



Town of Georgina
Recreation Facility Needs Study
May 14, 2014
Presentation to Town Council



mbpc
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planning consultants

MJMA
 **MMM GROUP**



Study Purpose

Facility Rationalization:

- Assess the adequacy of existing facilities

Needs Assessment:

- Identify current and future recreation and park facility needs

Feasibility Analysis

- Examine the feasibility of a new multi-use recreation centre (MURC) in South Keswick, including:
 - capital and operating cost estimates
 - location criteria
 - implementation strategies

Study Inputs

Research & Data

- background documents
- socio-demographic profile
- trends and best practices
- facility inventory
- utilization analysis
- establishment of guiding principles

Public and Stakeholder Engagement

- online / hard copy survey
- public information centres and comment period
- key group interviews (sports groups, hall boards, seniors, Council, staff)

Demographic Profile

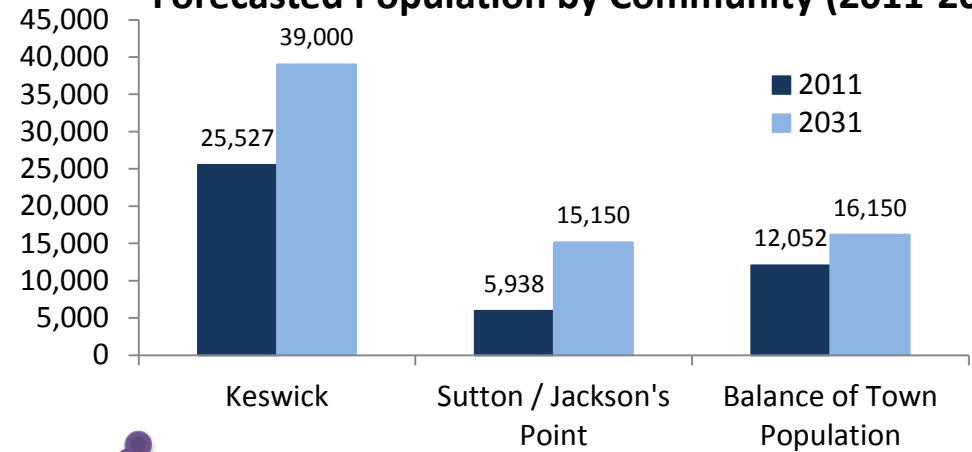
Population

2011: 43,517

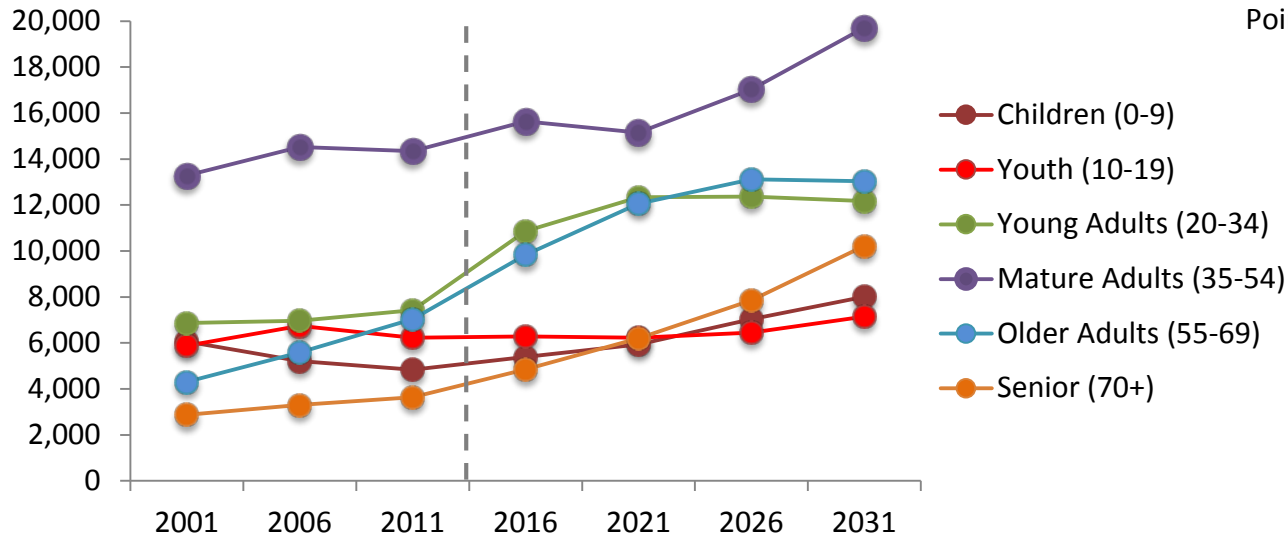
2021: 57,900

2031: 70,300

Forecasted Population by Community (2011-2031)



