

CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. RC-2017-0026

**FOR THE CONSIDERATION OF
COUNCIL**

July 19, 2017

**SUBJECT: MURC - LAND ASSESSMENT AND PROJECT UPDATE
INFORMATION REPORT**

1. RECOMMENDATION:

- 1. That Council receive Report No. RC-2017-0026 prepared by the Recreation and Culture Department dated July 19, 2017, respecting the MURC Lands Assessment and Project Update, Information Report.**

2. PURPOSE:

To provide Council with an update on preliminary assessments of the potential MURC properties in the South Keswick/Woodbine Corridor, and to provide an update on the Expression of Interest (EOI) for MURC Partnership Opportunities.

3. BACKGROUND:

As discussed in previous reports to Council on June 15, 2016, January 10, 2017 and most recently on May 31, 2017, the MURC is proposed to be 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.

To date, preliminary discussions have taken place with the developer regarding the desired area for a MURC site. The size of the site is to be approximately 8Ha, based on Council's resolution on May 31, 2017 which includes MURC, Library, Fire Hall and land for two ball diamonds. Also, on May 31, 2017, Council chose to maintain West Park in its current location, and that any renovations or rebuild of the Civic Centre would take place on the current lands on Civic Centre Road.

Also, on May 31, 2017, Council passed a resolution for staff to report back on the results of the EOI for MURC Partnership Opportunities.

4. **ANALYSIS:**

MURC – Site Selection

As per Council resolution, staff were to report back on the land acquisition requirements to accommodate the following:

MURC site with future sports field (4ha) plus 2 ball diamonds = (7ha), plus (1ha) for Fire Hall TOTAL 8ha

- a. as proposed in the Recreation Facility Needs Study (2014)
- b. Parking
- c. Green space (passive recreation areas, playground)
- d. Future sports field
- e. Fire Hall with separate entrance and parking
- f. 2 ball diamonds (space for future consideration)

The parkland dedication calculations indicate that there will be lands owing to the Town as part of the developer's contribution under the Planning Act. The land requirement for the MURC is anticipated to be sufficiently covered within the parkland dedication owing. The land for the Fire Hall will need to be acquired through land acquisition or negotiation.

The potential MURC sites are being reviewed against the following criteria:

- Visibility
- Walking distance to local retail
- Potential connectivity to trails/pedestrian routes
- Transit proximity
- Abutting uses
- Site drainage/topography
- Servicing/traffic controls
- LSRCA constraints (regulated area, high aquifer vulnerability)
- Existing vegetation
- Potential construction methodology

Staff will report back with site options in a follow up report.

MURC – Facility Partnership Opportunities

Expression of Interest (EOI) RC2017-032 Facility Partnership Considerations was issued on June 9, 2017 and closed on July 6, 2017. The document was advertised in the Georgina Advocate and the Town's Bids and Tenders page. Staff also circulated the opportunity to local sports organizations, health and wellness agencies, school boards, Southlake Regional Health Centre, Region of York Community and Health Services, private food and beverage businesses, medical professionals, local BIAs, Chamber of Commerce, and surrounding Economic Development Offices.

There were twenty-one (21) Plan Takers and Eight (8) submissions. Staff will be conducting its review and analysis of the submissions including interviews with the

proponents over the next few weeks. A staff report will follow including recommendations for Council consideration.

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 8Ha and any financial or budgetary considerations. Costs for the following site-related tasks are expected for Stage 1: Environmental Assessment, Topographic Survey and Geotechnical Analysis. These tasks are anticipated to be covered within the design budget previously approved by Council.

Further, Project Management Methodology is to be discussed in a follow up report in August. Considerations for hiring a contract project manager (PM) and/or retaining an external consulting firm to provide PM services will be discussed in that report, as well as associated costs.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Not Applicable.

8. CONCLUSION:

Staff are currently evaluating sites along the Woodbine Corridor in South Keswick for the MURC. This report is an update on what is being evaluated and next steps. Staff also continue to evaluate the MURC Partnership EOI submissions, as well as consider project management options for the project.

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