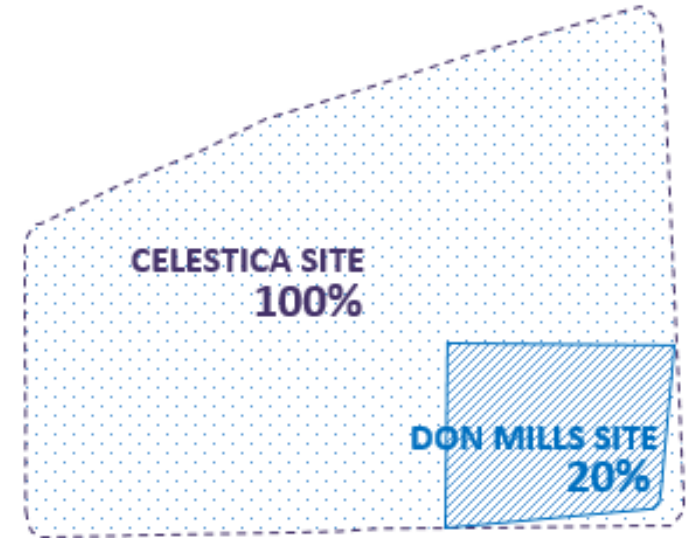
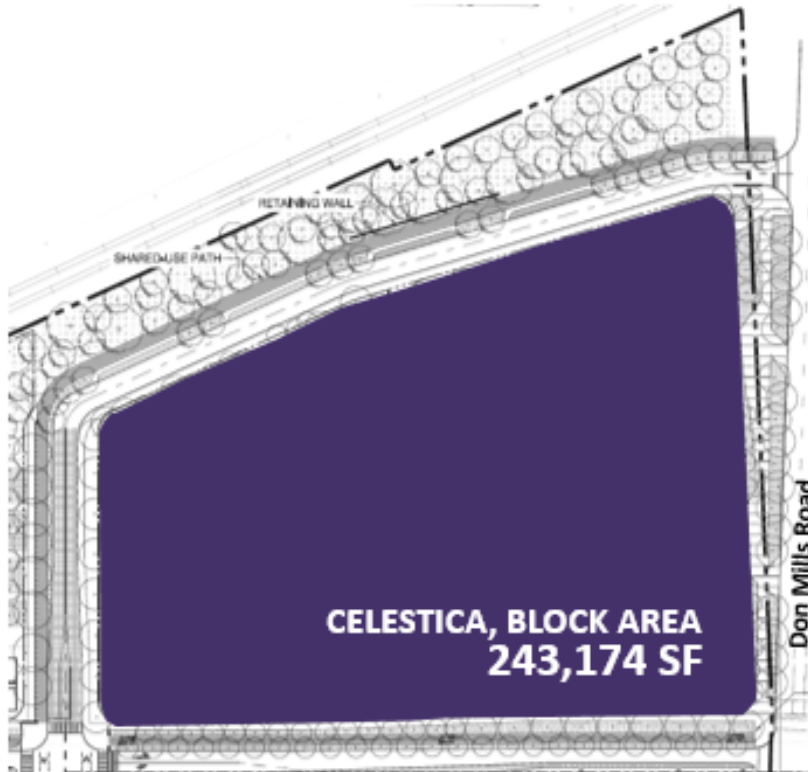
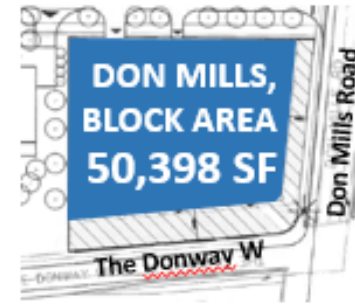
SITE CONTEXT | Shops at Don Mills Site



SITE CONTEXT | Shops at Don Mills Site & Celestica Lands



SITE CONTEXT | AREA COMPARISON



A collection of white line-art icons on a dark blue background, depicting various recreational activities: a swimmer, a person on roller skis, a person on a bicycle, a person running, and a person swimming. The icons are arranged in a grid-like pattern on the right side of the slide.

