

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. CAO-2017-0003

**FOR THE CONSIDERATION OF
COUNCIL**

APRIL 26, 2017

**SUBJECT: STRATEGIC ACCOMMODATIONS OPTIONS PLAN, MULTI-USE
RECREATION COMPLEX FOLLOW UP**

1. RECOMMENDATION:

1. That Council receive Report No. CAO-2017-0003 prepared by the Office of the CAO dated April 26, 2017 respecting the Strategic Accommodations Options Plan (SAOP), Multi-Use Recreation Complex (MURC) Follow Up.
2. That staff report back with recommendations re total square footage for library services to be included in the MURC.
3. That Council direct the MURC site to include 1ha for future Fire Service purposes.
4. That staff report back with the results of the MURC Partnership Opportunities RFP.
5. That Council identify the 26557 Civic Centre Road campus as the preferred site for future Civic Centre accommodation.
6. That staff report back with a detailed assessment of SAOP Options 2A, 2B and 3.

2. PURPOSE:

To report back to Council, as directed on January 10, 2017, with supplemental information pertaining to the SAOP and the south Keswick MURC.

3. BACKGROUND:

In 2014 Council received the Recreation Facility Needs Study (RFNS) prepared by Monteith Brown which provided the justification for the following components within a proposed MURC in south Keswick:

- multi-tank aquatics complex capable of accommodating competitive swimming (e.g., 25-metre, 6-lane), instructional swimming, recreational swimming, and wellness/therapeutic activities
- 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.

The study identified other potential MURC components to be considered through further study:

- fitness centre (equipment based) if operated by a third party
- civic administration offices
- retail/commercial uses (as defined by Expression of Interest and Request for Proposal)
- outdoor amenities (to be determined based on site/facility fit exercise)

The MURC decision making is also impacted by the following:

- Georgina Library Services Review
- Georgina Fire Services Review
- Economic Development Strategy Update
- West Park Site Selection
- MURC Site Selection

In November 2016 Council received the SAOP related to the Civic Centre replacement as prepared by Pivotal Projects Inc.

The SAOP project was identified as having two areas of decision making:

- Site selection
- Construction approach – renovation/addition or new build

The options for each were consolidated as follows:

OPTIONS ANALYSIS	
EXISTING BUILDING	
1.	“Hold steady” (not a comparable option)
2.	Renovate and expand existing building
A.	Partial occupancy during construction (phased)
B.	Vacate building into swing space during construction
NEW BUILDING	
3.	Existing ROC Site
4.	Third-party owned site - (e.g. Keswick Business Park) – purchase and build
5.	South Keswick (co-locate with MURC)

On January 10, 2017 staff presented updated information on both projects. The preferred options for the Civic Centre replacement were narrowed to Options 2a, 2b, 3 (current site) and 5 (MURC co-location).

Prior to determining a final preferred option, staff were requested to report further on details related to broadband connectivity and public transit opportunities as they pertain to the existing site. The following resolution was adopted:

Moved by Councillor Neeson, Seconded by Councillor Sebo

RESOLUTION NO. C-2017-0003

That staff report back to Council on the Strategic Accommodations Options Plan with regard to potential options of the current site including but not limited to repurposing, demolition or historical use, approximate land acquisition costs at the Multi-Use

Recreation Complex (MURC) location, potential future uses of the current Civic Centre building and property if relocating to another property, transportation requirements, stable broadband connectivity requirements, 20 and 40 year financing timeframe models.

Carried.

4. ANALYSIS:

MURC

Third Party Fitness/Retail/Commercial - The opportunity for inclusion of amenities such as third party fitness facilities/and retail-commercial uses in the MURC will be marketed via RFP once the MURC site location and co-location answers (Fire Hall, Civic Centre, West Park) are known.

Library Services - The RFNS allocated 5,000 sq. ft., for Library Services. The 2016 Library Facilities Master Plan however recommends 15,000 sq. ft. The final square footage to be included in the MURC is to be determined and subject to a forthcoming report. By considering shared and collaborative spaces/washrooms etc. it is anticipated the final figure will be somewhere between the two estimates. It should be noted that the dollars budgeted for the MURC design in 2017 Capital Project 17-REC-1 are reflective of 5,000 square feet.

