



Town of Aurora
Special Council Report

No. CMS19-007

Subject: Library Square – Addition to Church Street School

Prepared by: Robin McDougall, Director of Community Services

Department: Community Services

Date: March 21, 2019

Recommendation

- 1. That Report No. CMS19-007 be received, and;**
- 2. That the design of the Addition to Church Street School including the enlarged stage area be approved in the amount of \$27,189,600 and that staff be authorized to proceed to detailed design stage, and;**
- 3. That Council provide direction on the Linkage between the Library and Church Street School Addition for potential further development, and;**
- 4. That the budget be increased by 1% in the amount of \$256,600 in support of public art in accordance with the Official Plan requirements.**

Executive Summary

The addition to Church Street School has evolved to include a variety of spaces to suit many different types of use while maximizing the space in a unique architectural design that celebrates the original heritage school building. Previous reports have highlighted a number of features while this report focusses on the most recent revisions.

- Based on inputs from consultants and cultural partners, an enlargement on the eastern side of the building was included to improve seating capacity, performance stage size and acoustics
- The addition of a universal washroom meets code requirements for accessibility and provides a gender neutral option
- Consideration of a commercial café space on the plaza level requires further assessment
- Linkage between the Library and Church Street School Addition would connect the two facilities and ultimately expand functionality

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- Heritage and Accessibility considerations continue to be important to the development of the design
- Design Review Panel will be engaged through the detailed design phase of the project
- Application for the Canada Cultural Spaces Fund has been submitted
- Recruitment of a Project Management firm and then progressing to the detailed design stage are the next steps in the process
- With Council's approval to proceed, the construction project is scheduled to be complete Fall 2021

Background

In June 2018, Council approved continuing with the next steps in the planning and design for the project. With their approval of the three-floor option including a theatre, staff continued with the schematic design of the building. In February 2019, staff and the consultants provided an update on the project including all changes since June.

Revisions to the design were based on inputs from Council, consultants and cultural partners.

Analysis

Based on inputs from consultants and cultural partners, an enlargement on the eastern side of the building was included to improve seating capacity, performance stage size and acoustics

Through discussions with the cultural partners and the theatre specialist, it became evident that with the seats fully extended in the Performance Hall (approximately 250 seats), the size of the stage floor was less than desirable and not fully functional (only 10'). A number of the partners stated that the limited floor space would restrict how often it would be used in that configuration. Therefore, the theatre specialist recommended a couple of options in order to ensure the floor space offered a minimum performance space of 16'. One option was to extend the seating by two (2) less rows resulting in approximately 210 seats, another option was to 'bump out' the facility length by an additional 1.9m enabling the desired floor space while keeping the desired seating capacity of 250 seats and yet additionally benefiting the acoustic interests with the longer facility. With the latter option serving more of the interests, staff included the 'bump out' in the latest designs (Attachment 1).

In addition, the preference for a 250 seat theatre was reconfirmed through a survey issued to cultural partners. Majority of the cultural partners surveyed preferred a theatre offering 200-250 seats. Other factors were also considered which support the need for 250 seats:

- The community is currently served by 100-150 seat spaces but at that number it is difficult to cover cost of the program without expensive ticket pricing
- The community is surrounded by larger theatres including: 400 seats in Newmarket, 550 in Markham, 600 in Richmond Hill, 400 in Vaughan. 250 seat theatre is a niche size that does not exist in the region.
- At 250 seats, one can start to cover costs with reasonable ticket prices. With the right modern technical capabilities, mid-stream established artists will see the space as a viable place to perform. A modern space will be able to compete in this market given that others have a tenure without technical upgrades.

The 'bump out' will cost approximately \$536,000 including the revised acoustic treatments for the elongated space. The 'bump out' on the east side of the building will provide the desired 250 theatre seating capacity, the enlarged performance stage floor and improved acoustics, as a result, staff recommend proceeding with the 'bump out'.

Another option that was explored was the potential for gallery seating to be added on both sides of the Performance Hall. This would have required the north side of the building cantilever to extend an additional one (1) meter and would add approximately 28 additional seats. Through further assessment of this option, it was confirmed that this additional meter would cost approximately \$330,000 plus would require additional acoustic treatments. When assessing the return on investment for 28 additional seats, staff would not recommend proceeding with the gallery option.

The addition of a universal washroom meets code requirements for accessibility and provides a gender neutral option

Through the code review process, it was determined that with an addition the size proposed for the Church Street School, the design requires at least one universal washroom. A universal washroom is not only accessible; it provides an option that is gender-neutral. The architects have revised the design to incorporate a universal washroom on the main floor to meet code requirements and support our patrons (Attachment 2).

In addition, all public washrooms within the addition are accessible. It is important to note that the existing facility also offers gender-neutral washrooms as additional options.

Consideration of a commercial café space on the plaza level requires further assessment

Currently the plaza level offers an open concept gathering space suitable for a breakout room for programs, service area for light refreshments and creates a connection to the outdoor square through large sliding doors. Previous discussions regarding a permanent café or commercial operation resulted in limiting the space to a breakout room and service area for light refreshments. This decision was based on the lack of a business case for a commercial operation of this size and the desire to not compete with the existing concession in the library and similarly not compete with a potential business opportunities on Yonge St. Through recent discussions, Council has expressed interest in revisiting this with further evaluation.

Staff have discussed with the architects potential revisions to the design to accommodate the possibility of a small commercial operation. It is important to note that the consultants are confident there are options and that those revisions could be further vetted during the detailed design stage.

Ultimately, with a proven business case, the goal would be to revise the design so that a future opportunity for a commercial operation is possible.

Linkage between the Library and Church Street School Addition would connect the two facilities and ultimately expand functionality

Through consultation with the Library, a permanent linkage has been suggested for consideration. There is a desire to provide a dry/temperature controlled route for pedestrians to get from one facility to the other. It was envisioned that if the two sites were physically connected, the site could be treated more like a conference centre and patrons could get from one facility to the other more easily.

The preliminary designs provide a few on-ground options for consideration (Attachment 3). The first is a fully enclosed linkage that would provide a dry and temperature controlled route. The second option is strictly a covered shelter, still providing a dry route. The third is a combination of half enclosed and half open.

Linkage (on-ground)	Cost estimate
Fully enclosed	\$1,936,000
Open	\$654,000
½ enclosed and ½ open	\$1,600,000

Excludes soft costs, contingencies and taxes.

Initial observations of these on-ground options highlighted concerns that an on-ground linkage would create a divider or take away from the open and welcoming environment the square can provide. As such, a suggestion of either a bridge above the square or linkage underground was discussed. Both of these options would be higher in costs than the options shown above and yet would enable a dry/temperature controlled route while maintaining the open and welcoming environment for the outdoor square. Of these two options, the underground option would not be preferred due to a variety of observations such as; security concerns, soils and ground water mitigation on this site. Therefore, the above ground/bridge option would be the preferred option as it would provide a dry/temperature controlled route while preserving the open and welcoming environment for the square.

Direction from Council is required on which linkage option if any they would like further analysis.

As this linkage would also expand the functional use of the library, a portion of the capital costs could be recovered through Library development charges.

Heritage and Accessibility considerations continue to be important to the development of the design

Both Heritage and Accessibility Advisory Committees were consulted on the proposed project, including input from their respective committee meetings held May 2018 and March 2019.

In addition, staff have received comments from the Town's Accessibility Advisor and have shared those comments with TPP for consideration in the designs.

For additional heritage considerations, the project has received comments from both ERA Architects (specialists in Heritage architecture) and Ontario Heritage Trust (OHT).

The Heritage Permit Application (HPA-19-03) to approve the addition to the Part IV designated 22 Church Street was reviewed by the Heritage Advisory Committee (HAC) on March 5, 2019. As part of this application, a Heritage Impact Assessment was produced by ERA Architects, a firm that specializes in heritage consulting. The Heritage Impact Assessment outlined that there will be minimal to no impact on the character-defining elements of the heritage resource, through the sympathetic placement, massing and materiality of the addition. Furthermore, the Ontario Heritage Trust (OHT), who has a Heritage Conservation Easement over the property, has also provided their initial support for the project and design.

