

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL AGENDA ADDENDUM

Wednesday, April 6, 2016
9:00 AM

12. REPORTS

(2) REPORTS REQUIRING SEPARATE DISCUSSION

Report from the Operations and Infrastructure Department:

(I) The ROC Canteen Operation

Report No. OID-2016-0019

Recommendation(s):

1. **That Council receive Report No. OID-2016-0019 prepared by the Operations and Infrastructure Department dated April 6, 2016 respecting The ROC Canteen Operation.**
 2. **That Mayor and Council direct repurposing of the ROC Canteen (adjacent to the Splash Pad).**
- Memorandum from the Development Services (formerly Planning and Building) Department concerning Item No. 12(2)(B), Section 5 of Report No. DS-2016-0024, Minor Variance Application A35-14

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. OID-2016-0019

**FOR THE CONSIDERATION OF
COUNCIL
APRIL 6, 2016**

SUBJECT: THE ROC CANTEEN OPERATION

1. RECOMMENDATION:

- 1. That Council receive Report No. OID-2016-0019 prepared by the Operations and Infrastructure Department dated April 6, 2016 respecting The ROC Canteen Operation.**
- 2. That Mayor and Council direct repurposing of the ROC Canteen (adjacent to the Splash Pad).**

2. PURPOSE:

To obtain Council's authorization to repurpose the operation of The ROC Canteen, adjacent to the splash pad.

3. BACKGROUND:

Currently the ROC Canteen building is open and staffed daily during the summer months for the sale of drinks, ice cream and snacks to patrons using the splash pad, the bike park or the ball diamonds. The location of the Canteen is too great of a distance for soccer field users to frequent so there is an additional concession on the North side of the Civic Centre that is used during high volume events on the soccer complex.

Provision of this service has been occurring at an operating loss to the Town.

In October 2015, staff issued an RFP for "Food Services at The ROC", which included offering third party lease space for the operation of food services out of The ROC Soccer Concession and The ROC Canteen. This resulted in zero submissions from interested parties.

4. ANALYSIS:

Please see Attachment 1 for the 2015 Canteen Wage and Cost Summary.

The analysis in this report is based on 2015 data, as this is the most accurate data illustrating today's cost in labour, food supplies. Because of the warm, dry summer in 2015, the splash pad, surrounding amenities, and the baseball fields were well used and close to capacity.

ALTERNATIVE USES FOR THE CANTEEN SPACE

If Council approves the repurposing of the Town operated Canteen, the snack bar space in the building could be considered for alternative uses.

In 2015, staff issued an RFP for renting out the Canteen to a third party. That RFP resulted in no interest, therefore, other alternatives need to be considered.

Currently in the Canteen building is the men's washroom, women's washroom, electrical room and mechanical room, these rooms would all continue to operate as normal. The space identified as Canteen and Storage could be re-assigned to operate differently. For example, the space could be rented out 'as is' by a minor sports group to operate during their tournaments, or the equipment within the space could be repurposed and the space emptied out to operate as a rentable program room. A program room could benefit the group bookings that take place on the property (i.e. Birthday Parties). It could also serve as a program/classroom for Town instructed programs (i.e. Challenge Course programs). Please see attachment two for the Canteen layout.

Often in other municipalities, the Canteen or "snack bar" out buildings are rented to either the group that is renting the adjoining fields, a local community or charity group. This type of set-up would make the canteen only available during high traffic times on the playing fields and not all the time for the general public, as is currently the case.

Should Council direct repurposing of the facility, Staff would investigate options and generate an implementation plan that best serves the user groups and residents.

In December 2015, staff brought forward Report RC-2015-0032 the ROC Business Plan. Council approved the document as presented. The ROC Business Plan addresses the many areas of The ROC property and activities attached to them. The Canteen operation was identified within one of the three pillars for The ROC Operation. If council approves terminating the Town's operation of the Canteen, there will be a small amendment to The ROC Business Plan by removing the responsibility of operating the Canteen.

As a result, this would reduce potential revenue from the summer seasonal food sales, however, it would also eliminate the expenditures applicable to this operation (staffing and food supplies). Noting that commonly the expenditures outweigh the

revenue, this would result in a net positive impact on the overall ROC budget and business plan. Also alternative revenues associated with a repurposed facility would be reflected.

5. FINANCIAL AND BUDGETARY IMPACT:

Removing the Town from this operation will see a net impact of savings of approximately \$7,500 + utility cost with the potential revenue from other rentals such as tournaments or birthday parties that could be hosted at the Splash Pad.

6. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

N/A

7. CONCLUSION:

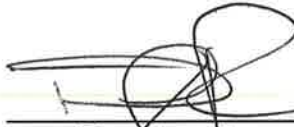
That Council authorize staff to repurpose the ROC Canteen. Based on Council's decision, staff would evaluate alternative uses for the Canteen space.

Prepared by:



Dan Murnaghan
Manager of Parks and Facilities

Recommended by:




Dan Pisani, P Eng.
Director of Operation and Infrastructure

Recommended by:



Robin McDougall
Director of Recreation and Culture

Approved by:

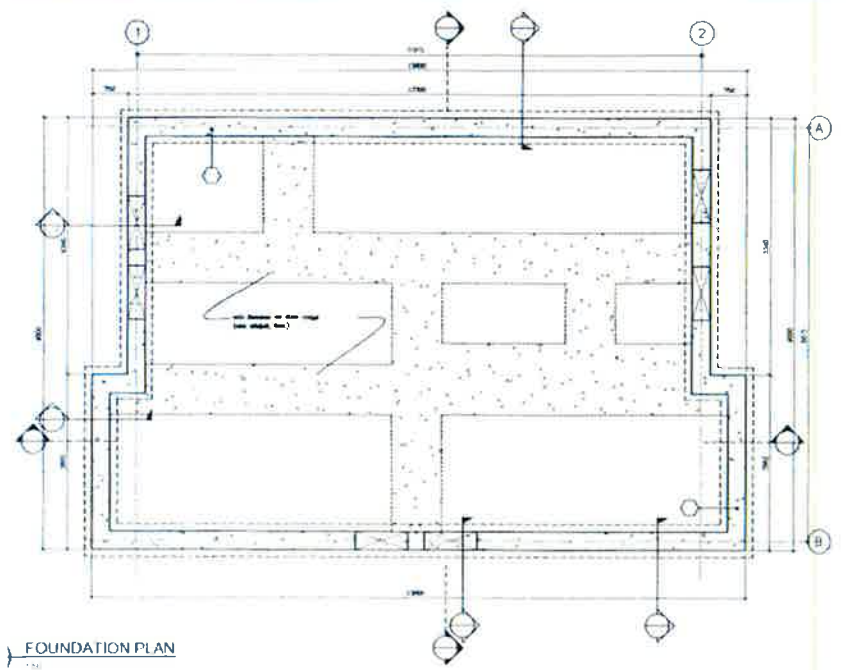


Winanne Grant, B.A., AMCT, CEMC
Chief Administrative Officer

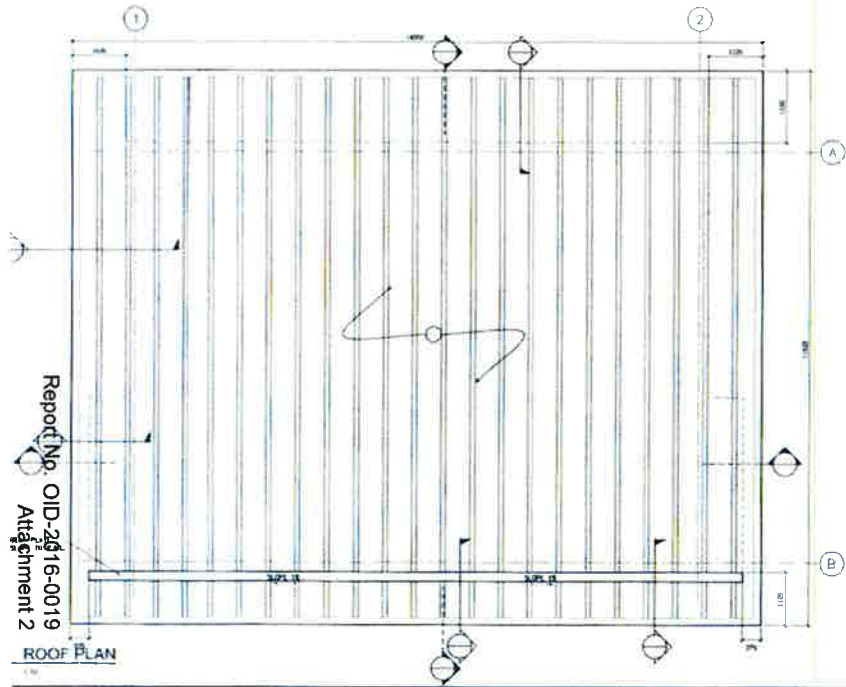
Attachment 1 – Canteen Wage and Cost Summary
Attachment 2 – Canteen Layout

