



**Town of Aurora
Special Council Report**

No. CMS19-031

Subject: Library Square Project – Update and Additional Funds

Prepared by: Robin McDougall, Director of Community Services

Department: Community Services

Date: December 17, 2019

Recommendation

- 1. That Report No. CMS19-031 be received; and**
- 2. That Option A be approved resulting in the Library Square Project No. 81019 total approved budget being increased to \$51,611,700 representing an increase of \$2,056,800 (including \$1,660,900 in previously approved capital works).**

Executive Summary

This report will provide an update on the Library Square project highlighting some of the changes since it was last before Council in July 2019.

Considerations include:

- Further consultation with staff and stakeholders has refined the detailed design and cost estimate
- Performance Hall acoustics and colour palate have been amended in order to be as versatile as possible
- Washrooms have been redesigned in order to meet Code and space requirements
- The green roof on the pedestrian bridge is being removed to mitigate design concerns, cost and maintenance challenges
- Ontario Heritage Trust feels the project is in keeping with the terms of the Heritage Conservation Easement Agreement
- Veil multi-colour lighting is an increased cost compared to the standard white lighting
- As part of the typical site plan review process, staff have issued requisitions for a parking study update, a noise impact study and a traffic impact study

- The Town will gain efficiencies through the inclusion of a total of \$1.7 million in previously approved Library Square R&R work in the construction contract to be tendered
- Class B (75%) cost estimate is higher than current estimate, however, value engineering has reduced the shortfall to be within an expected range
- With Council's approval now to proceed with Option A, the construction project is scheduled to commence Spring 2020

Background

In July, 2019 Council approved the most recent addition to the project (corridor extension, two program rooms and Yonge St. entrance) which provided direction to include those amenities in the detailed design and construction documentation. The consultants have worked diligently to finalize the detailed design as per Council's direction and prepare the construction documentation. They have met regularly with the project team to ensure all areas were addressed. A few amenities have been revised due to Code requirements or functional needs. These amenities will be outlined in detail in this report.

As per the project schedule, the Construction Documentation Phase is being completed and we are seeking approval to proceed with Class A estimate and Tender Issuance.

Analysis

Further consultation with staff and stakeholders has refined the detailed design and cost estimate

From Council's approval in March 2019 to proceed to Detailed Design (Addition to 22 Church Street and Outdoor Square – Class C Estimate), the project team and consultants have met regularly to discuss, analyze and refine the design to ensure it meets Code requirements, functional needs, historic preservation, and is compatible with and complementary to the existing downtown area. With Council's direction in May to include the pedestrian bridge (Class D estimate) and then in July to include the corridor extension (Class D estimate), the project has evolved while the team has been able to incorporate those additions into the schedule of the project.

Report number FS19-042 on this agenda presents staff's final recommended funding strategy for what is now a Class B estimate (75%) for the entire Library Square project.

This Class B estimate (accuracy of +/- 10%) has been achieved through an extensive review and assessment by the Town's cost consultant following input from the Project Team. The next phase is to complete the Class A 90% estimate (accuracy of +/- 5%) and proceed to tender issuance.

With Council's recent approval of the Capital Budget some scheduled Repair and Replacement items for 22 Church Street School and Library facilities have been incorporated into the scope of the project in order to achieve efficiency and enable the existing assets to be updated alongside the new assets.

Performance Hall acoustics and colour palate have been amended in order to be as versatile as possible

With the goal of versatility and flexibility in mind, the Performance Hall (multi-purpose room) has been designed to ensure the space is truly a multi-purpose space offering a wide range of uses. Through the use of specialized acoustic materials/surfaces, the acoustical engineer has been able to design the space so that it can be modified to offer a full spectrum of uses. Attachment #1 is a letter from the acoustic consultant (Novus) demonstrating the range of uses and how the acoustic treatments can be adjusted depending on the type of use. For example, a lecture would require a lower reverberation time compared to symphonic music. Therefore, designing a space to accommodate both uses and everything in between requires adjustable acoustic treatments to provide versatility. With the application of various acoustic treatments, the consultant confirms that the Performance Hall can achieve a 'good' sound rating for all proposed uses. The only occasion where a space would achieve an 'excellent' rating is if the space was purpose built, such as Roy Thompson Hall. Novus is confident the hall has been tuned to accommodate everything from cinema and speeches to classical music recordings.

Additionally, through the recommendation from the theatre consultant (MCLD), the colour scheme for the performance hall has been carefully adjusted from the latest images shared in recent reports. Originally, the space was depicted to have a light colour floor, wall and ceiling. This lighter colour palate is very common for an orchestra setting, however, would not be suitable for theatrical or movie/video performances as the light would bounce off the surfaces making it difficult to provide a dark setting. Therefore, the space is better served to have darker surfaces. The darker surfaces will provide a different type of setting for an orchestra performance but it won't limit their ability to use the space, where alternatively, the light refraction from the lighter surfaces may negatively impact theatre/film uses. Therefore, the darker surface treatments

permits better control over lighting levels and is the preferred option. Attachment #2 demonstrates the darker palette that will be used on the floor, wall, seating and ceiling.

Washrooms have been redesigned in order to meet Code and space requirements

The washroom design/layout has been revised due to Code requirements and space limitations. With the capacity expected for the various spaces, the Code sets out a certain requirement of regular and accessible washrooms. It also sets out requirements such as the mandatory provision of an obstructed view (i.e. someone can't walk into the washroom and immediately see someone standing at the sink/mirror or entrance of the stalls). This requires enough space to provide a 'sightless' wall upon entering the space. There is not enough space in the facility design in order to accommodate the 'sightless' wall along with the required number of stalls. Therefore, with these requirements, it was evident that the design needed to provide individual stalls which contained their own sink/mirror. With this style of washroom, it became redundant to provide a separate men's and women's washroom area. As a result, the washroom area will not have an entrance door, it will simply be a common area and each stall will be available for any gender, similar to what is already provided within the Church Street School.