Ensuring design excellence, promoting responsible growth management, providing appropriate community facilities, and conserving cultural heritage resources are all objectives of the Town of Aurora Official Plan. As part of the Library Square Project, the addition to 22 Church Street will meet these objectives and has the support of the Heritage Advisory Committee and Staff.

Should there be any further modifications to the site plan that proposes alterations to character defining elements of the site to accommodate additional parking, further input may be required from the HAC and OHT.

Design Review Panel will be engaged through the detailed design phase of the project

As the project continues to be refined, more images are shared creating interest and comments about style, colours, textures, materials, etc. It is important to understand that this level of discussion is determined during the detailed design stage of the project, which is the next step in the process.

In order to assist with the detailed design, the Design Review Panel will be engaged for their input. This Panel was established by Council as a panel of experts to assist with the design review of projects within the downtown area and in particular with heritage projects.

The Terms of Reference for the Design Review Panel are summarized in the Committees Introduction:

The Town of Aurora Design Review Panel for the Heritage Properties (the Panel) is being established in order to assist in the review of development and redevelopment applications to ensure the protection of the Town's Heritage Resources and the character of the Town's Historic Neighbourhoods. The Panel

will review (re)development applications for historic properties in order to ensure that they are appropriately designed within the historic context of the area. It is a fundamental principle of the Town's Official Plan to "promote the conservation and enhancement of Aurora's cultural heritage resources...to tell the story of a community's evolution and provide important visual reminders that can help define a sense of place."

Application for the Canada Cultural Spaces Fund has been submitted

Staff worked diligently to prepare the comprehensive grant application and business plan for Canada Cultural Spaces Fund. This process included engagement with the cultural partners and the consultants. The Town's application submission was based on the maximum allowable, which was up to 50% of the capital costs of the building.

Recruitment of a Project Management firm and then progressing to the detailed design stage are the next steps in the process

For projects the size and complexity of the Library Square, it is typical to hire a dedicated project manager (or project management firm) to lead the project through to completion. The funding for this role has been captured in the capital project cost estimate. Therefore, at the time of Council's approval to proceed, staff will issue an RFP for a project management firm. In this scenario, senior staff will lead the project, but the project management firm will manage and coordinate all aspects including preparation of tender packages, contract administration, change orders, work schedules, payments, etc.

With Council's approval to proceed with the design, we will continue with the next stage of design, which is referred to as 'detailed design', followed by tender ready drawings and ultimately construction tender packages. At each step of the project, staff will continue to keep Council, the cultural partners and the public informed of the project phases. This will include communications on social media, updates to the dedicated project webpage and Council reports.

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 4).

Advisory Committee Review

The Heritage Advisory Committee and Accessibility Advisory Committee were consulted in May 2018 and March 2019 on the latest design.

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.

The capital construction costs for the building is \$27,189,600. This Class C estimate includes the enlarged stage area, universal washroom as described above, and appropriate contingency allowances for this stage of detail.

The cost for the linkage is not included and requires Council direction and if approved, would require additional funding.

As the project progresses through detailed design, further refinement of the cost estimate will take place, refining the contingency allowance and resulting 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 may approve the design without the enlarged stage area, reducing the stage floor and seating capacity.
2. Council may provide further direction.

Conclusions

Through further review, the proposed enlarged stage area and universal washroom have been included in the design. With Council's approval of the schematic design and authority to proceed to detailed design, staff will commence the next stage of the project and secure a project management firm.

Direction from Council is required on which linkage option if any they would like further analysis.

Attachments

Attachment 1 - Enlarged Stage Area – site plan

Attachment 2 - Universal Washroom – site plan

Attachment 3 – Linkage Options

Attachment 4 – Library Square – Project Schedule

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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;

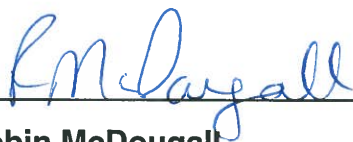
PDS18-076 – Library Square – June 19, 2018;

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

Pre-submission Review

Reviewed by CAO and Legal Services on March 11, 2019

Departmental Approval



**Robin McDougall
Director
Community Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

TOWN OF AURORA CHURCH STREET SCHOOL HOUSE ADDITION

THEATRE STAGE SIZE COMPARISON
FEBRUARY 22nd, 2019



AMENITIES AND FEATURES

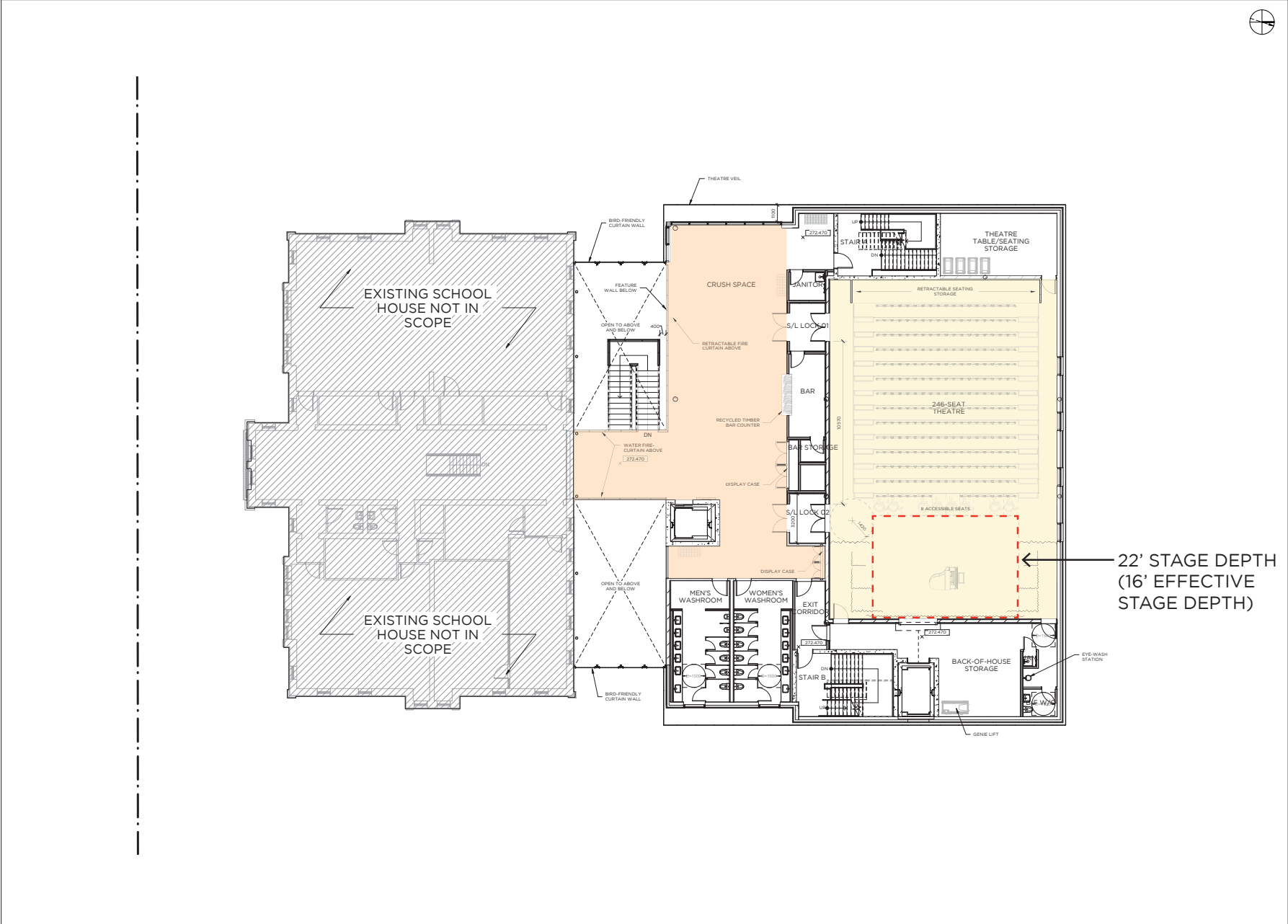
PERFORMANCE HALL

FEATURES:

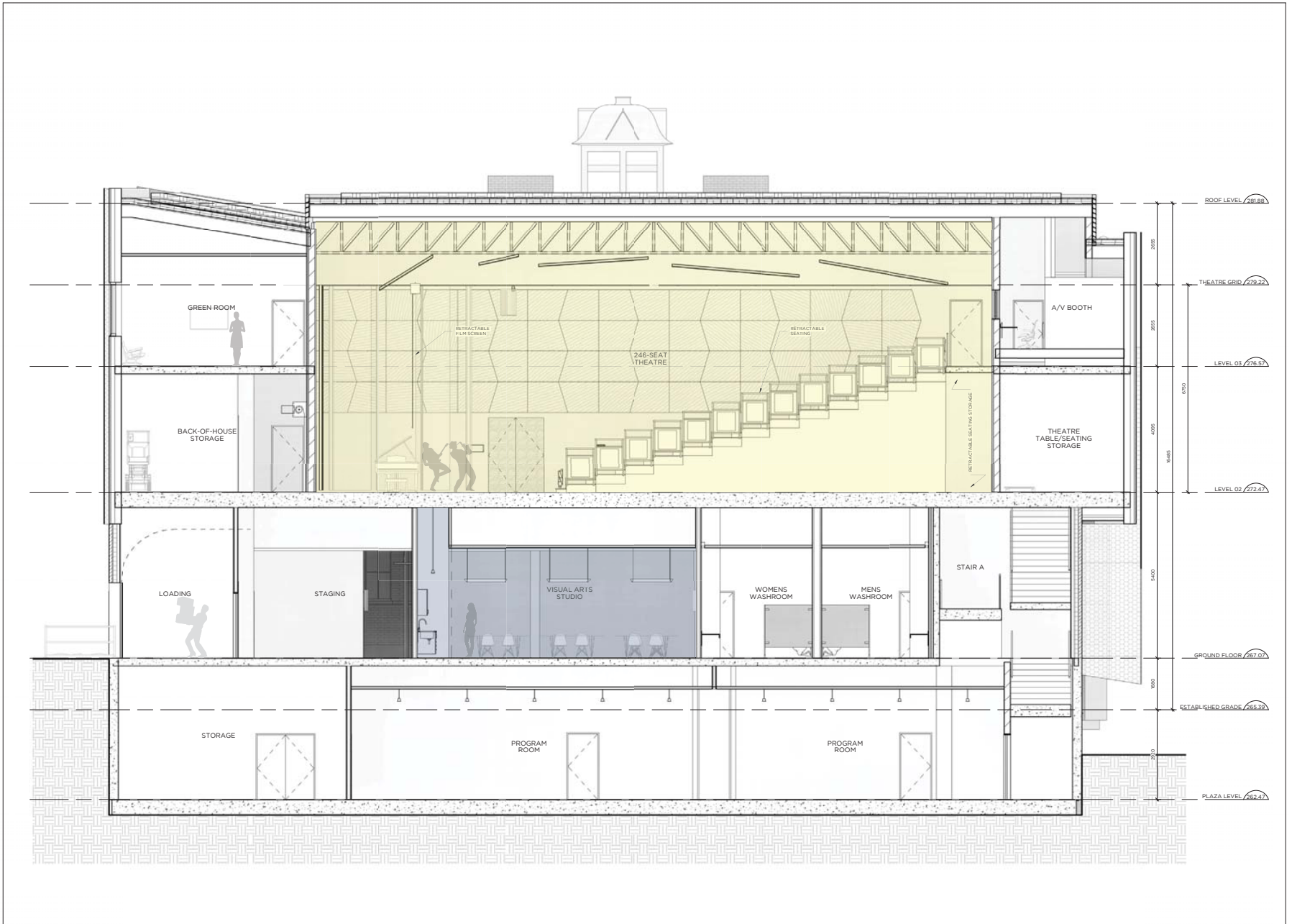
- + Retractable Seating
- + Sprung Floor
- + Professional lighting and audio equipment
- + A/V Projector Screen
- + Seating for 250 in Theatre format, or 192 in Banquet format, with tables and chairs.

SAMPLE USES:

- + Live Theatrical Performances
- + Concerts, comedy shows, variety acts
- + Movie Screenings
- + Presentations / Ceremonies
- + Recitals / Rehearsals
- + Auditions
- + Acting Lessons
- + Workshops / Lectures
- + Panel Discussions / Debates
- + Dinner Theatre
- + Fairs
- + Banquets
- + Tradeshows