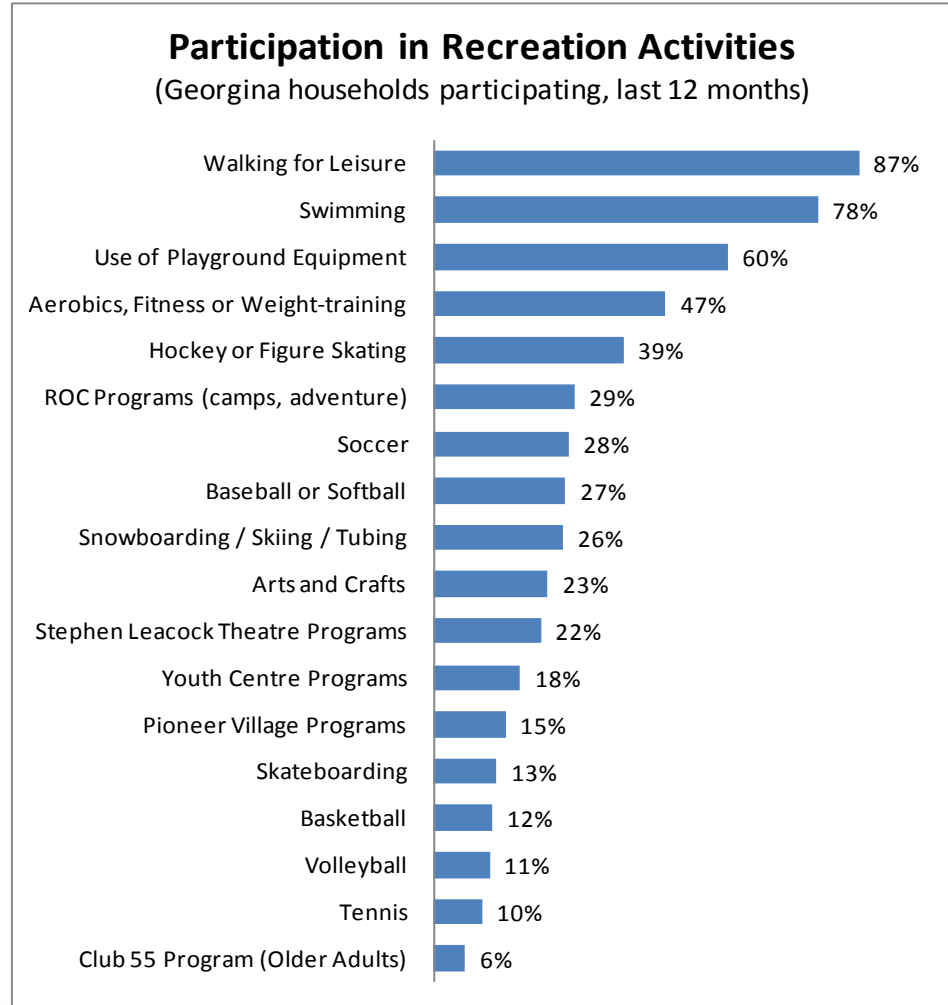
Population by Age (2001-2031)