Attachment #3 depicts the washroom design that will be incorporated into the Church Street School addition. This style/design of washrooms is becoming more common in new architecture as designs are working towards meeting accessibility and universal washroom requirements. Similar designs can be found in the following buildings: Joint Operation Centre, Regent Park Aquatics Centre, Museum of Contemporary Art, Evergreen Brick Works, Pearson International Airport, Centennial College and Avling Kitchen and Brewery are just a few examples of gender neutral washroom designs that will be implemented for the Library Square project.

The green roof on the pedestrian bridge is being removed to mitigate design concerns, cost and maintenance challenges

The May 2019 staff report (CMS19-015) introduced the pedestrian bridge concept design, and depicted the bridge with a green roof. Following detailed design and engineering considerations, it was determined that the green roof on the bridge would add significant weight, materials and cost, along with maintenance challenges and yet would not provide a significant water absorption/balance to warrant the expenditure. This was recommended following an assessment of the design by the Storm Water Management (SWM) consultants which determined the net gain of the green roof on the

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bridge did not notably add to the water balance calculations and it was determined that other Low Impact Development (LID's) measures being considered for the project would be integrated into the site design. Therefore, it was determined that the green roof would be removed from the bridge design in order to mitigate cost and maintenance. It is important to note that other alternative water balance/absorption methodologies (i.e. porous paving areas in the parking lot and plaza, planting areas that retain storm water, and cistern under the plaza for irrigation) are being implemented to ensure the project meets the storm water requirements. Note: the green roof is still planned for the roof of the Church Street School addition. Sound attenuation as well as stormwater retention and cooling assistance for the summer months are all good rationale for retaining the green roof on the building.

Ontario Heritage Trust feels the project is in keeping with the terms of the Heritage Conservation Easement Agreement

The Heritage Conservation Easement Agreement (HCEA) held by the Trust and registered August 10, 1982 requires the owner (Town) to obtain the written approval of the Trust prior to altering the heritage features, erecting any structures on the property, including signage, as well as alterations to the landscape.

To accommodate the new facility, the 2001 addition to Church Street School along the north elevation will be removed. The new facility will be constructed immediately north of the Church Street School and will connect to the building along its north elevation. In order to provide for an internal connection between the two structures, existing openings will be enlarged along the north elevation of the Church Street School. These openings were already enlarged in 2001 to accommodate the existing addition. The grade along the north and west elevation will be lowered exposing more of the foundation to accommodate the new addition and change in grade respectively. New signage and landscaping are also part of the redevelopment of the site.

After reviewing the documentation, the Ontario Heritage Trust (OHT) staff feels the proposal is in keeping with the terms of the HCEA. The Trust therefore approves the work subject to the following conditions (Attachment #4). Each condition includes an **update** from the Town in response:

- Submission of a landscape plan, completed to the satisfaction of the Trust which indicates existing and proposed plantings, landscaping materials and locations of any street furniture (e.g. lighting, seating, etc.); **ERA submitted Landscape drawings on November 7 to the OHT and after receiving OHT's comments,**

ERA submitted the Landscape Plans (90% construction documentation) on December 4 for OHT's review. Comments were received on December 11 suggesting that the number of proposed trees be reassessed.

- Submission of detailed information regarding signage, completed to the satisfaction of the Trust, which indicates the location, design, dimensions and material of the signage; **ERA submitted signage drawings on November 7 to the OHT for review.**
- Submission of detailed drawings and specifications, completed to the satisfaction of the Trust, addressing at a minimum repairs to the Church Street School as identified in the Heritage Impact Assessment prepared by ERA Architects Inc.; **ERA submitted Construction Document drawings on November 7 to the OHT, and after receiving OHT's comments, ERA provided detailed specs on December 4 for OHT review.**
- Implementation of the repairs to the Church Street School as identified in the Heritage Impact Assessment; and **Repairs will be coordinated to take place during construction of the new facility and will be in accordance with the detailed drawings and specifications, and completed to the satisfaction of the OHT.**
- Submission of an alteration completion form to the Trust once the work is complete **ERA will submit the alteration completion form to the Trust once construction and conservation to the School House is complete.**
- The Trust also understands that the sprinkler system being proposed will not have any impacts to the heritage features as defined under the terms of the HCEA. If the proposed system is to have any impacts on the heritage features then approval must be secured from the Trust prior to its installation. **The Town is not anticipating any change to the proposed sprinkler system, however, if there needs to be a change, the Town will seek approval from the Trust prior to installation.**

Veil multi-colour lighting is an increased cost compared to the standard white lighting

On October 15, 2019, staff presented to Council the options for the veil material (bronze or copper). In addition, it was demonstrated that the veil would have white back lighting and that once the material was chosen by Council, the consultants would determine the best configuration of the lighting. During that meeting it was requested to consider multi-colour lighting to enable options of programming different colours throughout the year for different functions.

Following the Council meeting, staff requested a cost estimate from the consultants for multi-colour lighting. It has been confirmed that the multi-colour lighting would cost approximately \$332,000 plus installation, while the proposed white lighting would cost \$191,000 plus installation (white lighting cost is included in approved budget). This results in a 42% cost increase not yet included in the project budget. Therefore, as a cost mitigation measure, staff are recommending only the white lighting and are not recommending pursuing the multi-colour lighting on the building veil.

It is important to note that the catenary lighting that is strung across the outdoor square is planned for multi-colour lights and can be programmed for special events. This cost is currently included in the project budget.

As part of the typical site plan review process, staff have issued requisitions for a parking study update, a noise impact study and a traffic impact study

With the recent approval of the two additional program rooms located off of the new corridor connecting the bridge to Yonge St., staff have requested an update to the parking study reflecting the additional utilization.