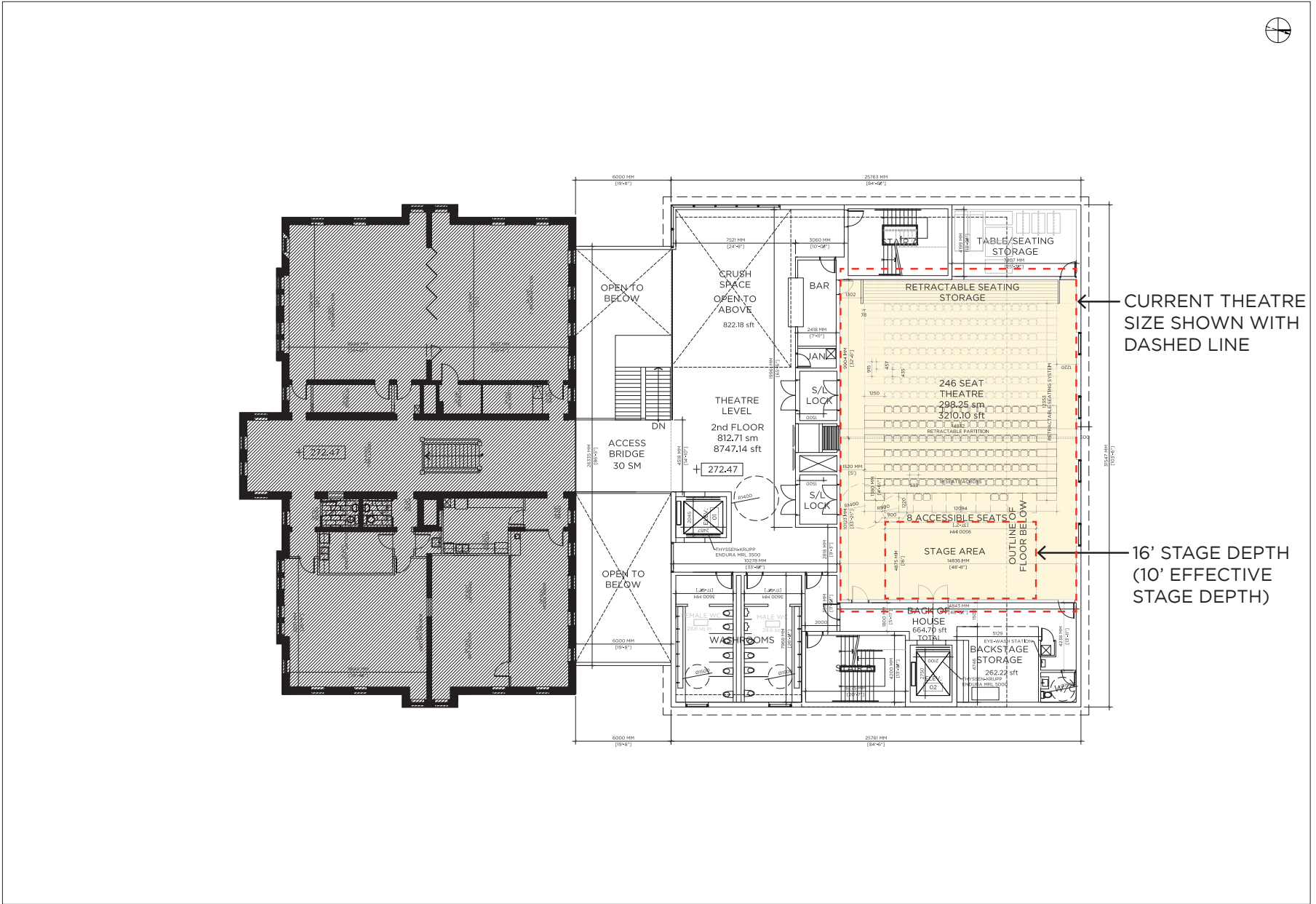
CURRENT PERFORMANCE HALL LEVEL PLAN - 246 SEATS



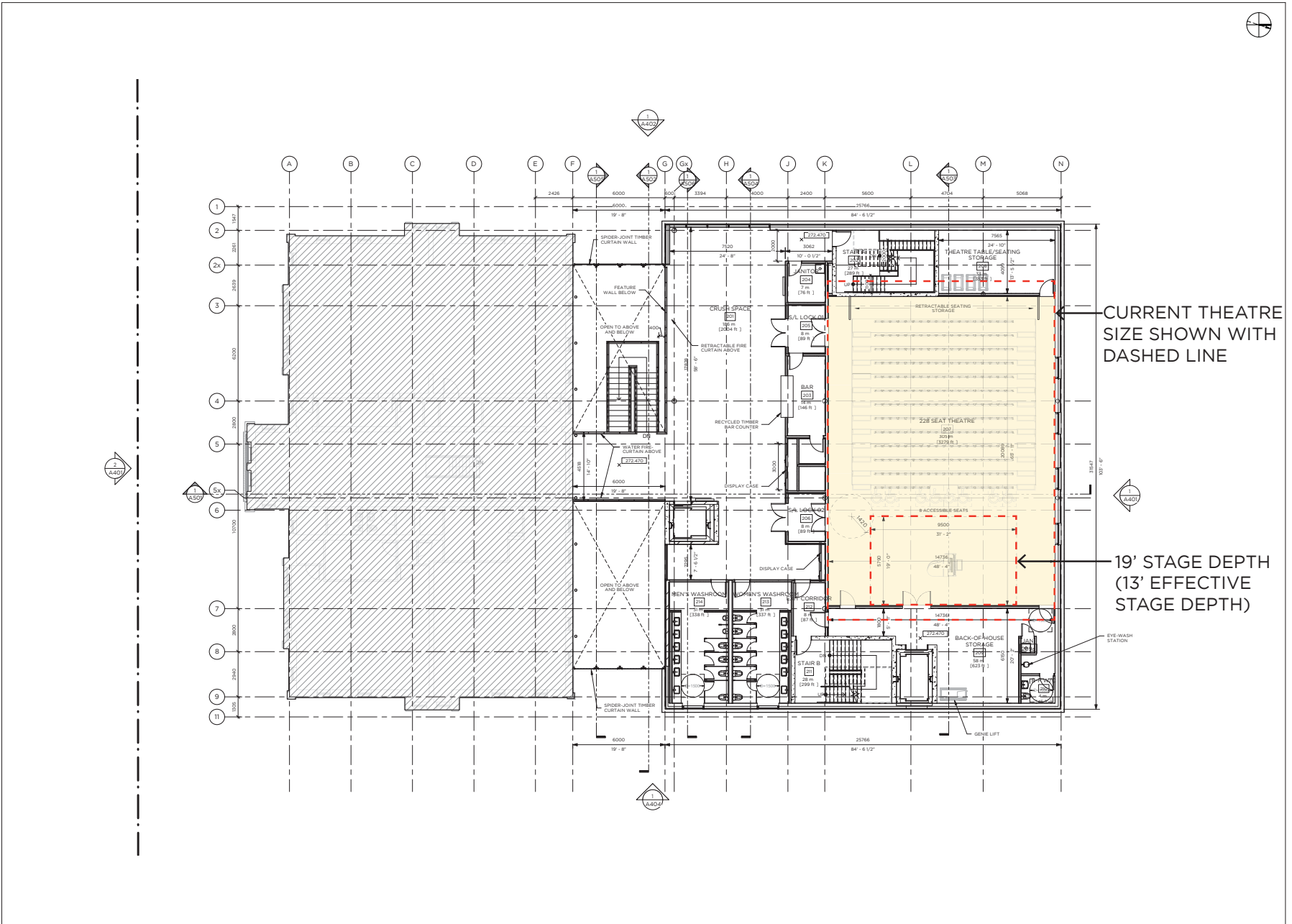
EAST-WEST BUILDING SECTION



PERFORMANCE HALL - THEATRE CONFIGURATION



PERFORMANCE HALL LEVEL PLAN - 246 SEATS
 PRE- EAST-WEST BUMP-OUT

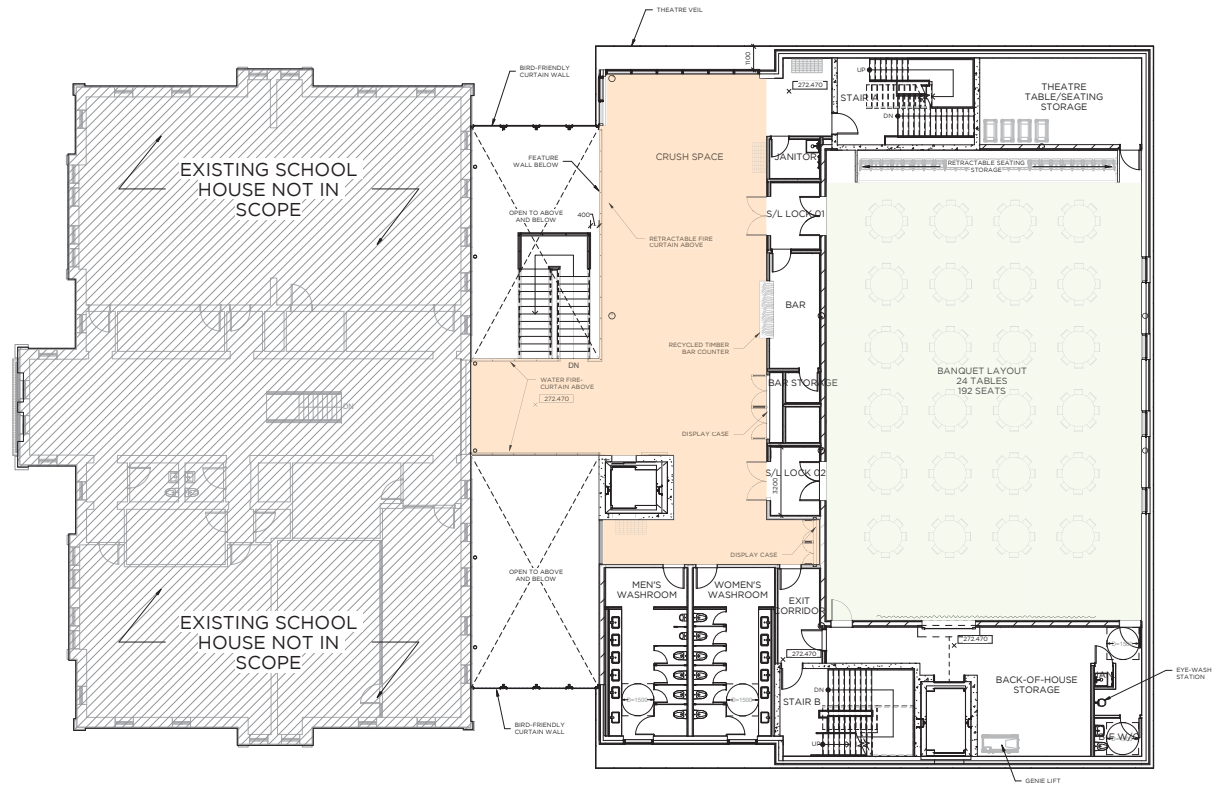


PERFORMANCE HALL LEVEL PLAN - 228 SEATS
