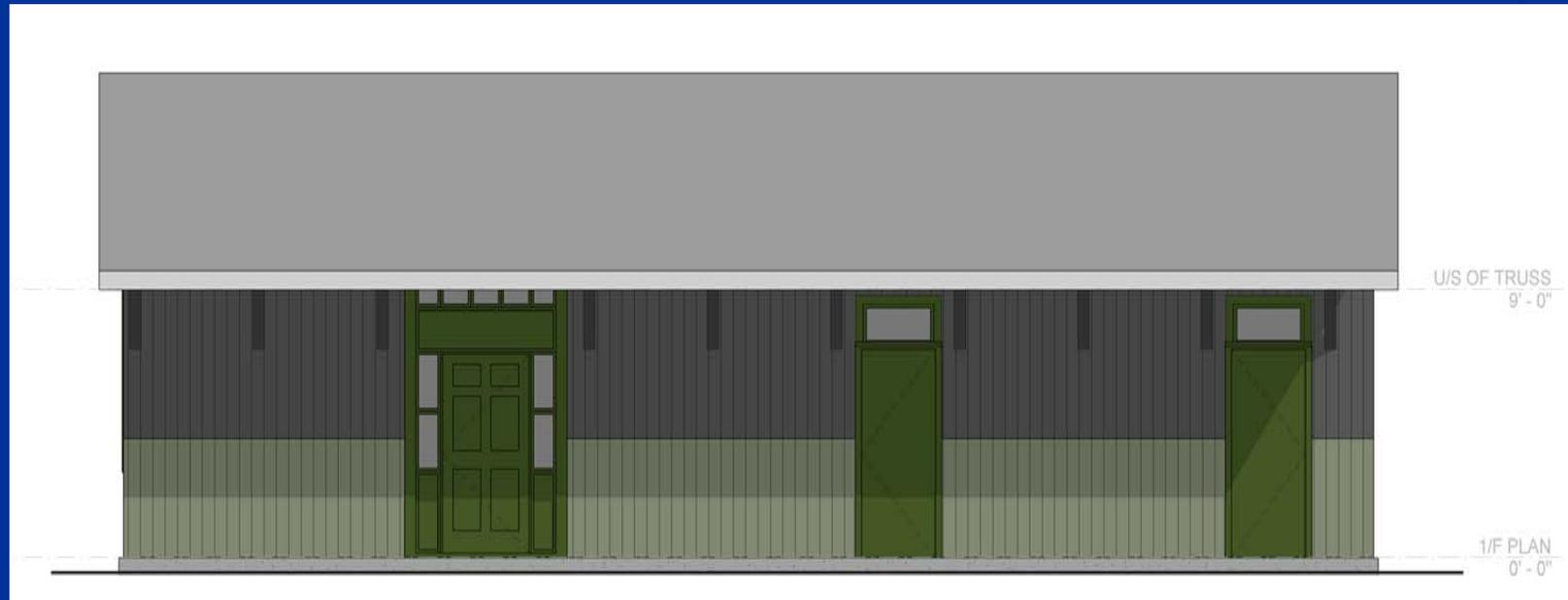


Unionville Washrooms & Welcome Centre



Background

- A presentation for the Unionville Washrooms & Welcome Centre was delivered by staff at a General Committee Meeting that took place on Feb. 8, 2010
- At this meeting 4 options were presented
- The committee suggested some revisions to the alternatives presented as well as an additional option
- Asset Management is now seeking approval to present the following options at a public meeting

Objectives

- This is the culmination of a 2 year study on the best alternatives for the construction of the Main St. Unionville Washrooms and Welcome Centre.
- 5 options are being presented in order to obtain your feedback to assist in deciding on the best alternative.

5 Options

1. Locate the washroom building only in the historic Unionville train station parking lot.
2. Locate the washrooms and Welcome Centre in the existing historic Unionville train station building.
3. Locate Washrooms & Welcome Centre in the historic Unionville train station parking lot.
4. Locate the Washrooms and Welcome Centre at the site of the existing Recycling Depot. A new temporary recycling depot will be built at 8100 Warden Ave.
5. Locate the Washrooms and Welcome Centre at the site of the existing Recycling Depot. A new temporary depot will be built at South Main St. Unionville

Option 1

Locate washroom building only (no Welcome Centre) in the historic Unionville train station parking lot.

