



DON MILLS COMMUNITY
RECREATION FACILITY PLANNING
ENGAGEMENT SUMMARY REPORT

Prepared by LURA Consulting for City of Toronto Parks, Forestry & Recreation

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DON MILLS COMMUNITY RECREATION FACILITY PLANNING

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DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Contents

Community Engagement Executive Summary	1
Don Mills Community Recreation Facility Planning Community Engagement Activities.....	1
Key Themes of Feedback from Community Engagement Activities.....	2
Secondary Themes of Feedback from Community Engagement Activities	5
Introduction	6
Don Mills Community Recreation Facility Planning	6
The Preferred Facility: Pool/Gym/Multi-Purpose Space/Double Arena/Multi-Sports Pad	6
The Alternate Proposal: Two Sites.....	7
Overview of Engagement Activities	8
Stakeholder Meetings	8
Pop-Ups	12
Public Meeting/Open House.....	15
Project Webpage and Online Feedback Form	17
Summary of Feedback	18
Recreation Facility Location(s).....	18
Preferred Facility	20
Alternate Proposal.....	22
Desired Activities and Programming	23
Additional Feedback.....	26

Appendices Attached:

- Appendix A: Stakeholder Meeting Agenda
- Appendix B: Stakeholder Meeting Presentation
- Appendix C: Pop-Up Posterboard Panels
- Appendix D: Public Meeting Presentation



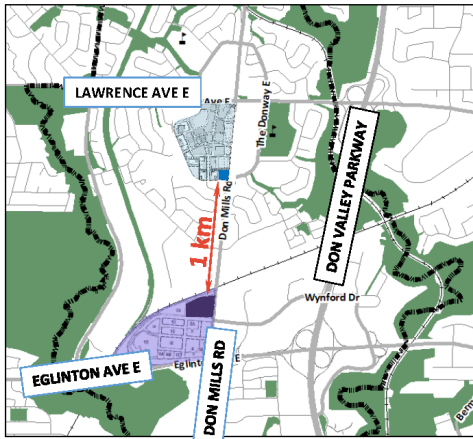
DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Community Engagement Executive Summary

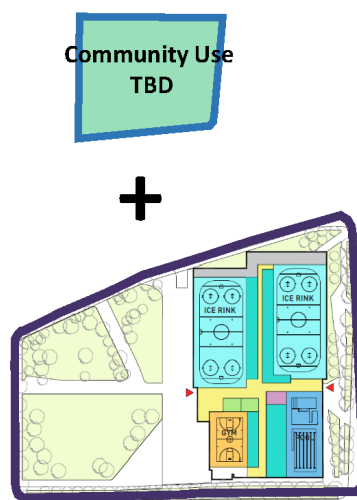
Don Mills Community Recreation Facility Planning Community Engagement Activities

The City of Toronto, with the services of LURA Consulting, undertook a comprehensive community engagement process to inform decision making regarding the future of community recreation facility planning along the Don Mills Corridor (from York Mills Road in the north to Flemingdon Park hydro corridor/park in the south). Engagement was specifically focused around future recreation facilities, with two options for facility locations and programming presented to the community: a Preferred Facility and Alternate Proposal.

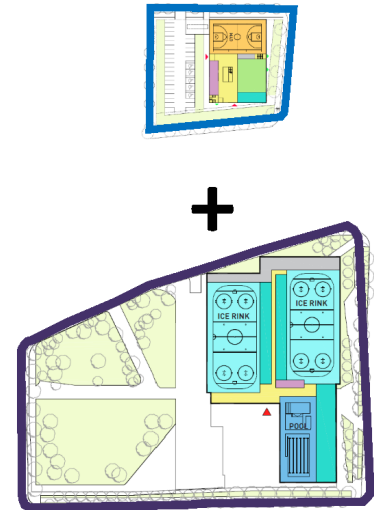
PROPOSAL COMPARISON



PREFERRED FACILITY



ALTERNATE PROPOSAL



Graphic illustrating the locations and features of the proposed recreation facility options



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

The engagement process was designed to maximize geographic and demographic reach across the Don Mills Corridor. Engagement activities included: one public open house targeting residents throughout the Don Mills Corridor; four stakeholder meetings targeting Wynford Tower Residents Association, Don Mills Residents Inc. (DMRI), Flemingdon Park stakeholders, and Civitan Arena user groups; six pop-up engagements across the Don Mills Corridor; and an online webpage and feedback form for community members who prefer digital engagement opportunities. The following table provides an overview summarizing the types of engagement activities undertaken and the dates on which they occurred. More detailed information about each engagement activity can be found in the Overview of Engagement Activities section in this report.

Table 1: Engagement Activity Dates and Attendance

Engagement Activity	Date	Approximate Attendance
Stakeholder Meetings	February 26, March 13, March 18, and March 25, 2019	42
Pop-ups	March 14, March 30, April 6 (x3), and April 27, 2019	281
Public Open House	May 6, 2019	170
Online Webpage	On-going	N/A <i>(informational only)</i>
Online Feedback Form, Email Correspondence, Phone Calls	April to May, 2019	35

Key Themes of Feedback from Community Engagement Activities

User Experience & Convenience

Many participants noted that a single, consolidated multi-use site would be beneficial, as this would create a “one-stop” recreation location. This would increase convenience for families who participate in multiple recreation programs under one roof, thereby removing any requirement to drive between multiple facilities to participate in different programming.

Many participants noted that the central location of the Preferred Facility (Celestica site) within the Don Mills Corridor would be beneficial as it is highly transit accessible (one bus away for many Corridor residents, and beside the soon-to-open Crosstown LRT Science Centre station), easier to access by walking or biking, close to large populations and areas of future population growth, close to the Flemingdon Neighbourhood Improvement Area, and close to the Ontario Science.

Some participants, particularly those in the far northern end of the Corridor in the Don Mills & Lawrence community, and in the southern end of the Flemingdon community, felt that the Celestica site would be too far to walk to, especially for seniors and youth during winter. These participants would prefer a community recreation facility closer to their respective homes. In general there was a direct co-relation to people’s preference and proximity to their place of residence.



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Some participants shared concerns that the single Preferred Facility may reach capacity prematurely due to the high levels of anticipated growth throughout the Corridor, especially in Flemington Park, which has the largest existing population. Additionally, some participants noted that the Preferred Facility may be too large and intimidating for seniors to comfortably use and navigate.

Facility & Programming

Participants were asked to select the recreation activities and programs they would most like to see in a new Don Mills community recreation facility. The top 5 selections for recreation activities and programs include: a pool play area; free skating; swimming lessons; skating lessons; and a walking track. For aquatics programming specifically, participants expressed a desire for activities beyond swimming lessons, such as pool play and lane swimming. Top selections also included cooking/kitchen programs, community gatherings and multi-purpose space, basketball, and fitness classes.

Participants noted that the Preferred Facility would be a state-of-the-art recreation destination that would create greater opportunities for mingling and community-building across diverse communities, provide more opportunities for intergenerational and age-targeted programming, and create greater opportunities for programming partnerships. Some participants remarked upon the cost efficiencies the Preferred Facility would entail by co-locating all programming on a single site, and participants also liked having access to more parking.

Some participants also noted the outdoor programming potential of the larger Preferred Facility: It would present an opportunity for more outdoor landscaping and direct access to park space that would support and complement the community recreation centre (playground, splash pad etc.).

Process & Project History

Some participants, especially those living in the Don Mills & Lawrence community, stated their disapproval of both proposals (Preferred Facility and Alternate Proposal) as this would not honour the 2010 Section 37 agreement which intended to locate a recreation facility at the Don Mills Centre site (“a deal is a deal”). Some participants stated that an option throughout the engagement process should have been the original design for the Don Mills Centre site, as proposed in the Section 37 agreement.

Some participants noted that regardless of the option selected, they would like the City to ensure that the land originally designated for a community recreation facility at Don Mills Centre remain public, regardless of its specific use.

Some participants, especially those at the Wynford and Flemington stakeholder meetings, were eager for the City to begin the design and construction of the Preferred Facility to provide additional recreational capacity in the Don Mills Corridor sooner, given that Dennis Timbrell CRC had already reached a state of overcapacity and the complete lack of community facilities in the Wynford community.

Participants of the Flemington Park stakeholder meeting specifically requested a participatory budgeting process with the community during the design phase of the Preferred Facility project, as well as engagement



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

materials that are more visually intuitive and translated into multiple languages. All participants desired a transparent, continuous, and proactive engagement and communication process with residents of all ages across the Don Mills Corridor for the remainder of the project in a variety of formats (e.g. pop-ups, public meetings). Participants from the Don Mills & Lawrence community specifically requested that meetings be held closer to them within their neighbourhood.

Growth, Access & Equity

Overall, participants shared that they would like to see activities and programming offered that are accessible to a wide range of community members of different ages, interests, abilities, and income levels in a safe and welcoming space.

Participants said they wanted the new recreation facility(ies) to serve the growing communities across the entire Don Mills Corridor. Many recognized that the Celestica site's (Preferred Facility's) proximity to Flemingdon Park would enhance equity of access to recreational programming by locating a new facility closer to where the projected population growth is concentrated at Don Mills & Eglinton and closer to a City-designated neighbourhood improvement area (Flemingdon Park). However, some participants from the Don Mills & Lawrence area stated that the recreation needs of the northern end of the Don Mills Corridor should still not be ignored in favour of those in Flemingdon Park. They noted that residents in Don Mills & Lawrence had waited a long time for a community centre and should now receive one. Other participants (particularly from Flemingdon Park) expressed concern over the affordability of programming and parking at the future Preferred Facility.

Preference for the Preferred Facility

Based on the feedback received through the multiple engagement techniques described above, the majority of those engaged favoured the Preferred Facility. The chart below summarizes the preference that emerged from each engagement event.

Table 2: Facility Preference by Engagement Activity

Engagement Activity	Preference
Stakeholder Meeting: Wynford Tower Residents Association	Preferred Facility
Stakeholder Meeting: Don Mills Residents Inc. (DMRI)	Neither (DMRI prefers the original 2010 proposal)
Stakeholder Meeting: Flemingdon Park Community	Preferred Facility
Stakeholder Meeting: Don Mills Civitan League	Preferred Facility
Pop-Up: Dennis R. Timbrell Resource Centre	Preferred Facility
Pop-Up: Playground Paradise	Preferred Facility
Pop-Up: Real Canadian Superstore	Preferred Facility
Pop-Up: Don Mills Library	Alternate Proposal
Pop-Up: Sunny Food Mart	Preferred Facility



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Engagement Activity	Preference
Pop-Up: CF Shops at Don Mills	Split with a slight preference for the Alternate Proposal
Public Meeting/Open House	Geographically Varied. Please refer to Public Consultation section

Secondary Themes of Feedback from Community Engagement Activities

Existing Recreation Facilities

Many participants noted that the existing Dennis R. Timbrell Community Resource Centre is in deteriorating condition and currently over capacity, struggling to meet the demand of Flemingdon Park’s rapidly growing population (especially youth). Community members are concerned that the Dennis R. Timbrell Community Resource Centre will be closed due to its condition, which would reduce recreational capacity in the neighbourhood.

- *Note: City staff confirmed that the Council approved Facilities Master Plan supported the renovation of the Dennis R. Timbrell Community Resource Centre.*

Some participants, particularly members of the Don Mills Civitan Hockey League, expressed concern about the upcoming closure of the existing Civitan Arena. Participants requested that the City create a transition plan and explore a short-term lease extension so as to prevent lost ice time and member attrition between the closure of Civitan Arena and the opening of the Celestica site’s twin ice pads.

Parking, Traffic, and Safety

Some participants noted that parking provisions at both the Celestica site and Don Mills Centre site would need to be sufficiently large to accommodate demand. Participants noted that especially at the Don Mills Centre site, parking is a concern as current parking availability is low at CF Shops at Don Mills.

Increased traffic congestion at both the Celestica site and the Don Mills Centre site was a concern among some participants. Participants also noted that the Alternate Proposal may result in added local traffic between the two facilities.

Some participants were concerned about being able to safely access a facility at the Celestica site, specifically crossing the fast-moving traffic at the large intersection of Don Mills Road and Eglinton Avenue East.



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Introduction

This Engagement Summary Report presents an overview of the various engagement activities that were conducted by LURA Consulting as part of this project, followed by a high-level summary of feedback collected during the engagement process.

Don Mills Community Recreation Facility Planning

The communities along the Don Mills Corridor: Don Mills-Lawrence, Don Mills-Wynford, and Don Mills-Flemingdon Park have, and continue to, experience unprecedented change and growth, the majority of which is focused at the Don Mills & Eglinton intersection. As such, there is the need to consider how best to plan for new recreation facilities to serve this growing area. New community recreation facilities should be designed to be welcoming, safe, bright and inclusive spaces that support the evolving needs of residents of all ages and abilities. Engagement was specifically focused around future recreation facilities, with two options for facility locations and programming presented to the community: a Preferred Facility and Alternate Proposal as described below.

The Preferred Facility:

Pool/Gym/Multi-Purpose Space/Double Arena/Multi-Sports Pad

The Preferred Facility proposes a large 125,000 square foot community complex that would offer a wide range of year-round amenities, programs and services in a single location. This facility would be located within the Don Mills-Wynford community, at the northwest corner of Eglinton Avenue East and Don Mills Road, which will have the highest concentration of future growth planned for the Don Mills Corridor and would be easily accessed by public transit along the planned Crosstown LRT line and the Don Mills bus routes. The facility would also be near the community with the largest current population, Flemingdon Park, which is also a City-designated Neighbourhood Improvement Area.

The Preferred Facility would be one of the largest recreation centres across the City, providing 125,000 square feet of space that would offer a seamless experience for users of all ages. The Preferred Facility would feature a twin ice pad that can convert to multi-use indoor sports for year-round use, a double-gym with a walking track, multi-purpose rooms and amenity space, and an aquatic facility that includes a 6-lane pool, leisure pool and water play feature. It would be located within a park and there would be an adjacent 1-hectare park open space, offering the opportunity for users to enjoy both indoor and outdoor recreation experiences.

This proposal will allow for a wider mix of drop-in and registered programs. It provides an opportunity for four-season use and will enable users to stay and play.



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

The Alternate Proposal: Two Sites

The Alternate Proposal provides for two separate facilities. A 27,000 square foot community recreation facility is proposed for the Don Mills Centre site at the northwest corner of Don Mills Road & The Donway West (966 Don Mills Road), southeast of the existing Don Mills Civitan Arena Building near the Shops at Don Mills shopping centre. The 27,000 square foot community recreation facility at the Don Mills Centre site would include a gym with walking track, multi-purpose rooms and amenity space. The location offers more convenient access to the Don Mills & Lawrence community but is further away from the estimated future growth in the Don Mills Corridor, and the currently larger populations of the Wynford and Flemingdon communities. The smaller facility size limits the amount and variety of programs that can be offered and limits the ability to respond to future recreation demand.

The second facility located on the north-east corner of the Celestica lands, would include a twin ice pad 4-season arena, an aquatic facility with a 6-lane pool and leisure pool, a multi-purpose room and amenity space. It would not include a gym with walking track and would have a limited number of fitness and multi-purpose rooms. The lack of gym space and additional multi-purpose rooms will restrict the ability to provide active and sport programming. It also limits the amount, type, and variety of programs at the site (such as camps and sports).



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Overview of Engagement Activities

The overall engagement process and the format of the engagement activities were designed to maximize geographic and demographic reach across the Don Mills Corridor (York Mills Road in the north to Gateway Boulevard / Flemington Park in the south).

Stakeholder Meetings

The City held four meetings with stakeholder groups in the Don Mills Corridor. These meetings enabled City staff to provide information and context about the project, and to have an in-depth discussion about the specific challenges and opportunities the new recreation proposals presented to their organization and to their members. The format of the stakeholder meetings included a presentation, followed by a question and answer (Q&A) session and a discussion. Informational panels were also available throughout the meeting.

Stakeholder Group	Date of Meeting	Time	Venue	Attendance	Facility Preference	Conversation Highlights <i>(*main reason for facility preference)</i>
Wynford Tower Residents Association	February 25, 2019	6:00 - 7:30pm	5 Concorde Place, Party Room	7	Preferred Facility	<ul style="list-style-type: none"> • <i>*Importance of an accessible location to Wynford residents</i> • Breadth and affordability of programming • Improvements needed for traffic congestion around and between Wynford and the Celestica site
Don Mills Residents Inc. (DMRI)	March 13, 2019	6:00 – 7:30pm	Dennis R. Timbrell Resource Centre, Room 1	9	Neither - Preference for original facility outlined in the Section 37 agreement	<ul style="list-style-type: none"> • <i>*Preference for original facility outlined in the Section 37 agreement</i> • Transparent and informed engagement and communication process • Importance of an accessible location to residents of the Don Mills & Lawrence area • Definition of “Don Mills” boundaries



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Stakeholder Group	Date of Meeting	Time	Venue	Attendance	Facility Preference	Conversation Highlights <i>(*main reason for facility preference)</i>
Flemingdon Park Community	March 18, 2019	6:00 - 7:30pm	Dennis R. Timbrell Resource Centre, Gymnasium	13	Preferred Facility	<ul style="list-style-type: none"> • <i>*Preferences for design features and wide range of programming, including social enterprise and cooking programs and employment opportunities for local youth and people with developmental disabilities</i> • Importance of affordable and equitable programming and parking • Safe access to the recreation facility from Flemingdon Park • Transparent and informed engagement and communication process with multilingual and visually intuitive materials • Need for a revitalization of Dennis Timbrell CRC
Don Mills Civitan League	March 25, 2019	6:00 - 7:30pm	PC Cooking School inside Real Canadian Superstore (Don Mills & Eglinton)	13	Preferred Facility	<ul style="list-style-type: none"> • <i>*Potential for all-season programming partnerships and synergies between the City and the League at larger Preferred Facility</i> • Mitigating lost ice time and impacts to League membership during this transitional period (e.g. by potentially extending Civitan Arena lease)

Several major points and topics were raised at the stakeholder meetings that speak to the challenges and opportunities presented by the two proposals:

At the Wynford meeting, participants indicated an overall preference for the Preferred Facility. They noted the benefits of having all recreational facilities and programming in one location and adjacent to park space, saying that it would be more convenient for families participating in multiple programs. Participants remarked that the Preferred Facility would help fill a dearth of community facilities (e.g. recreation, library) currently experienced in their local Wynford



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

neighbourhood. They also commented positively on the highly transit-accessible location of the Preferred Facility located on the Celestica site – one-bus access vs. two buses required to access the Alternative Proposal’s Don Mills Centre site. Proximity of the Preferred Facility to the Wynford community, along with the provision of recreation facilities that were included, were the principal reason behind participants’ overall preference for the Preferred Facility. Additionally, they suggested that the Preferred Facility should allow community groups to access programming space and wanted further information regarding the breadth and affordability of programming, expressing in particular a desire for indoor soccer and lawn bowling in one of the ice arenas in the summer.

Highlights of the DMRI meeting primarily centred around frustrations about what they perceived to be the City’s discontinuous and opaque engagement and communication with them over the past decade and frustration that the 2010 Section 37 agreement was not fulfilled as originally proposed. In addition, they expressed confusion and disappointment that the boundaries of the Don Mills Corridor as defined by the City do not reflect the Don Mills & Lawrence community’s own perceived borders of the Don Mills neighbourhood. Some participants acknowledged the advantages of the Preferred Facility while explaining that the Alternate Proposal would serve the needs of the Don Mills & Lawrence community more effectively, especially because of the proximity of the site to local seniors and schoolchildren. They also raised concerns that the City did not include the original facility secured through the Section 37 agreement as an option. Participants mostly wanted to advance the original community centre secured in the Section 37 agreement.

At the Flemingdon Park meeting, community members expressed an overall preference for the Preferred Facility. The participants appreciated the Preferred Facility’s potential for members of the Flemingdon community (of all ages) to gather together, interact with one another, and participate in a wide variety of programming. They suggested programming such as social enterprise, cooking in a community kitchen, and employment programs for local youth and people with developmental disabilities. Participants also recommended equitable design features that are considerate of the needs of women, the LGBTQ+ community, seniors, people with disabilities, and other vulnerable groups. This potential for a wide range of programming and accommodations for every user was the main reason why participants of this stakeholder meeting preferred the Preferred Facility overall. Other points raised during the discussion included concerns about safely and accessibly reaching the new recreation facility, equitable parking and program fees, a desire for the revitalization of Dennis Timbrell CRC, and suggestions for engagement materials to be made more visually intuitive and translated for Flemingdon Park’s multilingual community.

Participants at the Don Mills Civitan Hockey League meeting expressed an overall preference for the Preferred Facility. They commented positively on the larger Preferred Facility’s synergistic potential for year-round programming partnerships between the League and the City, and for programming the League currently runs for people with special needs. Such a possibility for cross-pollination and increased League activity was the primary reason



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

participants preferred the Preferred Facility. They also noted that without a transitional plan between the impending closure of the Don Mills Civitan Arena and the opening of the new twin ice pads at the Celestica site, the League may suffer member attrition (known as “cut-over”) and lack of local ice time. As one mitigating measure, they suggested that the City explore the possibility of temporarily extending their lease for the Civitan Arena land with Cadillac Fairview until the ice pads at the Celestica site are operational.



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Pop-Ups

Six “pop-up” engagement sessions were held across the Don Mills Corridor to engage residents at places community members already frequent. Pop-ups served to inform the community about the project and gather basic input through short conversations with City and LURA staff and through feedback-seeking “dot-mocracy” panels, where participants could indicate where in the Don Mills Corridor they live and which proposal and programming possibilities they preferred.



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Pop-Up Location	Date of Pop-Up	Time	Target Demographic	Approximate Attendance	Facility Preference	Conversation Highlights (*main reason for facility preference)
Dennis R. Timbrell Resource Centre	March 14, 2019	2:15 - 6:30pm	Youth and families	75	Preferred Facility	<ul style="list-style-type: none"> • <i>*Importance of an accessible location</i> • <i>*Preferences for a range of programming</i> • Update on future of Dennis Timbrell CRC
Playground Paradise	March 30, 2019	10:00am – 1:30pm	Youth and families	75	Preferred Facility	<ul style="list-style-type: none"> • <i>*Importance of an accessible location</i> • <i>*Preferences for a range of programming</i>
Real Canadian Superstore	April 6, 2019	10:00am – 12:00pm	General public	36	Preferred Facility	<ul style="list-style-type: none"> • <i>*Importance of an accessible location</i> • Improvements needed for traffic and parking
Don Mills Library	April 6, 2019	1:00 – 3:00pm	Youth and general public	33	Alternate Proposal	<ul style="list-style-type: none"> • <i>*Importance of an accessible location</i> • Preference for original Section 37 agreement • Definition of “Don Mills” boundaries • Improvements needed for traffic and parking
Sunny Food Mart	April 6, 2019	4:00 – 6:00pm	General public	40	Preferred Facility	<ul style="list-style-type: none"> • <i>*Importance of an accessible location</i> • Preferences for a range of programming
CF Shops at Don Mills	April 27, 2019	10:00am – 12:00pm	General public	22	Split with a slight preference for the Alternate Proposal	<ul style="list-style-type: none"> • <i>*Importance of an accessible location</i> • Improvements needed for traffic and parking



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Major points of feedback raised at pop-ups included location preference, programming preferences, safely and easily accessing the facility(ies), and the engagement process. Topics of conversation tended to vary in frequency depending on where in the Don Mills Corridor each pop-up took place.

At the Dennis Timbrell Community Resource Centre pop-up, the majority of those engaged were young children, older youth, and their families, and conversations with participants focused largely on programming preferences and ideas, and the locations of the proposed facility options. Participants also noted concerns about the future of the existing Dennis Timbrell CRC facility. The Preferred Facility was the overall preference of participants at this pop-up.

The Playground Paradise pop-up was attended by young children and their parents, and mostly yielded feedback on programming preferences and comments on the location of the proposed facility options. The overall preference was for the Preferred Facility.

Conversations at the Real Canadian Superstore pop-up yielded input on the location of the proposed facility options, traffic congestion and parking concerns, and concerns over the provision of safe and easy access to the proposed facility(ies). Most participants were parents and older adults. Overall, participants of this pop-up expressed a preference for the Preferred Facility.

The pop-up at the Don Mills Library near Don Mills & Lawrence was mainly attended by members of Don Mills Residents Inc. (DMRI) and local teens and young adults. This pop-up yielded comments on the Section 37 agreement secured as part of The Shops at Don Mills, the City's definition of the boundaries of the Don Mills Corridor, and input on location of the proposed facility options, traffic and parking concerns (particularly around the Don Mills Centre site), and accessibility issues that local residents (especially seniors) may face when reaching the Celestica site. The overall preference participants expressed at this pop-up was for the Alternate Proposal.

At the Sunny Food Mart pop-up, which was attended primarily by families, feedback included preference for the location of the proposed facility(ies) and preferences for programming. Most participants at this pop-up favoured the Preferred Facility.

The last pop-up took place at the CF Shops at Don Mills shopping centre, where participants were mostly families and older adults. The feedback collected focused on the location of the proposed facility options, as well as traffic congestion and parking concerns. Opinion on location was split, with a slight preference for the Alternate Proposal.



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Public Meeting/Open House

One public open house was held with two identical public presentations provided by City staff, one at 4:30 pm and the other at 7:00 pm. The purpose of the meeting was to engage residents across the Don Mills Corridor to inform them of the project and collect community input in a drop-in format. The open house allowed participants to drop in and read project boards, ask project team members questions, and provide oral and written feedback.

Event	Date of Meeting	Time	Venue	Approximate Attendance	Facility Preference	Conversation Highlights
Public Meeting/Open House	May 6, 2019	4:00 – 8:00pm	Ontario Science Centre, Telus Room	170	Geographically Varied. See text below.	<ul style="list-style-type: none"> • Transparent and informed engagement process • Preference for original Section 37 agreement • Importance of an accessible location • Preferences for a range of programming

At the open house, feedback on location for the proposed facility options was varied, with residents’ preferences being largely based on their geographic location. Positive feedback was received about the Preferred Facility, as well as the Alternate Proposal, and perceived challenges to both proposals. It was very clear that residents who were involved and lived close to the Shops of Don Mills had a strong view that the community centre as originally planned for in the original Section 37 agreement for Don Mills was their preference. Many participants noted on their comment forms the beneficial economies of scale and convenience of the “one-stop shop” model of the Preferred Facility, while some remarked that the Preferred Facility may potentially cause more traffic congestion and parking shortages as a central recreation destination. Some participants commented that the Don Mills Centre site, as outlined in the Alternate Proposal, is much closer to residents of the Don Mills & Lawrence area (facilitating access for local seniors especially) and could act as a community hub for this neighbourhood, and fulfill the 2010 Section 37 agreement. Conversely, some participants felt that the Alternate Proposal would result in inconvenient travelling (especially by foot or transit) and increased congestion between the Don Mills Centre site and the Celestica site. Some perceived parking to already be limited in the area of the Don Mills Centre site. Feedback from participants living in the Wynford and Flemingdon Park areas of the



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Corridor tended to indicate a preference for the Preferred Facility, primarily due to physical proximity and a wider range of programming under one roof. This reinforced the notion that there was a strong location-based component in participants' opinions on the proposed facility options.