CANTEEN 2015 WAGE AND COST SUMMARY

WEEK	NUMBER OF HOURS WORKED- APROX	WAGE COST	FOOD COST	SALES	NOTES
JUNE 22TH-JUNE 28TH	44	\$ 484.00	-	\$ 158.44	
JUNE 29TH-JULY 5TH	134	\$ 1,474.00	-	\$ 3,024.24	SALE INCREASED THIS WEEK DUE TO CANADA DAY- \$ 2,424.37 DIFFERENCE OF \$ 599.87
JULY 6TH-JULY 12TH	92	\$ 1,012.00	-	\$ 817.97	
JULY 13TH-JULY 19TH	92	\$ 1,012.00	-	\$ 436.97	
JULY 20TH-JULY 26TH	110	\$ 1,210.00	-	\$ 1,031.88	
JULY 27TH-AUG 2ND	110	\$ 1,210.00	-	\$ 730.80	
AUG 3RD-AUG 9TH	105	\$ 1,155.00	-	\$ 398.57	
AUG 10TH-AUG16TH	65	\$ 715.00	-	\$ 739.92	
AUG 17TH-AUG23RD	72	\$ 792.00	-	\$ 384.76	
AUG 24TH-AUG 30TH	70	\$ 770.00	-	\$ 195.81	
	TOTAL HOURS WORKED- APROX	TOTAL WAGE COST- APROX	TOTAL FOOD COST- APROX	TOTAL SALES	
	894	\$ 9,834.00	\$ 5,507.09	\$ 7,919.36	

