

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. CAO-2019-0051**

**FOR THE CONSIDERATION OF  
COUNCIL**

**NOVEMBER 27, 2019**

**SUBJECT: Multi-use Recreation Complex (MURC) Schematic Design Reveal**

**1. RECOMMENDATION:**

1. That Council receive Report No. CAO-2019-0051 prepared by the Office of the CAO dated November 27, 2019 respecting the Schematic Design reveal for the Multi-use Recreation Complex (MURC).
2. That Council receive the presentation (will only be shared during Council meeting and will be available online in the "Building Georgina" landing page pending Council approval) on the Schematic Design and big reveal.
3. That Council endorses the schematic design as per the recommendation from the project Steering Committee and be made aware that the project team and Steering Committee recommended to proceed with the Design Development Phase in order to maintain progress in advance of grant funding notification.
4. That Council be advised that as a result of the further review of the therapy tank, the Steering Committee and project team recommend the project move forward with the option for a two (2) depth leisure pool with separate spa, in addition to the lap pool as illustrated in the presentation.

**2. PURPOSE:**

To provide Council with an update and reveal on the schematic design progress of the MURC facility that has followed the Council approval of the concept design on September 25, 2019 and to receive Council approval of the schematic design and endorsement of the MURC. Also to recommend proceeding with design development phase, continuing to maintain the design progress in advance of funding announcements in response to the Town's grant submission to the Investing in Canada Infrastructure Program (ICIP) and to be in a position to take advantage of the potential capital funding if approved.

**3. BACKGROUND:**

In 2014, Council adopted the Recreation and Culture Facility Needs Study, which identified a series of individual facility needs for the current and growing population of Georgina. The study recommended that several of the identified facility needs be contained within a Multi-use Recreation Complex (MURC).

The fundamental benefit of a MURC is that it can be built and operated in a much more cost-efficient manner than stand-alone or single purpose facilities. These facilities are highly desirable by participants as they can address a variety of recreational needs in one place.

Since the endorsement of the Facility Needs Study in 2014, Council has addressed the following critical and sequential activities as they relate to the MURC:

- West Park/MURC Site Concept and Analysis
- MURC/Civic Centre Site Concept and Analysis
- Sports-field Review
- New DC Study and Bylaw (MURC DC allocations)
- MURC Financing Plan
- MURC Site Requirement Analysis
- Construction Methodology Review
- MURC Site Selection
- Pre-Qualification and hiring of a Project Management firm
- MURC full budget approval in 2019
- MURC communication plan roll out
- Award of Architect Services Team RFP May 2019
- Public Input Sessions throughout May, June and August 2019
- Council approval of Concept Design September 2019
- Submission to the ICIP grant - Investing in Canada Infrastructure Program- Community, Culture & Recreation stream in November 2019

This Report represents the next sequential step in the planning of the MURC.

#### **4. ANALYSIS:**

Over the last five (5) years, the Town of Georgina has systematically been working towards meeting the current and future recreational needs of its residents. As illustrated above, many steps have been undertaken to move this project forward.

The public participated in the first round of input sessions as follows:

- **Public Input Session #1** (70 Attendees) the meeting occurred on May 27, 2019 at Our Lady of the Lake Catholic High School.
- **Public Input Session #2** (60 Attendees), the meeting occurred on June 4, 2019 at Lake Simcoe Public School.
- **Online Responses** (236 Responses)
- **Hard Copy Responses** (134 Responses)

The purpose of this round of Public Input Sessions was to introduce the project to the public, and to collect input on the general themes that will drive the concept design of the MURC.

There was strong agreement on a number of things as being important to its residents. Feedback indicated that consideration be given to designing a facility that could be phased or scaled due to a number of uncertainties related to changes and reviews by the Provincial government.

Based on the information received and feedback from the Steering Committee, the Design Architect developed a number of concepts that allowed for a high degree of flexibility in scaling while meeting the Town's needs.

Three (3) separate follow-up Public Input Sessions were held to gain public feedback. For those who could not attend the sessions, an online survey with the concept and background information was posted on the Town's landing page to facilitate participation. Hard copy surveys were distributed at various locations throughout the Town. The public participated in this second round of input sessions as follows:

- **Public Input Session #3** (25 Attendees), this session occurred on Saturday, August 10, 2019 at the Sutton fair.
- **Public Input Session #4** (19 Attendees), this session occurred on Monday August 12, 2019 at Pefferlaw Lions Hall.
- **Public Input Session #5** (27 Attendees), this session occurred Tuesday, August 13, 2019 at the Ice Palace in Keswick.
- **Online Responses** (44 Responses)
- **Hard Copy Responses** (17 Responses)

These sessions and responses echoed feedback received from the initial visioning Public Input Sessions. There was strong support by the Steering Committee for the HUB concept which then received Council approval on September 25, 2019. Collectively, this information helped to provide focus and support for the Schematic Design Development on the HUB design concept and further led to the inclusion of the recommendation to explore the therapy pool addition with the proviso that this is accomplished without significantly increasing the area of the facility.