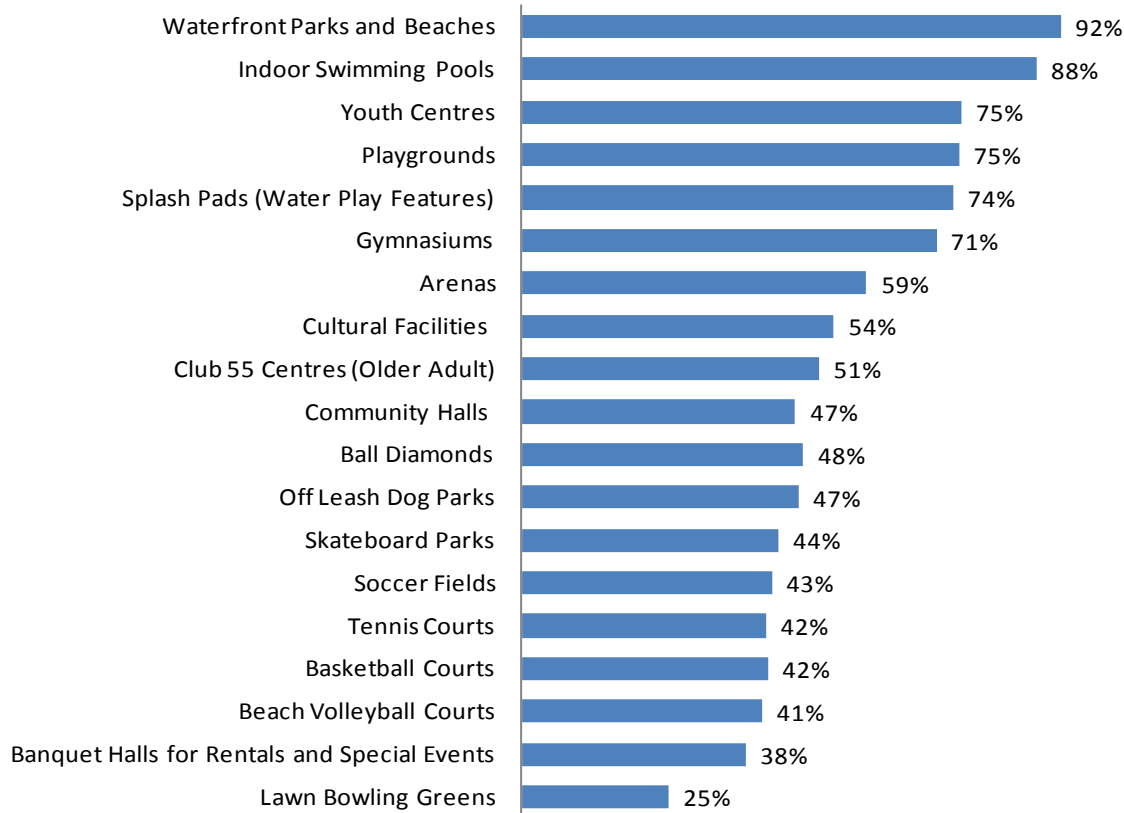
Public Input - Survey

- 338 responses to Recreation Study survey
- not statistically significant (non-random, self-administered)



Public Input - Survey

Support for Spending Additional Public Funds on Improving and/or Developing Facilities



88% agreed that:

“The Town should consider developing a Recreation Centre in the Keswick area with components such as an indoor pool, arena, gymnasium, walking track, and / or community rooms.”

57% agreed that:

“As a cost-saving measure, the Town should consider closing community halls that are underutilized and in need of upgrades.”

Key Recommendations

Existing Facilities

- **ARENAS:** One additional ice pad will be required between 2021 and 2026. Consideration should be given to twinning the Sutton Arena or replacing it with a new twin pad at this time.
- **POOLS:** Consider programmatic changes to the Georgina Leisure Pool to maintain its viability once the new MURC opens. Over the longer-term, give consideration to redeveloping the Georgina Leisure Pool at the site of the Sutton Arena to create an efficient multi-use recreational facility in this community.
- **YOUTH:** Explore options for dedicated youth space at the Pefferlaw Lions Community Centre.
- **SENIORS:** Explore options for a modest expansion to the Keswick Club 55 building.

Key Recommendations

Existing Facilities

- **HALLS:** Undertake building condition and accessibility audits to confirm capital maintenance requirements.
Upgrade De La Salle Chapel (expanded kitchen, electrical service).
Undertake barrier-free improvements to the Belhaven Hall.
Consider the divestiture of vacant halls (Elmgrove, Pefferlaw Youth Centre, and Virginia) and Roches Point Memorial Hall.
- **ARTS & CULTURE:** Undertake accessibility and technical improvements to the Stephen Leacock Theatre.
Prepare a business plan for the Pioneer Village, Stephen Leacock Theatre, and local cultural programming needs.

Key Recommendations

Outdoor Facilities

- **SOCCER:** Add lights to one full size field and reconfigure other fields to meet LTPD model.
- **BALL:** Add lights to ROC Diamond 4.
Install a batting cage in association with user groups.
Confirm the viability of maintaining active recreational uses at West Park; if not viable, replace a minimum of three lit ball diamonds at a future site.
- **SPLASH PADS:** Install one in Sutton by 2021 and another by 2031 (location tbd).
- **TENNIS:** Longer-term need for a two court complex (tennis and/or pickleball).



Key Recommendations

Parkland

- Establish an active parkland target of 2.25 ha/1000 residents.
- Incorporate “Village Greens” into the Town’s parkland classification system.
- Undertake adjustments to the Official Plan to maximize parkland dedication.
- Prepare a Waterfront Parkland Strategy.