Participants at the open house also provided input on programming preferences, which are summarized in aggregate form in the "Desired Activities and Programming" section below, along with programming feedback from the other engagement events.

Participants at the public meeting also noted that they felt the engagement process, including the way that information was presented to the community was biased (e.g. use of the term "Preferred Facility"), thereby preventing participants from making a fully informed decision about location preference. This sentiment was generally correlated with residents living in the Don Mills & Lawrence area and supporting the original community centre plans from the Section 37 agreement as opposed to either the Preferred Facility or Alternate Proposal.

- *Note: The City wanted to be transparent and honest in the discussions with the community. Based on their professional review, a clear recreation facility preference had emerged that in their opinion would offer the best service and experience for the community. Hence it was named the Preferred Facility.*



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Project Webpage and Online Feedback Form

A City of Toronto project webpage (toronto.ca/recreatedonmills) was used to digitally engage Don Mills Corridor residents and community members. The webpage included background information and context on the Don Mills Community Recreation Facility Planning project; the dates, times, and locations of upcoming engagement opportunities; a project timeline; PDF files of the project's presentation and poster boards; and the contact information for a member of the project team.

An online feedback form was posted to the project webpage from May 15th to May 21st. This summary includes feedback provided in the 16 feedback forms completed by May 21st.

The project team received 16 pieces of email feedback, which have also been incorporated into this summary.

Event	Dates Open	Participation	Facility Preference	Highlights <i>(*main reason for facility preference)</i>
Online Feedback Form	May 15 to 21	16 responses	Preferred Facility	<ul style="list-style-type: none">• <i>*Importance of an accessible location</i>• <i>*Preferences for a range of programming</i>• Improvements needed for traffic and parking



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Summary of Feedback

Recreation Facility Location(s)

A majority of community members engaged favour the Preferred Facility at the Celestica site, including the majority of those living in the Flemingdon Park and Wynford areas of the Don Mills Corridor. However, the majority of participants who noted that they live in the Don Mills-Lawrence community prefer the Alternate Proposal. Some participants were not supportive of either option and requested the City build a single facility at the Don Mills Centre site, as per the 2010 Section 37 agreement, noting that “a deal is a deal”, and the original agreement the City made should be honoured.

Reasons for participants’ preferences are summarized in the sections below, which highlight the positive elements and potential challenges of the Preferred Facility and the Alternate Proposal.

Participants noted that regardless of the option selected, they would like the City to ensure that the land originally designated for a community recreation facility at the Don Mills Centre site remain public. Participants would like a meaningful public engagement process to take place and for the City to present a variety of options for the Don Mills Centre site if the Preferred Facility is selected.

The following chart shows which option the majority of participants preferred at each engagement activity and reasons for them.

Engagement Activity	Facility Preference	Conversation Highlights (*main reason for facility preference)
Stakeholder Meeting: Wynford Tower Residents Association	Preferred Facility	<ul style="list-style-type: none"> • <i>*Importance of an accessible location to Wynford residents</i> • Breadth and affordability of programming • Improvements needed for traffic congestion around and between Wynford and the Celestica site
Stakeholder Meeting: Don Mills Residents Inc. (DMRI)	Original Section 37 community centre	<ul style="list-style-type: none"> • <i>*Preference for original facility outlined in the Section 37 agreement</i> • Transparent and informed engagement and communication process • Importance of an accessible location to residents of the Don Mills & Lawrence area • Definition of “Don Mills” boundaries



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Engagement Activity	Facility Preference	Conversation Highlights (*main reason for facility preference)
Stakeholder Meeting: Flemingdon Park Community	Preferred Facility	<ul style="list-style-type: none"> • <i>*Preferences for design features and wide range of programming, including social enterprise and cooking programs and employment opportunities for local youth and people with developmental disabilities</i> • Importance of affordable and equitable programming and parking • Safe access to the recreation facility from Flemingdon Park • Transparent and informed engagement and communication process with multilingual and visually intuitive materials • Need for a revitalization of Dennis Timbrell CRC
Stakeholder Meeting: Don Mills Civitan League	Preferred Facility	<ul style="list-style-type: none"> • <i>*Potential for all-season programming partnerships and synergies between the City and the League at larger Preferred Facility</i> • Mitigating lost ice time and impacts to League membership during this transitional period (e.g. by potentially extending Civitan Arena lease)
Pop-Up: Dennis R. Timbrell Resource Centre	Preferred Facility	<ul style="list-style-type: none"> • <i>*Importance of an accessible location</i> • <i>*Preferences for a range of programming</i> • Update on future of Dennis Timbrell CRC
Pop-Up: Playground Paradise	Preferred Facility	<ul style="list-style-type: none"> • <i>*Importance of an accessible location</i> • <i>*Preferences for a range of programming</i>
Pop-Up: Real Canadian Superstore	Preferred Facility	<ul style="list-style-type: none"> • <i>*Importance of an accessible location</i> • Improvements needed for traffic and parking
Pop-Up: Don Mills Library	Alternate Proposal	<ul style="list-style-type: none"> • <i>*Importance of an accessible location</i> • Preference for original Section 37 agreement • Definition of “Don Mills” boundaries • Improvements needed for traffic and parking
Pop-Up: Sunny Food Mart	Preferred Facility	<ul style="list-style-type: none"> • <i>*Importance of an accessible location</i> • Preferences for a range of programming
Pop-Up: CF Shops at Don Mills	Split with a slight preference for the Alternate Proposal	<ul style="list-style-type: none"> • <i>*Importance of an accessible location</i> • Improvements needed for traffic and parking



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Engagement Activity	Facility Preference	Conversation Highlights <i>(*main reason for facility preference)</i>
Public Meeting/Open House	Geographically Varied. Please refer to Public Consultation section above	<ul style="list-style-type: none"> • Transparent and informed engagement process • Preference for original Section 37 agreement • Importance of an accessible location • Preferences for a range of programming
Online Feedback Form	Preferred Facility	<ul style="list-style-type: none"> • <i>*Importance of an accessible location</i> • <i>*Preferences for a range of programming</i> • Improvements needed for traffic and parking

Preferred Facility

Positive Elements

Participants shared the following positive elements about the Preferred Facility:

- A central, accessible location:
 - More central to the largest population in the Don Mills Corridor and to the expected population growth centres along the Corridor.
 - Near schools and the Science Centre, which can encourage joint programming and connect with a large population of youth in the Thorncliffe/Flemingdon Park neighbourhoods. Proximity to Flemingdon Park and Wynford communities.
 - Highly accessible by public transit, including the new Crosstown LRT (transit accessibility could help reduce vehicle traffic to the facility).
 - Adjacent to green space within the Celestica site parcel and close to the Don Valley ravine system.
- One large, consolidated, multi-purpose facility creates a recreation destination for the neighbourhood:
 - Families can participate in different programs all within the same recreation facility, reducing necessary travel time and coordination, thereby increasing convenience.
 - Opportunities for mingling of diverse populations (e.g. multigenerational programming in one space, increasing a sense of belonging for youth and seniors).
- More facilities under one roof to provide a wider range of programming and facility opportunities and synergies
 - Expanded Don Mills Civitan Hockey League programming, including programs run in partnership with the City
 - Cooking programs in a community kitchen
 - Employment programs for local youth and people with developmental disabilities



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

- The larger space may:
 - Allow for direct access to a park and more greenspace.
 - Accommodate more parking for more vehicles.
 - Provide more variety and opportunities for different types of activities and amenities for all demographics in the community.
- The design of the facility is state-of-the-art and will be able to serve the needs of future generations.
- One facility is more efficient in construction and operation costs.
- Dennis Timbrell CRC, the closest existing City recreation facility to the site, is deteriorating and overcapacity; the Preferred Facility could fill a large gap in capacity for the community.

Potential Challenges

Participants shared the following potential challenges of the Preferred Facility:

- The facility would not honour the 2010 Section 37 agreement, which intended to locate a recreation facility at the Don Mills Centre site..
 - The Preferred Facility is unfair to the community around Shops at Don Mills who have had to adjust to increased traffic and construction, but who have not received the recreation facility they were originally told they would receive.
 - Though communities to the south of Lawrence (e.g. Wynford and Flemington) may also need a new community recreation facility, this does not negate the need for new community recreation facility at the Don Mills Centre location, therefore the funding that was originally provided for a recreation facility at Don Mills Centre should be used for its originally intended purpose.
- Perception that the Celestica location is not central to some residents of the Don Mills Corridor. The location is less conveniently located for some community members (compared to the Don Mills Centre facility in the Alternate Proposal).
 - The Celestica site is not within walking distance for communities north of Lawrence (e.g. building complexes at Leslie and Lawrence), for a growing population of seniors who live close to Don Mills Centre (especially in the winter), or for schools and youth located north of Lawrence (who rarely travel south of the Donway).
 - The Celestica site would require some community members to take more than one bus to reach the facility.
 - The location is too far north to be easily accessible for those in the south end of the Flemingdon community near Gateway Boulevard.
- Perception that the facility is currently unsafe for pedestrians to travel to due to the busy nature of the Don Mills & Eglinton intersection. *(However, the City notes that improvements to the intersection will be made as part of the Crosstown LRT construction and Celestica redevelopment.)*
- Co-location of facilities may not be successful.
 - The facility is too large and may be overwhelming for some community members (e.g. seniors).



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

- One new recreation facility will not provide enough capacity to keep up with population growth in the area.
- Perception that the Celestica site will experience traffic congestion during and after construction.
- Establishing adequate amounts of parking on-site for many users (compared to fewer users if two facilities were created).
- Perception that the facility will cost more to build and operate.
- Perception that construction will take longer than building a recreation facility at the Don Mills Centre (as in the Alternate Proposal).
- There will be negative impacts to property values around the Don Mills Centre site, as residents bought properties anticipating walkable access to a recreation facility at Don Mills Centre.
- The site may become a “recreation destination” for those outside of the community; this could lead to overcrowding and the crowding-out of local community members.

Alternate Proposal

Positive Elements

Participants shared the following positive elements about the Alternate Proposal:

- The Don Mills Centre site is particularly accessible to residents (including youth and seniors) around the Don Mills and Lawrence area and Don Mills Corridor between York Mills Road and Highway 401. Proximity to these neighbourhoods:
 - Is important for increasing accessibility to the facility during winter.
 - Will encourage people in the community to gather, improving the overall health of the community.
 - Encourages users to engage with the facility amenities as well as the CF Shops at Don Mills shopping centre.
 - Supports the 2010 Section 37 agreement.
 - Fills a gap in recreational facilities and programming in the immediate Don Mills and Lawrence area.
- Perception that the completion date will be faster for the Don Mills Centre site, and operation will begin sooner.
- Creating two facilities instead of one is beneficial because:
 - Two facilities will serve a larger, more geographically diverse population.
 - Dividing program users to two facilities will prevent overcrowding and reduce traffic congestion issues and parking needs.
 - The facilities address population growth in all three of the Don Mills & Lawrence, Wynford, and Flemingdon neighbourhoods.



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

- The smaller size of each facility is more accessible to all age groups and can provide more focused programming that aligns with surrounding community's needs.
- Operating costs will be divided between two facilities.
- Both sites are near different schools and would provide diverse youth populations with programming space.

Potential Challenges

Participants shared the following potential challenges of the Alternate Proposal:

- The facility proposed at Don Mills Centre site does not match the originally proposed facility in 2010 as part of the Section 37 agreement.
 - The Don Mills Centre site is too small.
 - The Don Mills Centre facility does not include a pool.
 - Timeline to completion is much later than anticipated.
- Parking would need to be improved if a facility were to open at the Don Mills Centre site.
- Two separate facilities would not allow for co-location of programming. This decreases convenience for families participating in multiple recreation programs, reduces mingling between diverse communities, and reduces opportunities for programming partnerships.
- The Don Mills Centre location is:
 - Less conveniently located for some community members, including a large population in the Flemington neighbourhood.
 - Less accessible by transit compared to the Celestica site.
- Increased traffic between facilities may cause traffic congestion.
- Less cost effective than building one facility, including higher operating costs.
- The smaller facilities will not adequately meet the needs of the growing community.
- Fewer benefits to the communities along the Don Mills Corridor as a whole.

Desired Activities and Programming

Participants were asked to select the recreation activities and programs they would most like to see in a new Don Mills community recreation facility. Overall, participants shared that they would like to see activities and programming offered that is accessible to a wide range of community members of different ages, interests, abilities, and income levels in a safe and welcoming space.

The top selections for recreation activities and programs include (in order of popularity of individual activities listed within each activity type; activity types are not listed in order of popularity):



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

The primary selections include:

Gym:

- Walking Track
- Fitness Classes
- Basketball
- Yoga/Pilates

Arena:

- Free Skating
- Skating Lessons
- Ice Hockey
- Figure Skating

Pool:

- Pool Play Area
- Swimming Lessons
- Lane Swimming
- Organized Water Activities

Other:

- Cooking/Kitchen Programs
- Community Gatherings and Multi-Purpose Meeting Rooms

The secondary selections include:

Gym:

- Dance Classes
- Multi-Sport Courts
- Badminton

Arena:

- Lawn Bowling

Pool:

- Water Play

Park:

- Playground
- Community Gardens
- Lawn/Picnic Area
- Soccer
- Extended program space outdoors into park

Other:

- Youth Room
- Seniors' Spaces
- Child Spaces
- Maker/DIY Activities

The tertiary selections include:

Gym:

- Volleyball
- Indoor Basketball
- Indoor Soccer

Arena:

- Sledge Hockey

- Field Hockey

Pool:

- Water Sports

Park:

- Dogs Off-Leash Area



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Other:

- Seating Areas
- Computer Use
- Public Art Gallery
- Homework Zones
- Quiet Spaces

Additional suggestions for activities participants provided include (not in order of popularity by activity type or individual activity):

- Arena/Multi-Sport Field
 - Lacrosse
 - Pickleball
- Gym and/or Studio Space
 - Basketball nets on stanchions
 - Curling
 - Gymnastics
 - Indoor playground
 - Martial arts
 - Ping pong
 - Pottery class
 - Recreational dances
 - Table tennis
- Park
 - Band shell
 - Flower and fruit tree gardens
 - Garden
 - Off-leash dog park
 - Outdoor basketball courts
 - Outdoor summer events (e.g. fireworks, concerts, outdoor movies)
 - Peace garden
 - Places for contemplating and thinking
 - Soccer field
 - Lawn bowling
- Pool
 - Jacuzzi
 - Separate aquafit pool
 - Wet Sauna
 - Whirlpool
- Women only swimming
- Other:
 - A separate senior centre, seniors-only programming time
 - Additional non-recreation youth programming (e.g. Substance abuse programs for youth)
 - Billiard tables
 - Cards/bridge
 - Childminding
 - Community singing programs
 - Farmer's Market
 - Library
 - Planned outings
 - Potluck suppers
 - Programming focused on low-income communities
 - Religious spaces
 - Rentable community event and meeting space (150-200 people capacity, separate from the gymnasium)
 - Rentable rink and activity spaces
 - Social enterprise opportunities (e.g. providing employment opportunities for local youth and people with developmental disabilities)
 - Tea room
 - Theatre or stand-up comedy
 - Video game room
 - WiFi
 - Women-only programming times



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Additional Feedback

The following provides a summary of additional feedback provided, organized by theme:

Existing Facilities

Dennis Timbrell CRC

Many engagement participants consulted at the Dennis Timbrell pop-up and the Flemington Park stakeholder meeting indicated that Dennis R. Timbrell Community Recreation Centre is currently overcapacity and is in deteriorating condition. Participants also expressed concern that the new recreation facility(ies) may reach their project capacity prematurely and want the City to ensure that the new facility(ies) last for decades to come.

- *Note: The City stated that the Facilities Master Plan (Council-approved report) recognized the need to revitalize the Denis Timbrell CRC and improve its use and function. This will be part of the larger City-wide Facilities Master Plan Implementation process which will be reported out to Council in 2019*

Don Mills Civitan Arena

Participants of both the Civitan Hockey League stakeholder meeting and other engagement activities acknowledged the poor physical condition of the Don Mills Civitan Arena and acknowledge that the City is planning for its closure. However, they suggested that the City explore the possibility of renewing its lease with Cadillac Fairview so that the Arena can be kept open and operational for as long as possible, until the opening of the replacement ice pads at the Celestica site. Participants from the Civitan Hockey League commented that such an extension would help mitigate “cut-over” (member attrition) impacts to the League due to lack of local ice time in the transitional period between the closure of the Arena and the opening of the Celestica site. They also commended the City for their efforts in keeping the existing “plant” operational and supporting the organization.

The League also suggested that the City create a transition plan for the closure of the Civitan Arena and explore opportunities for the League to provide hockey programming on behalf of the City in the new Celestica facility.

Transportation and Access

Parking & Congestion

Some participants were concerned about the availability of parking at the proposed facility(ies), particularly at the Don Mills Centre site where local residents already perceive parking availability to be poor at the adjacent CF Shops at Don Mills shopping centre. Participants suggested that regardless of which proposal proceeds, parking be free in order to ensure equity for low income groups and sufficiently ample to accommodate the volume of patrons arriving by car.



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Traffic congestion in local neighbourhoods was also mentioned as a concern. For the Preferred Facility, this was reflective of the centrally accessible, “destination” draw of the Celestica site. Frustration with the current construction of the Crosstown LRT was noted by a number of residents. For the Alternate Proposal, this was reflective of the potential for increased traffic caused by movement between both centres. It was suggested that the City conduct a transportation study to better understand the transportation needs of the community as well as potential impacts on transportation of each facility option, taking into consideration the different ages, mobility levels, and geography found across the Don Mills Corridor. Participants requested that traffic issues be addressed in the design and planning phases of the facility(ies).

Safety

Some participants, especially those coming from Flemingdon Park to the south, were concerned about being able to safely access a facility at the Celestica site as a pedestrian, specifically crossing the fast-moving traffic at the large intersection of Don Mills Road and Eglinton Avenue East. It was also suggested by some participants that bike lanes be installed on nearby roads to increase cyclist safety.

Access & Equity

Many participants noted that the central location of the Preferred Facility (Celestica site) within the Don Mills Corridor would be beneficial as it is highly transit accessible (one bus line for many corridor residents, and beside the soon-to-open Crosstown LRT Science Centre station), close to large populations and areas of future population growth, close to the Flemingdon Neighbourhood Improvement Area, and close to the Science Centre (enabling greater programming partnership opportunities). However, some participants living at the far northern and far southern ends of the Corridor (Lawrence Avenue East and Gateway Boulevard, respectively) felt that the Preferred Facility at the Celestica site would be too far for them to easily reach, particularly by walking. Residents in the western and eastern areas of the Don Mills & Lawrence community, away from Don Mills Road, pointed out that taking transit to the Celestica site would require more than one bus (one east- or westbound to Don Mills Road and then one southbound to the Celestica site).

Conversely, residents of the Wynford area commented at a stakeholder meeting that reaching the Celestica site would require only one bus, whereas taking transit to the Don Mills Centre site would require two (one west to Don Mills Road and then one north to the Don Mills Centre site). Some participants, especially seniors in the Don Mills & Lawrence community, noted the anticipated difficulty of reaching the Celestica site in the winter.

It was suggested that a shuttle or community bus along the Don Mills Corridor be provided to increase access to the new recreation facility(ies).

Previous Agreement

Some participants stated that the existing Section 37 agreement relating to the construction of a community recreation facility at Don Mills Centre should have been explained during each engagement event for clearer historical context of the recreation facility planning process in the Don Mills Corridor.



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Some participants, especially those living in the Don Mills & Lawrence community in the northern end of the Corridor, remarked that the 2010 Section 37 agreement to build a larger facility with a pool on the Don Mills Centre site should have been offered as a proposed option along with the Preferred Facility and Alternate Proposal presented, because “a deal is a deal”. Some participants, particularly those living in the Don Mills & Lawrence area, expressed concern that the decision for which of the two options will proceed has already been made (as suggested by the biased language of “preferred” vs. “alternate”), and felt that the City had not honoured the 2010 Section 37 agreement to locate a recreation facility at the Don Mills Centre site.

- *Note: The City will state in their main report to Council the constraints that impact the feasibility of honouring the Section 37 agreement as it is written.*

Many participants living in the Don Mills & Lawrence community disapproved of the City’s use of the “Don Mills” label throughout the engagement process for areas of the study corridor south of the CP railroad, such as the Flemingdon Park and Wynford communities. They explained that to them, in local colloquial usage and cultural understanding, “Don Mills” is limited to the boundaries of the original master-planned community of Don Mills, Ontario (Leslie Street to the west, the Don Valley Parkway to the east, York Mills Road to the north, and the CP rail right-of-way to the south). For this reason, they expressed surprise and disapproval that the southern boundary of the study corridor extended south of the CP rail right-of-way and into the Wynford and Flemingdon Park communities.

- *Note: The catchment area of Don Mills Residents, Inc. (DMRI), which represents the Don Mills & Lawrence community, in fact extends south of the CP rail right-of-way to encompass the Wynford community. The City notes that for the purposes of this project, the Don Mills Corridor study area included areas south of the CP rail right-of-way as that is where the Celestica park site that would contain the approved arena relocation is situated, and where three-quarters of the pipeline development in the area is occurring and for which the City must comprehensively plan.*

Some participants were eager for the City to begin the design and construction of the new recreation facility(ies) to provide additional recreational capacity in the Don Mills Corridor sooner, given that the 2010 Section 37 agreement had not been fulfilled and, as mentioned above, that Dennis Timbrell CRC had already reached a state of overcapacity.



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Engagement Process

Participants encouraged the City to continuously engage and communicate with the community through the remainder of the project. This included using a variety of engagement formats, such as public meetings and pop-ups, throughout the Corridor (including in the Don Mills & Lawrence area as requested by local residents) and considering a participatory budgeting process with the community during the design phase.

Participants stated that communications from the City should be transparent and proactive, and public engagement events and opportunities to ask questions should be promoted early and often. Participants requested that planning process and construction timelines for the proposal that is approved by council be provided. At the public open house especially, some participants emphasized that in order for them to provide an informed opinion, the information they are given by the City should not be biased or sway them towards either proposed option.

Participants desire the engagement process to be equitable and accessible, with engagement of various age groups, the translation of engagement materials into more languages, and more visual and intuitive engagement materials.

Appendices

Please find all Appendices attached.



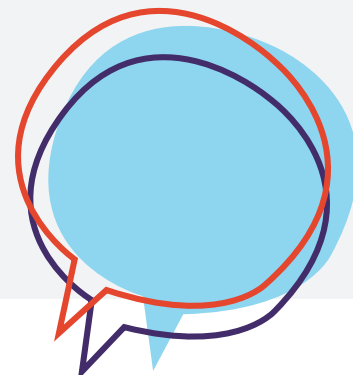
APPENDIX A

STAKEHOLDER MEETING AGENDA

Engagement Questions for Discussion Period

1. What do you like about the Preferred Facility?
2. What are the challenges associated with the Preferred Facility?
3. What do you like about the Alternate Proposal?
4. What are the challenges associated with the Alternate Proposal?

Personal Notes *(this sheet will not be collected)*



DON MILLS COMMUNITY RECREATION FACILITY PLANNING

Stakeholder Meeting

Meeting Purpose

- To provide an overview of the evolution of recreation facility planning, as well as projected growth and development in the area.
- To take the opportunity to rethink facility planning in a manner that will better serve the growing community.
- To introduce new recreation facility options available to the community.
- To obtain feedback from the community, in order to move forward on recreation facility design and construction.
- To obtain feedback on how to ensure there is widespread awareness throughout the community about the project, and opportunities for community members to participate and provide feedback.

Agenda

Sign-In

6:00 pm	Opening Remarks, Introductions and Agenda Review
6:15 pm	Presentation – Project Overview
6:40 pm	Questions of Clarification
7:00 pm	Discussion Period
7:25 pm	Next Steps
7:30 pm	Adjourn

The Don Mills Corridor is Changing!

Why We're Here...

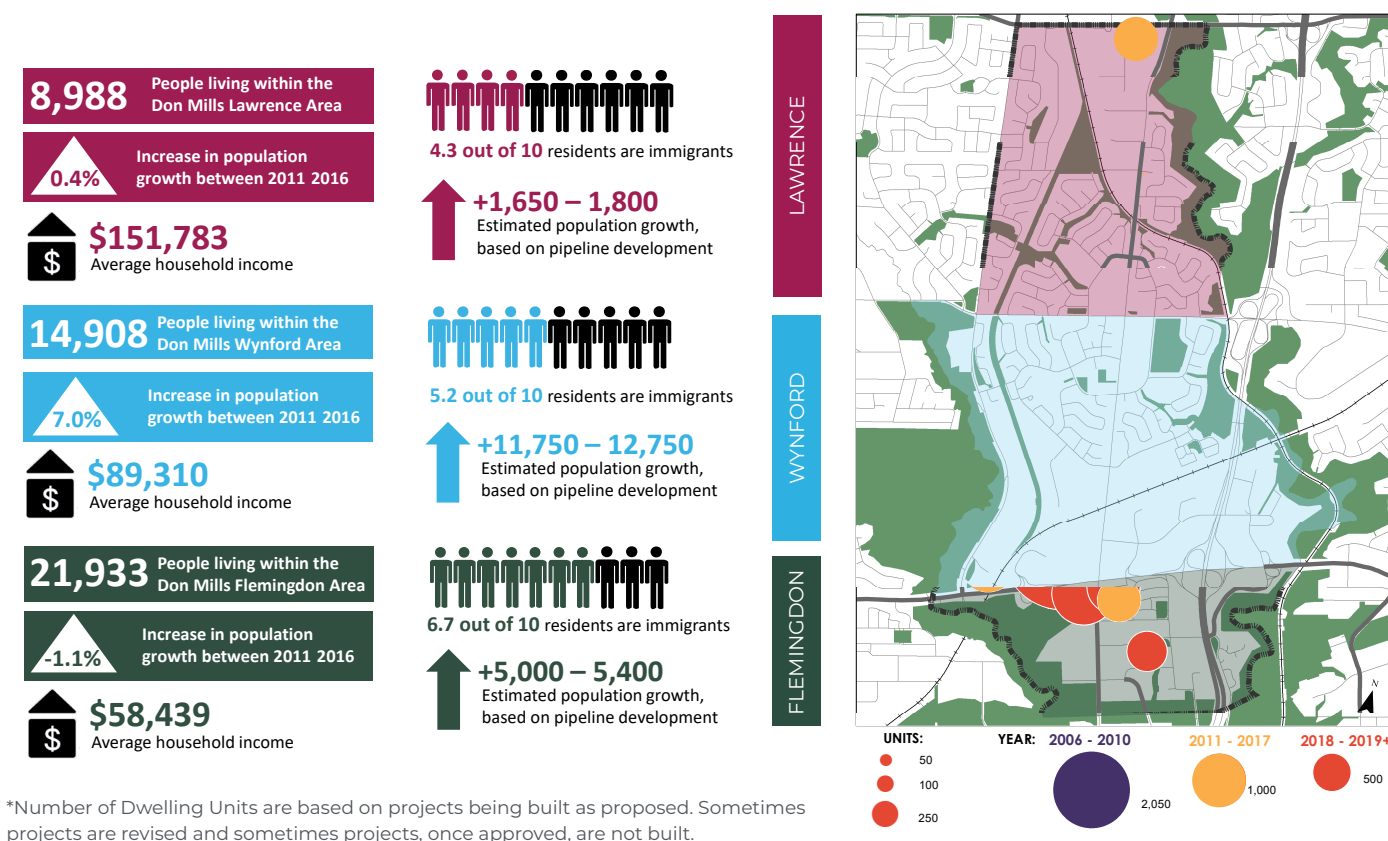
- Update and engage the Don Mills' communities on the recreation facility planning work being undertaken by the City.
- Focus is on how to plan community recreation facilities that will best serve communities along the Don Mills corridor for the next 50+ years:
 - To serve and support a growing, diverse community;
 - To meet current facility standards and programming best practices;
 - Assess the feasibility of previously planned facilities; and,
 - To allow for efficient and effective service delivery of community recreation programming.
- Share the proposed recreation facility recommendations, based on analysis of identified community facility and service needs.
- Get feedback from the community, in order to move forward on recreation facility design and construction.