Themes and recurring comments from both sessions include:

- Create outdoor rooms for learning + activities
- Design for multi-season and multi-age
- Reflect Town's history
- Promote social and physical well-being
- Offer flexible and functional spaces

The schematic design that was developed addresses the themes and reoccurring concepts in the following ways:

### **Create outdoor rooms for learning + activities**

The design allows for connections to the outdoors through views and various spaces including a planned second floor track to grade connection to allow programming to flow to and from the building. The library has access to a reading garden and the Main Lobby opens to entry plazas at two locations.

### **Design for multi-season and multi-age**

The orientation of the building was chosen to take advantage of the microclimates and to be highly accessible and enticing to users of all age groups. The program mix of community kitchen, multi-purpose rooms, library, track and fitness studios can support a wide range of activities. The HUB model enables all users, regardless of age, to easily access the rooms and gather communally.

### **Reflects the Town's History**

The concept of grouping core programs around a HUB or centre was inspired by the unique history and geography of Georgina. The simple forms reflect the vernacular language of barns, agricultural buildings and marinas. Like tents around a campfire, the HUB grouping speaks to siting a building based on view, shelter, wind and sun.

### **Promote Social and physical well being**

The space is going to provide a critical space for learn to swim as well as swim programs for all ages and abilities. Aquatics programs, in particular therapy and aqua fit programs help individuals stay active and healthy and bring them together to experience and connect with the community. Additionally, public library spaces are widely recognized as a crucial component in social connectivity, particularly for young families, seniors, and other vulnerable populations.

### **Offer flexible and functional spaces**

With highly dividable and flexible spaces, the gym, meeting and multi-purpose rooms will allow for a whole range of programming opportunities. From pickleball to basketball, drop in track walking, to seniors group meetings and to mom and tot programming.

Through public consultation, the issue of a dedicated therapy pool was raised and was fully explored by the design team. This resulted in the addition of a small therapy pool for high water temperatures and a two (2)-depth leisure pool that will facilitate lessons and leisure swimming, while supporting therapy programming and shallow water aqua fit in the side. The six (6) lane leisure pool remains as originally planned.

### **Next steps:**

Now that the ICIP grant application has been submitted, there will be several months before we hear if the Province is recommending the project. Final funding approval from the Federal Government may not be received until Summer 2020. To this regard, the intent is to continue to move the project along the Design Development process while maintaining flexibility in the final design. This helps to maintain timelines and keeps the excitement for the project growing.

**5. RELATIONSHIP TO STRATEGIC PLAN:**

**Priority 1: Grow our economy – INCREASE EMPLOYMENT AND INVESTMENTS**

**Priority 2: Promote a high quality of life – HEALTHY, SAFE, SUSTAINABLE COMMUNITIES**

**Priority 3: Engage our community & build partnerships – COMMUNICATION, ENGAGEMENT, COLLABORATION & PARTNERSHIPS**

**Priority 4: Deliver exceptional service – ORGANIZATIONAL & OPERATIONAL EXCELLENCE**

**6. FINANCIAL AND BUDGETARY IMPACT:**

There are no financial impacts associated with this report. However, through the Design Development process, a further validation of the original budget cost estimate and scope will be updated based on the approved schematic design, and ultimately progress to a class B cost estimate by March of 2020. At that point, options will be provided, pending funding approvals before it returns to Council for final approval. Once notification on the ICIP grant is received, the project will return to Council for final reconciliation of the budget.

**7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

As part of the Prime Design Architect team's scope of work, a comprehensive community consultation has been undertaken, including two (2) rounds of Public Input Sessions for visioning and three (3) Public Input Sessions for the concept. Corporate Communications continues to deliver messaging about the project through various avenues, including the landing page, social media, curbex signs, displays in various Town venues etc. The final schematic design will be posted on the website for comment as part of the "Big Reveal".

**8. CONCLUSION:**

The Project Team has been working hard as it moved the project forward to a stage that will support and inform the grant application and refine the plans to best meet the needs of the community. It is recommended that Council endorse all of the work to date and continue to support the development of the Design Development for the MURC and validate the 2019 approved budget. There will continue to be checkpoints with Council and frequent participation and oversight of the Steering Committee.

Prepared by:



Lawrence Artin  
Head of Special Capital Initiatives

Recommended by:



Dan Buttineau  
Director of Recreation and Culture

Recommended by:



Valerie Stevens BFA, MI  
Director/CEO Georgina Public Library

Approved by:



David Reddon  
Chief Administrative Officer