Two Community Recreation Proposals

Preferred Facility or the Alternate Proposal

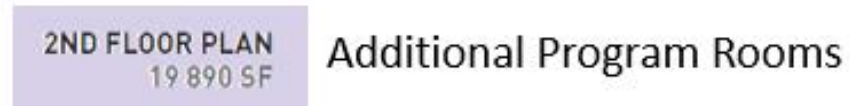
SHOPS AT DON MILLS SITE | 2010 Facility

- **SIZE:** 48,570 SF
- **FUNDING:** \$17.0 M, based on a cost of \$350 per SF (2010 indexed - annual Canadian Construction Price Index)
- **CITY-OWNED**
- **THIRD PARTY OPERATOR**
 - Non-profit with financial capacity to manage the facility
 - Experience operating community recreation facilities
 - Compatible with City's mandate to ensure affordable, community- based programs & spaces
 - Operator to be approved by PFR and able to serve users of all ages
- Focused Service Area – Don Mills/Lawrence
- **Funding and Size:** Funding insufficient to construct a 48,570 SF facility – current costs range approx. \$600 per SF
- **Design:**
 - Preliminary design concepts included pool in the basement with no natural light. Single tank pool for a smaller facility.
 - City design standards require multi-tank pools with access to natural light.
 - Change rooms, washrooms & circulation do not meet current AODA accessibility design guidelines
- **Third Party Operator:** Challenges finding a third party operator who would meet City criteria – membership fees, specialized operators (seniors and boy & girls clubs etc.)

PREFERRED FACILITY

LARGE, INTEGRATED FACILITY

Site	Facility Size	Amenities
Celestica Large, Integrated Facility	125,000 SF	<ul style="list-style-type: none"> Twin Ice Pad that Converts to Multi-Use Indoor Sports Fields – offering year round use Aquatic Facility (comparable to Regent Park) <ul style="list-style-type: none"> 6 lane pool Leisure pool Gym with walking track Multi-purpose Program Rooms Amenity Space including Underground Parking
Shops at Don Mills Site		Don Mills Secondary Plan designates the lands as <i>Local Open Space</i> . Future use to be determined through public process.