Planning New Community Recreation Centres

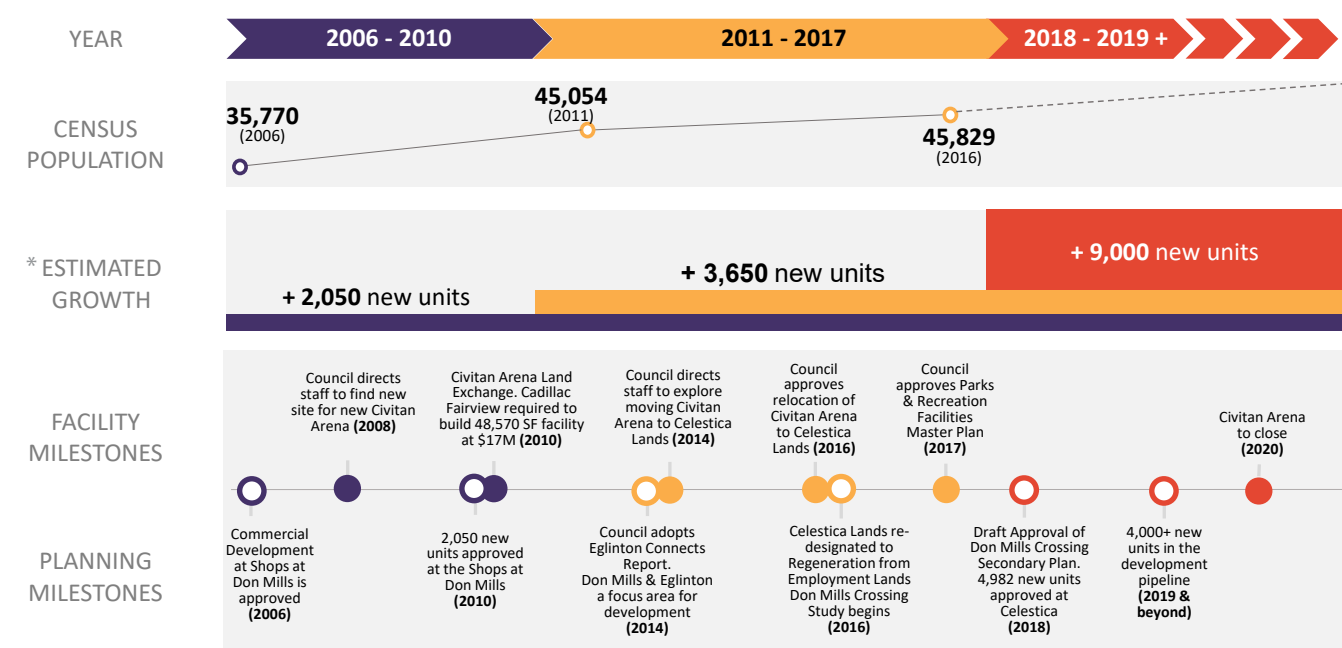
New Community Recreation Centres are designed to:

- Prioritize larger, co-location of facilities
- Accommodate a wide mix of programs and services
- Serve more residents of all ages and abilities
- Provide greater opportunity for year-round use and extended open hours
- Respond to emerging needs, growth and evolving trends
- Be more efficient, flexible, and provide value for money
- Have seamless connection to parks and the public realm
- Maximize use of natural light
- Provide large gathering spaces that support communities

Demographic Profile



Evolution





APPENDIX B

STAKEHOLDER MEETING PRESENTATION

DON MILLS COMMUNITY RECREATION FACILITY PLANNING



WELCOME

Agenda

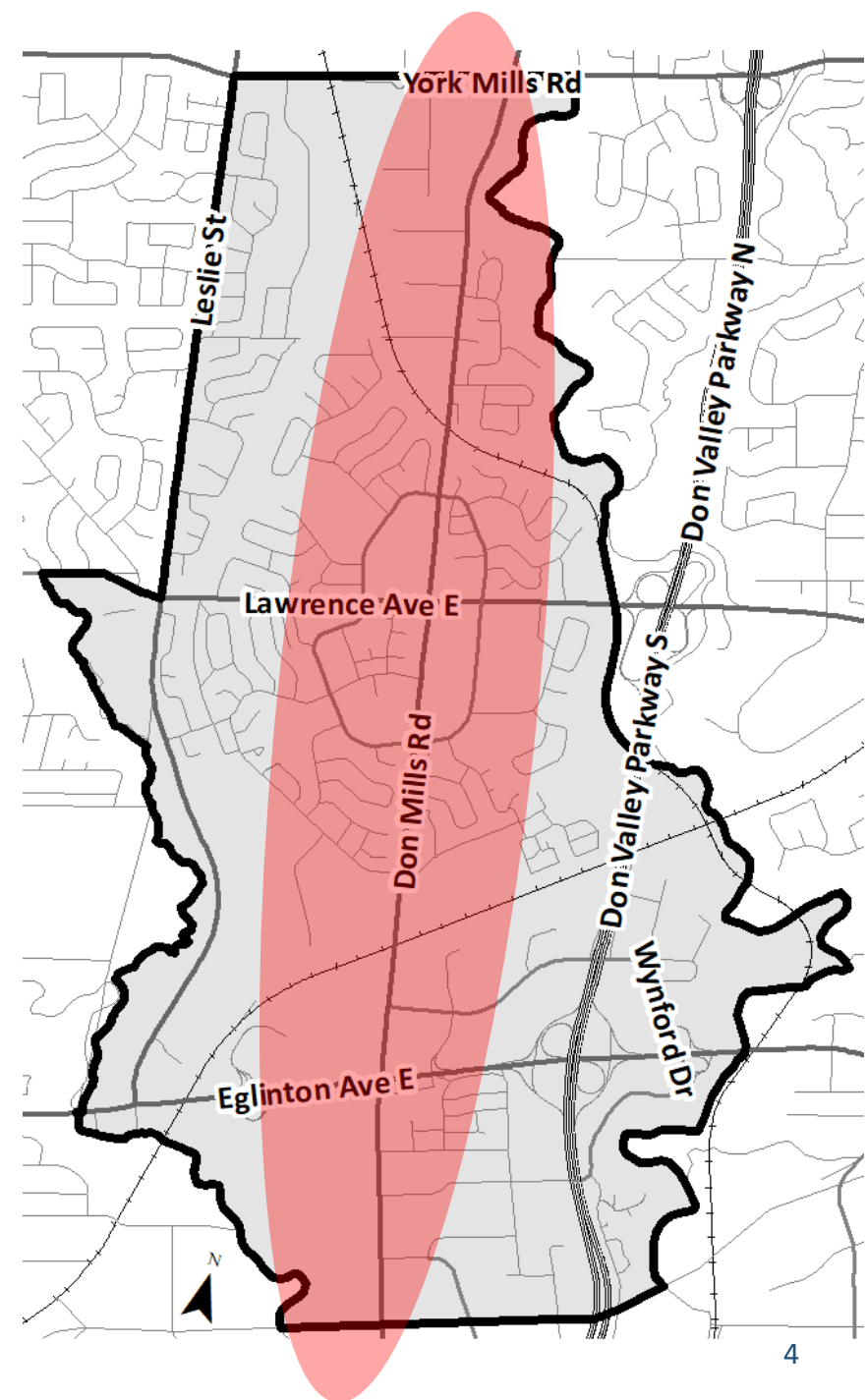
- 6:00 pm** **Opening Remarks (City of Toronto)**
- 6:05 pm** **Introductions and Agenda Review (LURA Consulting)**
- 6:15 pm** **Presentation – Project Overview (City of Toronto)**
- 6:40 pm** **Questions of Clarification (LURA Consulting)**
- 7:00 pm** **Discussion Period (LURA Consulting)**
- What do you like about the Preferred Facility?
 - What are the challenges associated with the Preferred Facility?
 - What do you like about the Alternate Proposal?
 - What are the challenges associated with the Alternate Proposal?
- 7:25 pm** **Next Steps (City of Toronto)**

MEETING GROUND RULES

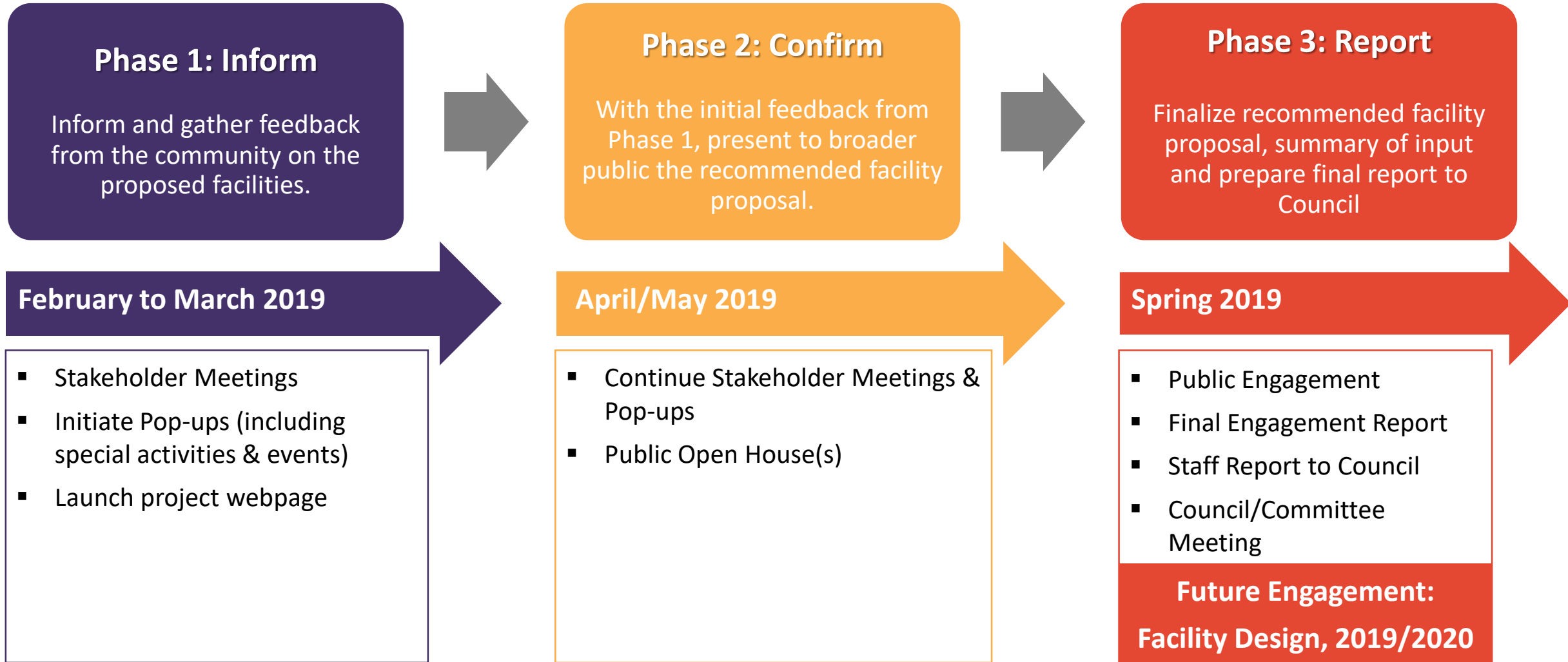
- **One person speaks at a time**
- **No side conversations**
- **Listen to the whole question, and wait for the full answer**
- **We will be using a parking lot**

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:
 - To serve and support a growing, diverse community;
 - To meet current facility standards and programming best practices;
 - To assess the feasibility of previously planned facilities; and,
 - To allow for efficient and effective service delivery of community recreation programming.
- Share the proposed recreation facility recommendations, based on analysis of identified community facility and service needs.
- Get feedback from the community, in order to move forward on recreation facility design and construction.

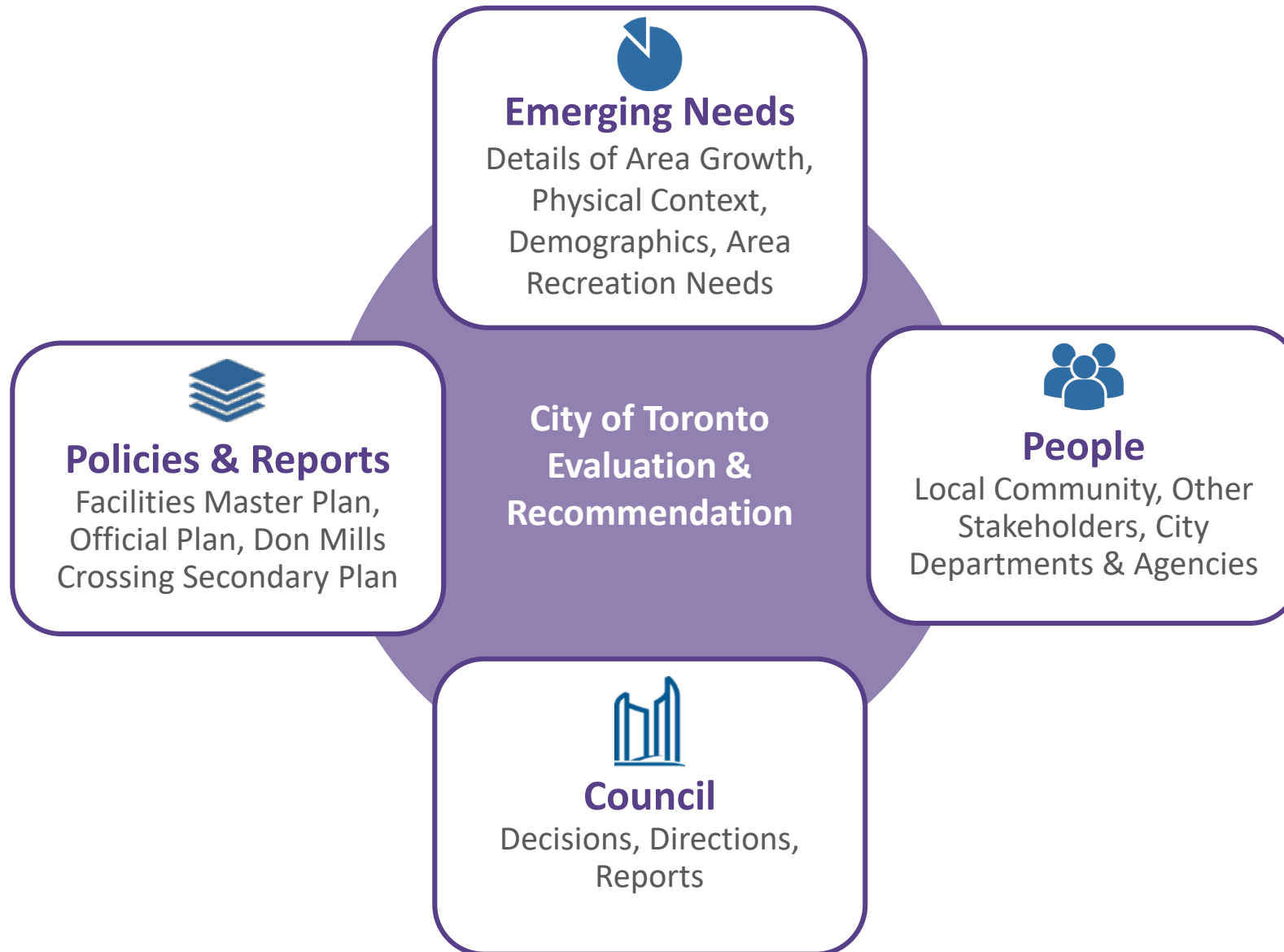


PUBLIC ENGAGEMENT



Communications: Email Blasts, Social Media Updates, Website Updates, Posters and Flyers

PLANNING COMMUNITY RECREATION FACILITIES IS INFORMED BY:



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



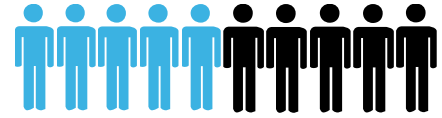
4.3 out of 10 residents are immigrants

+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 Flemingdon Area

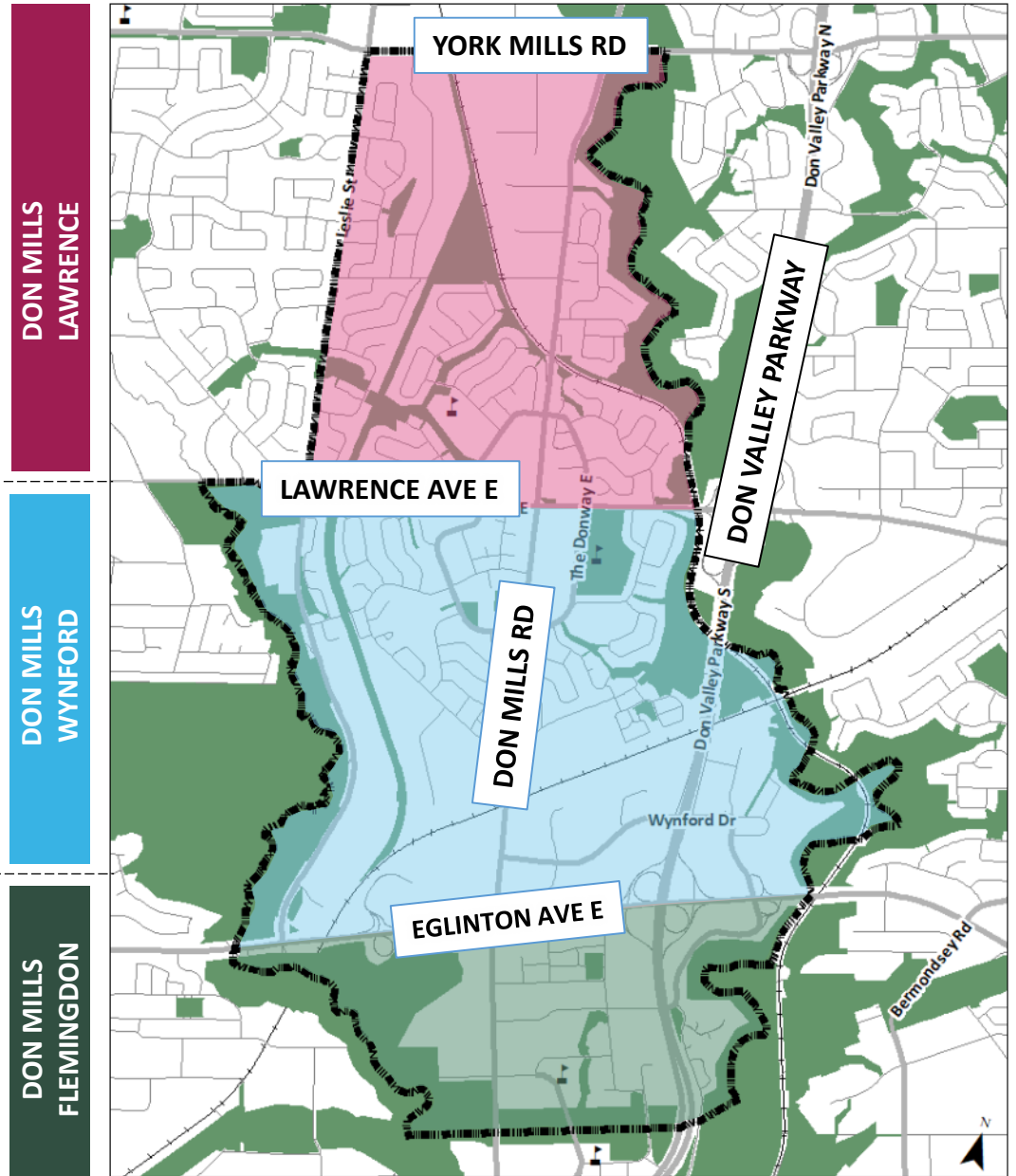
-1.1% Increase in population growth between 2011-2016

\$58,439 Average household income



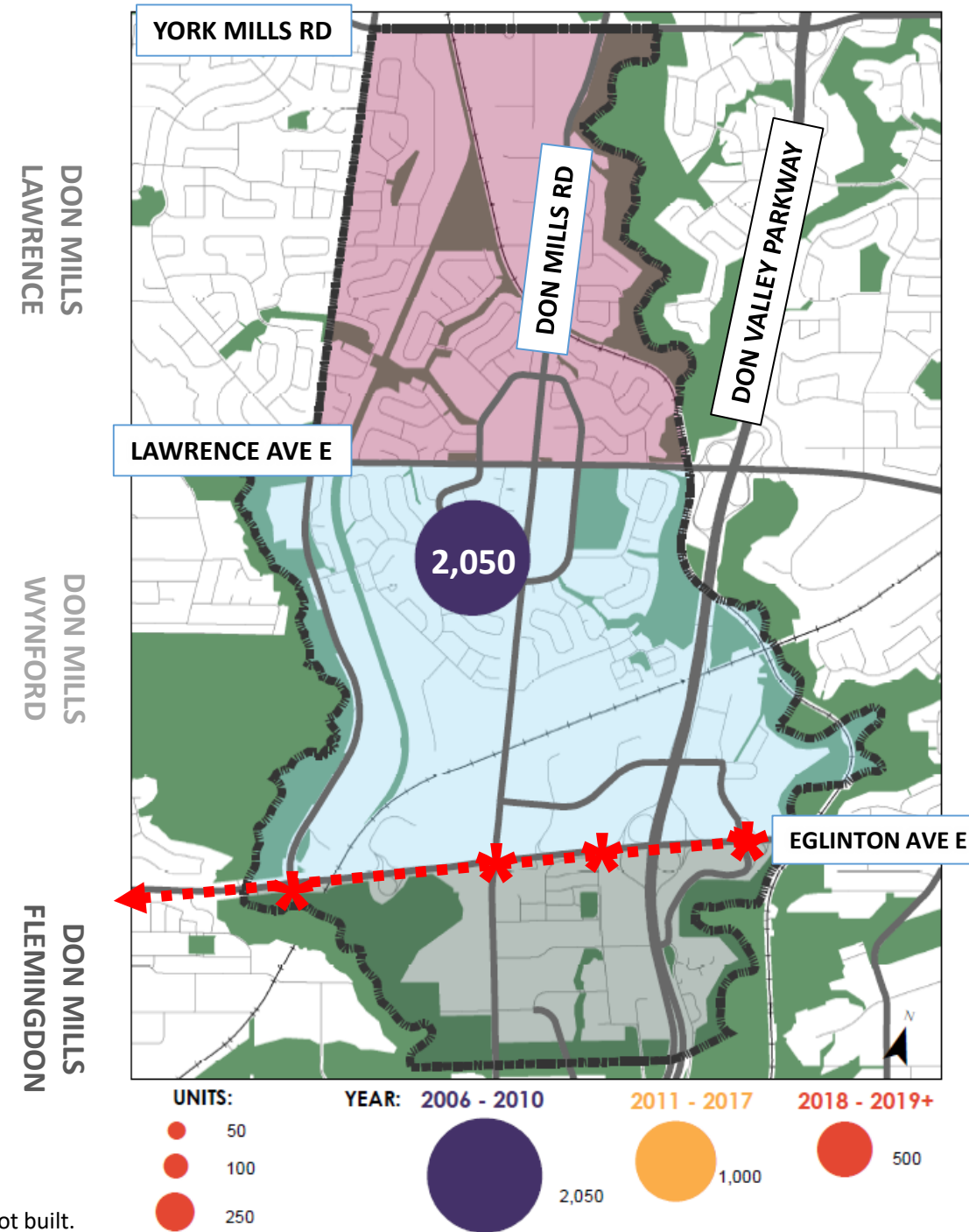
6.7 out of 10 residents are immigrants

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



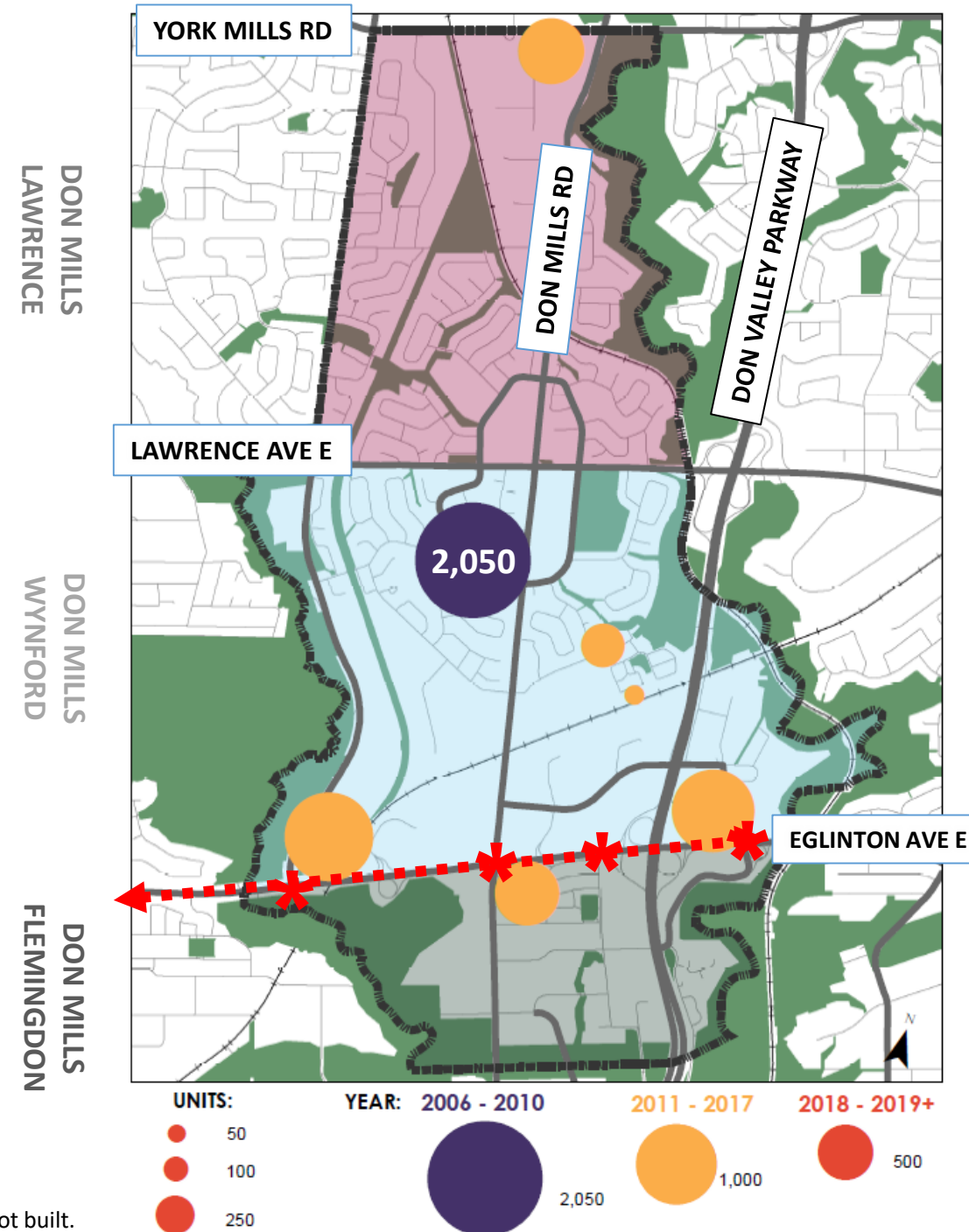
CHANGES ALONG THE DON MILLS CORRIDOR

Over the past 10 years, there has been approximately **14,000 new residential units** planned along the Don Mills corridor.