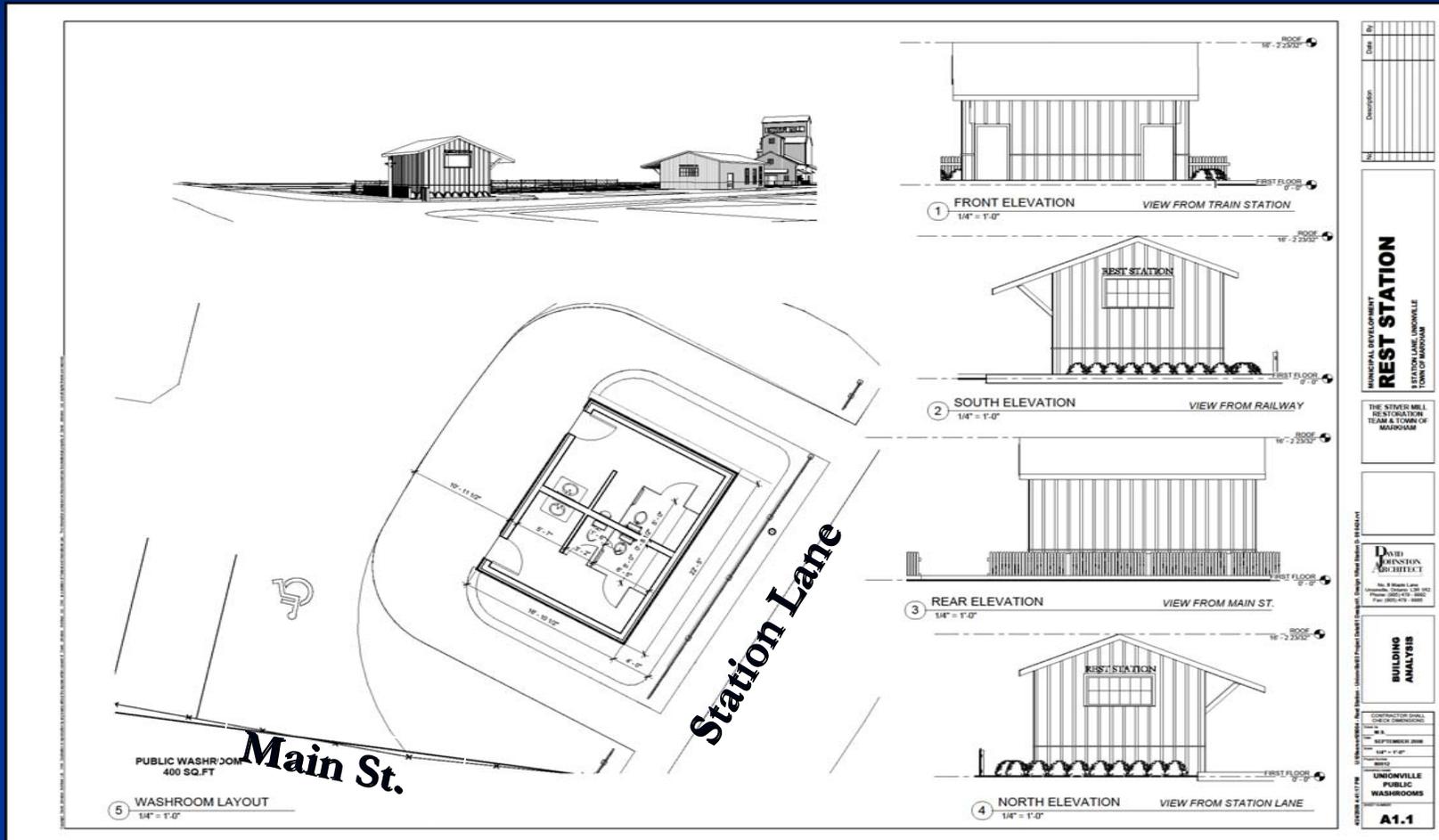
Advantages

- The Unionville residents will not be inconvenienced as the recycling depot will remain in its present location
- This is a relatively low cost option
- **Total Cost: \$200,000**