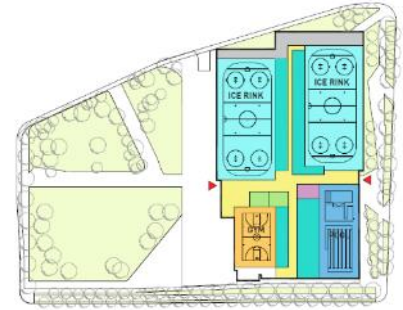


PREFERRED FACILITY | LARGE, INTEGRATED AQUATIC, SPORT & COMMUNITY COMPLEX

CELESTICA LANDS | AQUATIC CENTRE, GYM, ARENA, MULTI-PURPOSE SPACE | 125,000 SF

Considerations

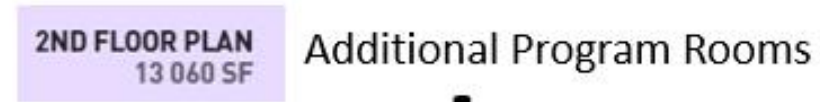
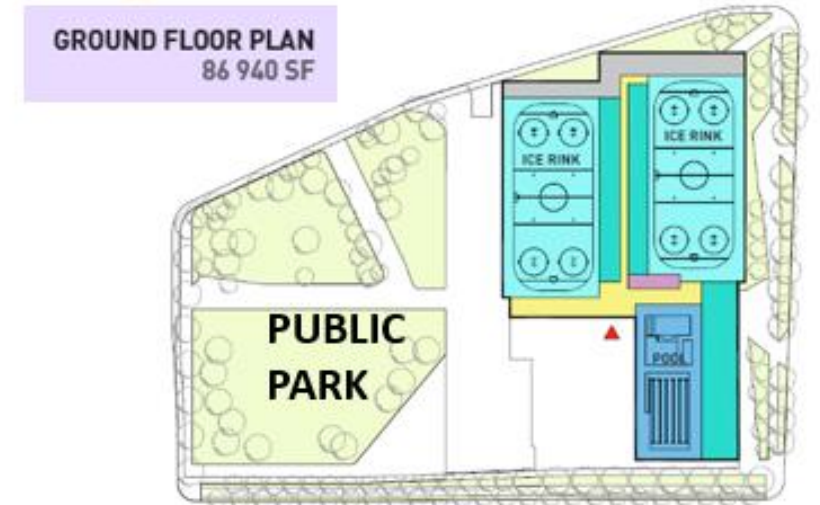
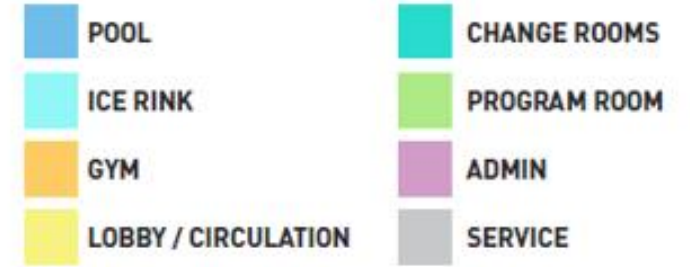
- ✓ Seamless User Experience that provides a one-stop shopping model offering a wide range of year-round facilities, programs and services in a single location
- ✓ Wider mix of drop-in and registered programming
- ✓ Greater capacity to serve residents now in all three communities and in the future
- ✓ Improved efficiency through co-location of facilities
- ✓ Wide variety of spaces and activities that respond to residents of all ages and abilities
- ✓ Promotes inclusion through large gathering spaces that allow for communities to come together
- ✓ Access to large outdoor park space to allow for complimentary indoor and outdoor activities
- ✓ Supports maximizing facilities through year-round use
- ✓ Facility is easily accessed by transit and would be located next to the planned Eglinton LRT station
- ✓ Facility is located nearest to the future growth planned for Don Mills Corridor
- ✓ Facility is located in close proximity to a Neighbourhood Improvement Area (Flemington Park)



ALTERNATE PROPOSAL

2 LOCATIONS: SMALLER COMMUNITY FACILITY + MID SIZED AQUATIC & ICE/SPORT FACILITY

Site	Facility Size	Amenities
Celestica Mid-Size Facility	100,000 SF	<ul style="list-style-type: none"> Twin Ice Pad Aquatic Facility <ul style="list-style-type: none"> 6 lane pool Leisure pool Multi-purpose Space Amenity Space Underground Parking <p>*This proposal does not include gym w/ walking track</p>
Shops at Don Mills Small Facility	27,000 SF	<ul style="list-style-type: none"> Gym with walking track Multi-purpose Space Amenity Space Surface Parking



ALTERNATE | SMALL FACILITY & MID-SIZE FACILITY

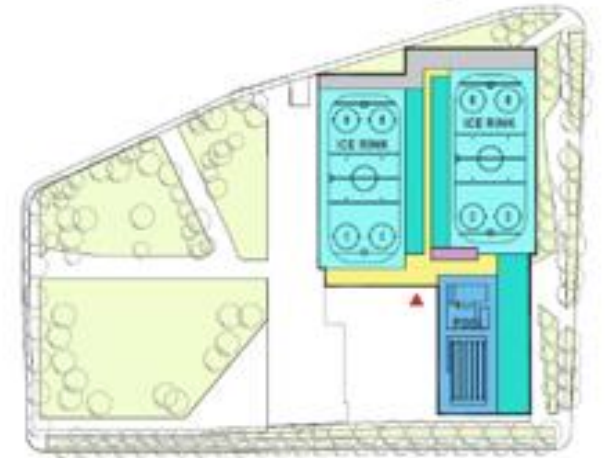
SHOPS AT DON MILLS | GYM & MULTI-PURPOSE SPACE | 27,000 SF
CELESTICA LANDS | ARENA, POOL & MULTI-PURPOSE SPACE | 100,000 SF