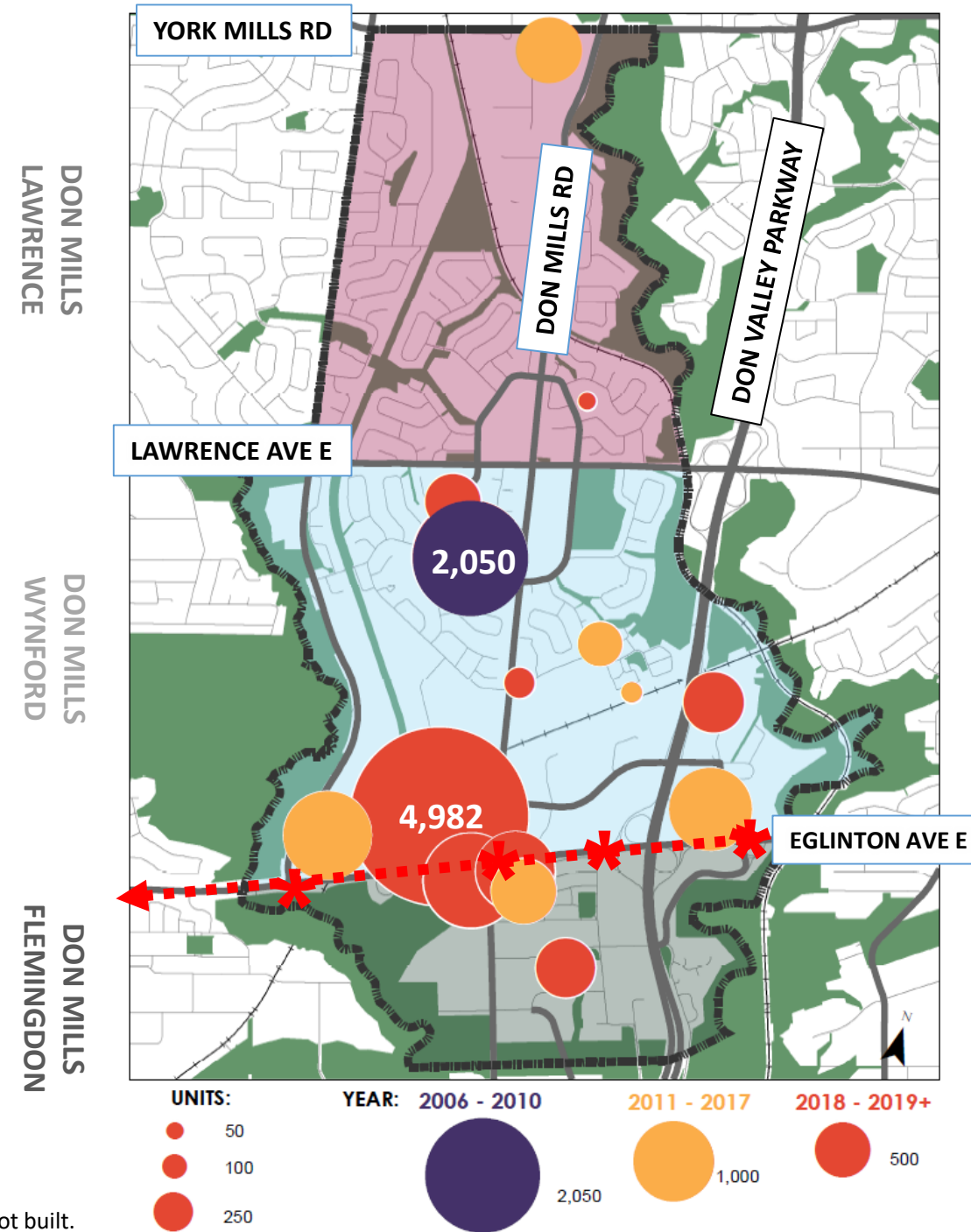
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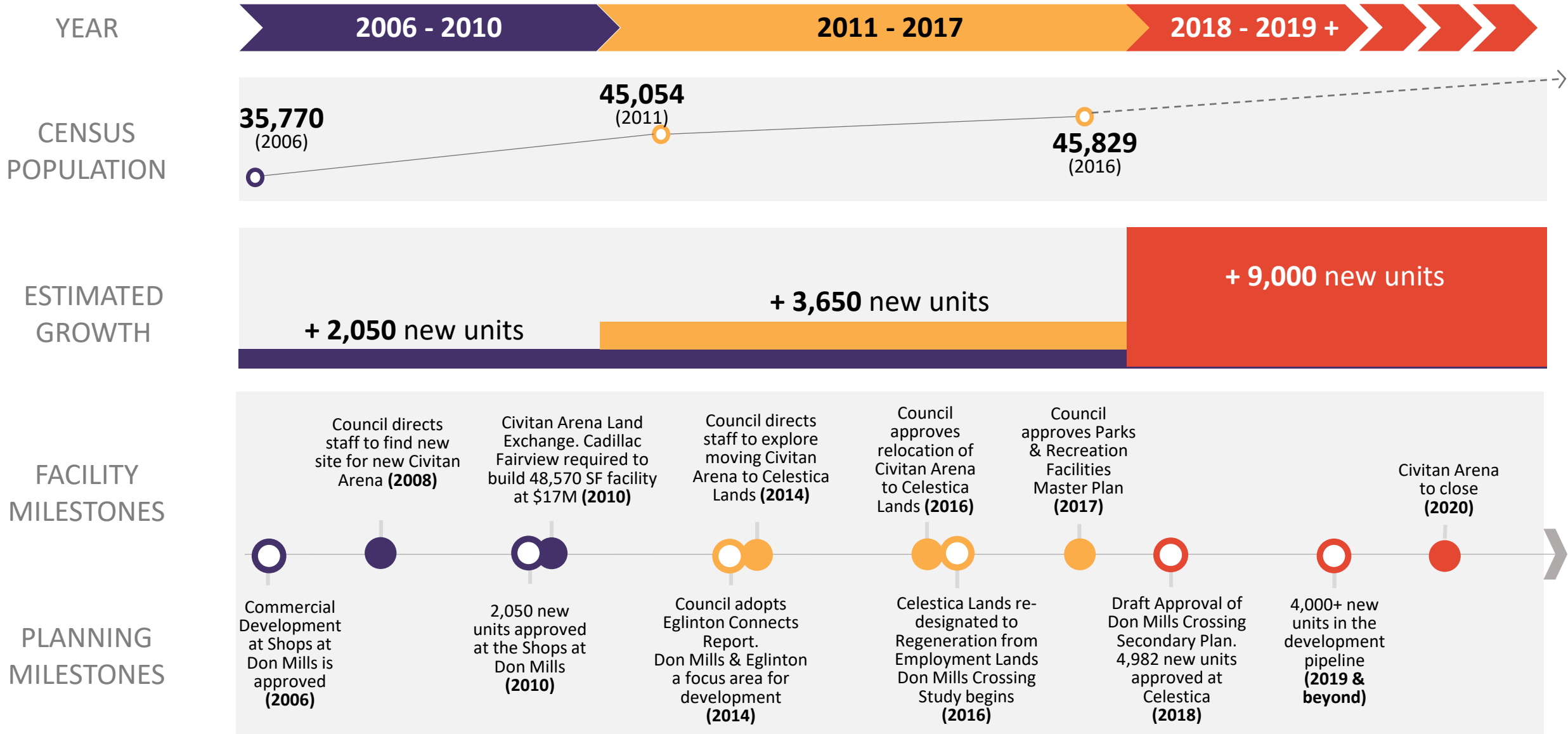


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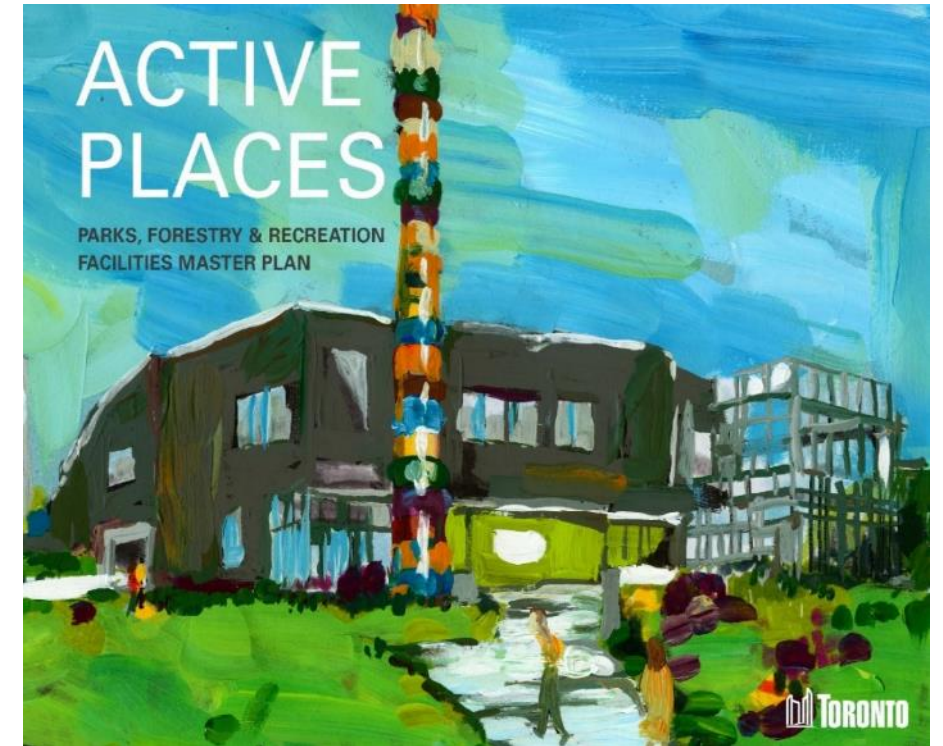


EVOLUTION



PARKS & RECREATION FACILITIES MASTER PLAN

- Provides the framework to respond to gaps, growth, emerging needs, and evolving trends.
- Validated the need for a new community recreation centre and multi-pad arena in the Don Mills area.
- Promotes the benefits of multi-component community recreation centres featuring:
 - Multi-tank indoor pools
 - Full size gym
 - Multi-purpose community and active spaces
 - Gathering spaces
- Promotes the benefits of multi-pad arenas designed for year-round participation.



Approved by City Council in 2017

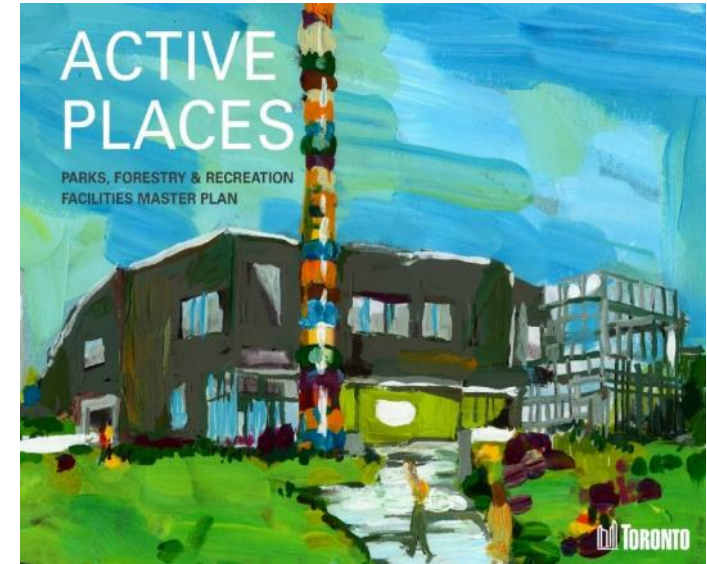
PARKS & RECREATION FACILITIES MASTER PLAN

DENNIS R TIMBRELL RESOURCE CENTRE | FUTURE REVITALIZATION

- The Facilities Master Plan identified the Dennis R. Timbrell Resource Centre (in the Don Mills – Flemingdon neighbourhood) as a facility in need of future revitalization/replacement, based on:
 - Existing facility condition
 - Functionality of existing facility
 - Ability to serve low-income residents
- Timing of the revitalization will be determined as part of FMP Implementation report.

Facility Profile:

- Community Centre where programs are free
- Programs are at capacity with large wait lists
- Facility includes: **indoor pool (single tank), gymnasium, weight room, and multipurpose space**
- Co-located with Toronto Public Library, Children’s Services



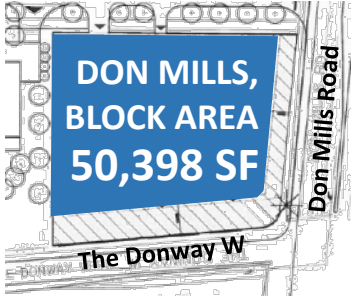
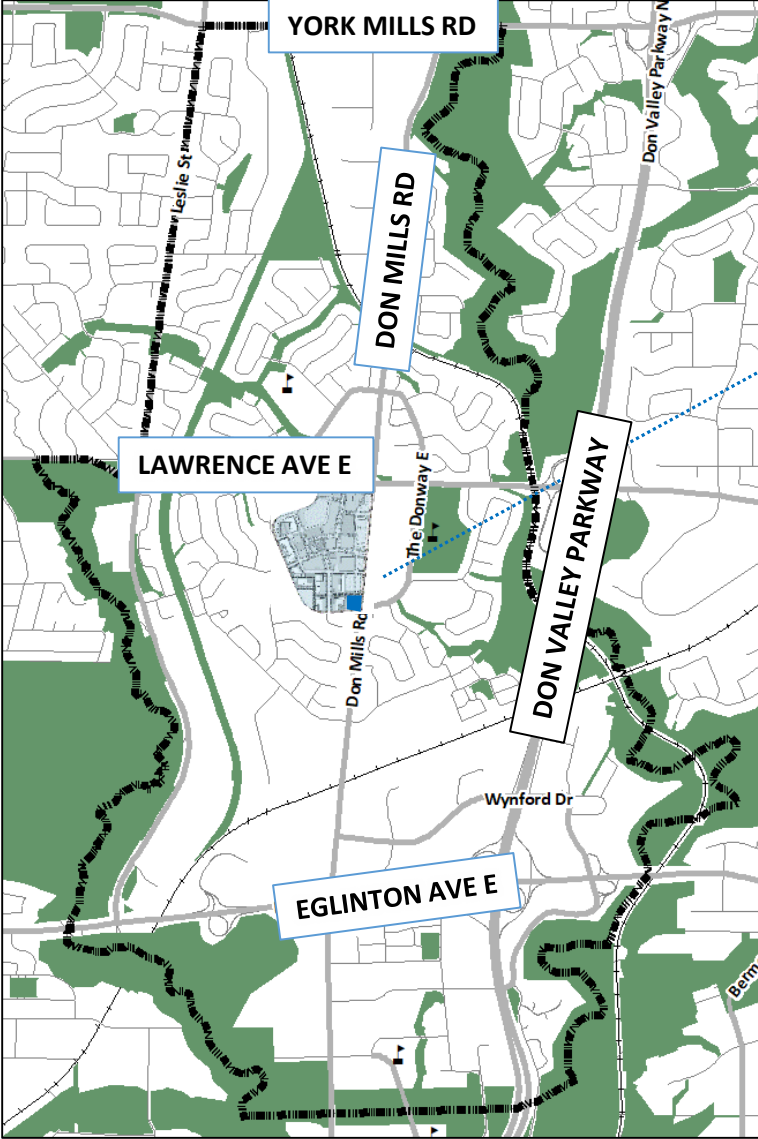
PARKS & RECREATION FACILITIES MASTER PLAN

New Community Recreation Centres should be designed to:

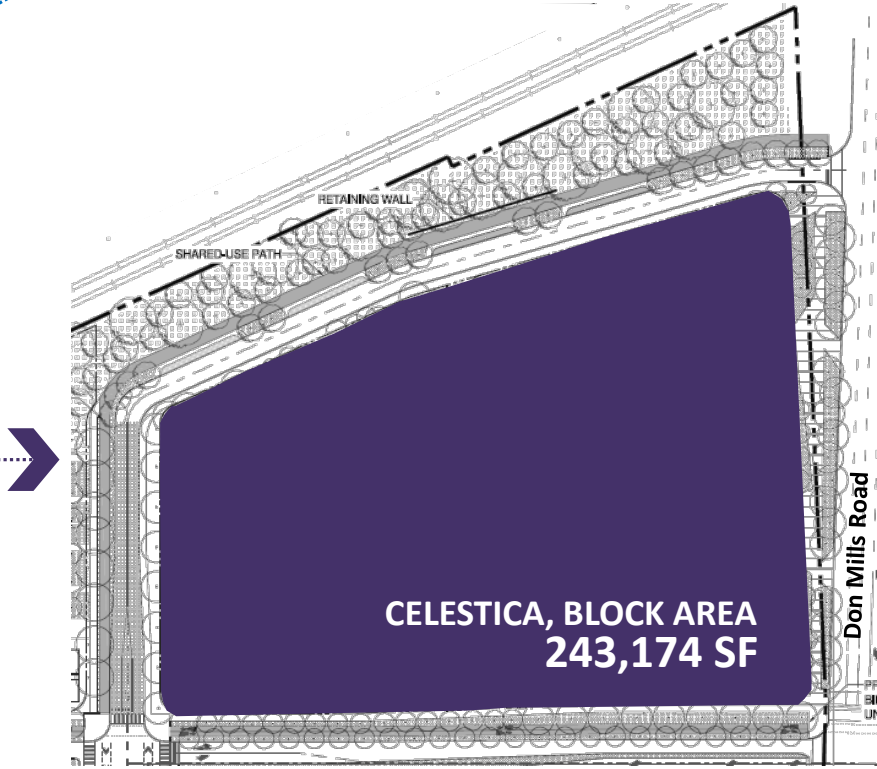
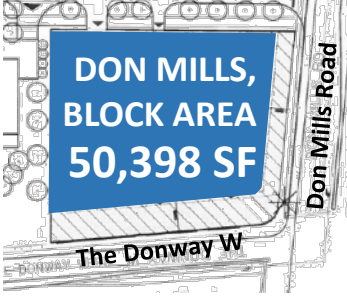
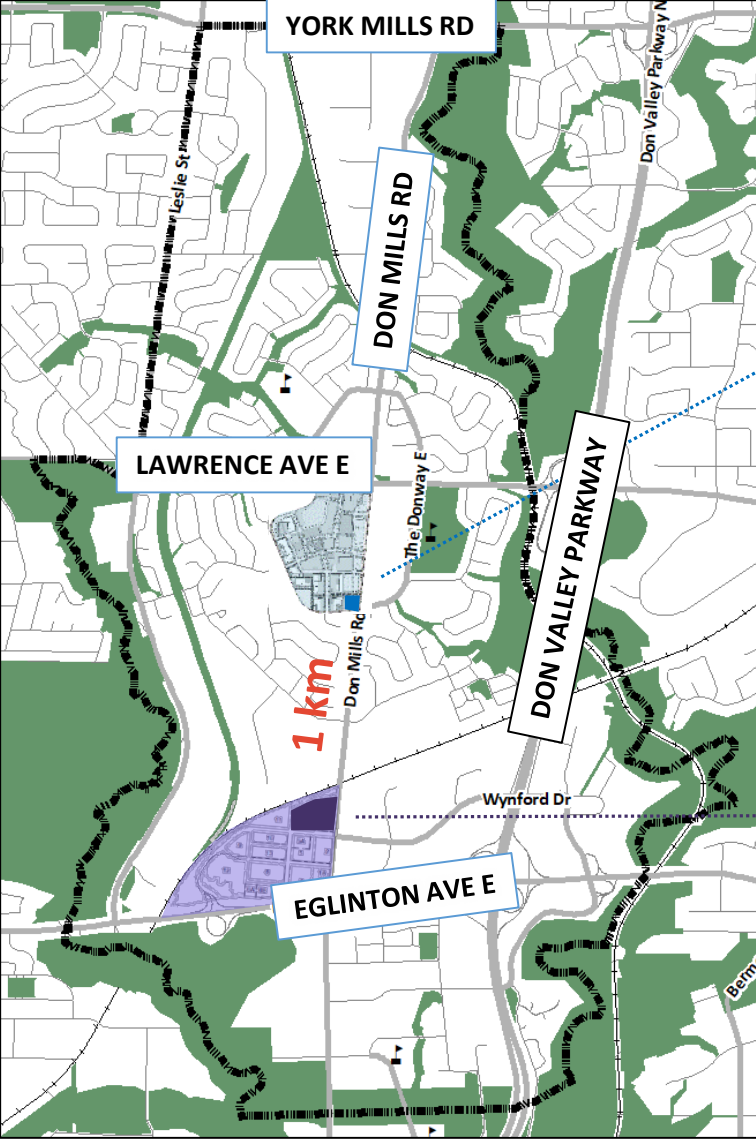
- Serve residents of all ages and abilities
- Accommodate a wide mix of programs and services
- Allow for innovative partnerships and co-location
- Provide large gathering spaces that support communities
- Provide value for money and be efficient
- Provide for year-round use
- Be welcoming, safe, bright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



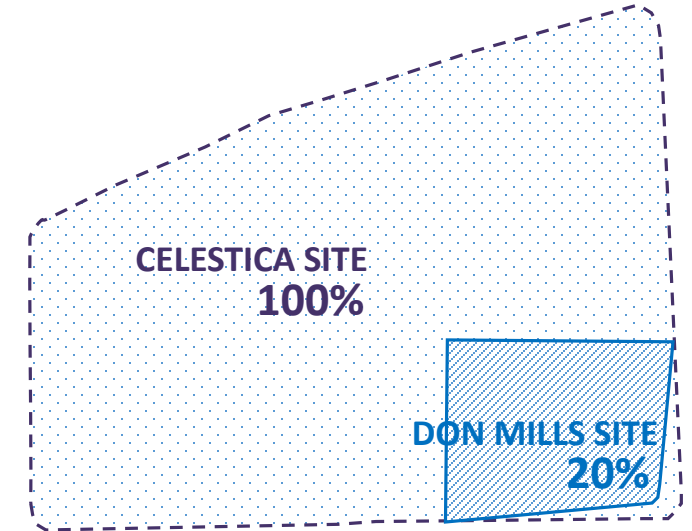
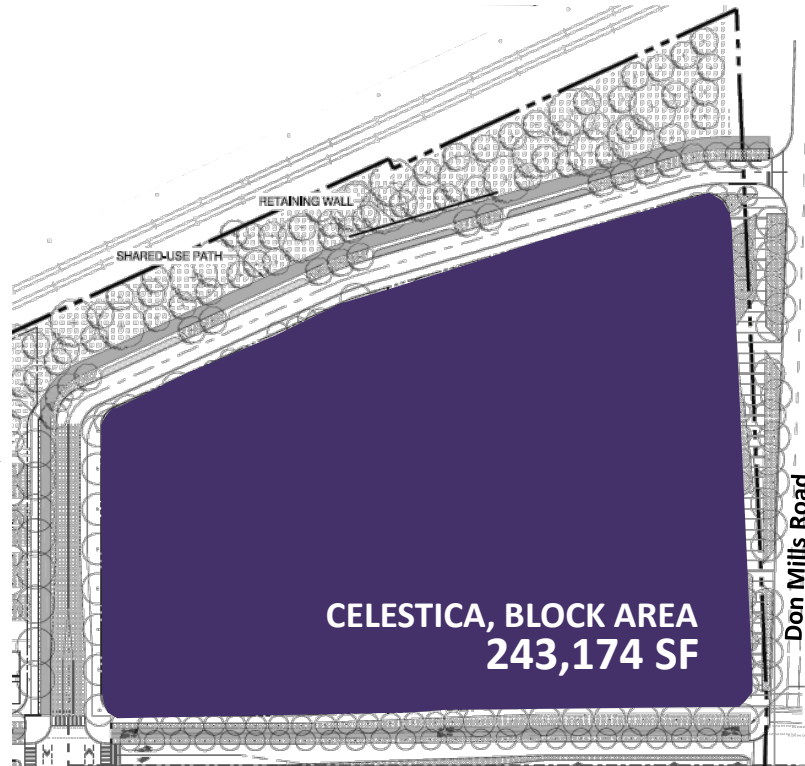
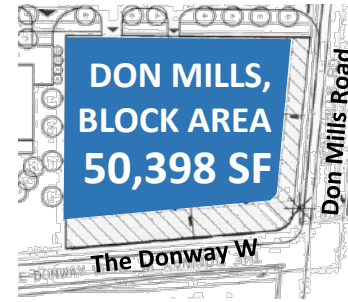
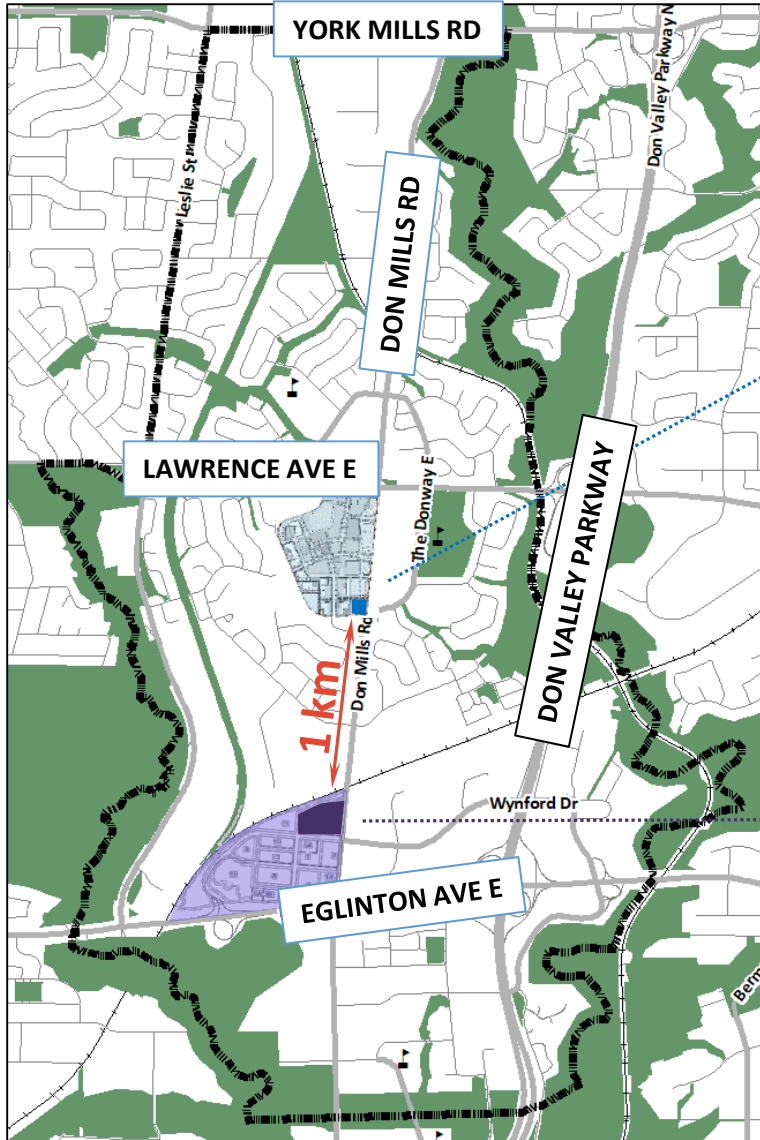
SITE CONTEXT | circa 2010 – Shops at Don Mills | 2,050 new units



