

CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. RC-2017-0016

**FOR THE CONSIDERATION OF
COUNCIL**

APRIL 26, 2017

SUBJECT: MURC SITE – LAND REQUIREMENTS

1. RECOMMENDATION:

- 1. That Council receive Report No. RC-2017-0016 prepared by the Recreation and Culture Department dated April 26, 2017 respecting the MURC Site – Land Requirements.**
- 2. That Council direct staff to report back on land acquisition options to accommodate scenario #4.**

2. PURPOSE:

To provide Council with land requirement assessments based on the different scenarios of what is included on the MURC property and to receive direction on the preferred scenario.

3. BACKGROUND:

From a land use planning perspective, the MURC will need to be appropriately located in the vicinity of the Woodbine Ave. corridor and with a planned east/west collector road and within the evolving South Keswick Development Area Plan (SKDAP- i.e. Simcoe Landing) under the current Keswick Secondary Plan. The feasibility/timing/cost of extending municipal services to the site is an important consideration.

To date, preliminary discussions have taken place with the developer regarding the desired area for a MURC site. Confirming the size of the site is important to finalizing a site selection but this is contingent on confirming exactly how many other facilities (Civic Centre, Fire Hall, Ball Diamonds, etc.) need to be accommodated on the same site. The developer is anticipating further discussions following the outcome of those decisions.

For discussion purposes, Council requested that staff report back on the various size requirements based on the different scenarios of what is included on the property.

4. ANALYSIS:

MURC SITE – LAND REQUIREMENT SCENARIOS

1. MURC site with future sports field = (4ha) shown on Attachment 1, plus (1ha) for Fire Hall TOTAL 5ha
 - a. as proposed in the Recreation Facility Needs Study (2014)
 - i. Aquatics facility
 - ii. Double gymnasium with walking track
 - iii. Dedicated youth space
 - iv. Dedicated seniors space
 - v. Meeting rooms
 - vi. Library
 - vii. Ancillary spaces (sports offices, food and beverage, storage, reception, etc.)
 - b. Parking
 - c. Green space (passive recreation areas, playground)
 - d. Future sports field (i.e. soccer, lacrosse or cricket)
 - e. Fire Hall with separate entrance and parking

2. MURC site with Civic Administration building = (4ha) shown on Attachment 2, plus (1ha) for Fire Hall TOTAL 5ha
 - a. as proposed in the Recreation Facility Needs Study (2014) shown above
 - b. Parking
 - c. Green space (passive recreation areas, playground)
 - d. Civic Administration Building (no space for future sports field)
 - e. Fire Hall with separate entrance and parking

3. MURC site with future sports field OR Civic Administration building (4ha) plus 4 ball diamonds (6ha) = (10ha) shown on Attachment 3, plus (1ha) for Fire Hall TOTAL 11ha
 - a. as proposed in the Recreation Facility Needs Study (2014) shown above
 - b. Parking
 - c. Green space (passive recreation areas, playground)
 - d. Civic Administration Building or Future sports field
 - e. Fire Hall with separate entrance and parking
 - f. 4 ball diamonds

NOTE: this concept shows 3 diamonds, however, parking could be reconfigured to accommodate 4 diamonds. This would be recommended if West Park diamonds needed to be replaced on this site since a 4-diamond 'pin-wheel' is most efficient for tournament play.

4. MURC site with future sports field OR Civic Administration building (4ha) plus 2 ball diamonds = (7ha), plus (1ha) for Fire Hall TOTAL 8ha
 - a. as proposed in the Recreation Facility Needs Study (2014) shown above
 - b. Parking

- c. Green space (passive recreation areas, playground)
- d. Civic Administration Building or Future sports field
- e. Fire Hall with separate entrance and parking
- f. 2 ball diamonds (space for future consideration)

Based on amenities proposed for the MURC and considerations for future recreational needs, staff would recommend acquiring land based on scenario #4.

5. RELATIONSHIP TO STRATEGIC PLAN:

This report addresses the following strategic goal(s):

GOAL 1: "Grow Our Economy"

GOAL 2: "Promote a High Quality of Life"

GOAL 3: "Engage Our Community & Build Partnerships"

GOAL 4: "Provide Exceptional Municipal Service"

6. FINANCIAL AND BUDGETARY IMPACT:

Staff would report back on land acquisition options to accommodate scenario #4 and any financial or budgetary considerations.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Not Applicable.

8. CONCLUSION:

Confirming the size of the site is important to finalizing a site selection but this is contingent on confirming exactly how many other facilities (Civic Centre, Fire Hall, Ball Diamonds, etc.) need to be accommodated on the same site.

Prepared and Recommended by:

Approved by:

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Director of Recreation & Culture

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Chief Administrative Officer

Attachment 1: MURC site concept – 4ha (with future sports field)

Attachment 2: MURC site concept – 4ha (with Civic Administration building)

Attachment 3: MURC site concept – 10ha (with 4 ball diamonds)