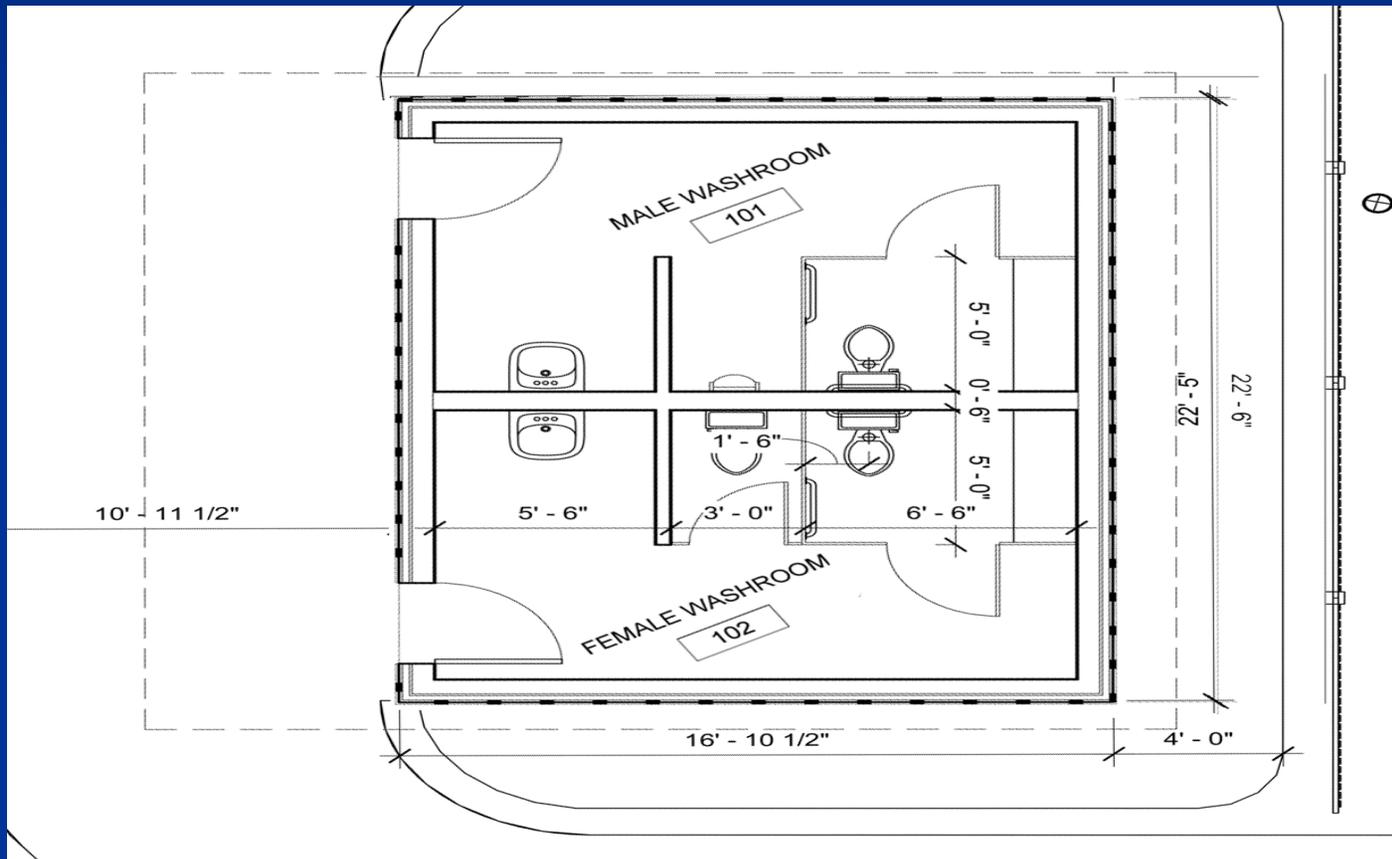
Disadvantages

- The aesthetic look of the recycling depot site will not be improved
- 2 or 3 out of a total of 25 parking spaces at the train station will be lost

Option 1 - Site & Elevations



Option 1 – Floor Plan



Option 2A

Locate the washrooms and Welcome Centre in the existing historic Unionville train station building.

Advantages

- The Unionville residents will not be inconvenienced as the recycling depot will remain in its existing location
- A new building will not be required
- Ample parking will be available for the washrooms and Welcome Centre
- This is the second lowest cost alternative