SITE CONTEXT | 2014 to present - Celestica lands | 4,982 new units



SITE CONTEXT | AREA COMPARISON



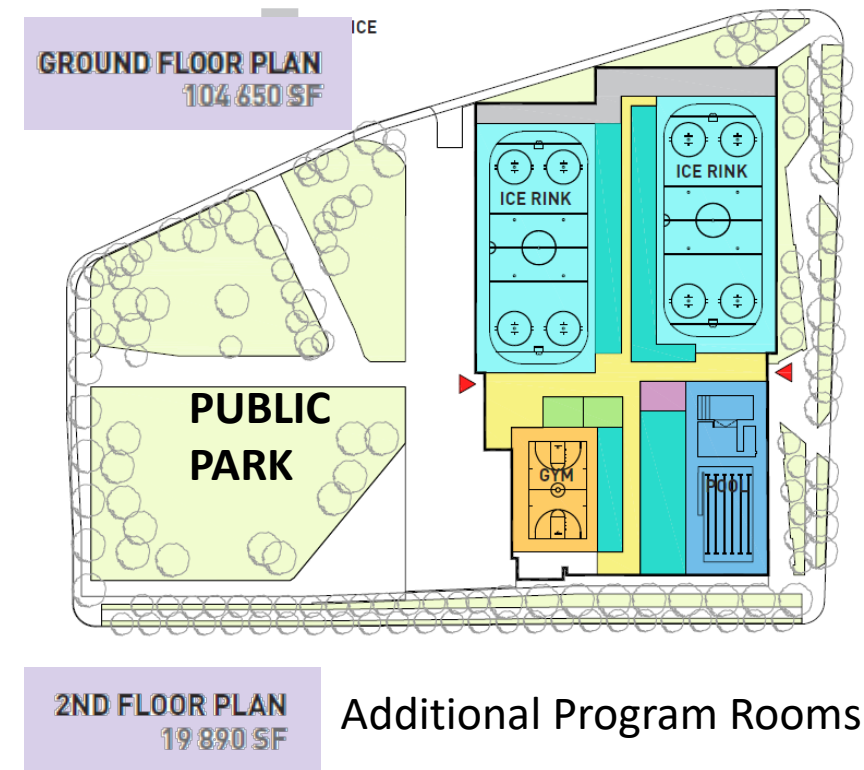
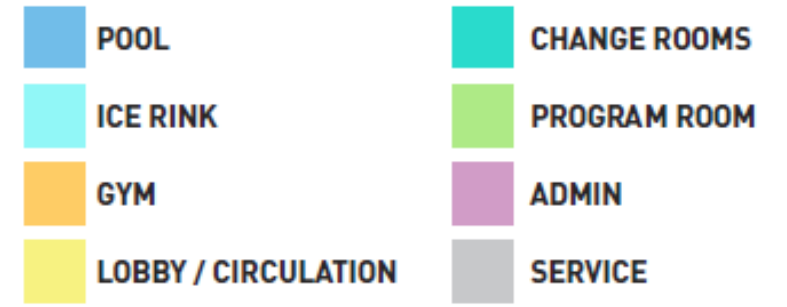


Two Community Recreation Proposals

Preferred Facility or the Alternate Proposal

PREFERRED FACILITY

Site	Facility Size	Amenities
PREFERRED FACILITY: LARGE, INTEGRATED FACILITY		
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.

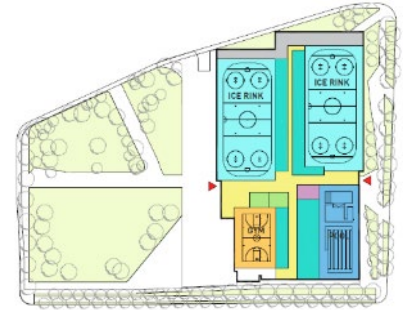


PREFERRED FACILITY | LARGE, INTEGRATED AQUATIC, SPORT AND COMMUNITY COMPLEX

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

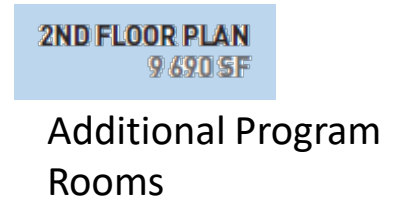
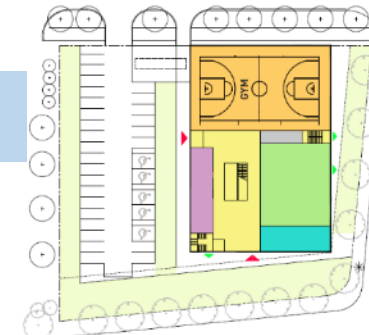
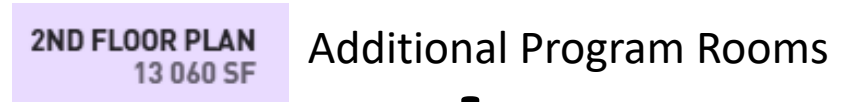
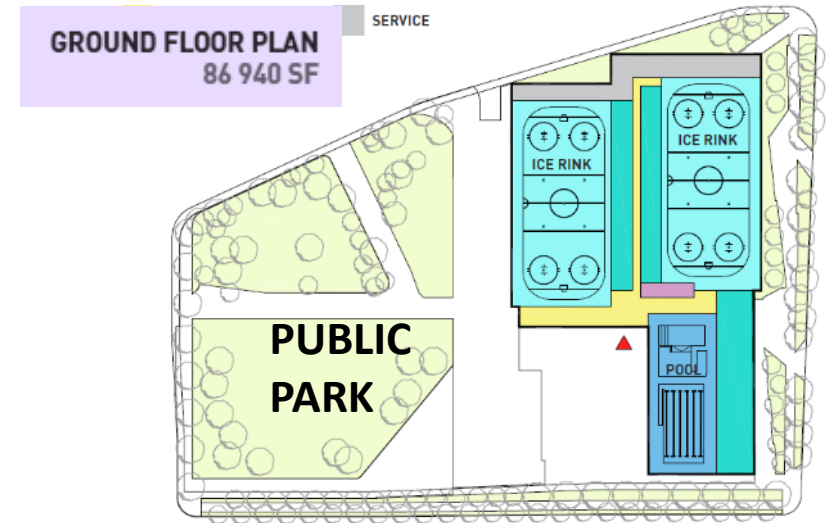
Considerations

- ✓ 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

Site	Facility Size	Amenities
ALTERNATE (2 LOCATIONS): SMALLER COMMUNITY FACILITY + MID-SIZED AQUATIC AND ICE/SPORT FACILITY		
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 AND MID-SIZE FACILITY

SHOPS AT DON MILLS | GYM & MULTI-PURPOSE SPACE | 27,000 SF

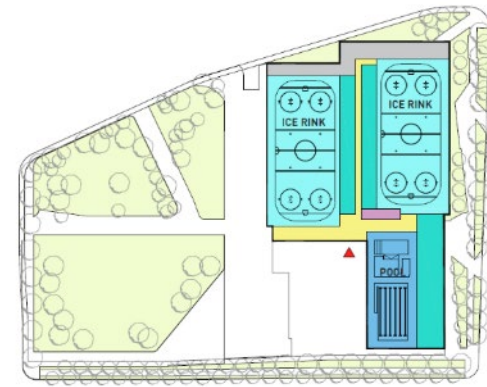
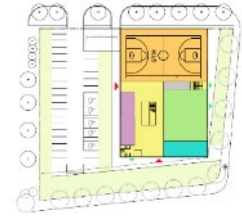
CELESTICA LANDS | ARENA, POOL & MULTI-PURPOSE SPACE | 100,000 SF

DON MILLS SITE

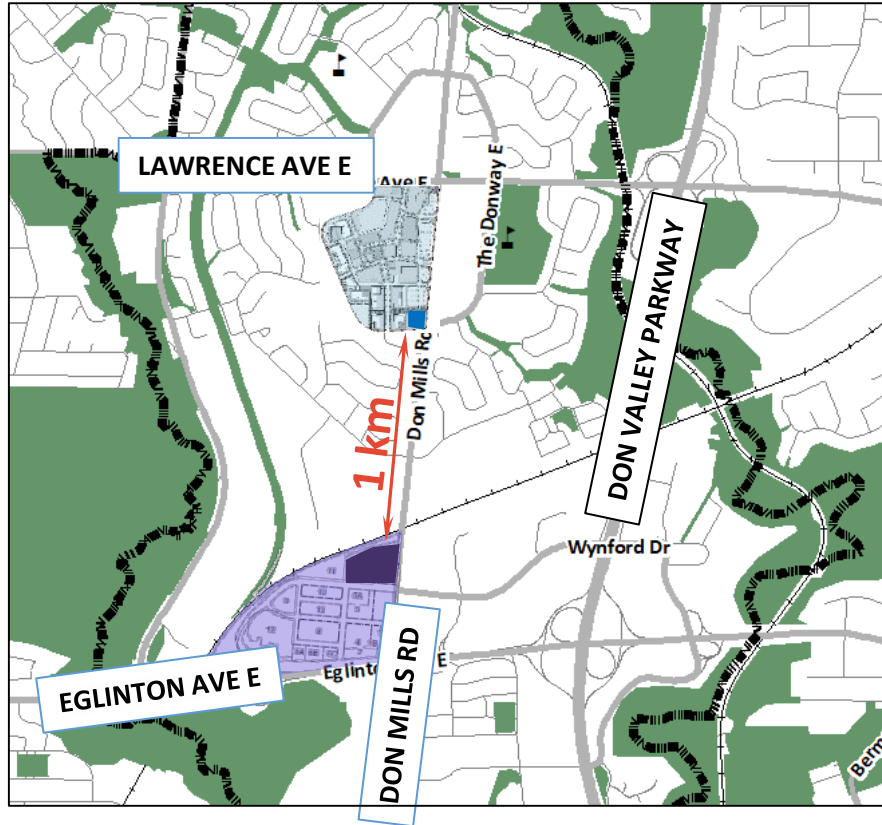
- ✓ Limited facility size limits amount and variety of programs that can be offered and ability to respond to future demand
- ✓ Smaller facility may limit opportunities for gathering spaces for the community
- ✓ Smaller site limits the ability to co-locate with other facilities/services
- ✓ Location 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)

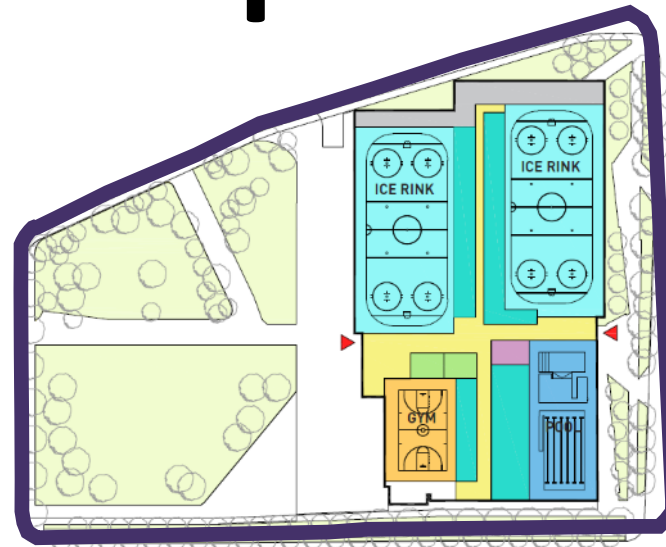


PROPOSAL COMPARISON

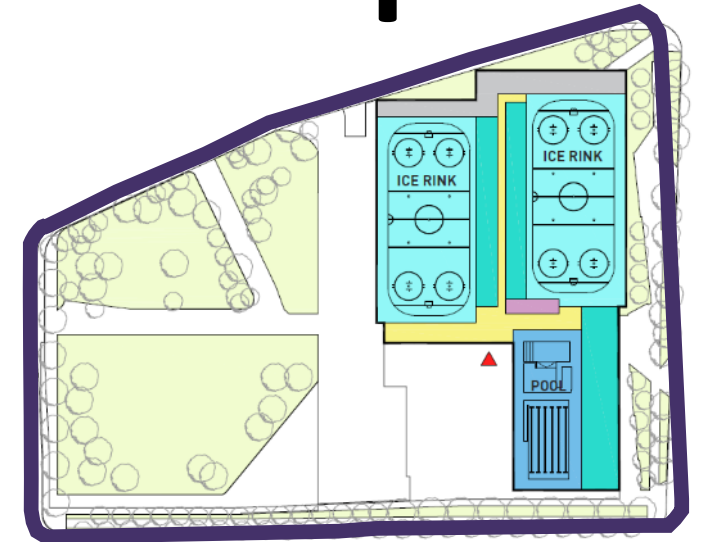


PREFERRED FACILITY

Community Use
TBD



ALTERNATE PROPOSAL





Questions of Clarification

Facilitated By LURA Consulting



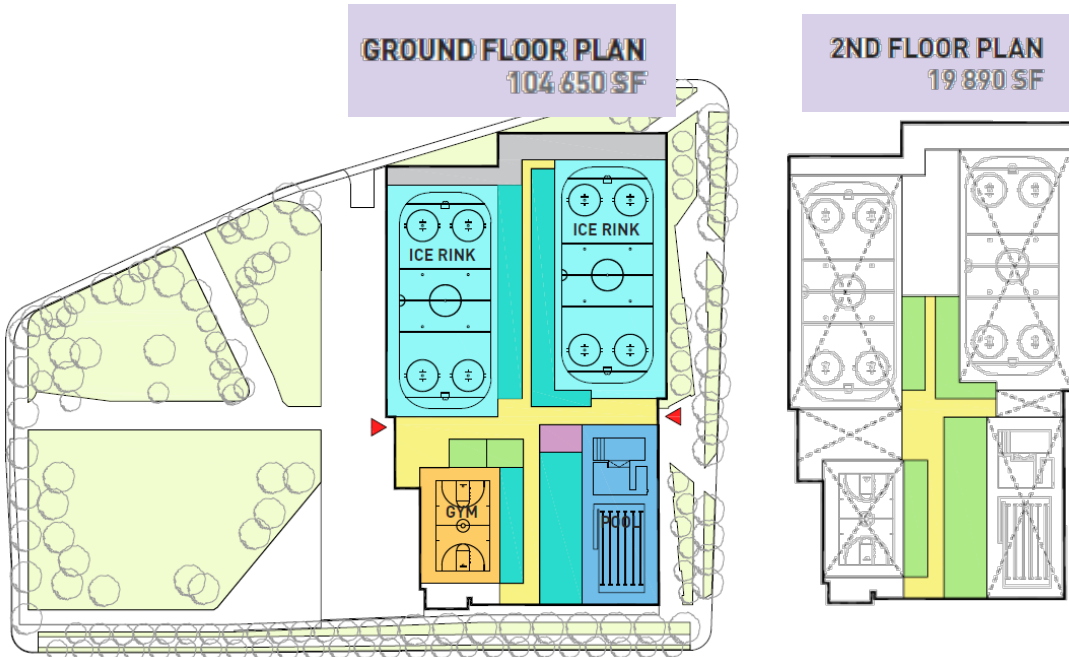
Discussion Period

Facilitated By LURA Consulting

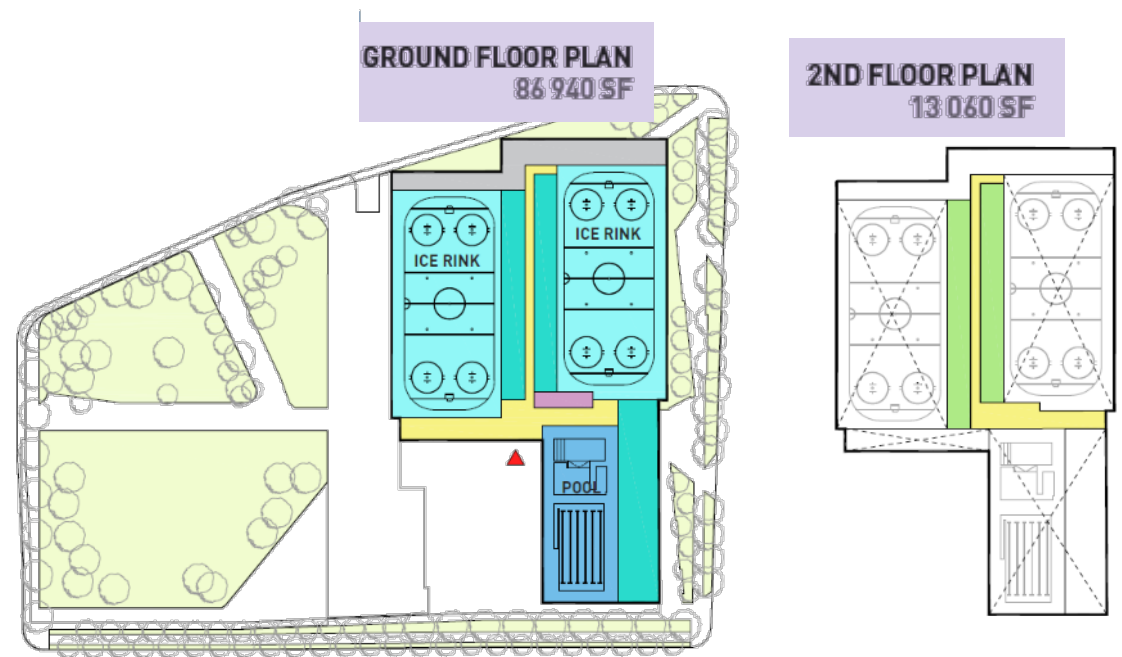
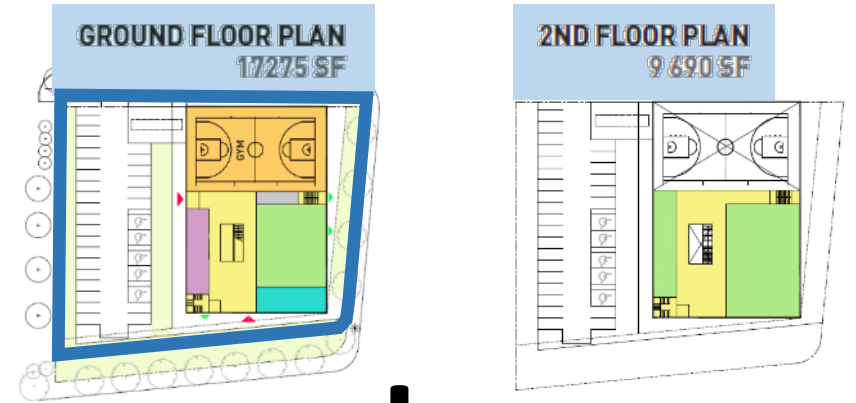
What do you like about the....

PREFERRED FACILITY? (one site)

Community use



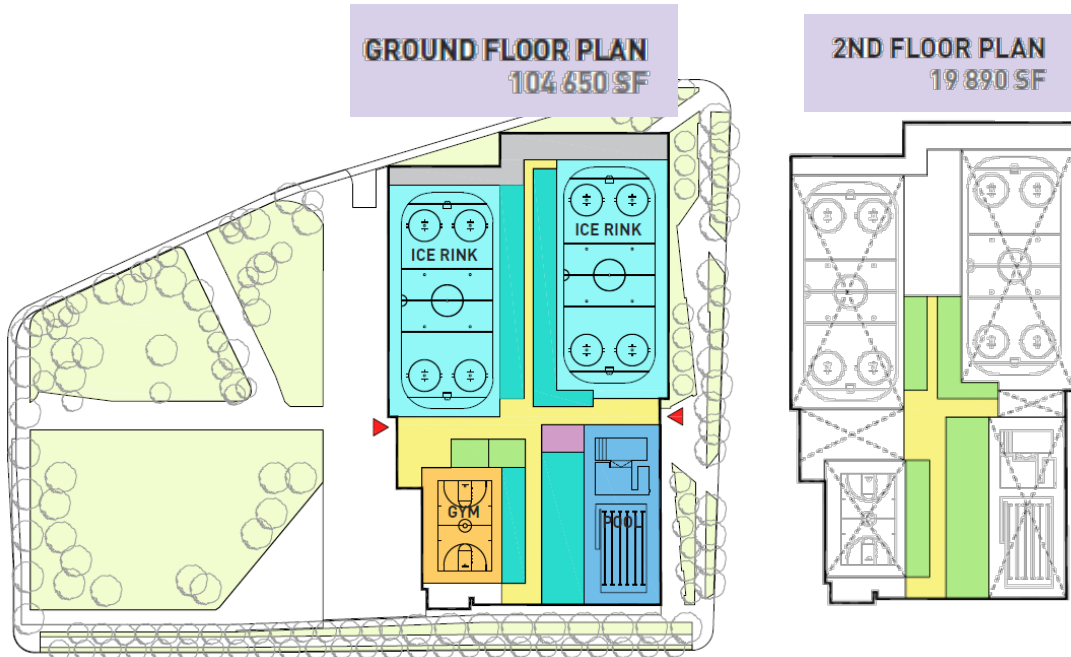
ALTERNATE PROPOSAL? (Two sites)



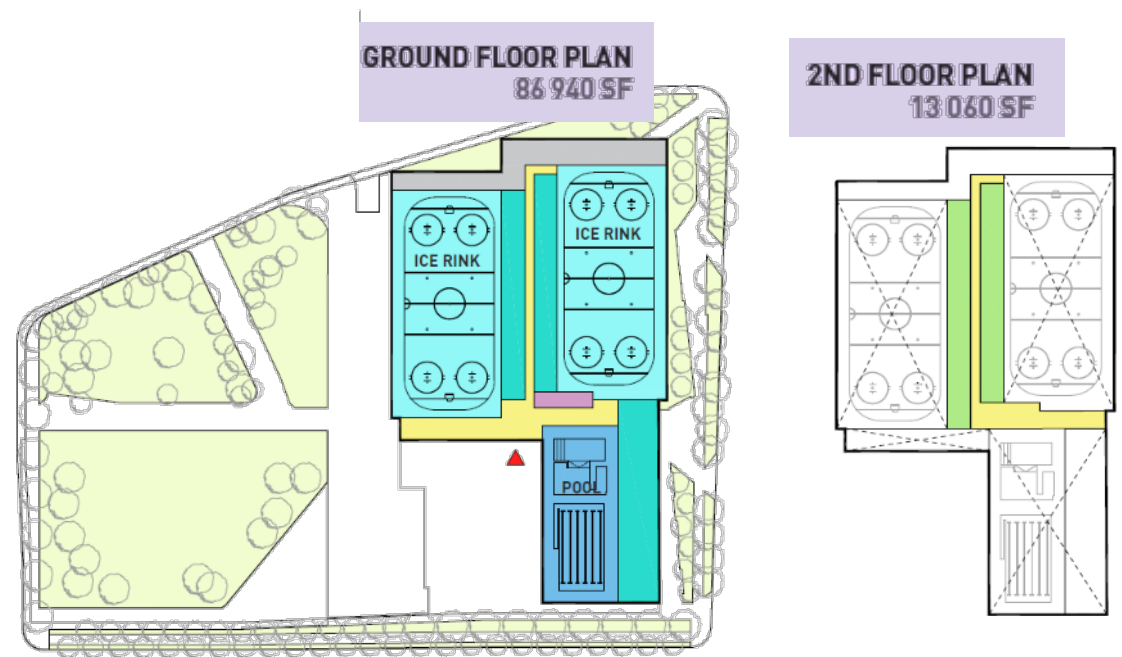
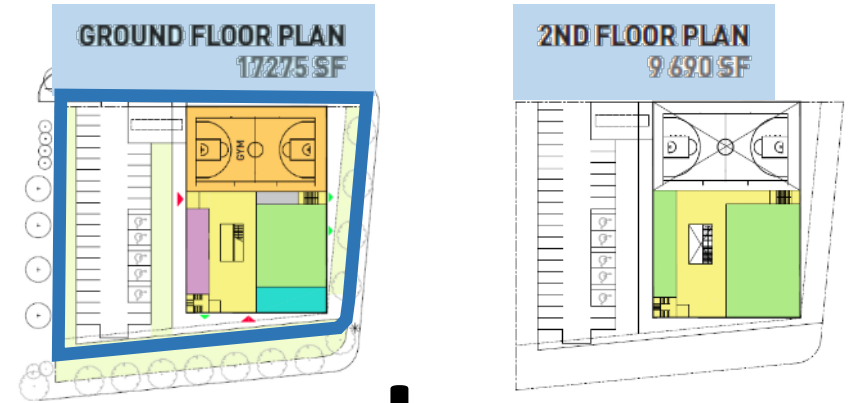
What are the challenges associated with the...