Fire Services - The 2016 Fire Master Plan stated the Town should “consider an additional station in the south of Keswick shortly after the new headquarters is built or even simultaneously. With the fairly rapid growth in the community, along with the existing call locations, this new additional fire station is warranted. It has been identified that the Town has property and is planning a community centre in the area of Woodbine Avenue and Glenwoods Avenue. This location...provides an enhanced 4 minute response time to the south end of Keswick.” This facility is estimated to require 1ha of land and is anticipated to be stand alone. Fire Services land acquisition costs will be discussed in closed session.

Economic Development Strategy Update - The Economic Development Strategy update that was adopted in 2016 no longer impacts the MURC/SAOP decisions as Council did not wish to pursue SAOP Option 4.

West Park Site Selection - The West Park site selection decisions are addressed under separate cover in Report RC-2017-0015.

MURC Site Selection - Site selection decisions for the MURC are dependent on land size requirements and are addressed under separate cover in Report RC-2017-0016.

Civic Centre – SAOP

As requested on January 10, 2017 the following information is provided to assist Council in identifying a preferred site:

Telecommunications and Connectivity – Current telecommunications services on Civic Centre Road are limited to analogue lines that are routed along Metro Road from the Keswick Bell CO. There are currently no digital services offered along this corridor and staff are not aware of any further upgrades involving Bell in this area of town; there are however active plans by an alternate service provider to service Civic Centre Road.

With respect to internet services, the installation of the new Air Fibre radios at the Belhaven tower, the Operations Centre and Civic Centre will provide major speed increases to these locations. These upgrades are part of the Maresco Telecom project where a substantive amount of work should be completed by June of 2017. It is also reasonable to assume that we will eventually have further opportunities to lease more dark fibre from the Region using the YTN infrastructure. The Civic Centre, OPS, The ROC chalet and Animal Control locations have all been identified as potential YTN connection points. Fibre connectivity from Animal Control to the Parks Yard and Waterworks Yard is already in place.

Public Transit – Staff have reached out to York Region Transit for comment and will report verbally.

Civic Centre Land Acquisition Costs if Co-located with MURC – to be discussed in closed session.

Historical Assessment of Civic Centre – see Attachment 1

Financing Models – see Attachment 2

Detailed Assessment of SAOP Options 2A, 2B and 3 – detailed assessment of Options 2A, 2B and 3, including assessing repurposing, demolition, site plans etc. will require considerable staff time and will be undertaken once a preferred location is determined.

5. RELATIONSHIP TO STRATEGIC PLAN:

This report addresses the following strategic goal(s):

GOAL 1: “Grow Our Economy” – SUSTAINABLE ECONOMIC GROWTH & EMPLOYMENT

GOAL 2: “Promote a High Quality of Life” – HEALTHY, SAFE, SUSTAINABLE COMMUNITIES

GOAL 3: “Engage Our Community & Build Partnerships” – COMMUNICATION, ENGAGEMENT, COLLABORATION & PARTNERSHIPS

GOAL 4: “Provide Exceptional Municipal Service” – ORGANIZATIONAL & OPERATIONAL EXCELLENCE

6. FINANCIAL AND BUDGETARY IMPACT:

There are no financial impacts associated with the receipt of this report.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

There are no public consultation requirements associated with the receipt of this report.

8. CONCLUSION:

This report, and accompanying Reports RC-2017-0015 and RC-2017-0016 provide Council with information to assist in furthering decision making on the MURC and SAOP projects.

Prepared by:

Winanne Grant, B.A., AMCT, CEMC
Chief Administrative Officer

Attachment 1: Memo from Sarah Brislin, Committee Services Coordinator, dated April 12, 2017

Attachment 2: Financing Models



TOWN OF GEORGINA
Civic Centre, Keswick, Ontario L4P 3G1

**The Clerks
Department**

Memo

To: Winanne Grant, CAO
Cc: Rebecca Matheson, Director, Administrative Services
From: Sarah Brislin, Committee Services Coordinator
Date: 12/04/2017
Re: 26557 Civic Centre Road.