 PRE- EAST-WEST BUMP-OUT

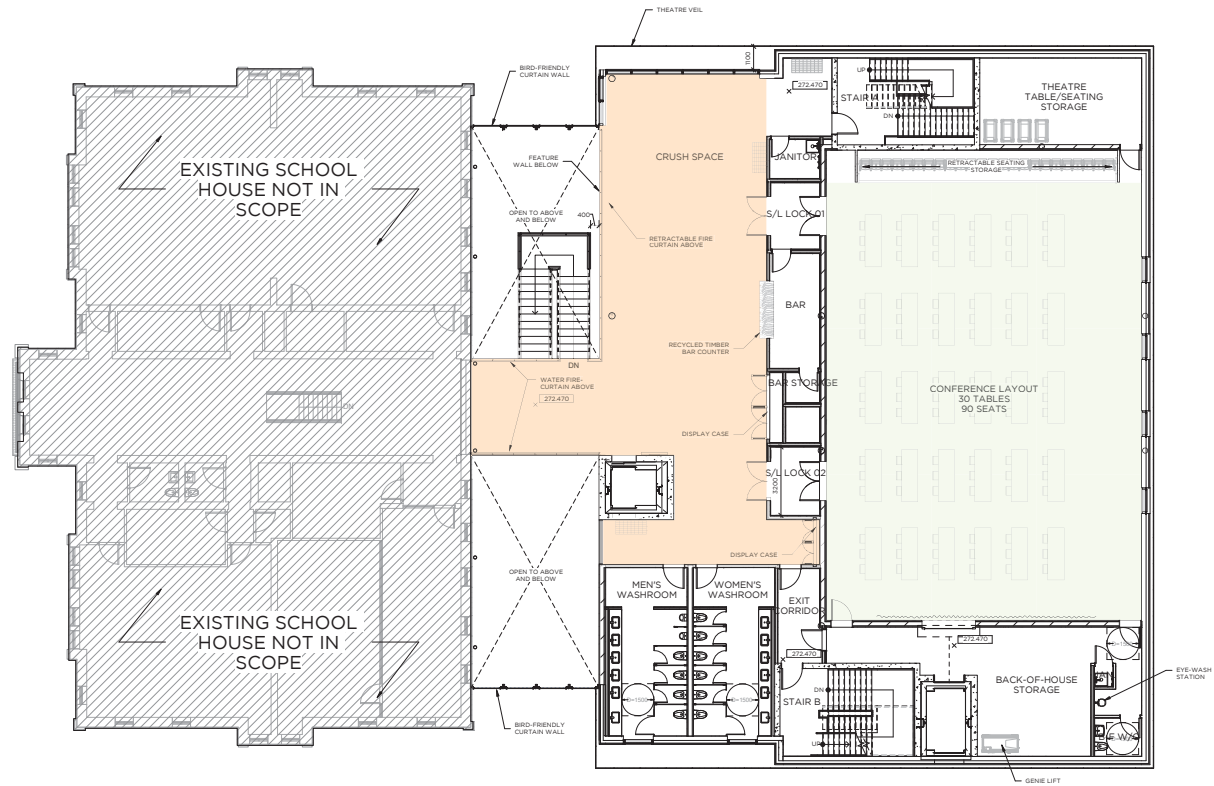


LIBRARY SQUARE
 TOWN OF AURORA
 FEBRUARY 22, 2019

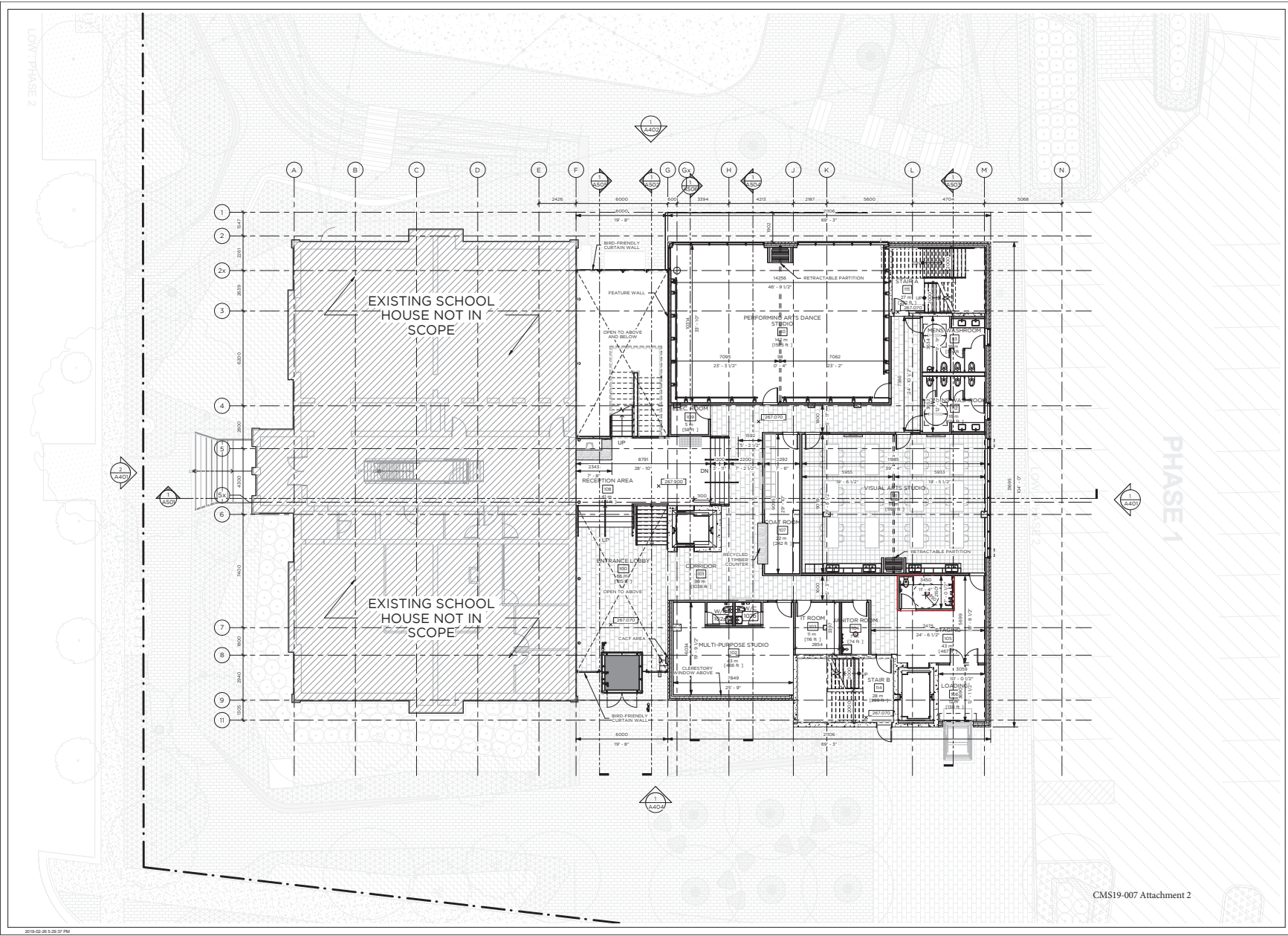




PERFORMANCE HALL LEVEL - BANQUET CONFIGURATION



PERFORMANCE HALL LEVEL - CONFERENCE CONFIGURATION



This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall make all adjustments to the structure and work.