PREFERRED FACILITY? (one site)

Community use



ALTERNATE PROPOSAL? (Two sites)



THANK YOU AND NEXT STEPS

THANK YOU FOR YOUR PARTICIPATION!

You will receive a follow up email that will provide:

- A link to the project webpage
- A shareable electronic flyer for the upcoming public open house.
 - Please share this open house flyer broadly within the Don Mills community to encourage attendance.

If you have any questions or concerns, please contact:

Jennifer Tharp, Design & Planning Initiatives Project Officer
Parks, Forestry & Recreation, City of Toronto
Phone: 416-392-1931
Email: Jennifer.tharp@toronto.ca

You can also contact:
Diana Chang, Parks & Recreation Planner
Parks, Forestry & Recreation, City of Toronto
Phone: 416-395-7902
Email: Diana.Chang@toronto.ca



APPENDIX C

POP-UP POSTERBOARD PANELS



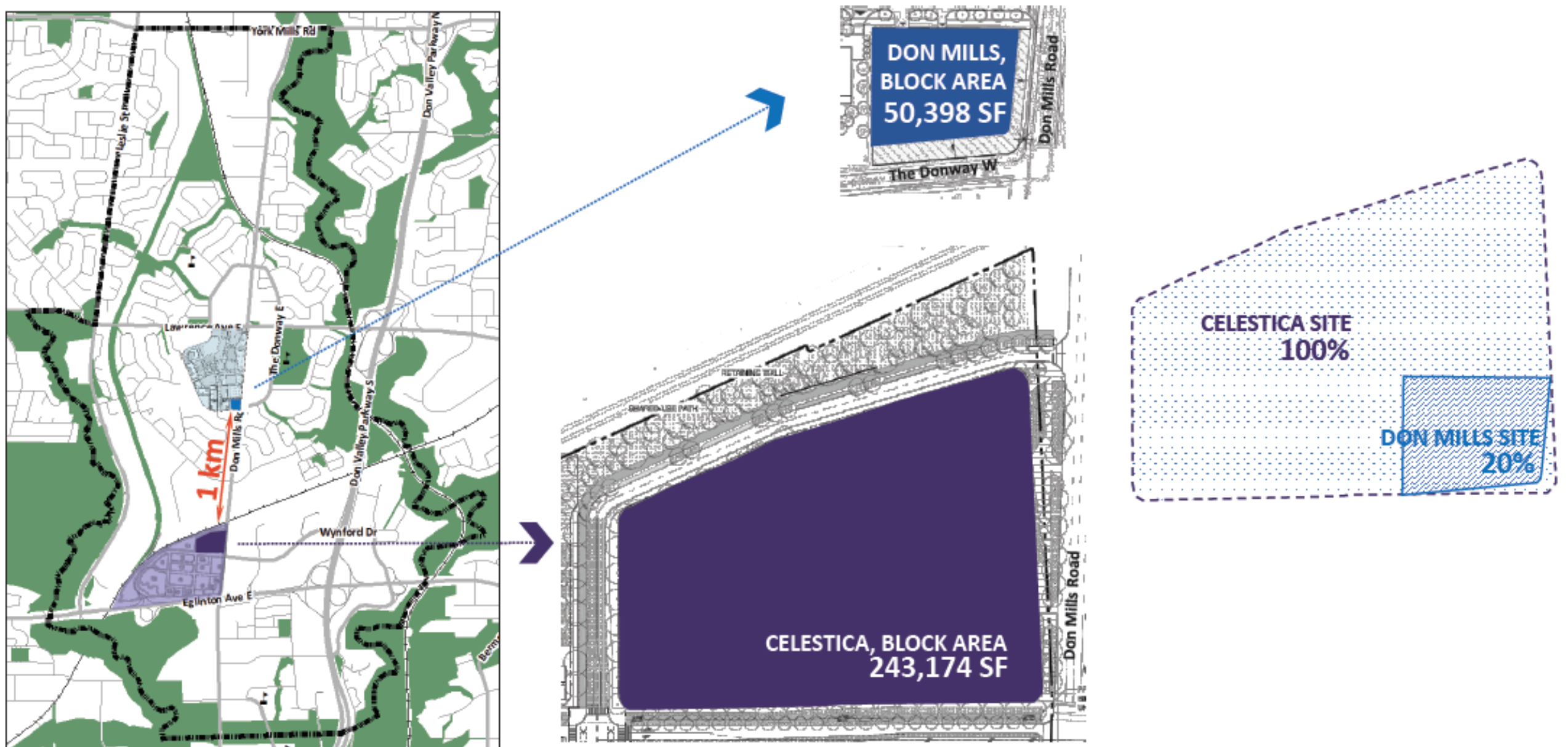
The Don Mills Corridor is Changing!

How should new Community Recreation Facility planning respond?

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:
 - To serve and support a growing, diverse community;
 - To meet current facility standards and programming best practices;
 - Assess the feasibility of previously planned facilities; and,
 - To allow for efficient and effective service delivery of community recreation programming.
- Share the proposed recreation facility recommendations, based on analysis of identified community facility and service needs.
- Get feedback from the community, in order to move forward on recreation facility design and construction.

Site Context and Area Comparison





How is this Area Changing?



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 Flemingdon Area

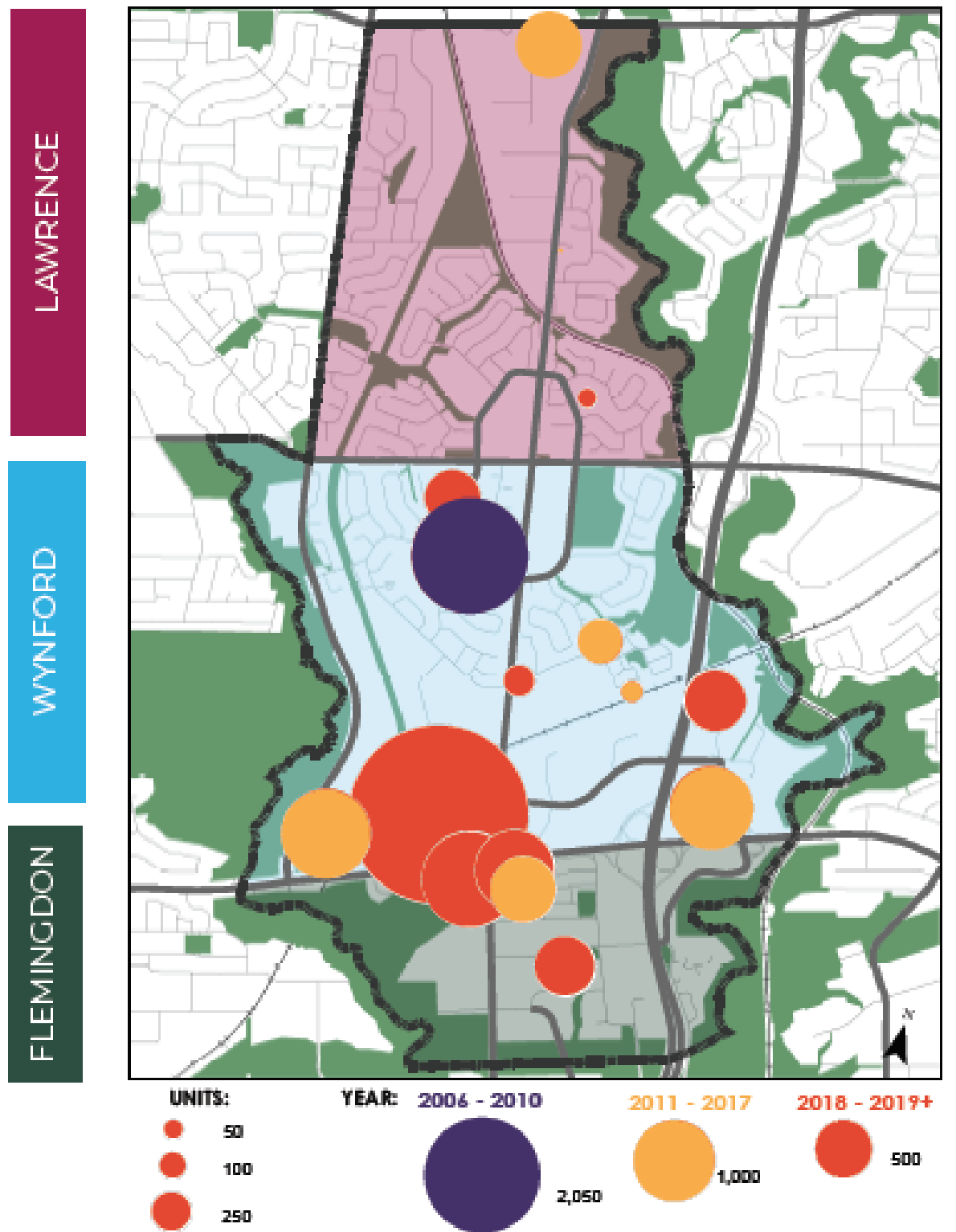
-1.1% Increase in population growth between 2011-2016

\$58,439 Average household income



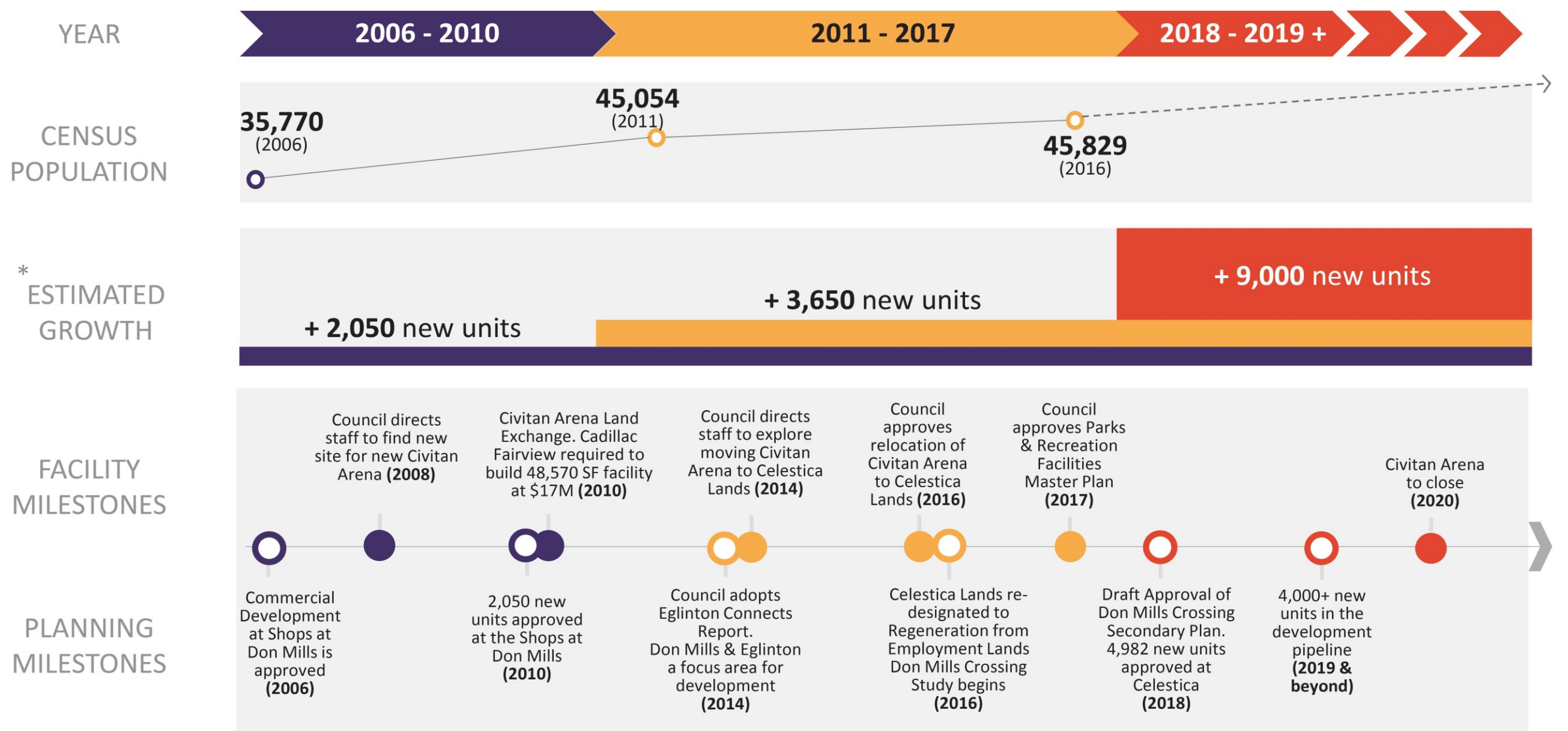
6.7 out of 10 residents are immigrants

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



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

Evolution



Over the past 10 years, approximately 14,000 new residential units have been planned along the Don Mills corridor. New growth is concentrated around the Don Mills Road and Eglinton Avenue East intersection.

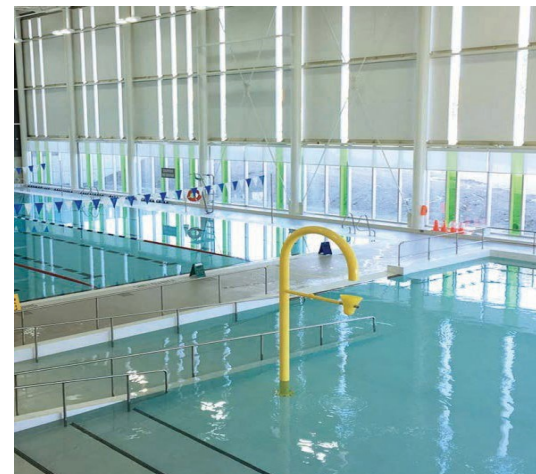
Planning New Community Recreation Centres

New Community Recreation Centres are designed to:

- Prioritize larger, co-location of facilities
- Accommodate a wide mix of programs and services
- Serve more residents of all ages and abilities
- Provide greater opportunity for year-round use and extended open hours
- Respond to emerging needs, growth and evolving trends
- Be more efficient, flexible, and provide value for money
- Have seamless connection to parks and the public realm
- Maximize use of natural light
- Provide large gathering spaces that support communities

Indoor Pools, Multi-Tank

- Allow connection to outdoor space and natural light
- 2 pool tanks that support instructional swimming, recreational swimming, training/competition.
- Offer important lifesaving & fitness services
- Design & functionality supports evolving needs of residents.
- In-demand features include:
 - Warm water teaching pool with zero depth entry, for children, seniors & people with limited mobility. Allow for comfort, instruction and offer accessible & therapeutic benefits
 - Play features, for family swim & competence building for children



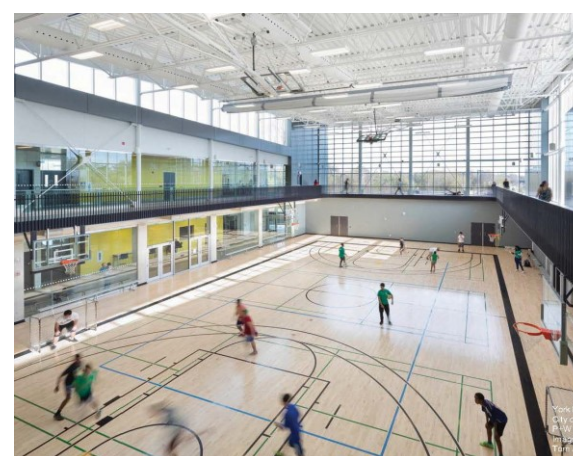
Arenas, Multi-Pad

- New arenas should be designed to be used year round and with multiple pads.
- Co-locating arenas with other community facilities provides for:
 - Extended, year-round use; and
 - greater programming to serve a wide array of local needs
 - Opportunity for larger change rooms, warm viewing areas, energy efficient mechanical systems and multi-purpose space



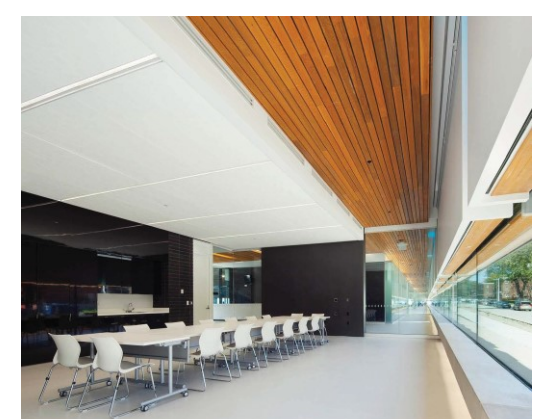
Full-sized Gym with Walking Track

- Gyms are highly programmed facilities that offer extensive flexibility in use, including activities such as sports, a wide variety of registered and drop-in programs, special events, large community gatherings and more.
- Gyms must be designed to have appropriate dimensions, natural light, and features such as indoor walking tracks.
- Indoor walking tracks help to build healthy communities and foster active lifestyles – a significant feature for older adults.

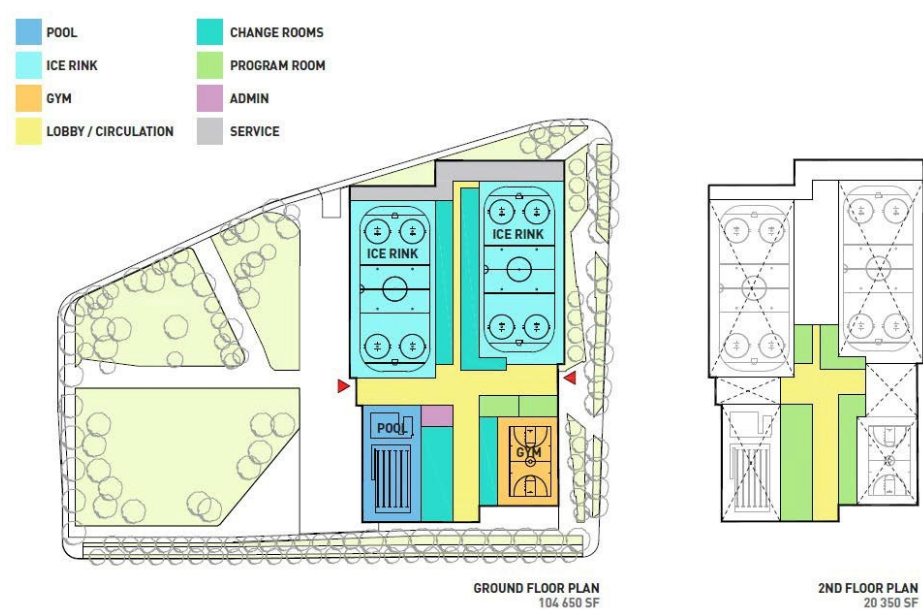


Multi-purpose and Gathering Spaces

- Programming, activities and community permits take place in community and multi-purpose rooms
- A range of multi-purpose rooms in terms of size and design are required to support programs and community interests such as dance, education, support services, art, fitness classes, food programs etc.



Preferred Facility



Facility Size: 125,000 SF

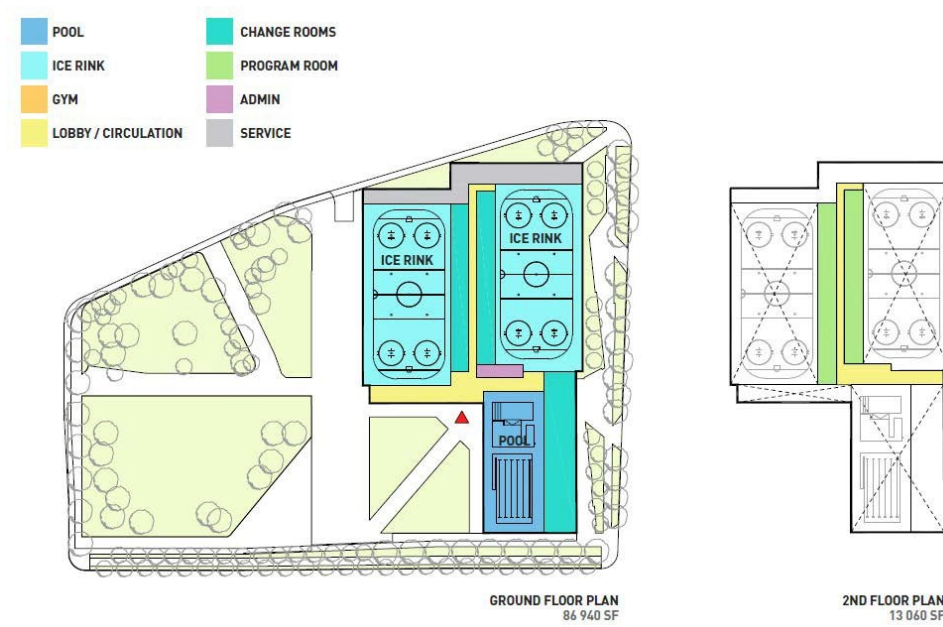
Amenities:

- Twin Ice Pad
- Aquatic Facility with 6-Lane Pool and Leisure Tank
- Multi-purpose Space & Amenity Space
- Gym with Walking Track

Considerations:

- Gym-Swim-Sport-Skate-Fitness in one place
- User convenience in staying and playing in one location
- Wider mix of drop-in and registered programming
- Supports maximized use of facilities year-round
- Optimizes the investment in recreation infrastructure when co-locating anchor spaces like pool, gym and ice facilities
- Greater capacity to serve residents now and in the future
- 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
- 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 the Don Mills Corridor
- Facility is located in close proximity to a Neighbourhood Improvement Area (Flemingdon Park)

Alternate Proposal



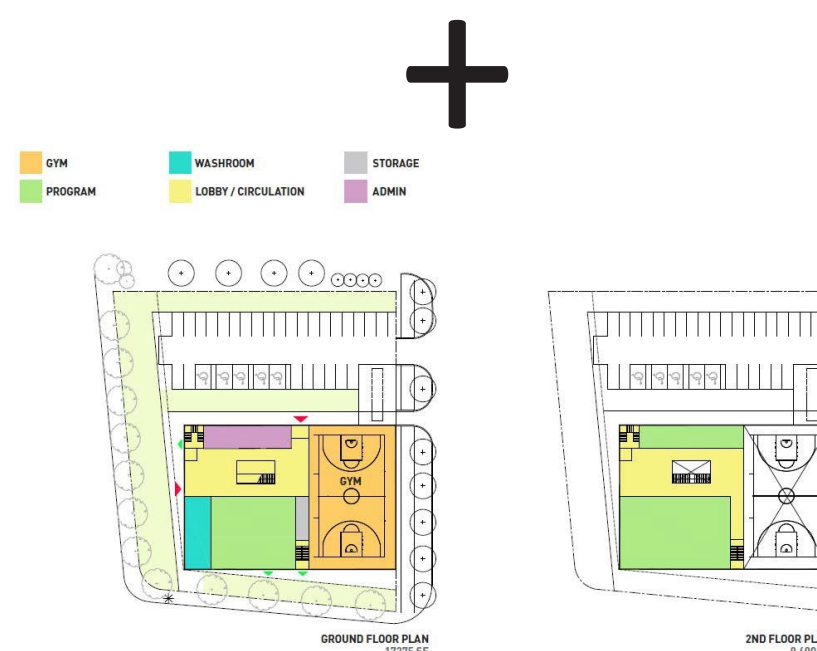
Facility Size: 100,000 SF

Amenities:

- Twin Ice Pad
- Aquatic Facility with 6-Lane Pool and Leisure Tank
- Multi-purpose Space & Amenity Space

Considerations:

- Lack of gymnasium space restricts the ability to provide active and sport programming
- Limits type and variety of programs that can be offered, such as camps, sports



Facility Size: 27,000 SF

Amenities:

- Gym with Walking Track
- Multi-purpose Space & Amenity Space

Considerations:

- Facility size limits the amount and variety of programs that can be offered
- Having to travel to two facilities is challenging for family recreation planning
- Limited ability to respond to future demand
- Smaller facilities lacking co located anchor facilities aren't as well used
- Location provides more convenient access to Don Mills/Lawrence community
- Location is further away from the estimated future growth in Don Mills
- The existing park is located further away, preventing seamless use of indoor/outdoor recreation space



Please Provide Feedback...



What do you like about the Preferred Facility?

What are the challenges associated with the Preferred Facility?

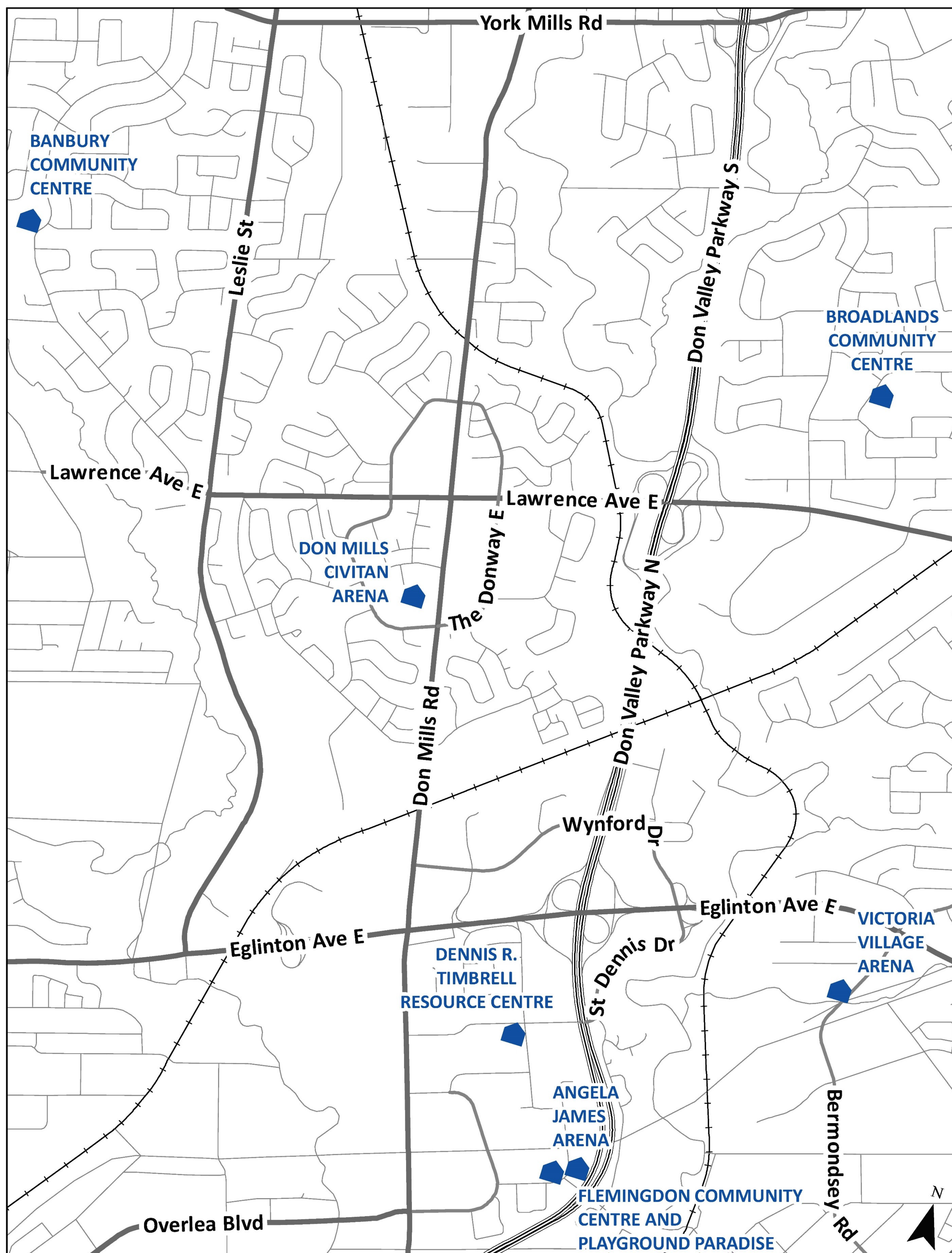
What do you like about the Alternate Proposal?

