

MULTI-USE RECREATION COMPLEX

“MURC” – Update

RC2016-0019

Special Council Meeting

July 5, 2016



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Referred to Special Workshop from June 15th, 2016

RECOMMENDATIONS

- That Council receive Report No. RC-2016-0019 prepared by the Recreation and Culture Department dated June 15, 2016 respecting Multi-Use Recreation Complex (MURC) - Update.
- That staff report back to Council the fall of 2016 with a MURC update following the completion of the various studies (outlined in this report).
- That Council confirm whether to rebuild West Park ball diamonds in their current site or to replace West Park ball diamonds in a new site (possibly with the proposed MURC) and to direct staff to begin preparing a capital plan for future budget consideration.



Background

- In 2014, Council adopted in principle the Recreation Facility Needs Study (RFNS) which resulted in 44 recommendations, including:
 - A Multi-Use Recreation Complex (MURC) was recommended in south Keswick area



MURC

Study recommended amenities

- multi-tank aquatics facility
- double gymnasium with walking track
- dedicated seniors lounge
- dedicated youth lounge
- multi-use program and meeting rooms
- active living centre (e.g. fitness studio)
- library branch
- ancillary spaces, such as minor sports organization offices, food and beverage services, storage, etc.



Proposed MURC timing

- 2014 RFNS recommended building the MURC by 2018 (dependent upon funding and partnerships)
- 2014 Asset Management Plan – recommended the MURC by 2024, at the time of approval of the Plan, Council adjusted the target timeframe for the MURC from 2024 to 2017



New Information since the 2014 RFNS

- UTILIZATION - 2014 RFNS recommended timing for the MURC was based on the potential of 33% of the users for the MURC would be coming from surrounding areas, including residents to the south of Georgina (i.e. East Gwillimbury)
 - New information, East Gwillimbury is targeting to build a similar facility in 2020 with a resident base of 40,000.
- GROWTH projections – with recent data, the pace of residential growth for Georgina is anticipated to take longer to reach expected figures.



MURC Timing

- With the new information regarding the proposed East Gwillimbury facility and the revision in the growth projections, Monteith Brown Planning Consultants have been retained to provide an update to the 2014 RFNS as it relates to the recommended timing for the MURC and its amenities/phasing.



Other Considerations that Impact the Scope of the MURC Project

- Georgina Library Services Review
- Georgina Fire Services Review
- Civic Centre Functional Analysis Study
- Economic Action Plan
- Financial Planning for the MURC
- MURC Site Selection
- West Park Site Analysis



Library Services Review

- Library Facility and Services Master Plan underway – to assess current facilities and need for a south Keswick service point.
- Fall 2016, Library will be updating Library Strategic Plan – it is expected that another library site may be needed – MURC may be an appropriate site.



Fire Services Review

- Fire Services Master Plan Study is underway
 - Includes a review of its fire station location, condition and ability to meet the needs of community
 - MURC project may have the ability to assist Fire Services in meeting its service level
 - Study is anticipated to be complete in Sept 2016



Civic Centre Functional Analysis

- Functional analysis study for the Civic Centre and the site option will be issued together
- One of the options in the site selection will be co-locating with the MURC
- Study to be completed in 2016



Economic Action Plan

- Alternatively to the MURC being a site for Civic Centre administration – the Economic Action Plan Study identifies an opportunity for a new Civic Centre to be considered with providing incubator/accelerator space within the business park.



Financial Planning for the MURC

- Annual contributions to Reserve of \$683,070
 - Balance at end of 2016 - \$2,869,044
- Development Charges Background Study 2016 outlines that \$27,608,310 of the anticipated constructions costs of \$30,875,900 is eligible for DC funding (\$21m will be achieved through growth during 2016-2025)
- Town's Long Term Financial Plan is underway and will propose funding options for the MURC.



MURC Site Selection

- South Keswick, in the vicinity of Woodbine Ave. corridor within the South Keswick Development Area Plan.
- Preliminary discussions have taken place with the developer
- Confirming the size of the site is important to finalizing a site selection