DON MILLS SITE

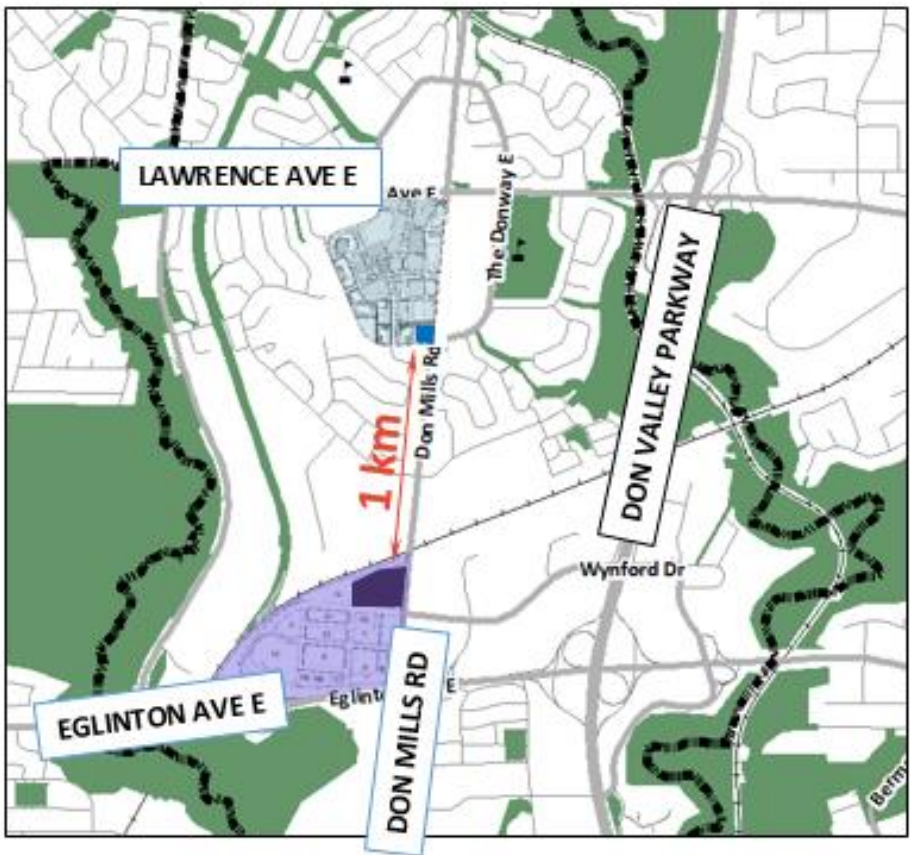
- ✓ Limited facility size limits amount and variety of programs that can be offered and ability to respond to future demand
- ✓ Smaller facility may limit opportunities for gathering spaces for the community
- ✓ Smaller site limits the ability to co-locate with other facilities/services
- ✓ Location provides more convenient access to Don Mills/Lawrence community
- ✓ Limited parkland prevents integration of indoor/outdoor space
- ✓ Location is further away from the estimated future growth in Don Mills

