



**Town of Aurora
Special Council Report**

No. CMS19-008

Subject: Library Square – Outdoor Square
Prepared by: Robin McDougall, Director of Community Services
Department: Community Services
Date: March 21, 2019

Recommendation

- 1. That Report No. CMS19-008 be received, and;**
- 2. That the design of the Library Square outdoor square be approved as presented in the amount of \$8,380,500 to include:**
 - a. An ice rink in the shape of a trail**
 - b. Water spray feature covering a 1/3 of the space**
 - c. Water wall feature; and**
- 3. That staff be authorized to proceed with the detailed design stage of the Library Square outdoor square, and;**
- 4. That staff be authorized to apply for the Building Communities Through Arts and Heritage – Legacy Fund, including entering into any agreements to give effect to same.**

Executive Summary

The outdoor square is a focal point for the Library Square and Aurora's downtown area. The design has been revised based on inputs, seasonal activation and land conditions.

- The outdoor square could provide many different experiences, from exciting events to peaceful engagements
- An ice rink has been included in the design of the project in order to activate the square year-round
- Water Spray Feature and Fountain/Wall provide unique experiences for the patrons of the outdoor square

- Studies have confirmed the need to manage ground water through a storm water management program
- Application for the Building Communities Through Arts and Heritage – Legacy Fund is being explored as an option to assist funding the outdoor square
- With Council's approval to proceed, the construction project is scheduled to be complete Fall 2021

Background

In June 2018, Council approved the design of the square and staff provided an update on the design in February 2019. Through additional consultation and input, staff are providing more information on the inclusion of an ice rink during the winter months and a potential water feature/wall.

Analysis

The outdoor square could provide many different experiences, from exciting events to peaceful engagements

The design of the outdoor square has evolved to offer a variety of experiences including such things as performances in the amphitheatre, movie nights, fairs, and also quiet areas for reading or having lunch or a coffee. It will offer variety of sights and sounds to be experienced through the water features, sound of people talking, birds chirping, music playing and children laughing. The goal of the design has been to capture as many of these experiences as possible while providing a unique experience in the outdoor square.

An ice rink has been included in the design of the project in order to activate the square year-round

In June 2018, Council approved the design without an ice rink, however, through discussions it became evident that to activate the square year-round (aside from the attraction of special events), an ice rink was needed to draw the public to the space during the winter months. This feature requires a refrigeration system, a mechanical building and a small ice resurfer. The ice rink would be located in the area where the summer water feature would take place.

A recent recommendation suggested the ice rink could be in the shape of a trail versus an ice pad as depicted in previous images. A trail design would provide a different type

of experience compared to the outdoor rinks offered in a few Town parks, but it would also assist in the control the use of hockey sticks and pucks. The trail shape would provide an environment for more of a traditional leisure skate with family and friends. A sample design is attached to provide a visual of the trail option (Attachment 1).

Water Spray Feature and Fountain/Wall provide unique experiences for the patrons of the outdoor square

The original outdoor square design included a water spray feature (similar to the one at Dundas Square) which could cover most of the open area in the square or only a portion. In recent discussions, it was recommended that the water spray feature be limited to a smaller area (approximately 1/3 of the space). The feature could be programmable and coordinated with music if desired, therefore, providing a more artistic enhancement (public art) to the space. This was motivated by the suggestion that the outdoor square should be providing a unique experience compared to a typical splash pad found in local parks.



Additionally, another water feature was recommended similar to a fountain or water wall.



The goal of this feature was to provide a peaceful enhancement similar to a running spring. Based on feedback from the architects, they have recommended a water wall located on a large bulkhead adjacent to the end of the amphitheatre seating.

This wall would be designed to incorporate detailed/contoured concrete to provide a textured surface enhancing the sound of the water. The wall could also be illuminated so that it captures various light angles and would drain away through a trench drain. The wall would be approximately 2-2.5m tall and 4-5m long. The attached drawing highlights the suggested wall (Attachment 2) for this water feature.

Studies have confirmed the need to manage ground water through a storm water management program

In preparation of the construction of the various components of the Library Square project (including parking area, laneway, outdoor square and building), a number of studies have been completed to obtain data on soil quality and compaction, ground water and storm water management. These studies/tests are typically required when planning for a major construction project such as this.

The results will properly inform the design of each of the amenities and allowances have been incorporated in the cost estimate to mitigate any potential issues.

Application for the Building Communities Through Arts and Heritage – Legacy Fund is being explored as an option to assist funding the outdoor square

Staff are investigating the opportunity to apply for this grant application in support of offsetting construction costs.