A noise impact study is also being undertaken to help guide the final design of the outdoor square.

A traffic impact study will also be undertaken to understand the flow of traffic on and off site and how it interconnects with neighboring streets and intersections. This information will help guide the final design, parking and circulation. It will also look at how to manage traffic effectively during construction as well as post construction.

The Town will gain efficiencies through the inclusion of a total of \$1.7 million in previously approved Library Square R&R work in the construction contract to be tendered

Through the capital budget approval, the planned repair and replacement (R&R) projects scheduled for the Library and 22 Church Street were approved and recommended to be incorporated into the scope of work for the Library Square project. It is anticipated that the Town will gain cost efficiencies through the completion of these works as part of the overall construction contract to be tendered. Table 1 below presents a list of these approved R&R works at their original estimates.

Project	Approved Budget (Incl. HST)
Existing Library HVAC Unit Replacement	\$850,000
Existing Library Roof Replacement	440,000
22 Church Street Exterior Door	90,800
Electronic Messaging Signage	50,000
22 Church Street LED Light Retrofit	50,000
22 Church Street Re-paint of Interior Walls	35,800
Existing Library Exterior Lighting LED retrofit	31,400
22 Church Street Brick Repairs	30,700
Library Replacement of Perimeter Window Sealant	26,100
22 Church Street Repair to Wood Flooring	25,000
Existing Library Fire Alarm Panel Replacement	21,000
Existing Library Repair to Elevator Doors	10,100
Total Previously Approved R&R Works	\$1,660,900

In an effort to obtain these noted cost efficiencies, staff recommend that these projects be consolidated under the single library square Project No 81019 and that this work be included in the scope of work for the Library Square construction contract.

Class B (75%) cost estimate is higher than current estimate, however, value engineering has reduced the shortfall to be within an expected range

The current approved project budget is \$49.6 million, including \$47.9 million (approved in July) for the project plus \$1.7 million in Facilities Management Repairs and Replacements (approved capital budget) for the Library and 22 Church St. Through further refinement of the design and development of the construction documentation, the Class B or 75% estimate was prepared. As a result, the project budget was approximately \$5.3 million or 10% higher than the last estimate approved by Council (project cost would be \$54.9 million).

Typically a Class B or 75% estimate has a variance of approximately 10%, therefore, the \$5.3 million shortfall is within the anticipated variance. However, the project team worked to reduce the shortfall through value engineering. They have been successful in reducing the budget by approximately \$3.3 million leaving a need of approximately \$2.0 million or 4% of the project budget. The additional \$2.0 million would result in the

project cost of \$51.6 million. Some of the items value engineered (revised) from the project (will not impact quality) include:

- Retractable partitions – switch to alternate products/reduced size
- Unit Pavers – switch to poured in place concrete
- Permeable Paving – switch to asphalt
- Curtainwall systems (frames for glass walls) – switch from custom to conventional assemblies
- Wood slat ceilings – update of wood baffle product type used across all three buildings
- Slate tiles – switch to Porcelain Slate Tile carried throughout
- Brise-soleil – reduced in size on the bridge while maintaining necessary sun shading

The remaining \$2.0 million shortfall can be broken down as follows:

- \$1.2 million for additional contingencies in order to support the increased capital project scope
- \$0.7 million for consultants based on the evolution of the project requiring additional consultants to carry out the required scope and additional work scope for existing consultants
- \$0.1 million refinement of the project scope through design development

With Council’s approval now to proceed with Option A, the construction project is scheduled to commence Spring 2020

There are two options to consider at this time:

- **OPTION A:** Approval of the additional \$2.0 million request and approval to proceed to the development of the Class A estimate and ultimately issue the tender package. The \$2.0 million request today is already within that range.
 - If the project remains within the new budget of \$51.6 million at the completion of the Class A (90%) estimate, the project would proceed to issue the tender without returning to Council (remain on schedule).
 - If the project cost results in being more than \$51.6 million following the Class A (90%) cost estimate, staff would return to Council for consideration (delaying the project by at least 4 weeks).
- **OPTION B:** Defer a funding decision in order to wait until the Class A (90%) estimate is complete (delaying the project by at least 4 weeks) and staff would return at that time for Council consideration.

Staff are recommending approval of Option A.

While the project team will continue to consider value engineering options to reduce the budget, at this point, unless we begin to remove/alter major features or functionality of the project, the anticipated savings from minor modifications are not significant.

Important to note, that once the tender has been issued, there is still a chance that the project may once again be higher than adjusted estimates following the closing of the tenders. Market conditions are becoming volatile due to the amount of work that is available and that is forecast for 2020.

With Council's approval to proceed with Option A, the construction is scheduled to commence Spring 2020 with fit-out and occupancy in 2022. This schedule is contingent upon a number of factors that are uncontrollable (i.e. tender over budget, trade strikes, etc.) and yet with the technical expertise and support from the Project Management firm and the internal project team, we are preparing to mitigate as many risks as possible.

Advisory Committee Review

The Heritage Advisory Committee and Accessibility Advisory Committee were consulted during the design phase of the project. As presented in previous staff reports, their input has been received and taken into consideration during the design of the project.

Legal Considerations

None

Financial Implications

Firstly, the consolidation of the \$1.7 million in previously approved capital works under this project in order to obtain project delivery efficiencies will not have any impact on the bottom line for this project as the already approved offsetting Facility R&R funding will be transferred over to this project as well.

Following the conclusion of the Class B cost estimate for the Library Square project and a value engineering review undertaken by staff and its consultants, this project is

currently experiencing a funding short-fall of \$2.0 million. Staff recommend that Council approve an increase in the total budget for this project to \$51.6 million.