What are the challenges associated with the Alternate Proposal?



Where Do You Live?

Place a dot sticker by your home.





APPENDIX D

PUBLIC MEETING PRESENTATION



DON MILLS

COMMUNITY RECREATION FACILITY PLANNING



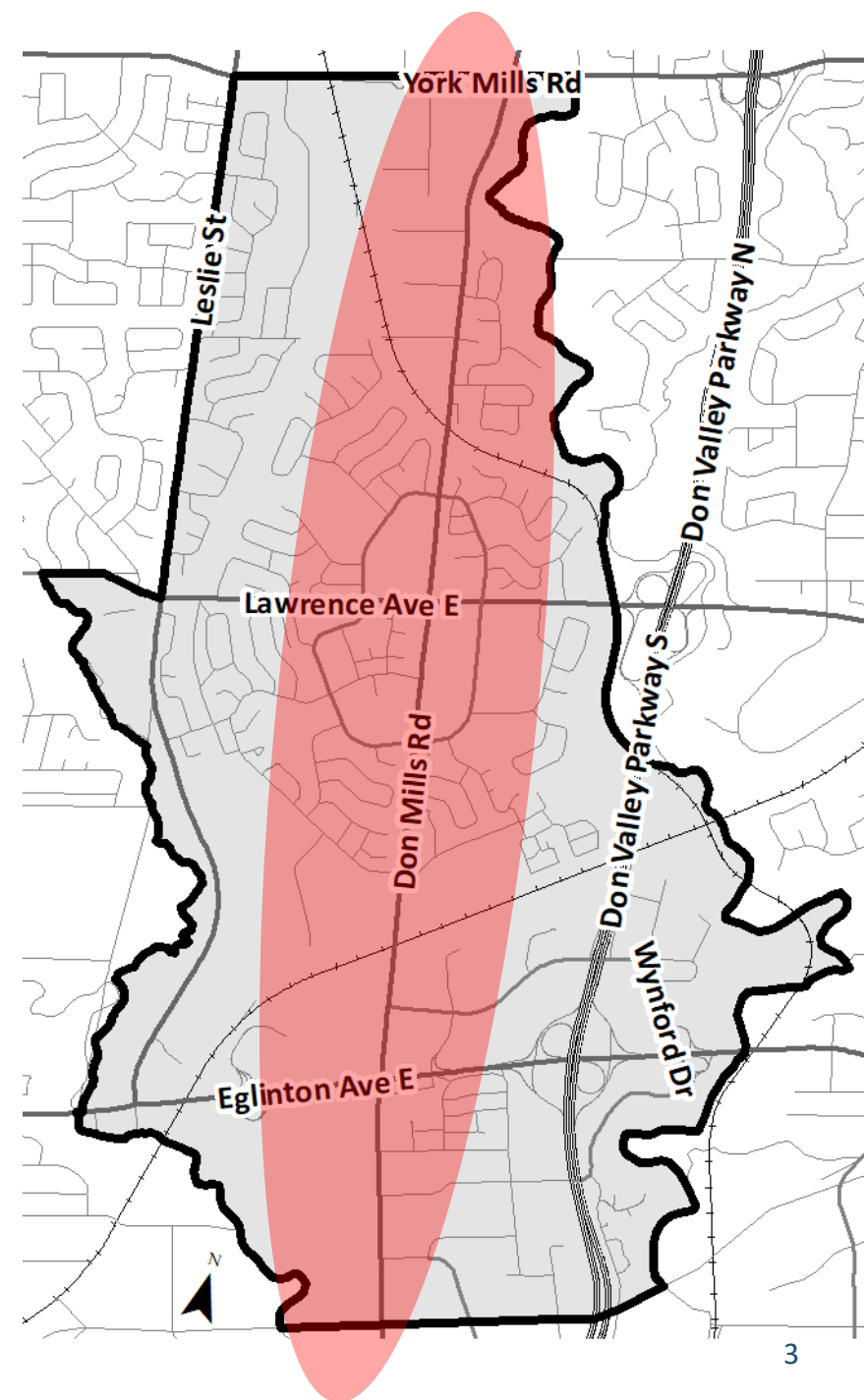
TONIGHT'S MEETING FORMAT



- **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?



Fall 2018 to Spring 2019

- **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

Summer 2019

- **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)

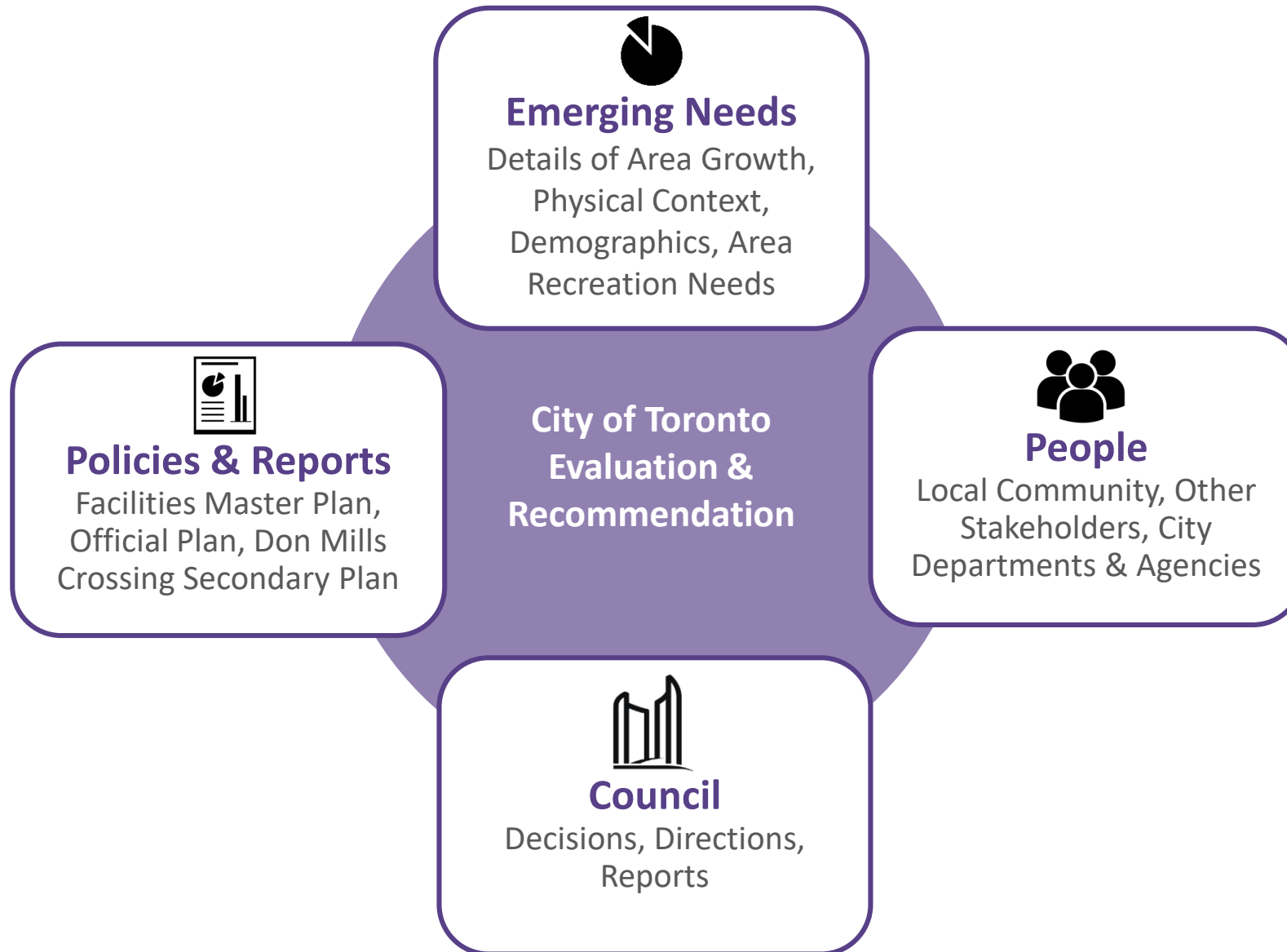
2020 to 2021

- **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

2022 to 2025

- **Tender:** Issue tender to hire Contractor (2022)
- **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

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Estimated population growth, based on pipeline development

21,933 People living within the Don Mills Flemingdon Area

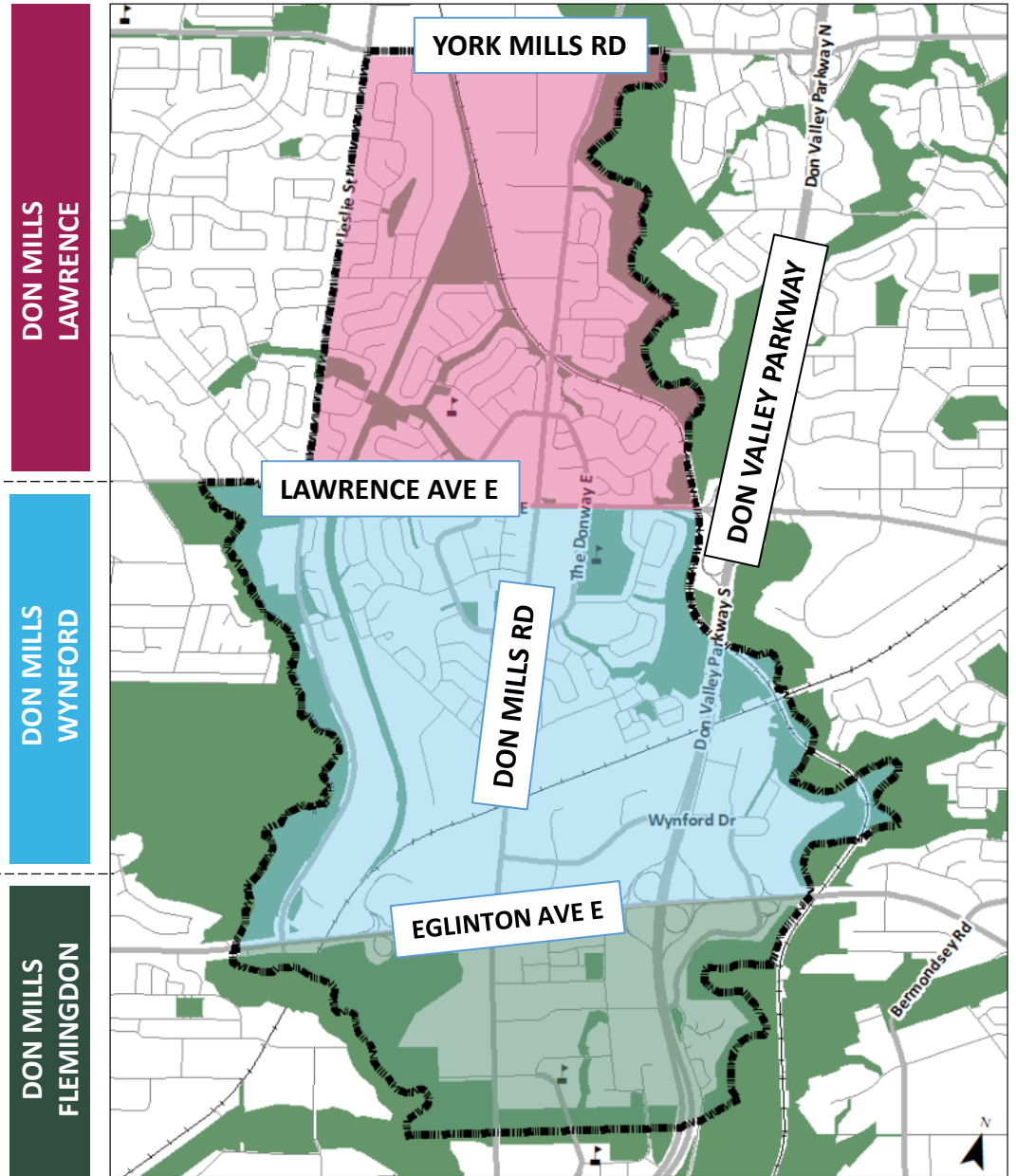
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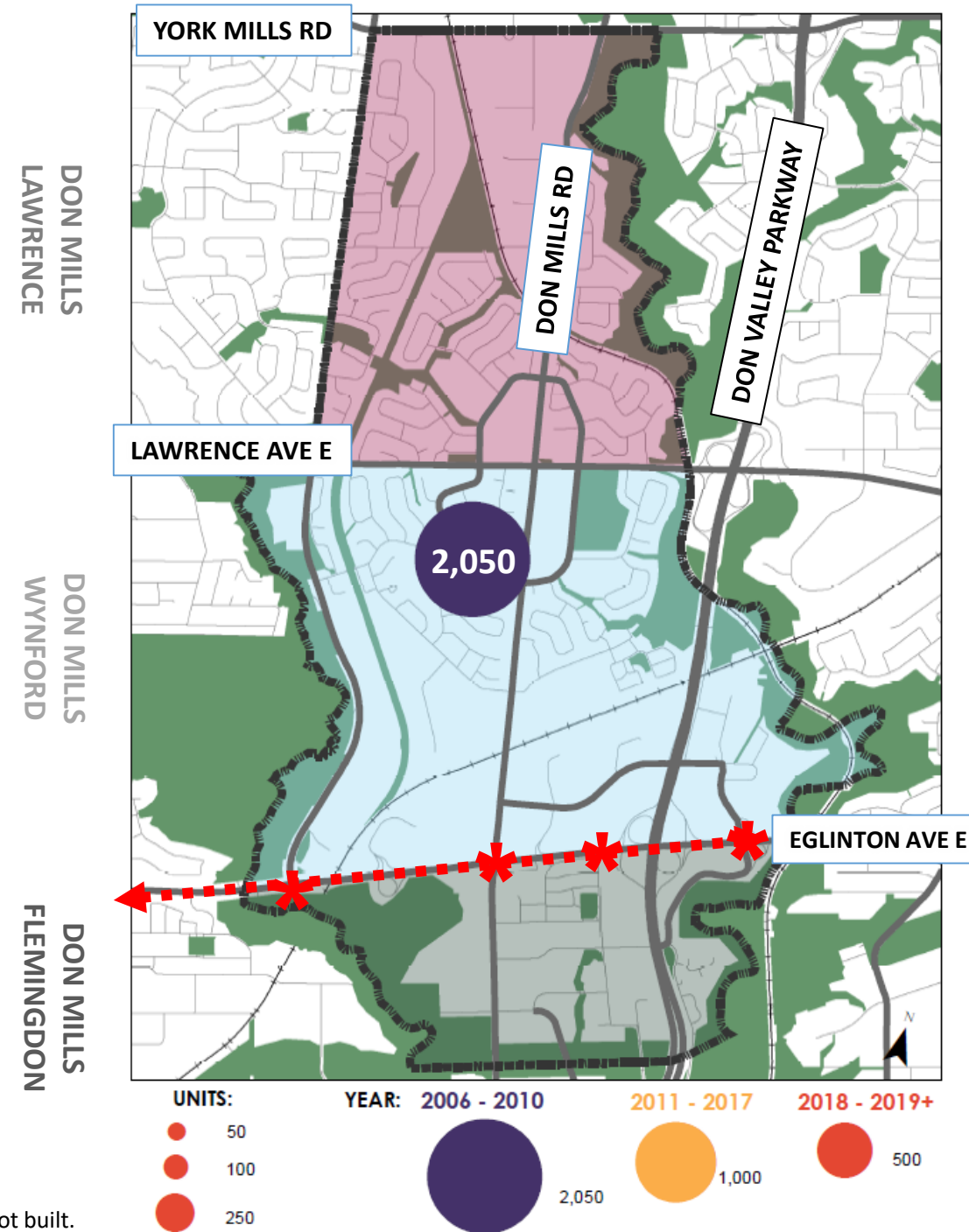
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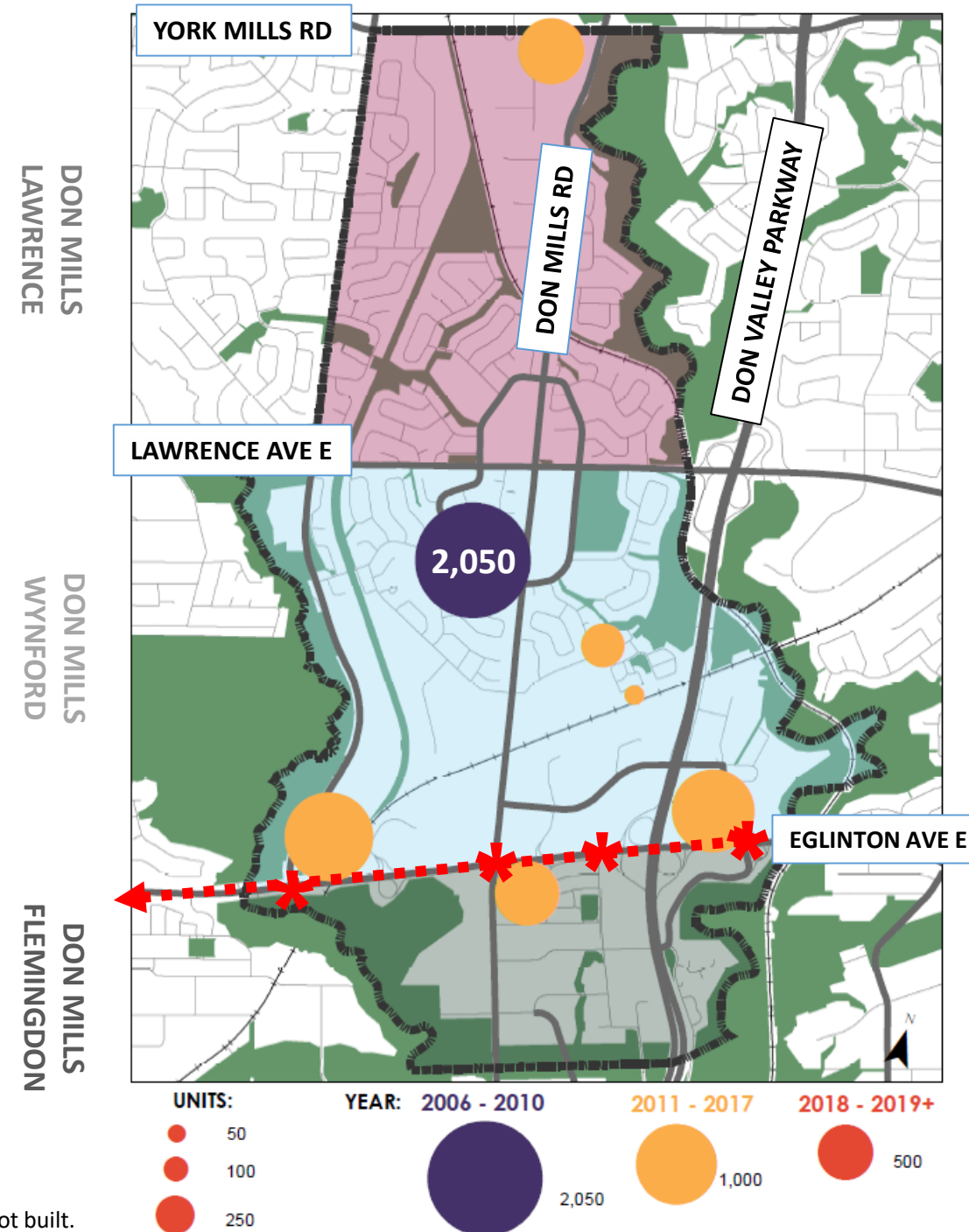
CHANGES ALONG THE DON MILLS CORRIDOR

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.



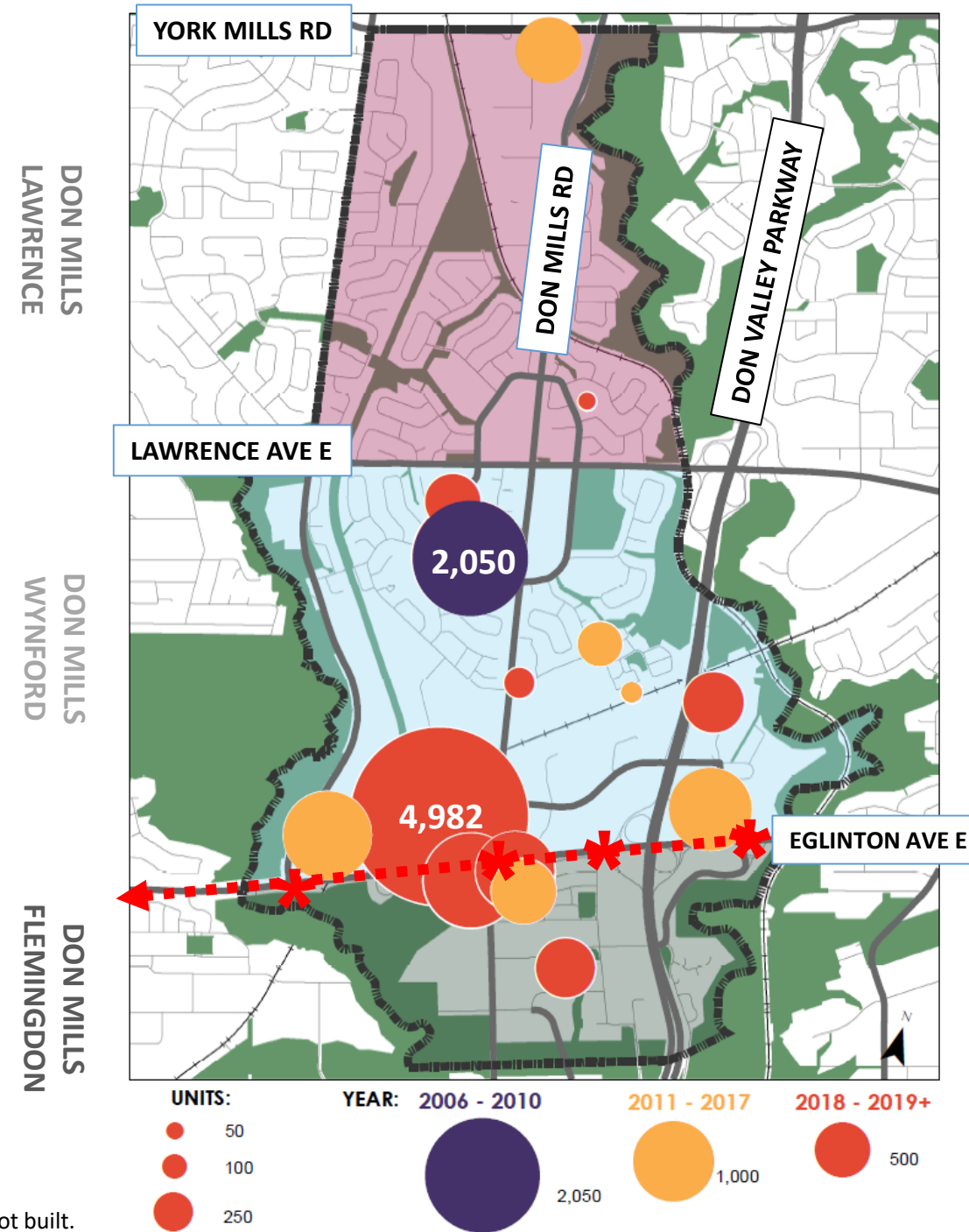
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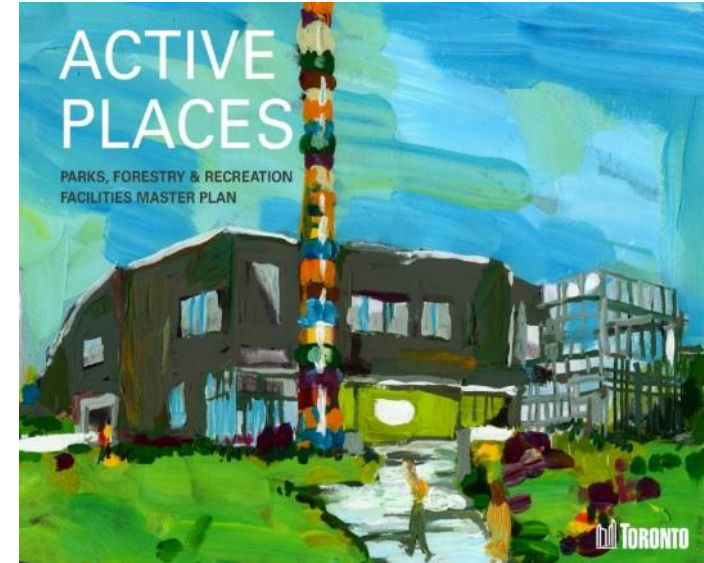
CHANGES ALONG THE DON MILLS CORRIDOR

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.