The Legacy Fund of the Building Communities Through Arts and Heritage provides funding of up to 50% of eligible expenses to a maximum of \$500,000. Eligible projects must commemorate a significant local historical event or pay tribute to a significant local historical personality marking the 100th anniversary or greater, in increments of 25 years. The project must involve the restoration, renovation or transformation of an existing building and/or exterior space intended for community use. A public garden or park is an eligible project as long as over half the costs are devoted to arts and heritage elements of the anniversary. A key significant event that meets the criteria would be the establishment of the Library in Aurora.

The area surrounding the square has been the site of every library in Aurora from 1855 onwards including the first purpose built library in Aurora. This rich history has contributed to the project being referred to as Library Square. The funding application would focus on elements related to the Library such as the outdoor reading room area, amphitheatre, and the possible linkage between the facilities.

Deadline for application is ongoing but must be received before the anniversary date.

With Council's approval to proceed, the construction project is scheduled to be complete Fall 2021

As the consultants summarized in their presentation on February 12, 2019, following detailed design, the construction is scheduled to commence Fall 2019 with final completion in Fall 2021. This would result in fit-out and occupancy in 2022 (Attachment 3).

Advisory Committee Review

The Accessibility Advisory Committee was consulted May 2018 and March 2019 on this design and they have provided their input for consideration.

Legal Considerations

Not applicable

Financial Implications

Funding the costs of capital construction have been outlined in report number FS19-012 provided on this Special Council agenda. These options include the possible grant funding through the Building Communities Through Arts and Heritage – Legacy Fund.

Construction costs for the outdoor square, including all site preparation, grading, landscaping, ice rink (and applicable amenities), a water spray feature over the full ice pad, a water wall and necessary storm water management results in a cost of \$8,380,500. This cost estimate is considered a Class C estimate and includes significant contingency allowances.

During the next stage of detailed design, the construction cost of the outdoor square will be further defined enabling a refinement of the contingency allowance and result in a Class B estimate.

Communications Considerations

This report will be posted to the website to keep residents informed of plans and any future direction from Council will be shared via Council Highlights, Town website and social media.

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**

Alternative(s) to the Recommendation

1. Council could approve the outdoor square design without one or all the following amenities:

- a. ice rink
 - b. water spray feature
 - c. water wall
2. Council may provide further direction.

Conclusions

This report provided a few other alternatives for consideration of the design for the outdoor square. Based on feedback from Cultural Partners, public and Council, staff recommend the approval of the outdoor square with the trail shaped ice rink, a smaller water spray area and the water wall.

Attachments

Attachment 1 - Ice Rink in Trail configuration

Attachment 2 - Water Wall – site location

Attachment 3 - Library Square – Project Schedule

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;

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

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

PDS18-076 – Library Square – June 19, 2018;

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

March 21, 2019

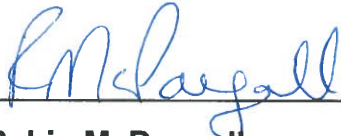
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Pre-submission Review

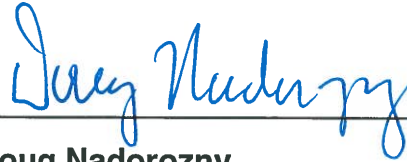
Reviewed by the CAO and Legal Services on March 11, 2019

Departmental Approval



**Robin McDougall
Director
Community Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

**AURORA TOWN SQUARE
PHASE 2**

Project / Client
TOWN OF AURORA

Issue / Revisions			
No.	Description	Date	By
1	ISSUE FOR PERMITS SUBMITTAL	03/21/19	TC
2			
3			
4			
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Stamp



THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE LANDSCAPE ARCHITECT

Designed By: DL / TC
Drawn By: SK / JW
Checked By: DL / BN

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- General Notes**
- The contractor shall check and verify all dimensions and conditions of the project and immediately report any discrepancies to the consultant before proceeding with the work.
 - The contractor is to be aware of all existing and proposed services and utilities. The contractor shall have all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.

Copyright Reserved
This plan and design are, and at all times remain, the exclusive property of The Planning Partnership. They cannot be used or reproduced without written consent. Contractors shall only be responsible for all dimensions and conditions on the job. This office shall be informed of any discrepancies from the dimensions and conditions shown on the drawing.