ISSUE RECORD
 2019-02-06 100% SCHEMATIC DESIGN

REVISION RECORD
 NO. DATE DESCRIPTION



RAW
 400-307 ADELAIDE STREET
 WEST
 TORONTO CANADA M5V 9B9
 416-598-9729
 WWW.RAWDESIGN.COM

17-086
 Church Street
 School Expansion
 Town of Aurora

GROUND FLOOR
 PLAN

1:100

A201

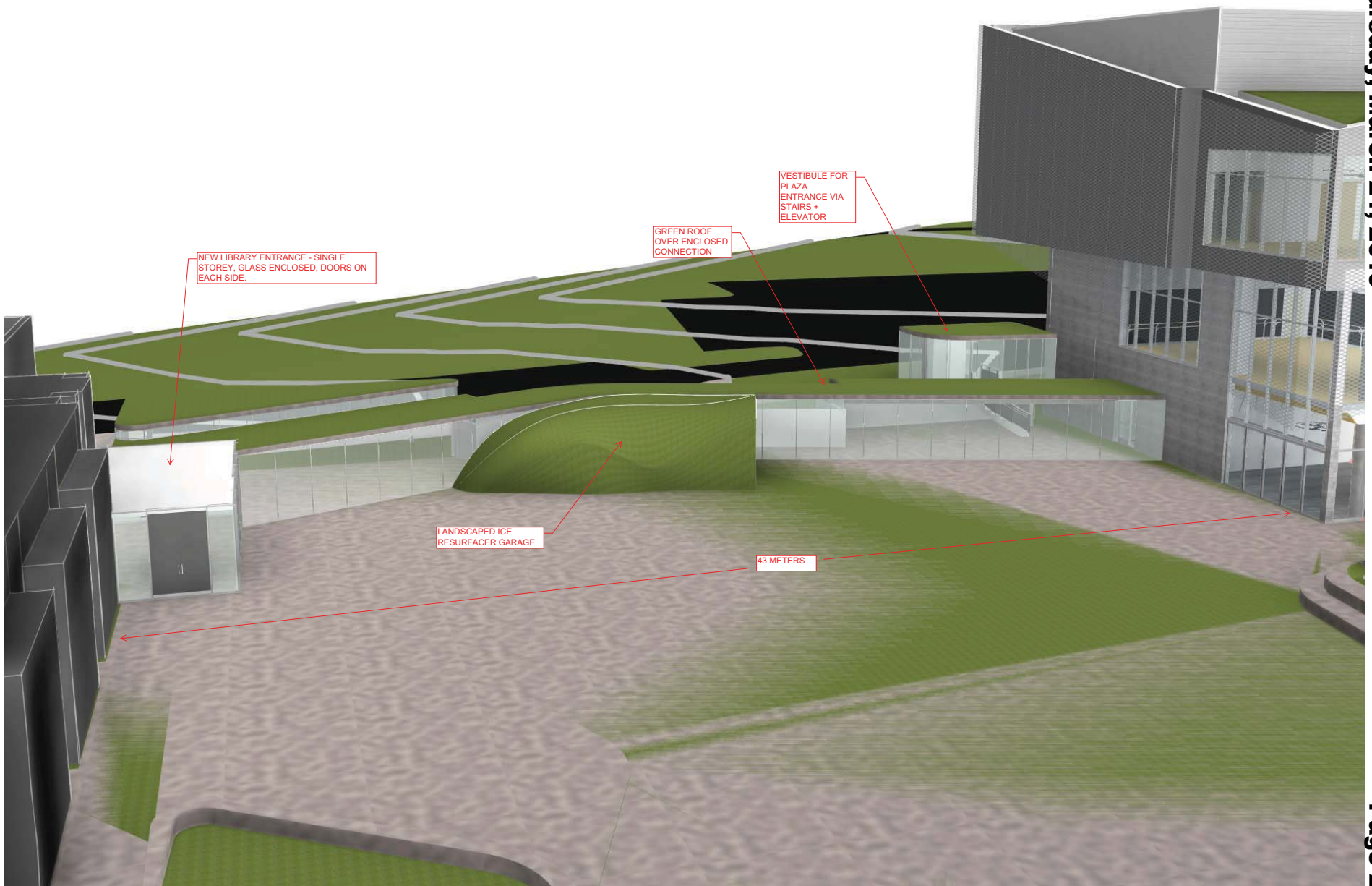
CMS19-007 Attachment 2

**TOWN OF AURORA
LIBRARY SQUARE**
LIBRARY SQUARE LINK DESIGN OPTIONS
FEBRUARY 21st, 2019

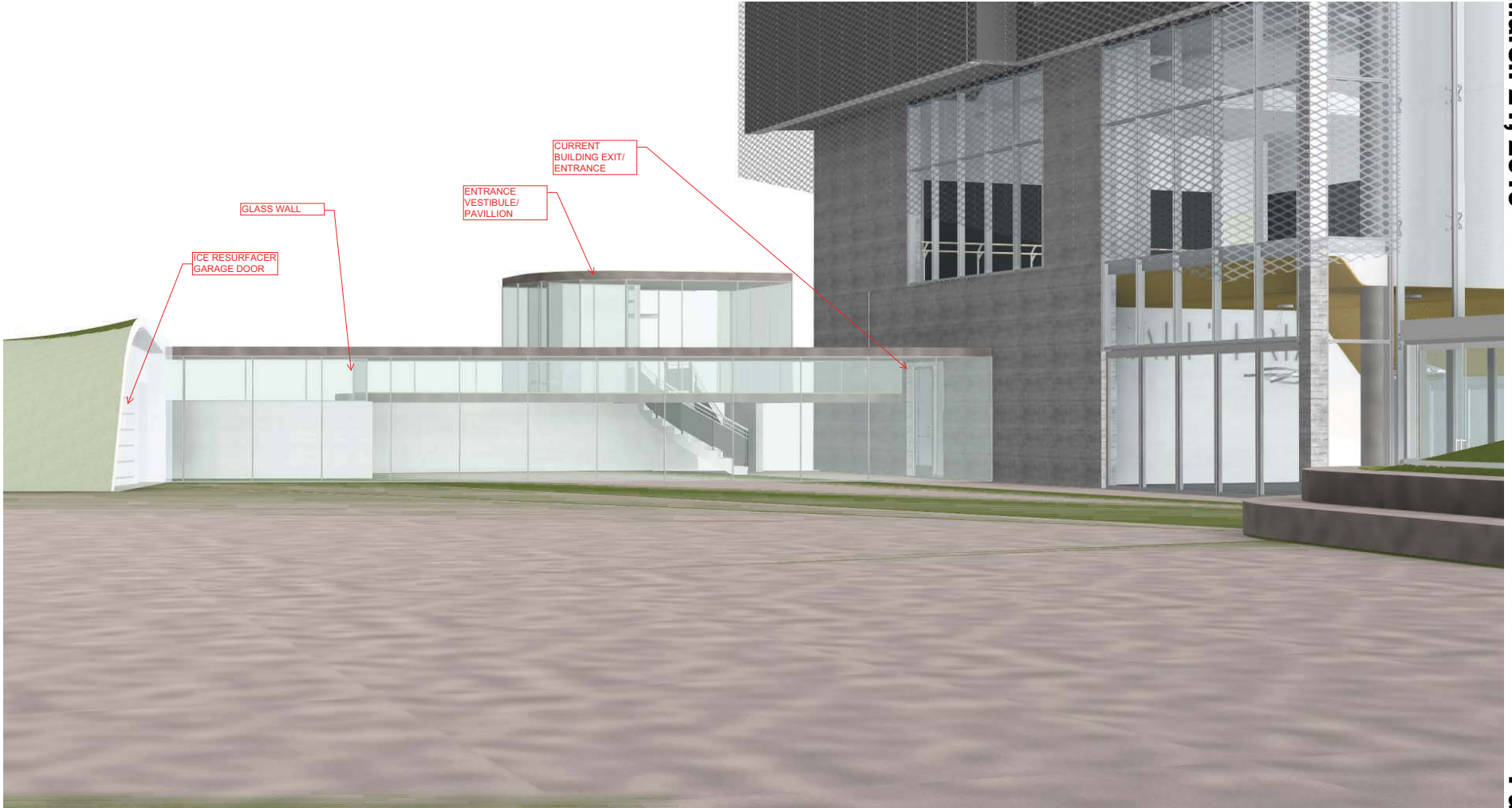
Special Meeting of Council Agenda
Thursday, March 21, 2019