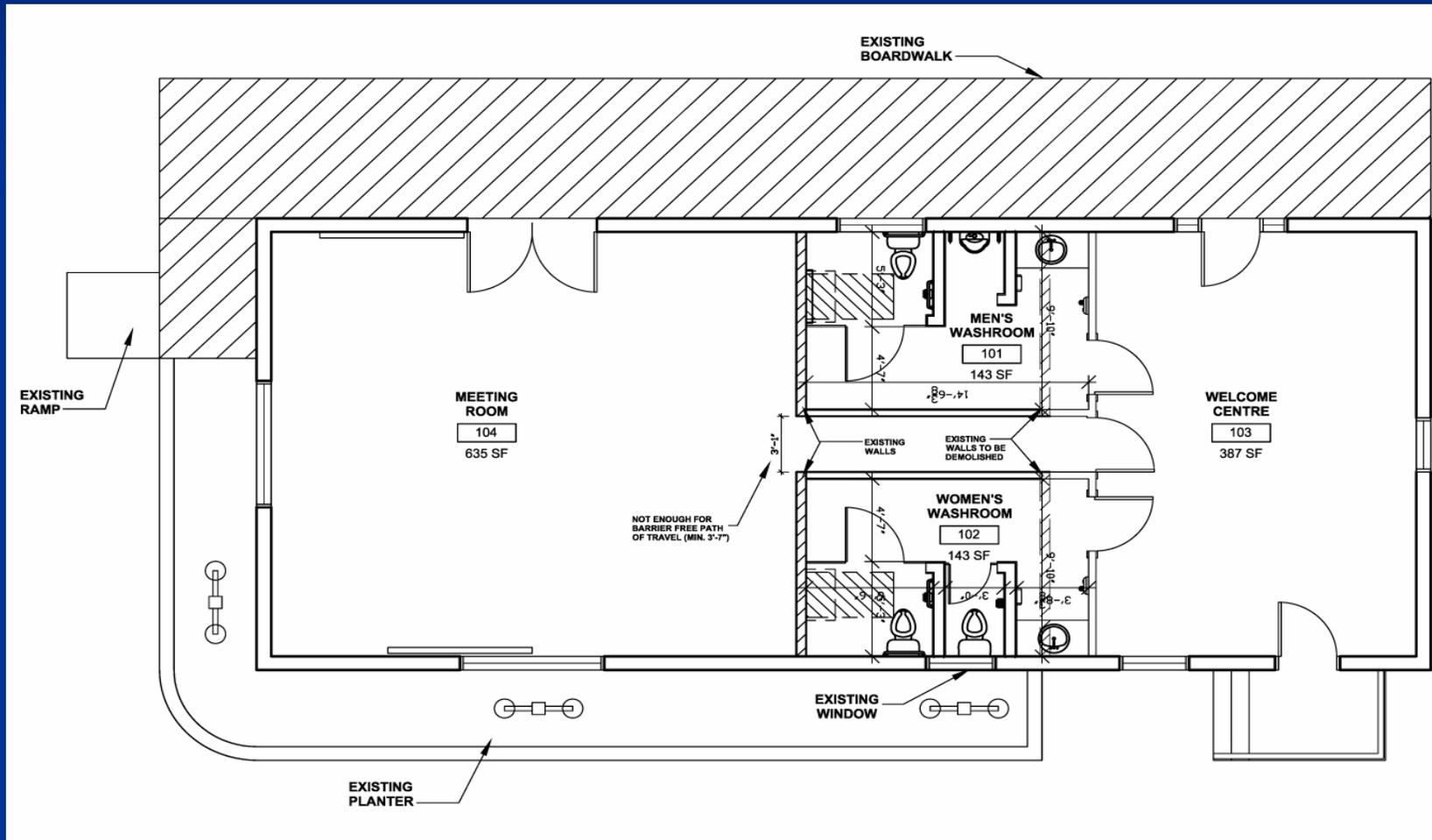
Total Cost: \$90,000

Disadvantages

- The aesthetic look of the Recycling Depot site will not be improved
- Loss of original/historic station master's office
- Loss of meeting room space
- The kitchen will be deleted from the train station building. However, it could be replaced with a small server.

Option 2A

Locate washrooms & Welcome Centre in train station building



Option 2B

Locate the washrooms only (no Welcome Centre) in the historic Unionville train station building

Advantages

- The Unionville residents will not be inconvenienced as the recycling depot will remain in its existing location
- A new building will not be required
- This is the lowest cost alternative