On April 11, 2017, I was asked if the Georgina Town Hall (located at 26557 Civic Center Road), is designated as a heritage property or listed on the Register under the Ontario Heritage Act, R.S.O. 1990 c. O. 18.

There had previously been confusion relating to the Pioneer Village designation. The heritage property file and Heritage Register listing indicated the address of Pioneer Village is 26557 Civic Centre Road (the same address as Town Hall). The Pioneer Village designation By-law, BL-2001-0030 (HO-1) did not identify a property address. However, it did identify the designated property by its legal description. Upon verifying the property address of the legal description, provided in the By-law, it has become apparent that the designated property is actually located on 26537 Civic Centre Road and not 26557 Civic Centre Road.

In light of this information, I have corrected the Pioneer Village heritage file as well as the Heritage Register to reflect the proper address and avoid any future confusion.

In conclusion, the Town Hall (26557 Civic Centre Road) is not currently designated or listed on the Register.

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Summary of 20-Year Life-Cycle Costs:

Summary	Option 2A	Option 2B	Option 3	Option 4	Option 5
Capital Investment	17,055,000	17,596,000	24,198,000	25,998,000	21,667,000
Capital Maintenance (Note 4)	6,024,000	5,934,667	4,312,667	4,312,667	3,904,667
Operating Cost (Note 4)	6,951,333	6,666,000	5,166,000	5,166,000	4,807,333
Interest on Capital Borrowing	5,999,000	6,190,000	8,512,000	9,145,000	7,622,000
Total Cost - 20 year	36,029,333	36,386,667	42,188,667	44,621,667	38,001,000

Assumptions:

1. Interest rate of 3.12% provided by IO as of April 19, 2017 compounded semi annual
2. Amortized over 20 years
3. End of period payments
4. Capital and operating maintenance costs were provided by Pivotal for a 30 year time frame only.
Assumption is that the 20 and 40 year operating and capital costs will have a linear relationship.

Summary of 30-Year Life-Cycle Costs:

Summary	Option 2A	Option 2B	Option 3	Option 4	Option 5
Capital Investment	17,055,000	17,596,000	24,198,000	25,998,000	21,667,000
Capital Maintenance	9,036,000	8,902,000	6,469,000	6,469,000	5,857,000
Operating Cost	10,427,000	9,999,000	7,749,000	7,749,000	7,211,000
Interest on Capital Borrowing	10,284,000	10,611,000	14,592,000	15,677,000	13,066,000
Total Cost - 30 year	46,802,000	47,108,000	53,008,000	55,893,000	47,801,000

Assumptions:

1. Interest rate of 3.40% provided by IO as of April 19, 2017 compounded semi annual.
2. Amortized over 30 years
3. End of period payments
4. Capital and operating maintenance costs were provided by Pivotal for a 30 year time frame.

Summary of 40-Year Life-Cycle Costs:

Summary	Option 2A	Option 2B	Option 3	Option 4	Option 5
Capital Investment	17,055,000	17,596,000	24,198,000	25,998,000	21,667,000
Capital Maintenance (Note 4)	12,048,000	11,869,333	8,625,333	8,625,333	7,809,333
Operating Cost (Note 4)	13,902,667	13,332,000	10,332,000	10,332,000	9,614,667
Interest on Capital Borrowing	15,259,000	15,743,000	21,650,000	23,260,000	19,385,000
Total Cost - 40 year	58,264,667	58,540,333	64,805,333	68,215,333	58,476,000

Assumptions:

1. Interest rate of 3.60% compounded semi annual. IO does not provide a rate for 40 years, this is an estimate only.
2. Amortized over 40 years
3. End of period payments
4. Capital and operating maintenance costs were provided by Pivotal for a 30 year time frame only.
Assumption is that the 20 and 40 year operating and capital costs will have a linear relationship.