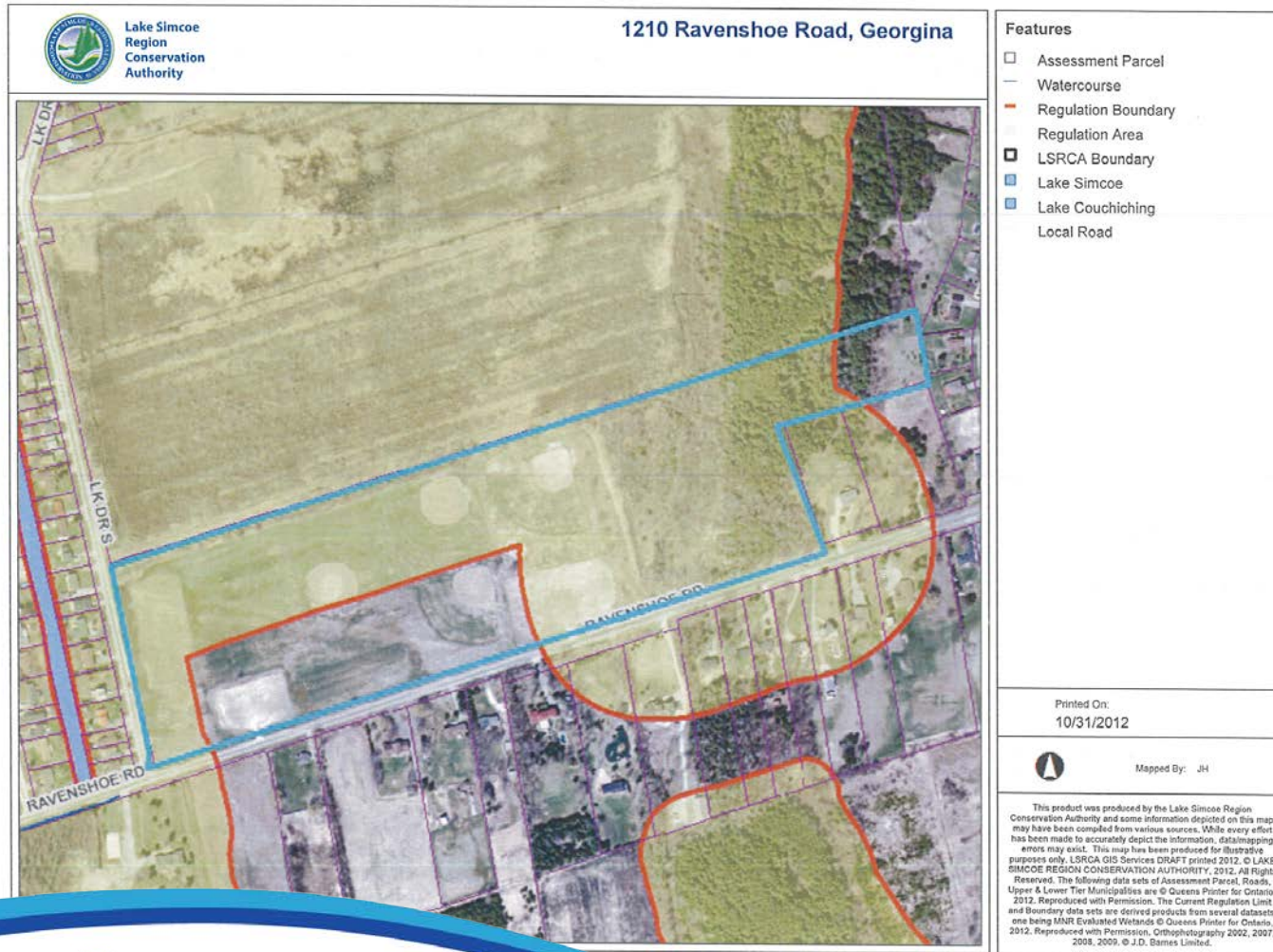


West Park Site Analysis

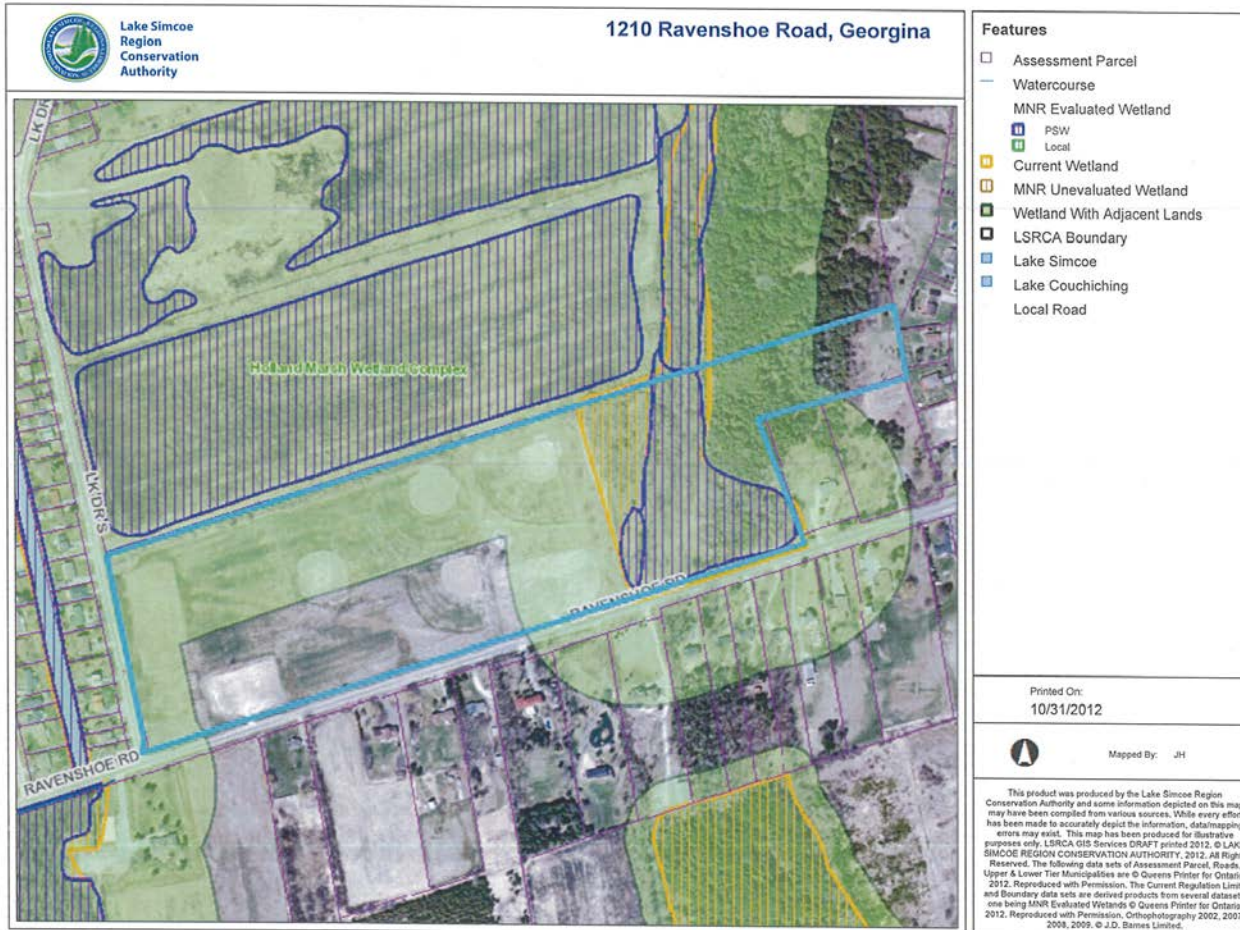
- 2014 RFNS recommended confirming viability of maintaining active recreational uses of West Park
 - October 2015 geotechnical soil testing was completed on West Park – confirming that West Park can be improved (drainage plan, fill, along with above ground infrastructure)
 - LSRCA will need to approve plan to provide permit



LSRCA – Regulated Area



LSRCA – Wetland Mapping



Scale 1: 5,167



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LSRCA comment

- Majority of West Park lands are within the flood plain, adjacent to Provincially Significant Wetland and within an area of High Aquifer Vulnerability.
- LSRCA said they may provide permit but need to see the final design and plans before they can confirm. To do so:
 - Need to obtain Topography
 - Need to prepare design for LSRCA's consideration



West Park - Options

	If LSRC provides Permit, can proceed with:			
	West Park Site			New Site
Option	#1 Total Rebuild	#2 Renovation	#3 Replace/Repair	#4 Build New
	Bring the entire park up to ROC Field equivalent, including full grading/drainage plan (ROC rated 'A' diamonds, West Park currently 'C' diamonds)	Renovate 4 Ball diamonds in 'pinwheel' formation