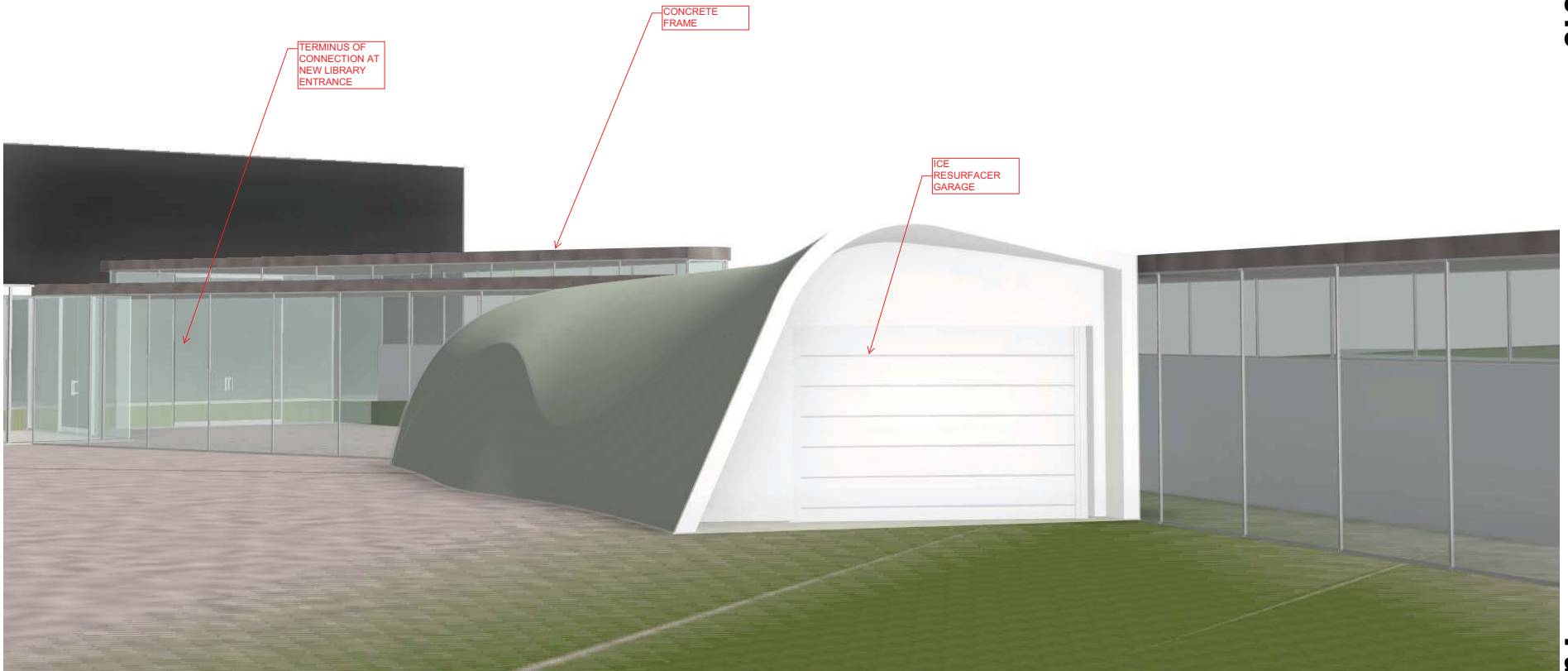
OPTION 1



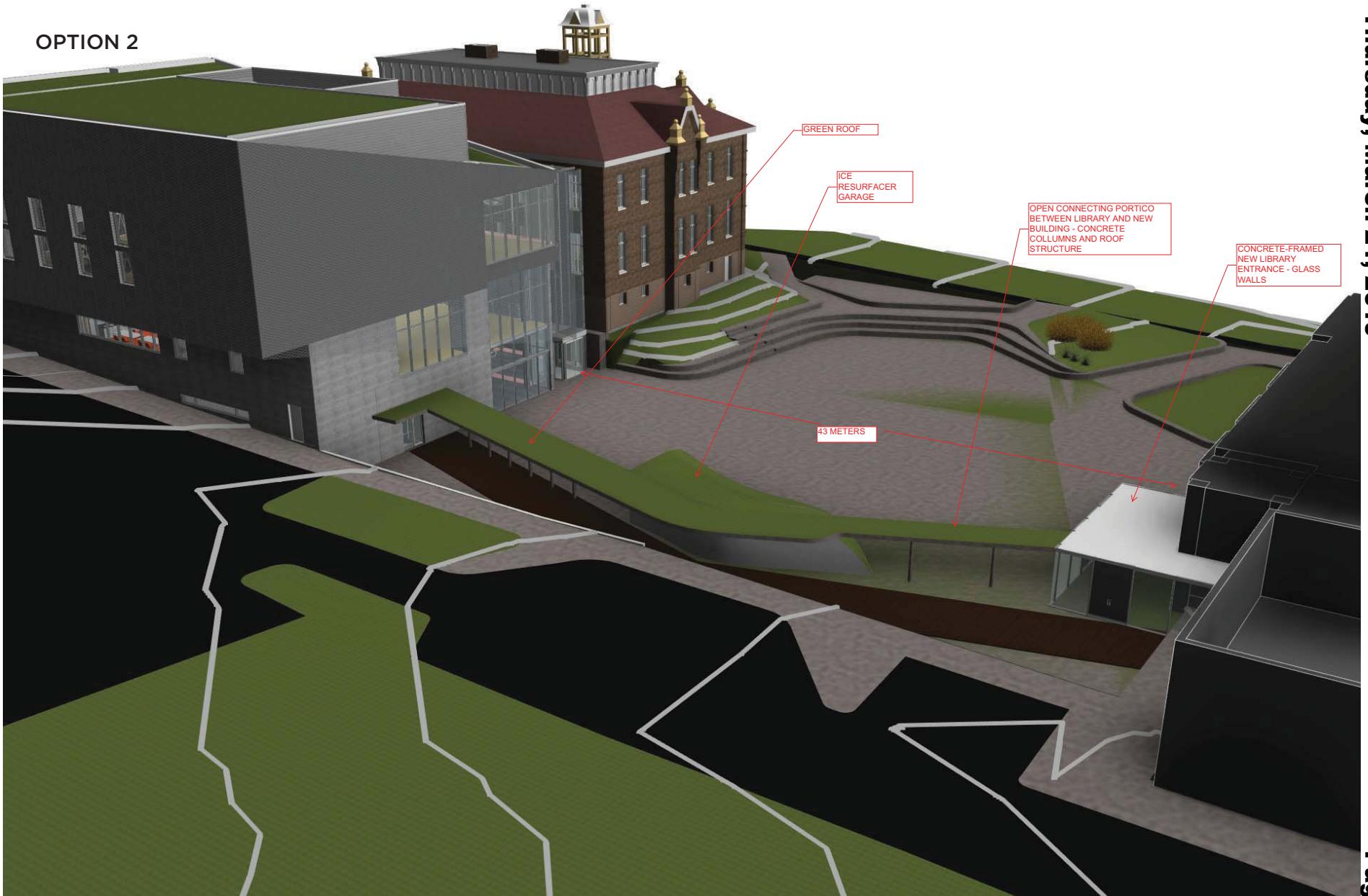
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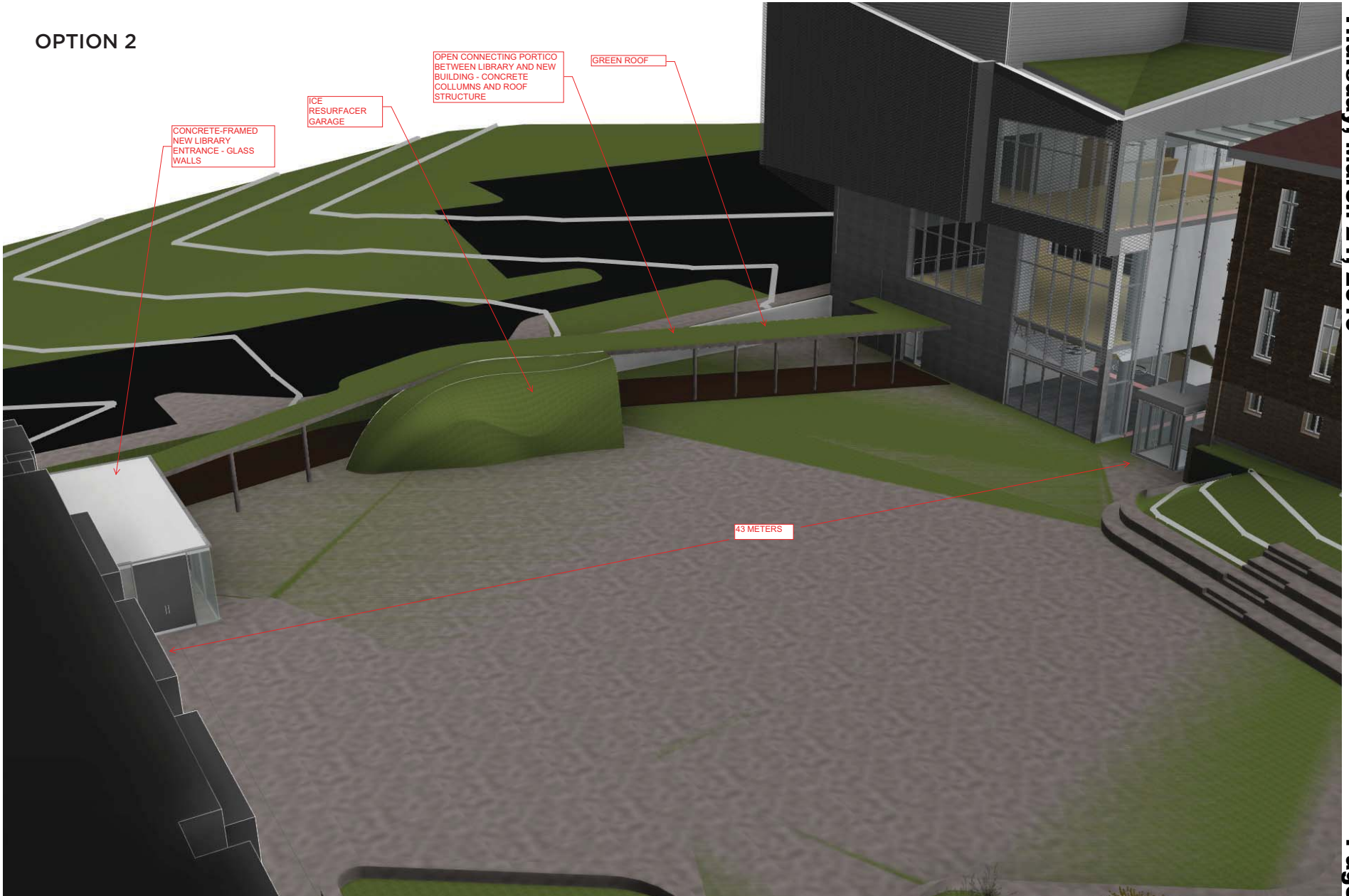