Report FS19-042 also included in tonight's agenda will offer a more detailed break-down of this most current estimated project cost as well as offer updated strategies for funding this revised total budget including its \$2.0 million short-fall for Council's consideration.

Communications Considerations

Throughout the Library Square Project, the Town has engaged the community through in-person consultation opportunities, public meetings and extensive and ongoing interviews with stakeholders. For the overall project, Corporate Communications and Community Services have been, and will continue to utilize, the Involve stage of the International Association of Public Participation (IAP2) Spectrum. This means that we have, and will continue to, engage the community throughout the process to ensure that public concerns are consistently understood and considered. We will also work with the public to ensure that their concerns are directly reflected in the project, and although Council has final decision-making with regards to this project it is expected that public feedback be a factor in that process.

Specific to this particular report, Corporate Communications will seek to, as per the IAP2 Spectrum, Inform the community and ensure they are aware of the items outlined in this report. This report will be posted to the Library Square website. Additionally, changes as listed in this report will be included in upcoming communications materials to ensure the most up-to-date information is shared with the community.

Link to Strategic Plan

The development of Library Square supports the following Strategic Plan goals and key objectives:

Supporting an exceptional quality of life for all in its accomplishment in satisfying requirements in the following key objectives within these goal statements:

- **Invest in sustainable infrastructure**
- **Celebrating and promoting our culture**
- **Encourage an active and healthy lifestyle**

- **Strengthening the fabric of our community**

Enabling a diverse, creative and resilient economy in its accomplishment in satisfying requirements in the following key objectives within these goal statements:

- **Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business**

Alternative(s) to the Recommendation

1. Council may provide further direction.
2. Council may choose to defer a decision until the Class A (90%) estimate is complete.

Conclusions

This report provided Council with an update on the Library Square Project and highlighted any major revisions from the last time Council approved the design. As this project is continuing on a path set out in the project schedule, staff are seeking Council approval to proceed with Option A (additional \$2.0 million funding). If the cost estimate for the Class A (90%) is within the approved budget, the tender for construction would be issued in order to be able to commence construction in the spring of 2020.

Attachments

Attachment #1 – Acoustic Consultant (Novus) – Memo

Attachment #2 – Performance Hall (multi-purpose room) – colour scheme

Attachment #3 – Gender Neutral Washroom design

Attachment #4 – Ontario Heritage Trust – Conditional Approval Letter

Previous Reports

PBS17-066 – Award of Contract for Library Square Site Plan, September 5, 2017;

PBS17-096 – Preferred Design for Library Square, December 5, 2017;

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PBS17-100 – Preferred Design for Library Square – Additional Information December 12, 2017;

PDS18-014 – Updated Design for Library Square, January 30, 2018; and

PDS18-076 – Library Square – June 19, 2018

CMS19-005 – Library Square Project Update - GC Template, February 12, 2019

FS19-012 – Library Square – Financial Strategy, March 21, 2019

PDS19-018 – Library Square – Parking Strategy, March 21, 2019

PDS19-020 – Library Square – Planning Policy – Conformity Report, March 21, 2019

CMS19-007 – Library Square - Addition to Church Street School, March 21, 2019

CMS19-008 – Library Square - Outdoor Square, March 21, 2019

CMS19-009 – Library Square - Proposed Operating Plan, March 21, 2019

CMS19-015 – Library Square – Linkage and Café Options, May 21, 2019

FS19-025 – Library Square – Financial Update, July 16, 2019

PDS19-063 – Library Square – Parking Design Options, July 16, 2019

CMS19-019 – Library Square – Project Next Steps, July 16, 2019

CMS19-020 – Library Square – Corridor Extension, July 16, 2019

CMS19-026 – Library Square – Veil, October 15, 2019

December 17, 2019

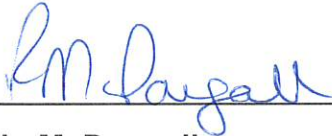
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Pre-submission Review

The Agenda Management Team's review of this report was facilitated by e-mail on Friday, November 15, 2019

Departmental Approval



**Robin McDougall
Director
Community Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

Aurora Cultural Centre: Comments on Variable Acoustics, October 22, 2019

The program brief for the Multi-Purpose Room was provided early in the design and included:

- Theatrical performances
- Concerts
- Comedy and variety shows
- Movie screenings, fairs and tradeshow
- Training, conference and banquets
- Lectures, presentations.

In addition to the above, it was indicated that the space should be suitable for classical musical performance and recording.

The optimal reverberation time for a space is related to its volume. With the number of seats and available floor area fixed, the height of the Multi-Purpose Room was maximized to provide a large volume. The Multi-Purpose Room has a volume of around 3000 m³ which, for the proposed uses, would require an optimum reverberation time of 0.9 s for speech uses and up to 1.8 s for unamplified classical concerts.

It was suggested that a longer reverberation time should be targeted for the use of specific classical concerts and musical recordings. For these uses a reverberation time target greater than 2.0 s was desired.