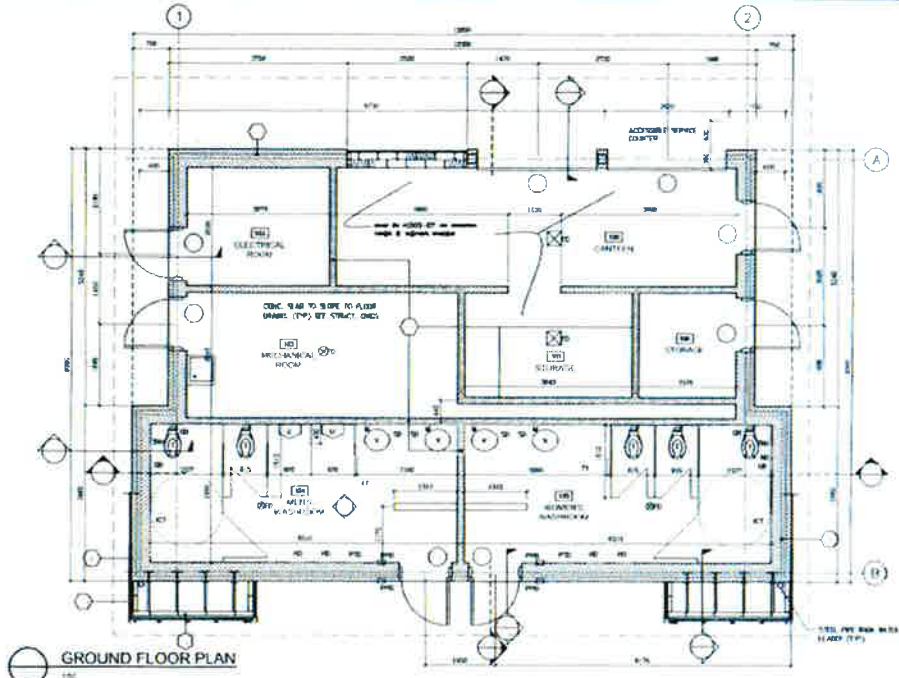


FOUNDATION PLAN

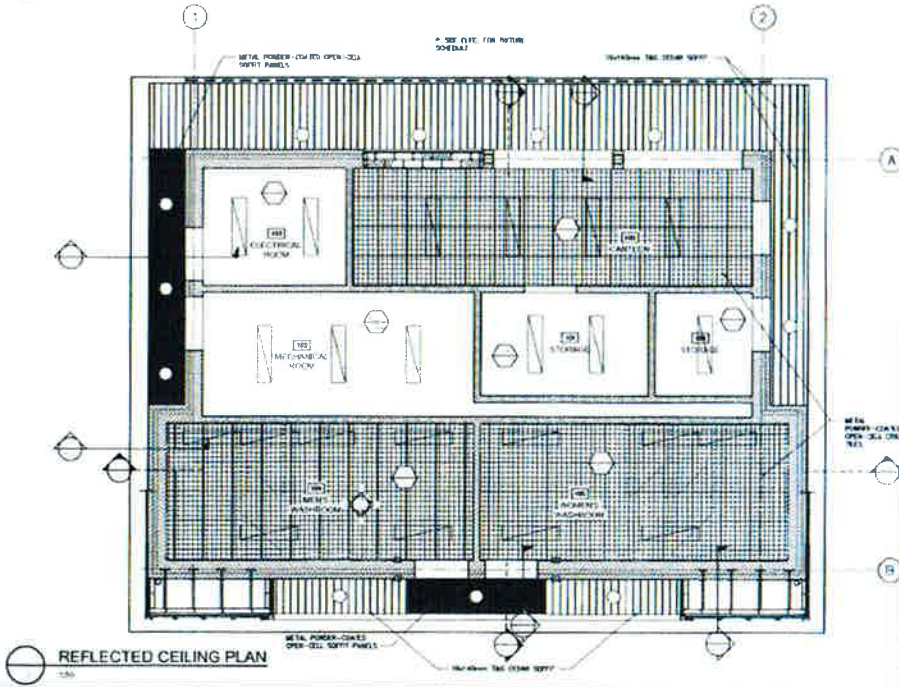


ROOF PLAN

Report No. OI-D-2616-0019
Attachment 2



GROUND FLOOR PLAN



REFLECTED CEILING PLAN



LEGEND AND NOTES

- 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
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AECOM

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Tel: (416) 291-4000



**GEORGINA
R.O.C
CONCESSION STAND**

GEORGINA, ONTARIO

FOUNDATION PLAN
GROUND FLOOR PLAN
ROOF PLAN
REFLECTED CEILING PLAN

DATE	DESCRIPTION	BY	114503

A01

MEMORANDUM

Planning and Building Department Town of Georgina



DATE: April 5, 2016
TO: John Espinosa, Town Clerk
CC: Harold Lenters, Director of Development Services
FROM: Tolek Makarewicz, Planner
RE: April 6, 2016 Council Meeting Addendum Item to Report DS-2016-0024

In Section 5 of Report DS-2016-0024, Staff recommend that should Council concur with Staff's position of having no objection to the revised proposal, that it is appropriate to have the Town Solicitor and Staff attend the Ontario Municipal Board (OMB or Board) hearing as a participant in order to ensure that the revised application proceeds through the hearing as proposed and to request certain terms and conditions of approval should the Board approve the revised application.

In consideration of the foregoing, and as discussed in Section 5 of Report DS-2016-0024, Staff recommend that approval of Minor Variance Application A35-14, as revised, be subject to the following conditions of approval:

- That the issuance of the Board's Order be withheld pending notification to it from the Town Solicitor that the Applicants/Appellants have submitted a complete building permit application to the Town to connect the detached garage to the dwelling; and,
- That all conditions be satisfied within one (1) year of the date of the issuance of the Board's Oral Decision

and subject to the following terms:

- That the garage be restricted to its existing height; and,
- That no windows be permitted within the west wall of the garage.

Upon further discussion with the Engineering Division, Staff believe that it is appropriate to also include a condition of approval requiring the submission of a detailed lot grading and drainage plan in order to ensure that drainage can be appropriately accommodated on-site prior to final approval being granted.

Lot grading and drainage plans are a standard requirement of the building permit process. Similarly, where an applicant has constructed a building or structure without a building permit and they are attempting to recognize zoning deficiencies through the minor variance process, the requirement for the submission of a lot grading and drainage plan is also a standard condition of approval

recommended by the Engineering Division to ensure appropriate on-site drainage prior to final approval being granted. It should be noted that a lot grading and drainage plan was requested as a condition of approval by the Engineering Division through the consideration of the original application to the Committee of Adjustment (Minor Variance A35-14).

In this regard, Staff find it appropriate to also request the following condition should the Board approve the amended application:

- That the Applicants/Appellants submit a detailed lot grading and drainage plan prepared by a Professional Engineer skilled and competent in such works, all in accordance with the requirements outlined in Part 4 of By-law 2011-0044 (REG-1) and to the satisfaction of the Town of Georgina Engineering Division.