Key Recommendations

MURC

Core Components:

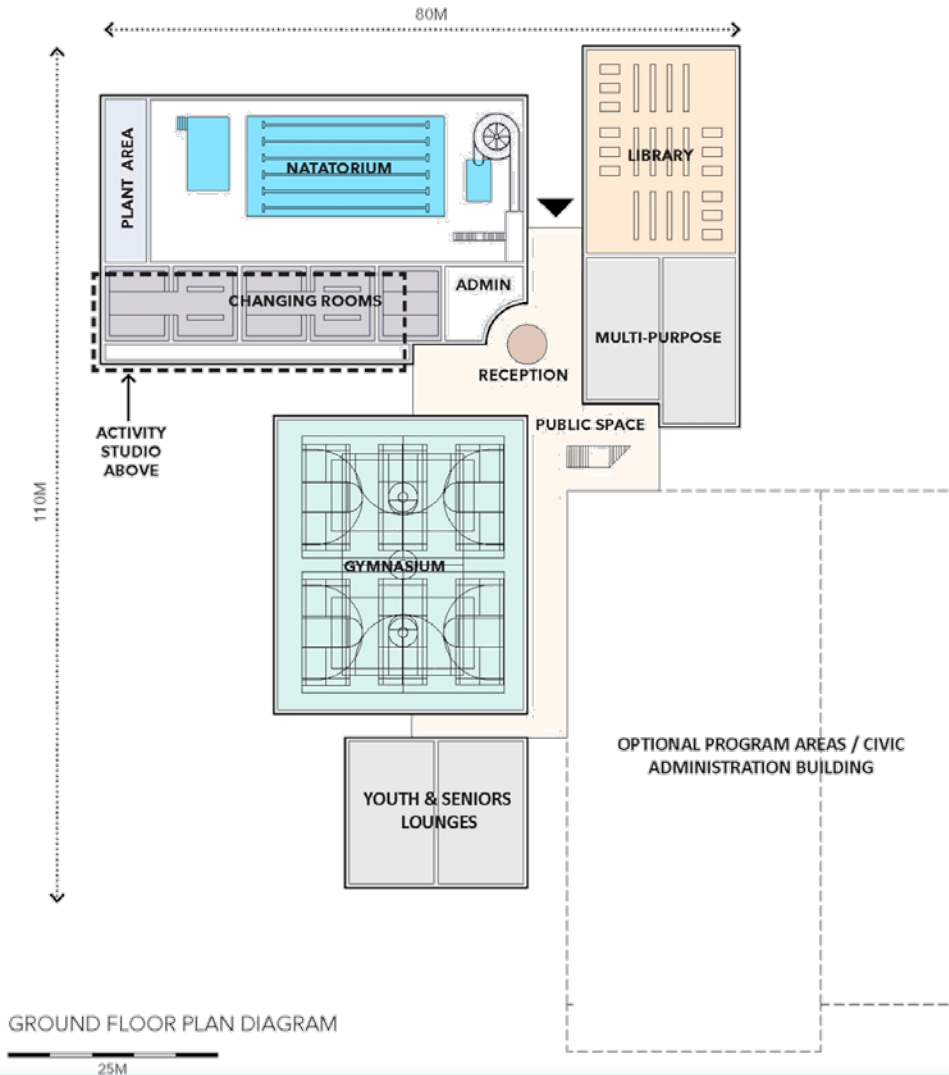
- multi-tank aquatics complex capable of accommodating competitive swimming (e.g., 25-metre, 6-lane), instructional swimming, recreational swimming, and wellness/therapeutic activities
- double gymnasium with elevated walking track
- dedicated seniors lounge (satellite location)
- dedicated youth lounge
- multi-use program and meeting rooms
- active living centre (e.g., fitness studio)
- library branch
- ancillary spaces, such as minor sports offices, food and beverage, storage, etc.

Optional / Phased Components:

- equipment-based fitness centre if operated by a third-party
- civic administration offices
- retail/commercial uses (as defined by EOI/RFP)
- outdoor amenities (to be determined based on site/facility fit exercise)

Preliminary Concept Plan

MURC



Note: Concept to be refined through further design stages



Implementation Plan

MURC

- **TIMING:** As soon as 2018 pending funding and partnerships.
- **LOCATION:** Study identifies criteria to evaluate potential sites in South Keswick. 4 to 10 hectares recommended.
- **PARTNERSHIPS:** To be considered through implementation strategy. Business Plan assumes municipal operation and management.
- **CAPITAL COSTS:** Estimated cost to develop the MURC's core components is \$30.7 million (includes site development, fees, contingency; excludes land acquisition and financing).
- **OPERATING COSTS:** Estimated annual operating deficit is \$478,000 to \$491,000 (excludes capital reserve).
- **FUNDING:** Likely combination of Development Charges, municipal reserves, fundraising, sponsorships, grants, and/or financing



Next Steps

1. Council Adoption of Recreation Facility Needs Study
2. Incorporate recommendations into annual budget process and departmental work plans
3. Establish Building Committee to assist with implementation of MURC Project, including site selection, finalization of facility concept, and partnership solicitation
4. Adoption and implementation of Parkland Standards Manual

DISCUSSION PERIOD