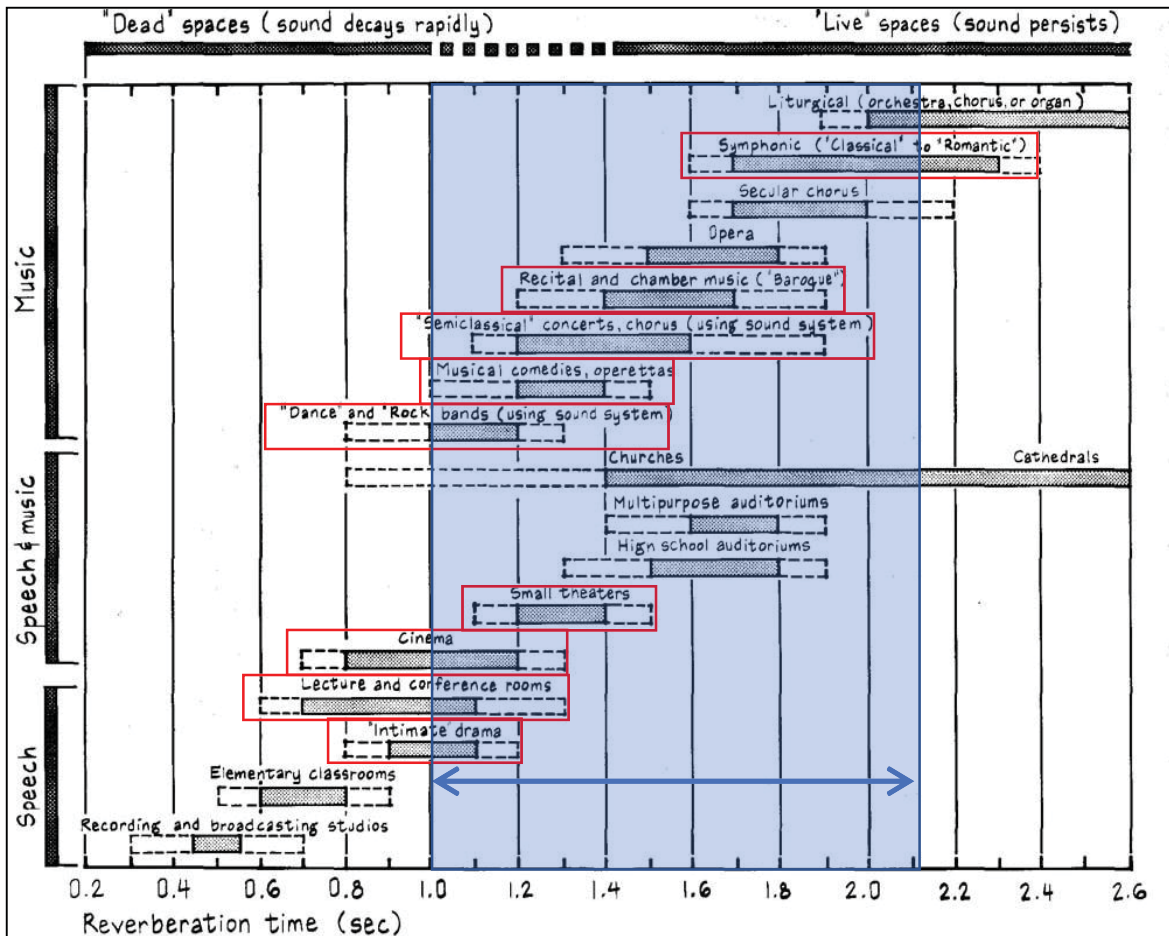


Figure 1. Variable reverberation time within the Multi-Purpose Room

Aurora Cultural Centre: Comments on Variable Acoustics, October 22, 2019

Based on these dichotomous programmatic uses and the desirable reverberation time for each of them, a design that includes variable acoustics is proposed. Using stage curtains and variable drapery we anticipate that the reverberation in the space can vary between approximately 1.0 s and 2.1 s at mid frequencies. In the previous image, the proposed uses are highlighted red with the variability of the room highlighted blue. As can be seen in the image, the variability of the space encompasses the proposed uses.

With the range of variability set, the following image illustrates the proposed design and the elements used to control the acoustics within the space.