CELESTICA SITE

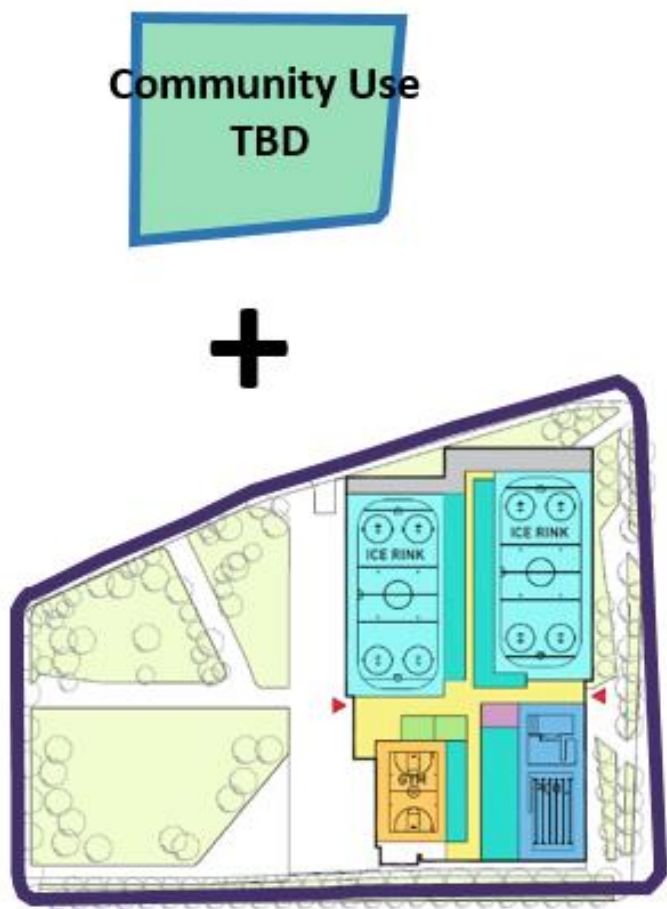
- ✓ Lack of gymnasium space restricts the ability to provide active and sport programming and limits type and variety of programs at the site (camps, sports)



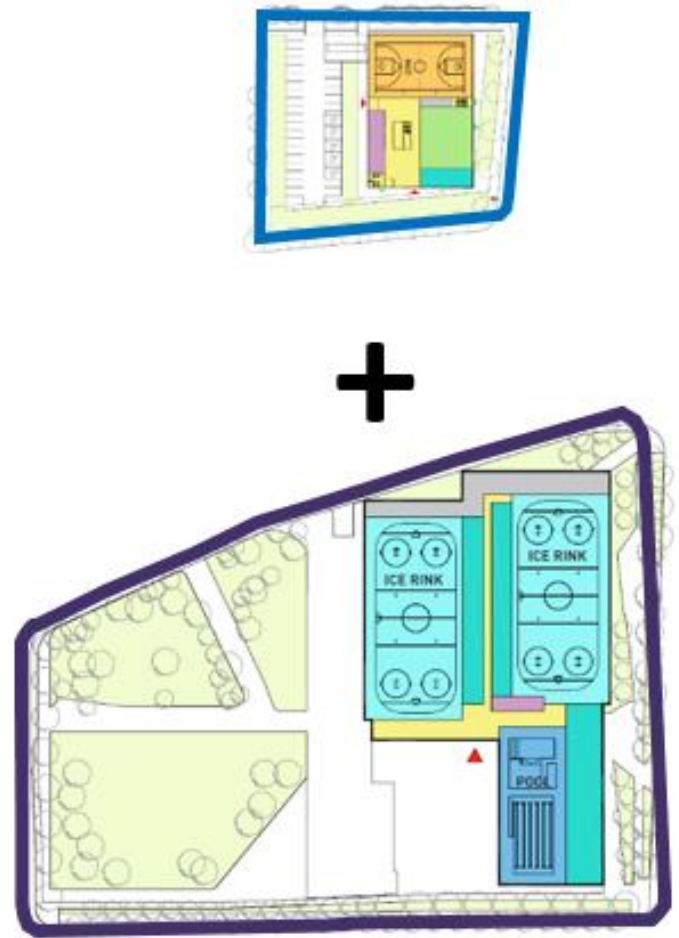
PROPOSAL COMPARISON



PREFERRED FACILITY



ALTERNATE PROPOSAL



WHAT'S NEXT?