Total Cost: \$70,000

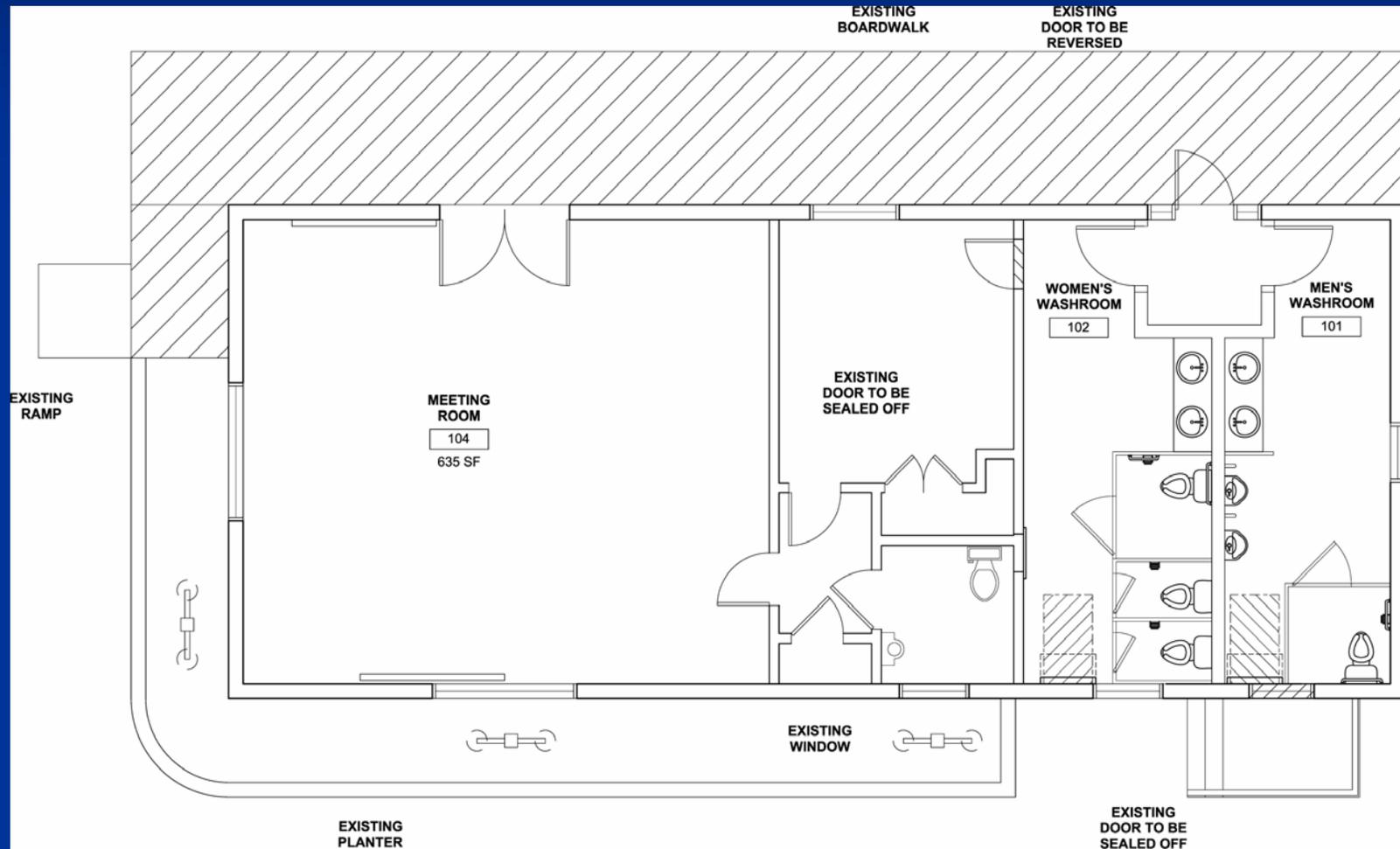
Disadvantages

- The aesthetic look of the Recycling Depot site will not be improved
- Loss of meeting room space
- Loss of original/ historic interior configuration

Note: the washroom layout can be reversed so that the entry door is on the north side of the building, however, that will require a long access ramp.

Option 2B

Washrooms only in train station building



Option 3

Construct Washrooms and Welcome Centre in the Unionville Train Station Parking Lot

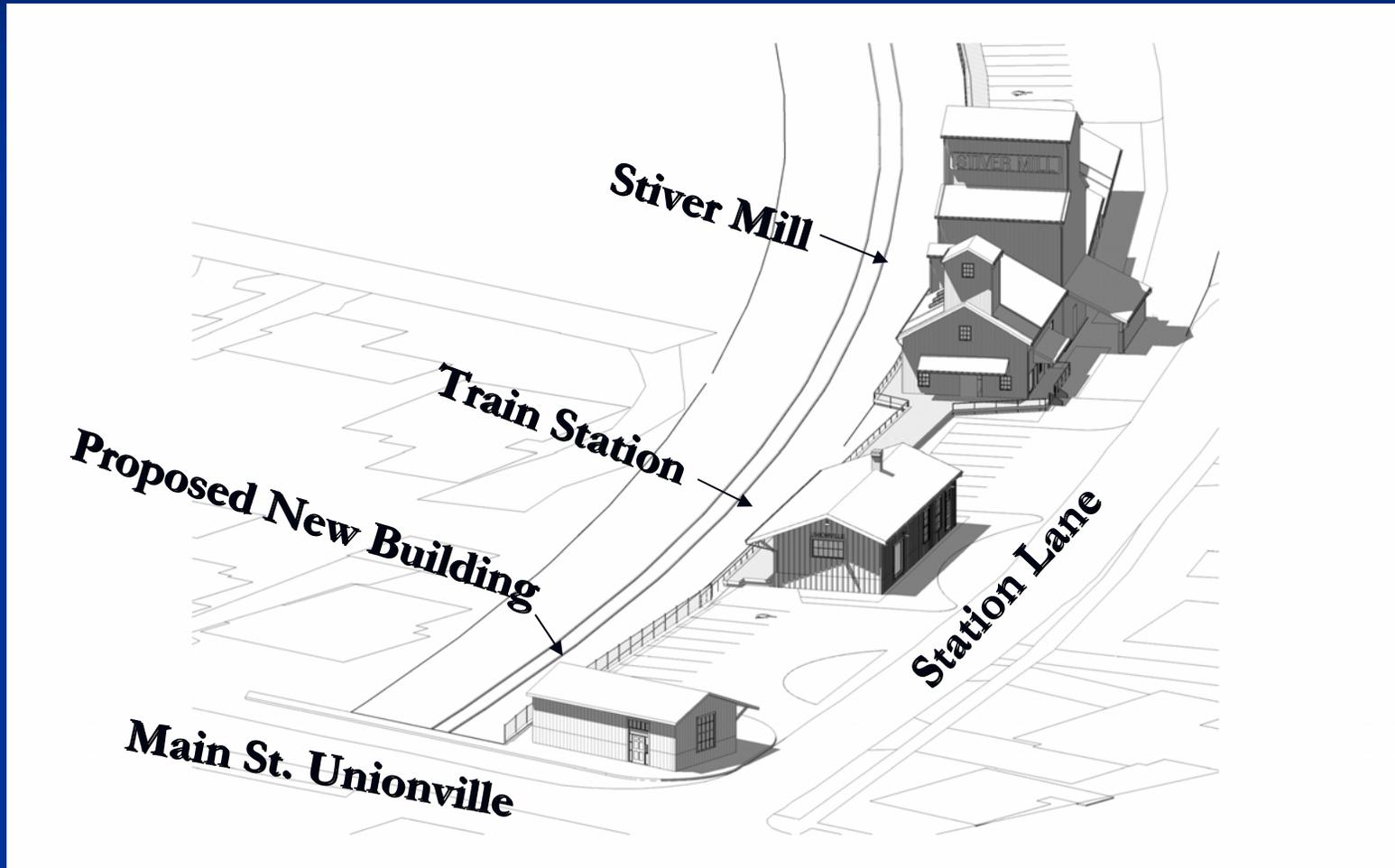
Advantages

- Relatively low cost alternative that includes a Welcome Centre
- The Unionville residents will not be inconvenienced as the recycling depot will remain in its existing location
- **Total Cost: \$250,000**