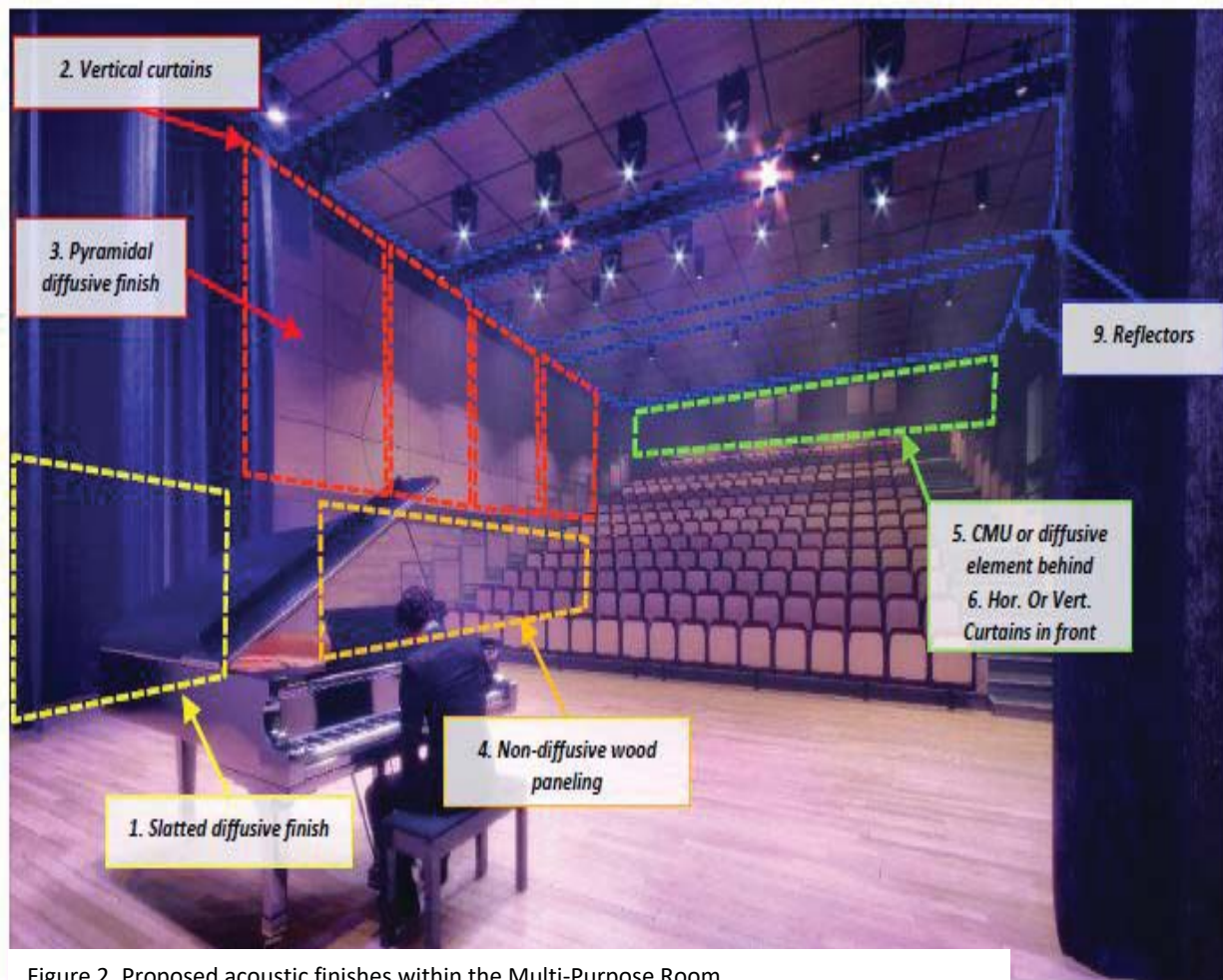


Figure 2. Proposed acoustic finishes within the Multi-Purpose Room

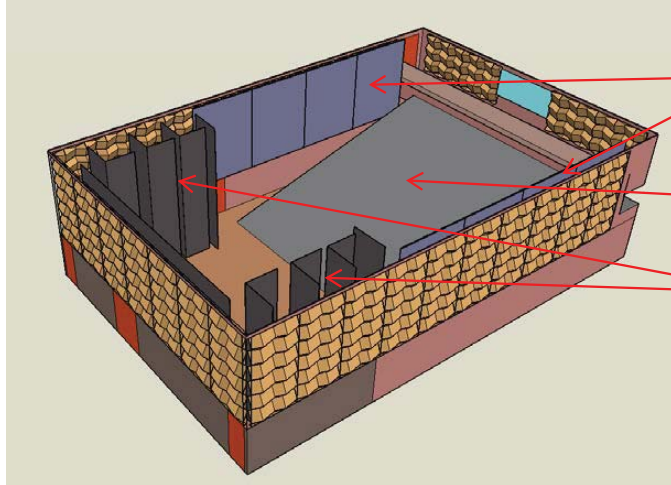
Aurora Cultural Centre: Comments on Variable Acoustics, October 22, 2019

The proposed uses have been evaluated for their acoustic suitability. It should be noted that a space which is 'excellent' would generally be purpose built and primarily dedicated for that use, for example for unamplified classical music the Koerner Hall or for movie screening the Bell Lightbox. Fair would generally indicate a space that has been adapted from another use for example playing unamplified classical music in the Danforth Music Hall or showing movies in a lecture theatre.

Use	Quality				
	Poor	Marginal	Fair	Good	Excellent
Theatre	■	■	■	■	■
Unamplified classical music performance	■	■	■	■	■
Unamplified classical music recording	■	■	■	■	■
Amplified music	■	■	■	■	■
Comedy and variety shows	■	■	■	■	■
Movie screenings	■	■	■	■	■
Fairs and Tradeshows	■	■	■	■	■
Training and Conferences	■	■	■	■	■
Lectures and presentations	■	■	■	■	■
Banquets	■	■	■	■	■

Aurora Cultural Centre: Comments on Variable Acoustics, October 22, 2019

Theatrical, Lectures, Presentations, Movies, Comedy and Variety

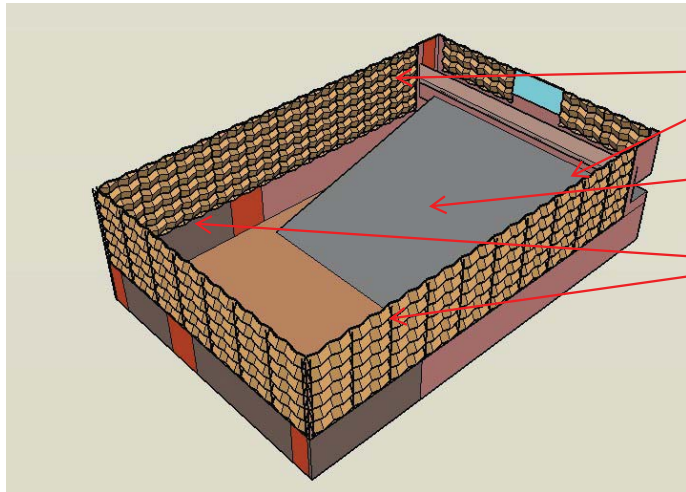


Side variable drapes deployed to control lateral reflections and reduce reverberation within the space. For some uses (musical theatre) the variable drapes may be partially deployed. Wall that are exposed would show diffusive panelling that helps scatter sound and prevents flutter echoes.

Seating deployed which provides additional absorption from the soft furnishings

Drapery deployed around the stage provides additional absorption. For presentations, some of this drapery may be removed.