with lights, recycle posts/mesh for batting cages, some grading/drainage ('B' rated diamonds)	Improvements to above ground infrastructure to increase functionality (incl. adding lighting to 2 diamonds), no grading or drainage ('C' rated diamonds)	Build new 4 lit ball diamonds on new site ('A' rated)
Cost Est.	\$7-8mil	\$5mil	\$3mil	\$6mil

NOTE: Options #2 & #3 exclude any soccer field improvements



Other information for discussion



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Aquatics Facility - Standard

	Ratio or # of pools	Population (2011)
Georgina	1:35,000	43,500
Vaughan	1:30,000	320,530
Uxbridge	1 pool	20,000
Aurora	2 pools	53,000
Oshawa	1:38,585	161,000
Bradford	1 pool	29,000
Caledon	1:30,000	60,000
Newmarket	2 pools	79,000
Richmond Hill	1:32,000	186,000
Whitchurch-Stouffville	1 pool	37,600



Other Municipal Facilities combined with Recreation Facilities

	Fire Hall	Parks/Works Yard	Library	Town Hall	School	Police	Theatre Arts
Innisfil		S		S	S	S	
Vaughan			W				
Aurora				S			
Oshawa			W	S			W
Bradford			S				
Caledon	W		W	S			
Newmarket	S				S		S
Richmond Hill	S		S	Future			
Mississauga			W	S			W
Saugeen Shores						S	
Whitchurch-Stouffville	S						
Ajax			W				
Pickering			S				
Markham					S		S

W – Within same building

S – Shared property