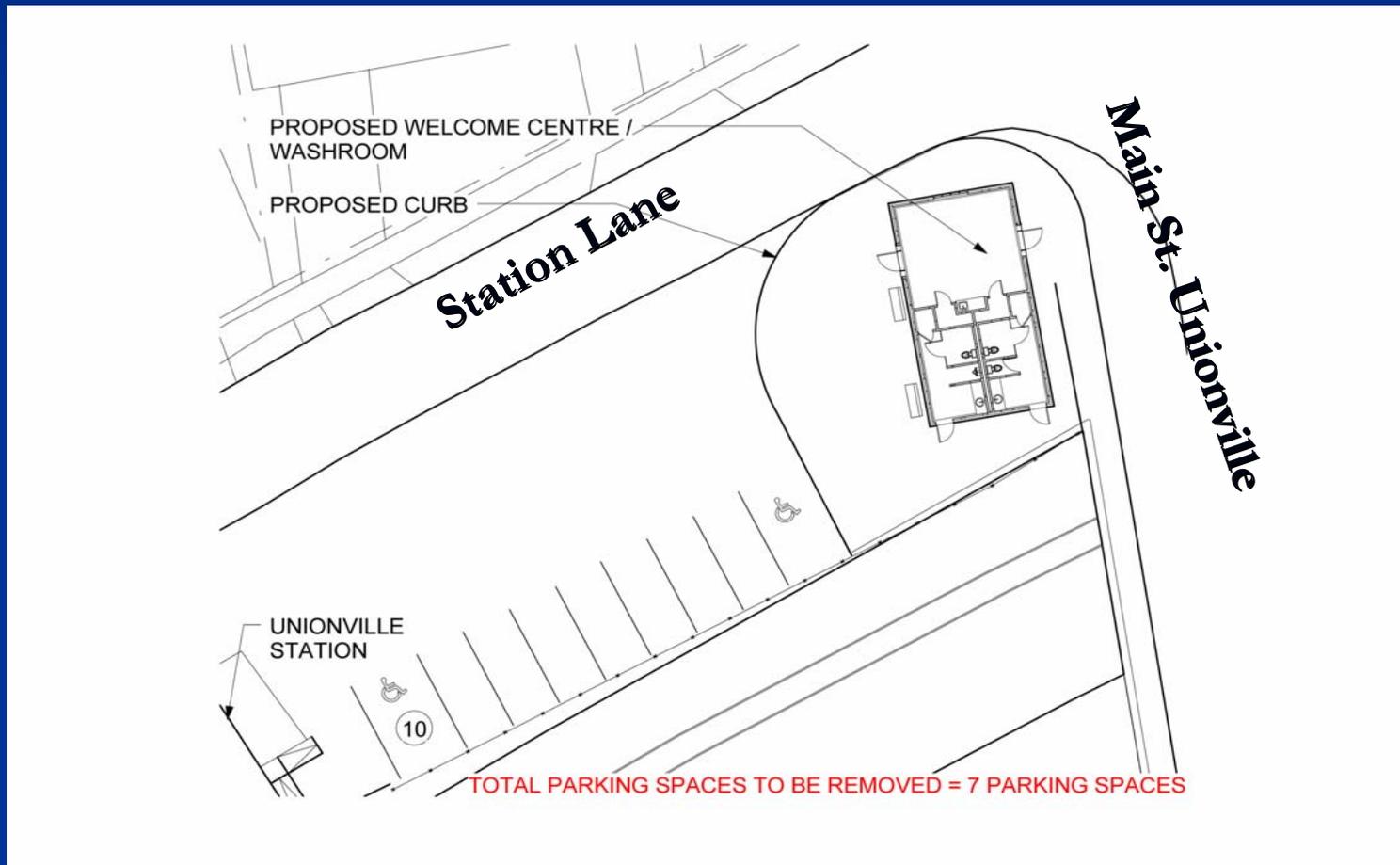
Disadvantages

- 7 out of a total of 25 parking spaces will be lost in the train station parking lot
- The aesthetic look of the recycling depot site will not be improved

Train Station Site



Washrooms & Welcome Centre at Train Station Parking Lot - Site Plan



Options 4A & 4B

Recycling Depot relocated to 8100 Warden. New Washroom & Welcome Centre to be constructed at the existing Recycling Depot site.

Advantages

- The aesthetic look of the site in Unionville will be greatly improved
- Allows for a larger recycling depot with more parking
- More room for storage of recycled materials at the Warden location
- Easier access into to the site
- Lower recycling operation costs

Total Cost: \$625,000

Disadvantages

- The 8100 Warden location for the depot may be a temporary solution.
- This option and option 5 are the highest cost alternatives
- Locating the recycling depot at 8100 Warden creates the longest travel distance for residents from the present location.
- The future lessee may not approve of this location due to concerns over public access to the site.