Classical music performance



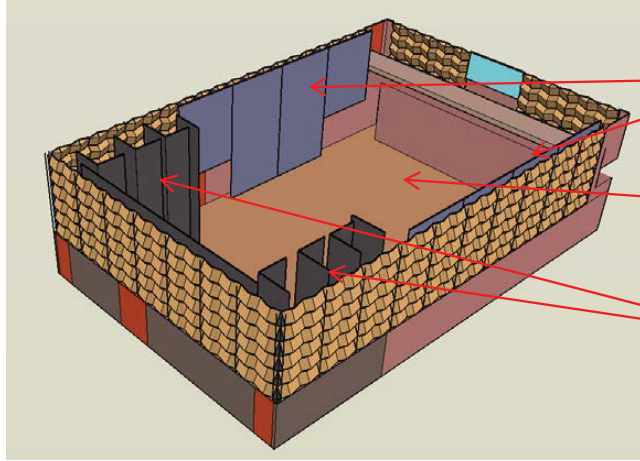
For performances that require the longest reverberation times the side variable drapery would be fully retracted to reveal diffusive finish. For more intimate performances some variable drapery may be deployed.

Seating deployed which provides absorption from the soft furnishings.

Drapery removed around stage revealing QRD diffusers at low level and diffusive panelling at high level. These finishes help scatter sound, stop flutter echoes and enhance the envelopment for musical performances.

Aurora Cultural Centre: Comments on Variable Acoustics, October 22, 2019

Banquets, training and conference

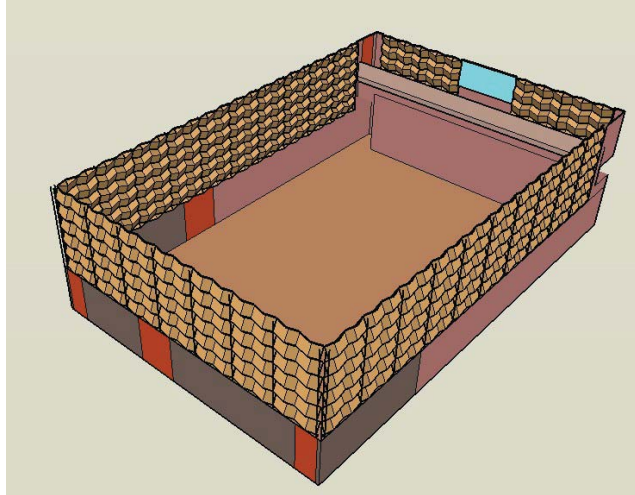


Side variable drapes deployed to control lateral reflections and reduce reverberation within the space. For some uses the variable drapes may be partially deployed. Wall that are exposed would have diffusive panelling that helps scatter sound and prevents flutter echoes.

Seating retracted to allow flat floor use. Tables, seating and people would provide additional absorption and help scatter sound

Drapery deployed around the stage would provide additional absorption. Some drapery may be removed especially to the sides. Rear drapery recommended to help control flutter echoes between the front and back walls.

Classical music recordings



For the longest reverberation use, the recording of specific classical music performances, all absorptive materials should be removed from the space. This includes the audience seating, side drapes and stage drapes.

