

# MULTI-USE RECREATION COMPLEX “MURC” – Update

Special Council Meeting  
January 10, 2017



# 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.



Report June 15<sup>th</sup>, 2016  
referred to  
Special Workshop July 5, 2016



# 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
- MURC Site Selection
- West Park Site Analysis



# Library Services Review

- Library Strategic Plan
  - Study completed Fall 2016
  - Included a full review of Library services
  - recommends a full service library branch in South Keswick, partnering with the MURC project preferred
  - 15,000 sq. ft. (note: RFNS accounted for 5,100 sq. ft. in its original concept plan)
  - Capital reserves and portion is DC recoverable.



# Fire Services Review

- Fire Services Master Plan Study
  - Study completed Fall 2016
  - Included a review of its fire station location, condition and ability to meet the needs of community
  - Need for a Fire Station identified in South Keswick, partnering with the MURC site is a possibility
  - 7,000-8,000 sq ft
  - Separate entrance required
  - Qualifies for a portion to be DC recoverable



# Civic Centre Functional Analysis

- Functional analysis study for the Civic Centre and the site option presented in the Fall 2016
- One of the options in the site selection was co-locating with the MURC





# Economic Action Plan

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



# West Park Site Analysis

- Fall 2016 geotechnical soil testing and topography survey completed on West Park site
- Concept design completed and grading plan as per Council direction (July 2016). Design based on Option #1 Full Rebuild
- LSRCA has documents and are meeting with staff this afternoon to confirm they have all of the information to make an informed decision as to whether or not they would be willing to approve the plan and provide a permit



# West Park - Options

	If LSRCA 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)
<b>Cost Est.</b>	\$7-8mil	\$5mil	\$3mil	\$6mil

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



# 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



# Public/Private Partnership

- EOI/RFP – Potential Partners
  - As a means of containing capital and operating costs, increasing revenues, enhancing facility maintenance and improving the cost of efficiency of service delivery.
  - Method to assess in a fair, equitable and transparent manner what partnership opportunities may be available to support the development and/or operation of this new facility



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# MURC Design

- RFP – MURC Design (2017 budget item)
  - Design includes three phases:
    - Phase 1 (25%) concept drawings, surveys/testing, consultation, etc.
    - Phase 2 (50%) Technical - tender ready drawings
    - Phase 3 (25%) Supervisor the construction
  - A decision on the Civic Centre, Fire Hall, Library and West Park is needed to verify the scope of the RFP. The RFP could be a stand-alone for just the MURC or may need to be combined with the other facilities in order to take advantage of efficiencies.



# Building Committee

- Final decision needed on the scope of the project (MURC/Library on its own or including Fire Hall and Civic Centre)
- Building Committee to oversee the project.
  - Terms of Reference to be developed
  - Staff representation
  - Council members (2-3)
  - Project Management Consultant



# 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