Drawing Title

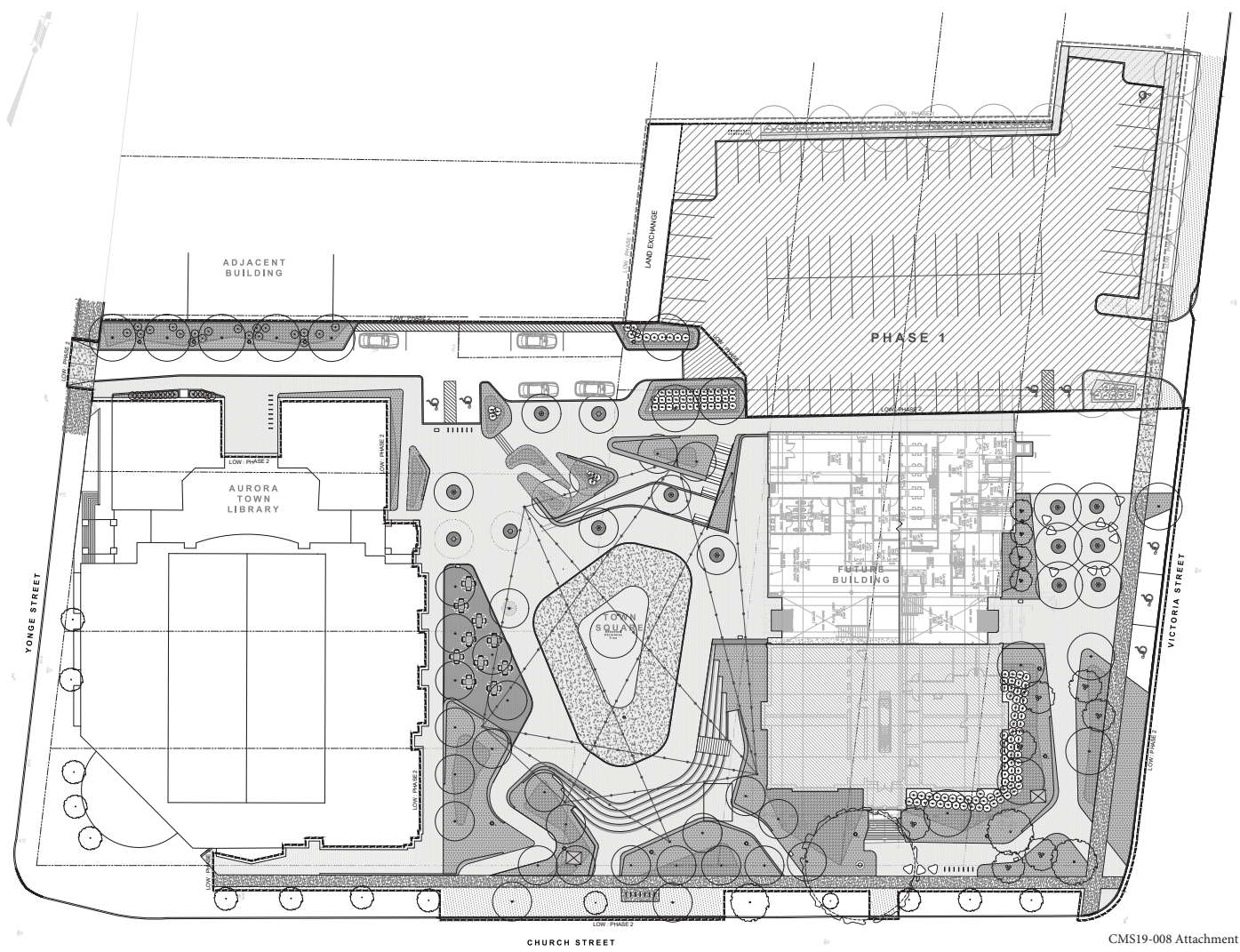
MATERIALS PLAN

Scale
1:200

Proj. No. 1970 Drawing No.

Sheet No. **L4.00**

CMS19-008 Attachment 1





VIEW FROM CHURCH STREET



Attachment 2



LIBRARY SQUARE
TOWN OF AURORA
FEBRUARY 12, 2019



CMS19-008 Attachment 2

AURORA LIBRARY SQUARE - ELEMENTAL PROJECT SCHEDULE

	TASK	2019				2020	2021	2022
		SPRING	SUMMER	FALL	WINTER	SPRING	WINTER	SPRING
PRE-CONSTRUCTION	1 Commence Design Development	x						
	2 Complete Design Development		x					
	3 Receive direction to Proceed to next Phase		x					
	4 Commence Construction Documentation (CD)		x					
	5 Class-B costing prepared at 50-60% CD			x				
	6 Value Engineering options at 75% CD			x				
	7 Class-A costing prepared at 90% CD			x				
	8 Receive direction to Proceed to next Phase			x				
PROC.	1 Prepare Tender Documentation (late Dec.)			x				
	2 Early Works Tenders (Early January)				x			
	3 Remaining Trade Tenders (January)				x			
CONSTRUCTION	1 Early Works							
	2 Construction							
	3 Substantial Performance					x		
	4 Fit Out							x
	5 Occupancy							x

*Assumption: with Council approval to commence March 2019