LIBRARY SQUARE – PERFORMANCE HALL COLOUR

Figure 1: Performance Hall – Earlier rendering with light colour tones



Figure 2: Performance Hall – Preferred darker colour tones



CMS19-031: Attachment 3

LIBRARY SQUARE
GENDER NEUTRAL WASHROOM DESIGN

Figure 1. Washroom design on plaza and main floor

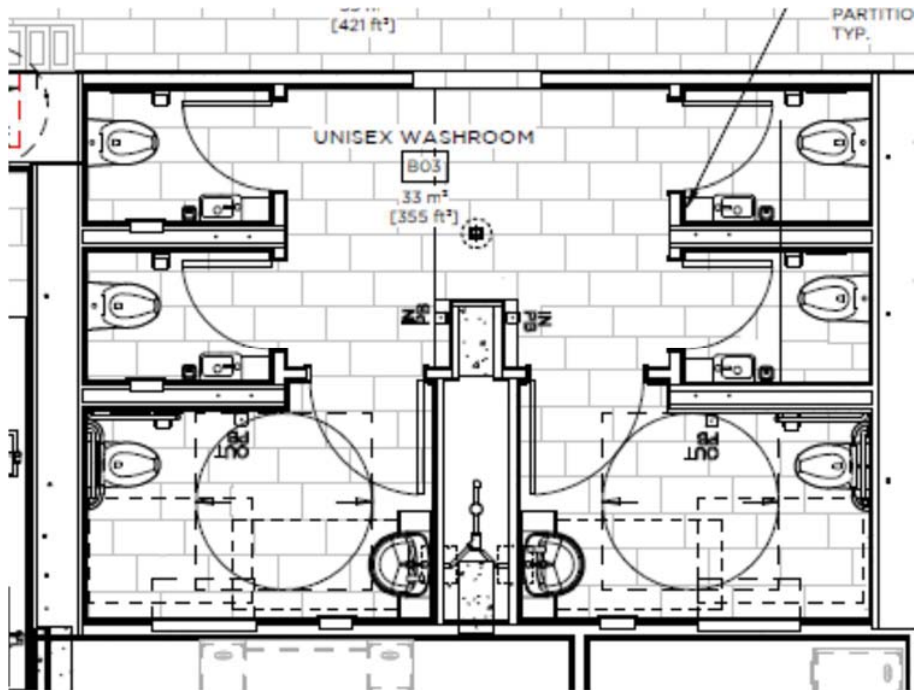


Figure 2. Washroom design on 2nd floor outside Performance Hall

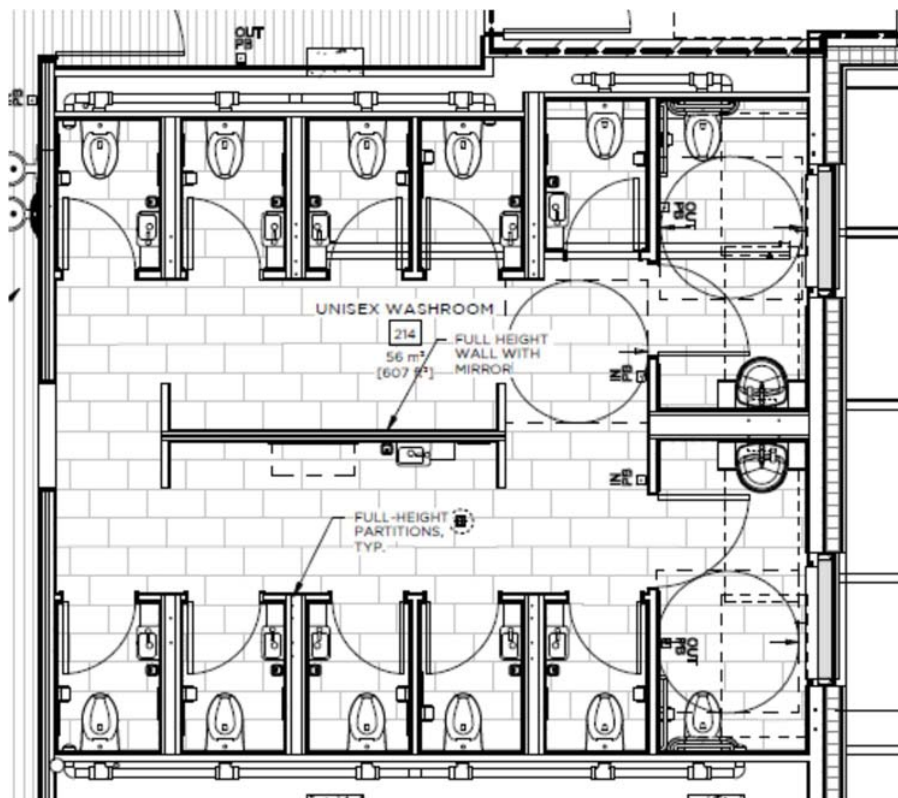


Figure 3. Toronto Pearson Airport



Figure 4. Joint Operations Centre



Figure 5. Yorkdale Mall





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SENT BY EMAIL

October 22, 2019

Robin McDougall, Director
Community Services
Town of Aurora
100 John West Way
Aurora, ON L4G 6J1

**Re: Church Street School – 22 Church Street, Aurora
Conditional Approval for Addition**

Dear Ms. McDougall:

On August 16, 2019 the Ontario Heritage Trust (Trust) received an alteration request to develop the site known as the Church Street School. As you are aware this property is protected by a heritage conservation easement agreement (HCEA) held by the Trust and registered August 10, 1982 as Instrument No. 29781. The HCEA requires the owner to obtain the written approval of the Trust prior to altering the heritage features, erecting any structures on the property, including signage, as well as alterations the landscape.

The redevelopment of the site looks to provide new and improved public and community space for the Town of Aurora. New landscaped public open spaces will replace the existing parking lots surrounding the Church Street School and a new community facility with a performance hall and a variety of multi-purpose programming spaces will be built to the north of the Church Street School.

To accommodate the new facility, the 2001 addition to Church Street School along the north elevation will be removed. The new facility will be constructed to the north of the Church Street School and will connect to the building along its north elevation. In order to provide for an internal connection between the two structures existing openings will be enlarged along the north elevation of the Church Street School. These openings were already enlarged in 2001 to accommodate the existing addition. The grade along the north and west elevation will be lowered exposing more of the foundation to accommodate the new addition and change in grade respectively. New signage and landscaping are also part of the redevelopment of the site.

In support of this request the Trust received the following items in addition to the alteration request:

- Drawings of the new addition prepared by RAW Design (received August 16, 2019);
- Drawings and Outline Specification for repairs to the Church Street School prepared by ERA Architects Inc. (received August 16, 2019);
- Heritage Impact Assessment for the proposed development prepared by ERA Architects Inc. (received August 16, 2019);
- Letter and rendering providing details about the proposed material palette for the addition prepared by ERA Architects Inc. (received August 16, 2019);
- Letter and drawing providing details of the Deluge Fire Sprinkler System prepared by Smith + Andersen (received August 16, 2019); and
- Letter and drawing providing details of a revised Fire Sprinkler System prepared by Smith + Andersen (received September 18, 2019).

After reviewing the previously referenced documentation, Trust staff feels the proposal is in keeping with the terms of the HCEA. The Trust therefore approves the work subject to the following conditions:

- Submission of a landscape plan, completed to the satisfaction of the Trust, that indicates existing and proposed plantings, landscaping materials and locations of any street furniture (e.g. lighting, seating ,etc.);
- Submission of detailed information regarding signage, completed to the satisfaction of the Trust, that indicates the location, design, dimensions and material of the signage;
- Submission of detailed drawings and specifications, completed to the satisfaction of the Trust, addressing at a minimum repairs to the Church Street School as identified in the Heritage Impact Assessment prepared by ERA Architects Inc.;
- Implementation of the repairs to the Church Street School as identified in the Heritage Impact Assessment; and
- Submission of an alteration completion form to the Trust once the work is complete.

It is our understanding that the Town is considering either copper or brass for the expanded metal mesh that will clad the addition. The Trust is supportive of either material but requests the Town notify the Trust of its final decision. It is also our understanding that the sprinkler system being proposed will not have any impacts to the heritage features as defined under the terms of the HCEA. If the proposed system is to have any impacts on the heritage features then approval must be secured from the Trust prior to its installation.

Should you have any questions regarding this approval or the scope of work changes please contact me by telephone at 416-314-1751 or email at kiki.aravopoulos@heritagetrust.on.ca.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Kiki Aravopoulos', written over a light blue rectangular background.

Kiki Aravopoulos
Easements Program Coordinator

Copy: Amy Calder, Project Manager, ERA Architects Inc.
Philip Evans, Principal, ERA Architects Inc.
Janice Quieta, Associate, ERA Architects Inc.
Carlson Tsang, Planner, Town of Aurora