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



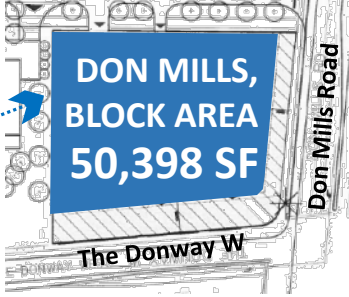
PARKS & RECREATION FACILITIES MASTER PLAN

New Community Recreation Centres should be designed to:

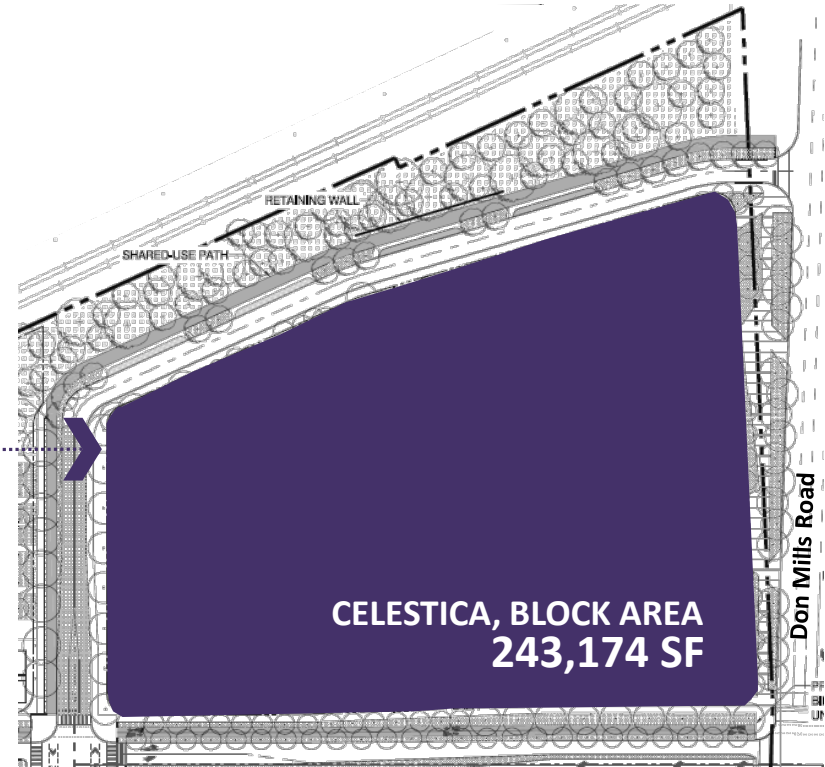
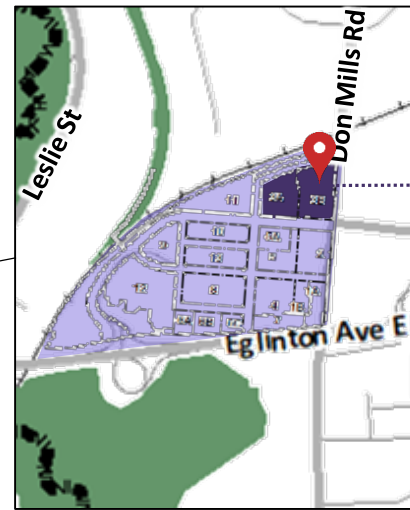
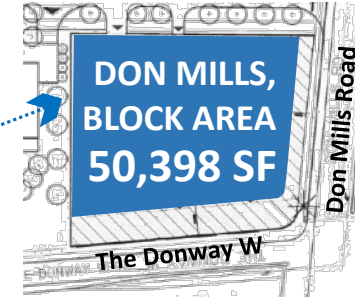
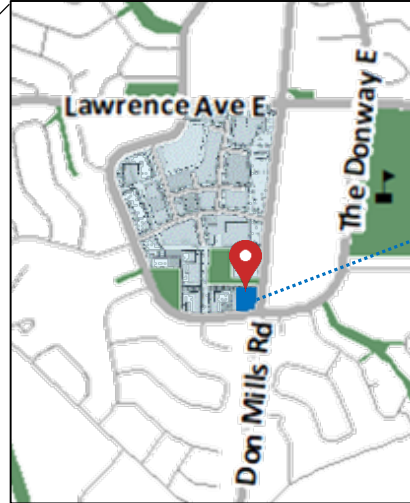
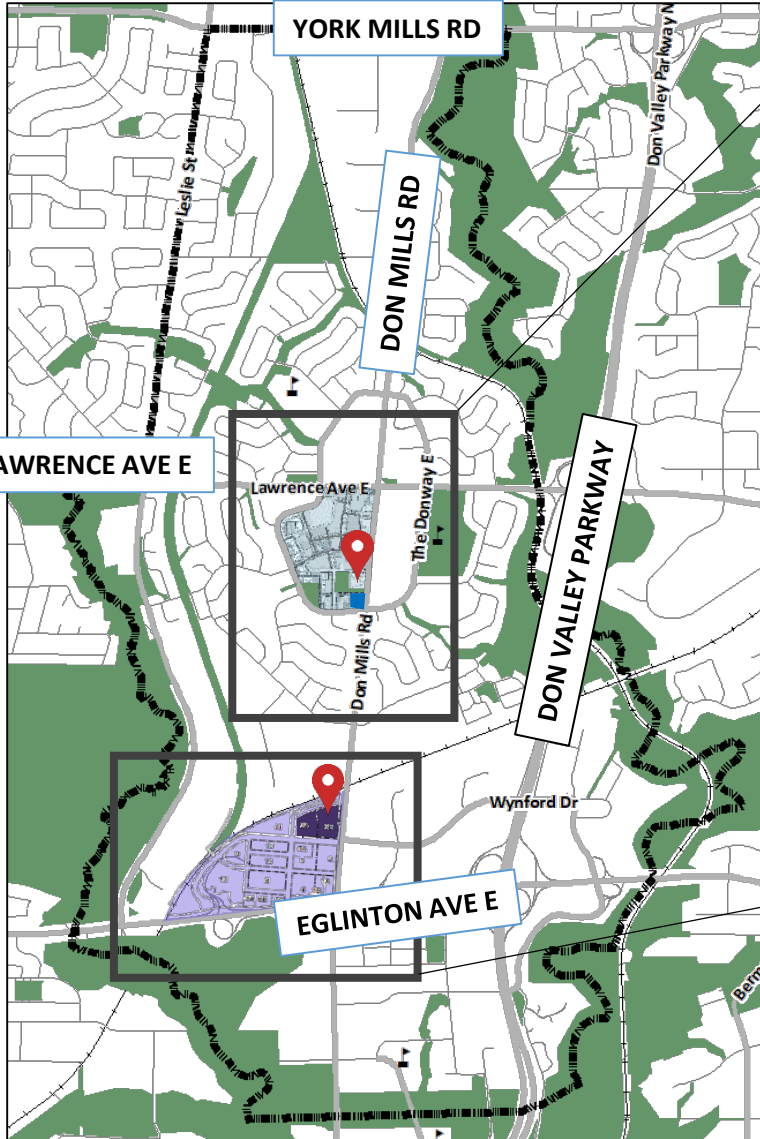
- Serve residents of all ages and abilities
- Accommodate a wide mix of programs and services
- Allow for innovative partnerships and co-location
- Provide large gathering spaces that support communities
- Provide efficient and effective service provision
- Provide for year-round use
- Be welcoming,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



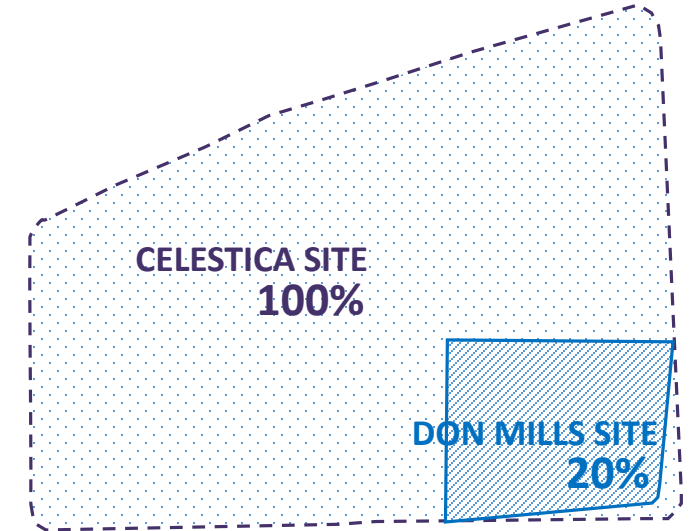
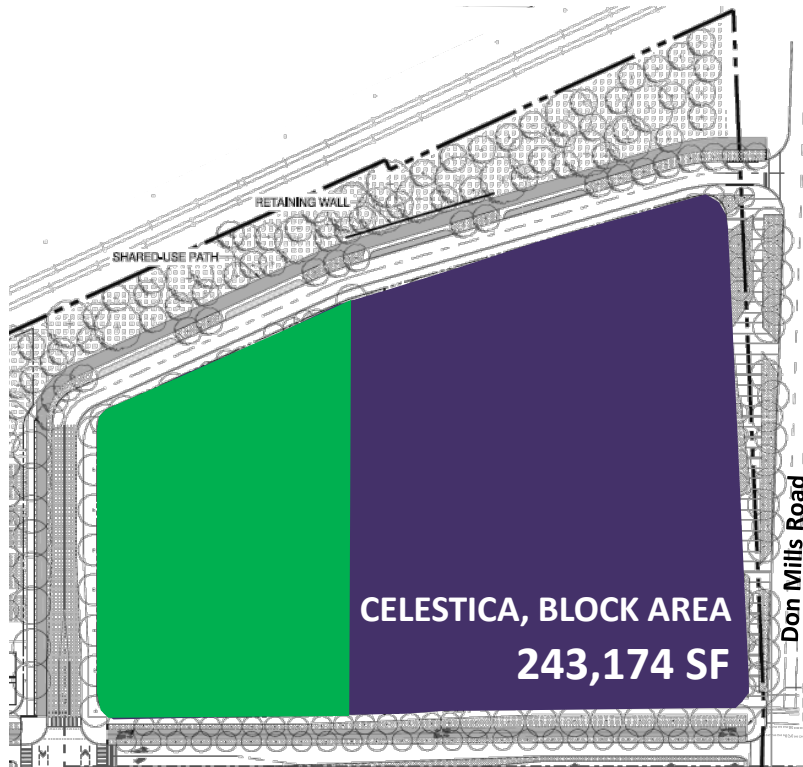
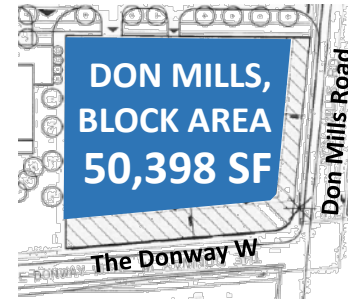
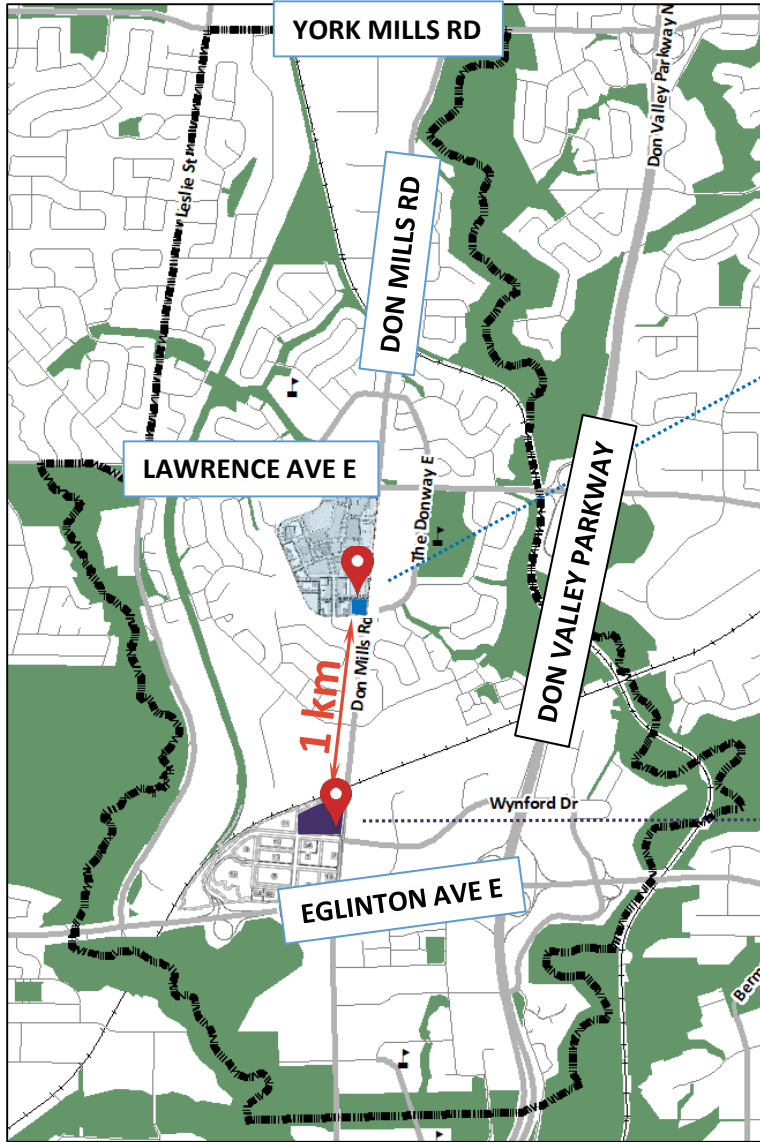
SITE CONTEXT | Shops at Don Mills Site



SITE CONTEXT | Shops at Don Mills Site & Celestica Lands



SITE CONTEXT | AREA COMPARISON





Two Community Recreation Proposals

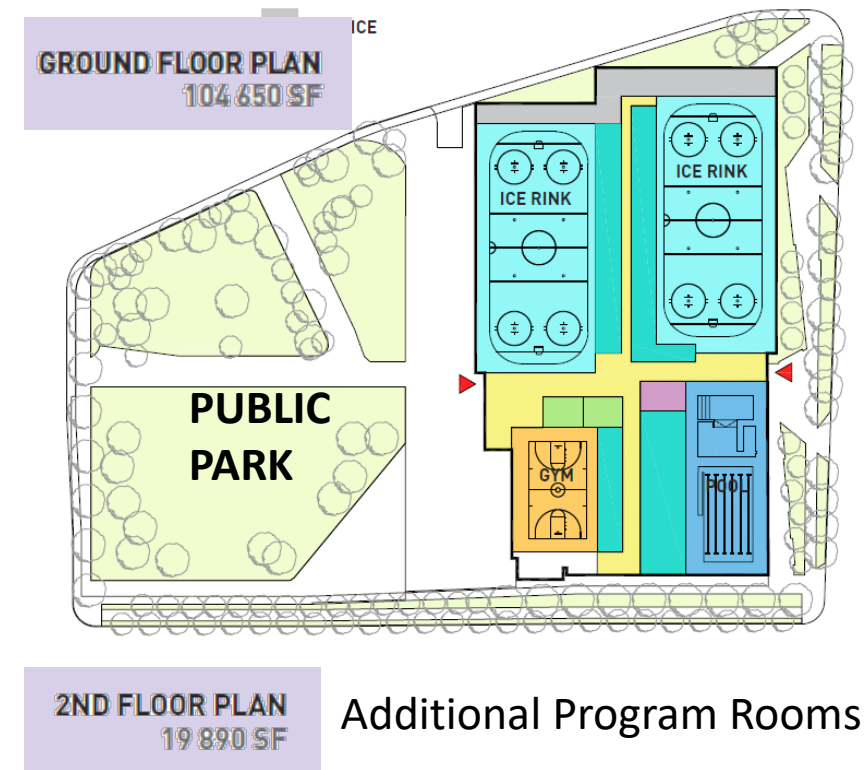
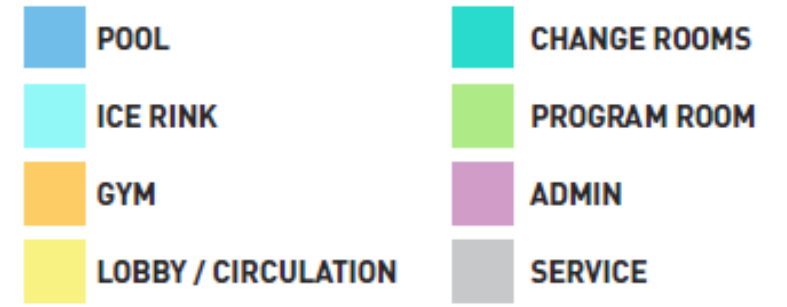
Preferred Facility or the Alternate Proposal

SHOPS AT DON MILLS SITE

- **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

Site	Facility Size	Amenities
PREFERRED FACILITY: LARGE, INTEGRATED FACILITY		
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.

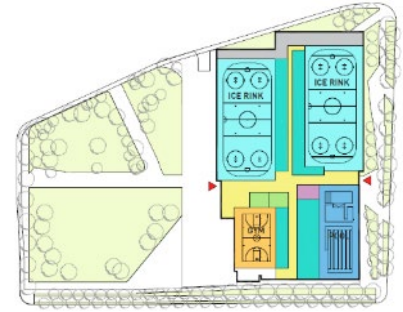


PREFERRED FACILITY | LARGE, INTEGRATED AQUATIC, SPORT AND COMMUNITY COMPLEX

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

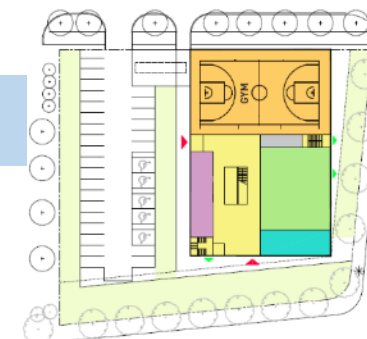
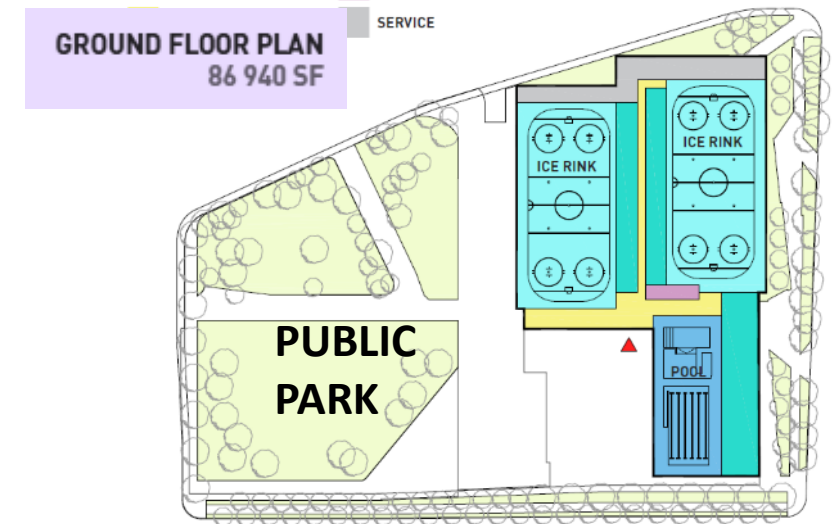
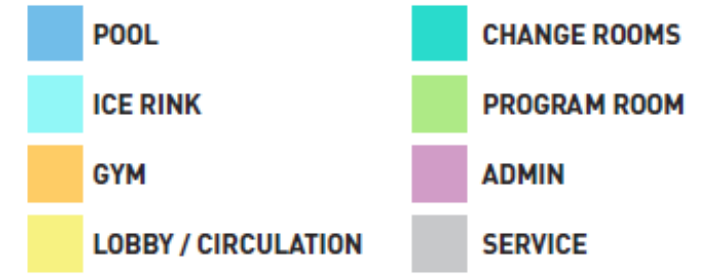
Considerations

- ✓ 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

Site	Facility Size	Amenities
ALTERNATE (2 LOCATIONS): SMALLER COMMUNITY FACILITY + MID-SIZED AQUATIC AND ICE/SPORT FACILITY		
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



GROUND FLOOR PLAN
17,275 SF

2ND FLOOR PLAN
9,690 SF

Additional Program Rooms

ALTERNATE | SMALL FACILITY AND MID-SIZE FACILITY

SHOPS AT DON MILLS | GYM & MULTI-PURPOSE SPACE | 27,000 SF

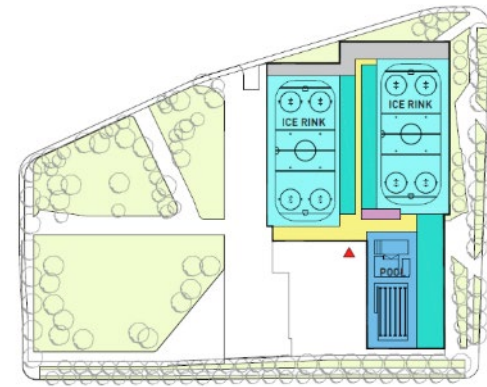
CELESTICA LANDS | ARENA, POOL & MULTI-PURPOSE SPACE | 100,000 SF

DON MILLS SITE

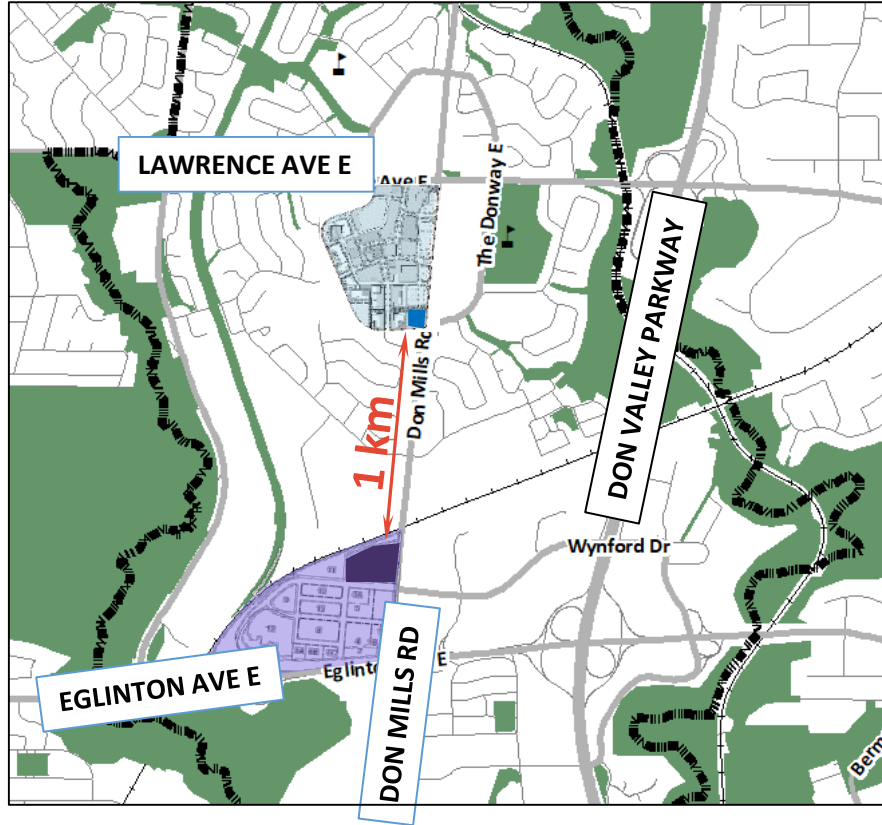
- ✓ Limited facility size limits amount and variety of programs that can be offered and ability to respond to future demand
- ✓ Smaller facility may limit opportunities for gathering spaces for the community
- ✓ Smaller site limits the ability to co-locate with other facilities/services
- ✓ Location 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)

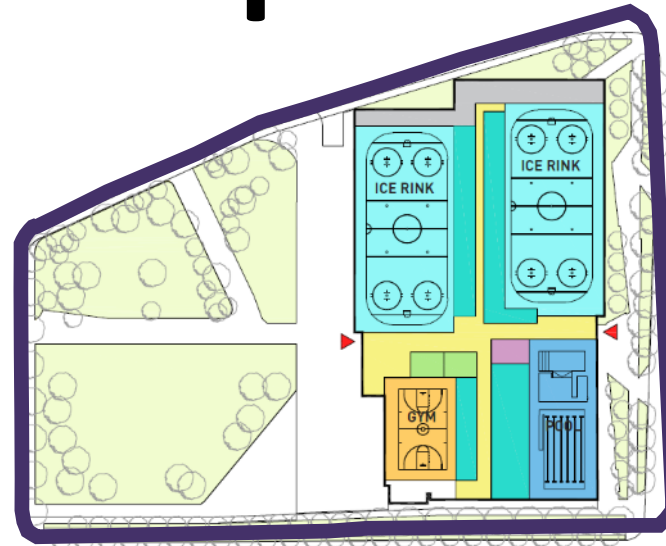


PROPOSAL COMPARISON

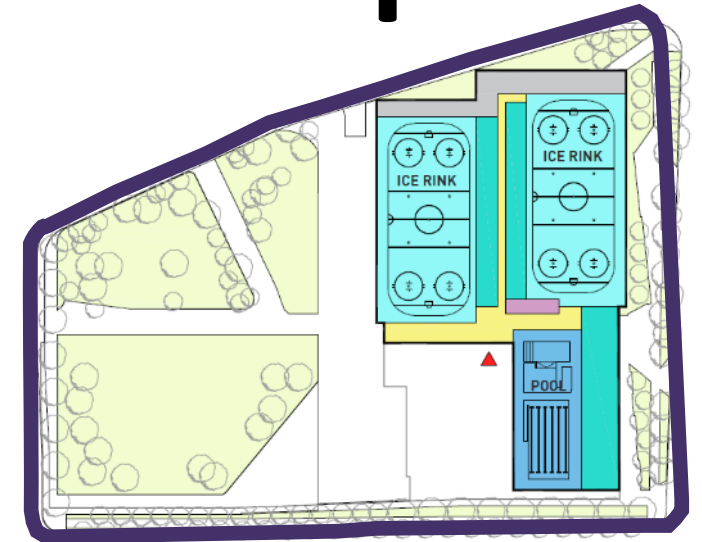


PREFERRED FACILITY

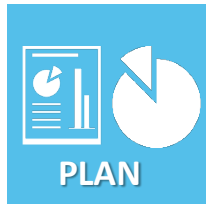
Community Use
TBD



ALTERNATE PROPOSAL



WHAT'S NEXT?



NEXT STEPS

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)



COUNCIL RECOMMENDATION

PREFERRED FACILITY

ALTERNATE PROPOSAL





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....



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:

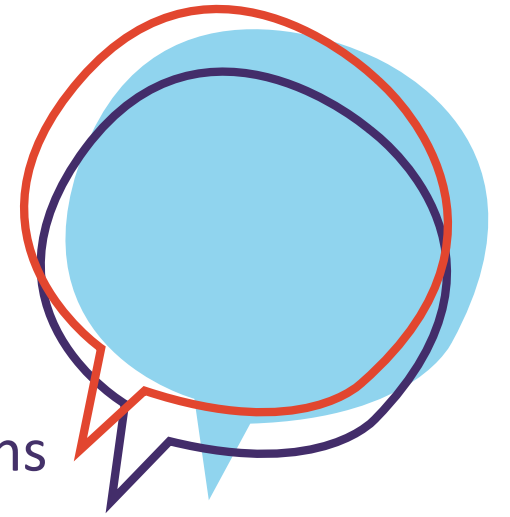
- Let's get on with the design!
- Design the park with the community centre at Celestica.
- Desire for multiple kinds of programming for all ages:
 - Hockey, skating, and ice sports
 - Basketball, soccer, lawn bowling, and badminton
 - Youth programming AND A COMMUNITY KITCHEN
 - Aquatics (lap swim, 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....

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....



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