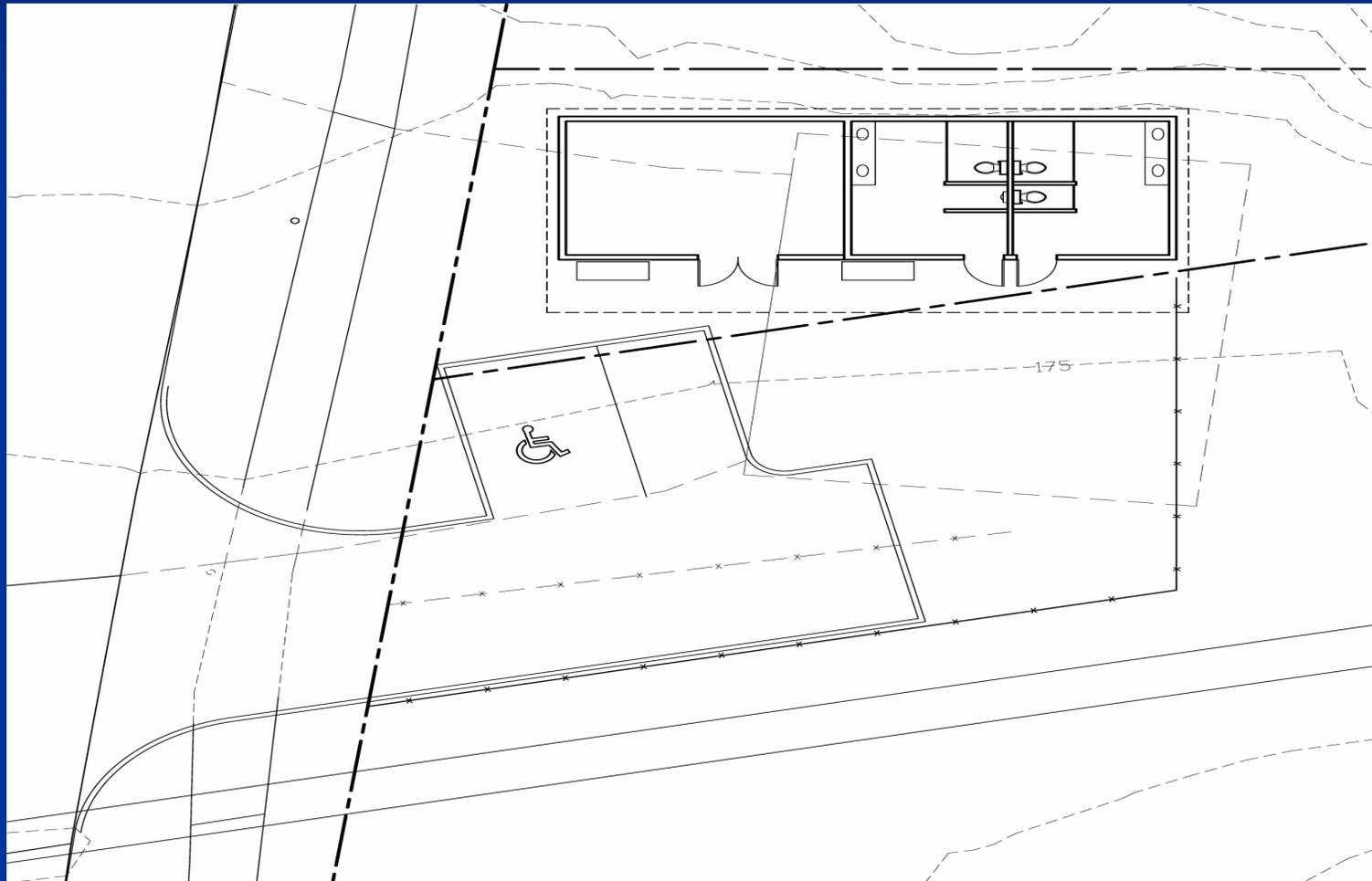
Overall Main St. Unionville Site Plan



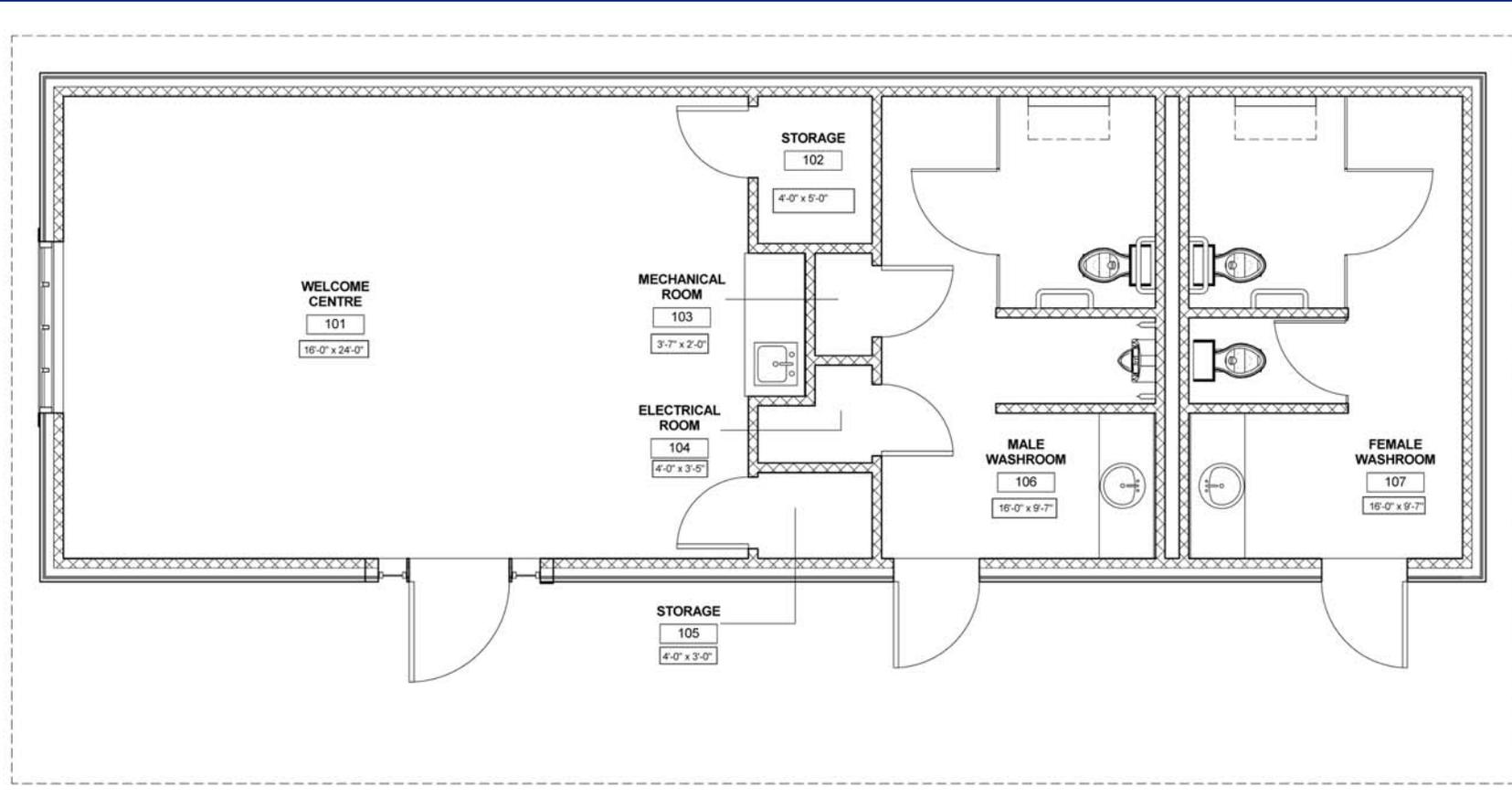
New Washroom and Welcome Centre at the existing Recycling Depot Site



Washrooms and Welcome Centre at Existing Recycling Depot - Site Plan



Floor Plan – Washrooms and Welcome Centre at Existing Recycling Depot Site



**New Cover – All Recycling Depot
8100 Warden / S. Main St. Unionville
Options 4 & 5**



Option 4A

Cover –All Recycling Depot – 8100 Warden



Option 4B

Cover –All Recycling Depot – 8100 Warden



Option 5

Cover – All Recycling Depot building constructed at South Main St. Unionville. Washroom and Welcome Centre to be built on existing Recycling Depot site

Advantages

- The aesthetic look of the Recycling Depot site will be greatly improved
- The Unionville residents will not be overly inconvenienced by the distance to the new depot
- Easier access to the site
- **Total Cost: \$625,000**

Disadvantages

- This option is a temporary location: 5 – 7 years max.
- This option and option 5 are the highest cost alternatives.
- This temporary recycling depot site is not compatible with the vision and character of the proposed 'Markham Centre'

Cover - All Recycling Depot – S. Main St. Unionville Site



Cost Comparison

Description	Overall Cost	Additional Funding Required *
Option 1 Washrooms only in train station parking lot	\$200,000	\$50,000
Options 2A&2B Washrooms & Welcome Centre in existing train station building / Washrooms only	\$90,000/ \$70,000	NIL
Option 3 Washrooms & Welcome Centre in Train Station Parking Lot	\$250,000	\$100,000
Options 4A&4B Recycling Depot relocated to 8100 Warden (Cover – All building)	\$625,000	\$475,000
Option 5 Recycling Depot relocated to S. Main St. Unionville (Cover - All building)	\$625,000	\$475,000

* In addition to the funding remaining in the 2009 approved Capital Project #9219 which has approximately \$150,000 remaining

Recommendation

- Town staff recommends that all 5 options be presented to the residents at a public meeting in order to obtain feedback and decide on the best alternative