 **COUNCIL RECOMMENDATION**

NEXT STEPS	COUNCIL RECOMMENDATION	
	PREFERRED FACILITY	ALTERNATE PROPOSAL
Determine, with public input, appropriate community use for City-owned Shops at Don Mills site	●	—
Advance required planning amendments	●	●
Environmental Site Remediation	●	●
Preliminary and Detailed Design (park and community recreation facility)	●	●
Public Consultation - Design	●	●
Tender Process	●	●
Construction (park and community recreation facility)	●	●



What we've heard...

ENGAGEMENT TO DATE, BY THE NUMBERS:

- **4** stakeholder meetings across the Don Mills Corridor
- **6** pop-ups across the Don Mills Corridor
- **350+** people engaged across all age groups
- Today's **Public Open House**



YOU'VE TOLD US...

Facility Options:

- A majority of community members engaged prefer the consolidated single facility at the Celestica site:
 - People liked having everything in one location – one stop shopping
 - Opportunities for the recreation centre to extend into the large park
 - Cross-pollination and community activity generated by co-location of gym, pool, arena/multi-pads and park
 - Dennis Timbrell CRC, the closest existing City recreation centre to the Celestica site, is over-capacity
 - Great access “one bus” for all Don Mills communities – Lawrence, Flemingdon Park and Wynford and Crosstown LRT
 - Opportunities to drop off family members at a program and then attend their own program at the same time at the same place – no need to shuffle back and forth

YOU'VE TOLD US....(cont.)



Facility Options (Continued):

- Some preferred the Alternate Proposal for a split facility (Shops at Don Mills and Celestica):
 - Proximity of the Shops site to the Don Mills & Lawrence community and the schools in the area – creating a community anchor
 - “A deal is a deal” – an agreement was made for a facility in Don Mills
 - Access and walkability to a neighbourhood recreation facility for the Don Mills & Lawrence community, especially for seniors and in the winter
 - The City-owned Shops site would see a community use built on the site and fill a gap in recreational facilities and programming in the Don Mills & Lawrence area

YOU'VE TOLD US....

Design & Programming:

- Let's get on with the design!
- Design the park with the community centre at Celestica.
- Desire for multiple kinds of programming for all ages:
 - Hockey, skating, and ice sports
 - Basketball, soccer, lawn bowling, and badminton
 - Youth programming AND A COMMUNITY KITCHEN
 - Aquatics (lap swim, lessons, pool play, low-impact/therapeutic)
 - Women-only and seniors-only programs
 - Consider active uses of the park space on the Celestica site, such as field sports
 - Opportunities for community development and social enterprise



YOU'VE TOLD US.... (cont.)

Design & Programming (Continued):

- Equitable and affordable access to programming
- Sufficient parking and safe access for cars, cyclists, and pedestrians
- Accessibility features and safe spaces for a diverse population
- Employment opportunities for local youth and people with special needs



YOU'VE TOLD US..... (cont.)



Follow-Up Items:

- Keeping Don Mills Civitan Arena open for a few more years and creating a transition plan
- Planning and construction process timelines for both the Preferred and Alternate Proposals, if approved by Council
- Consider a participatory budgeting process with the community during the design phase
- Communicating transparently and proactively with the communities throughout the process
- Translating engagement materials into more languages and using more intuitive and visual engagement materials



Open House Format

OPEN HOUSE – DISCUSSION STATIONS

STATION #1



- Background & Process
- What We've Heard
- Project Next Steps

FEEDBACK FORMS

STATION #2



- Preferred Facility
- Alternate Proposal

FEEDBACK FORMS

STATION #3



- Design & Programming:
 - Community Recreation Facility
 - Park

FEEDBACK FORMS

 www.toronto.ca/recreatedonmills