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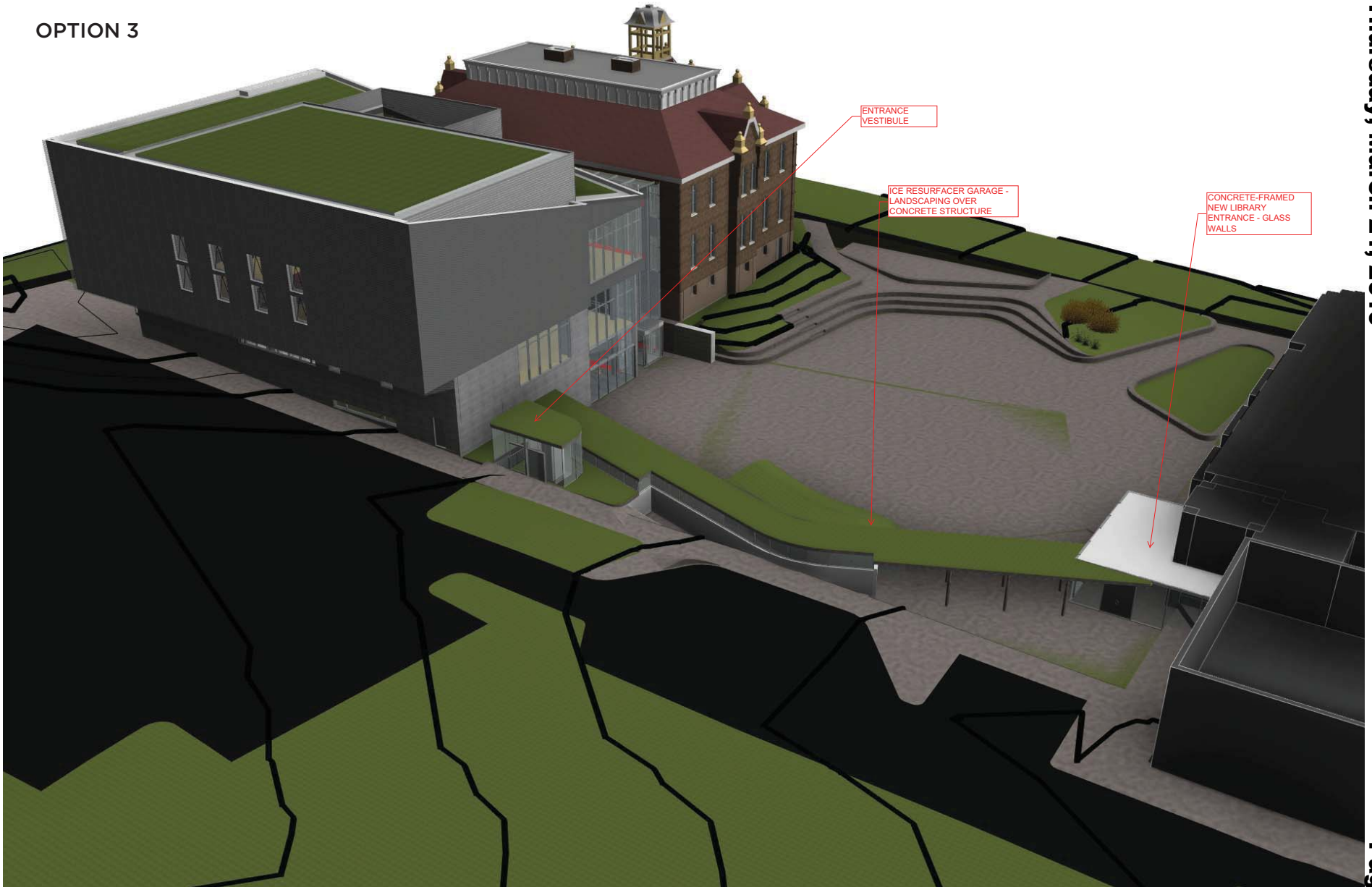
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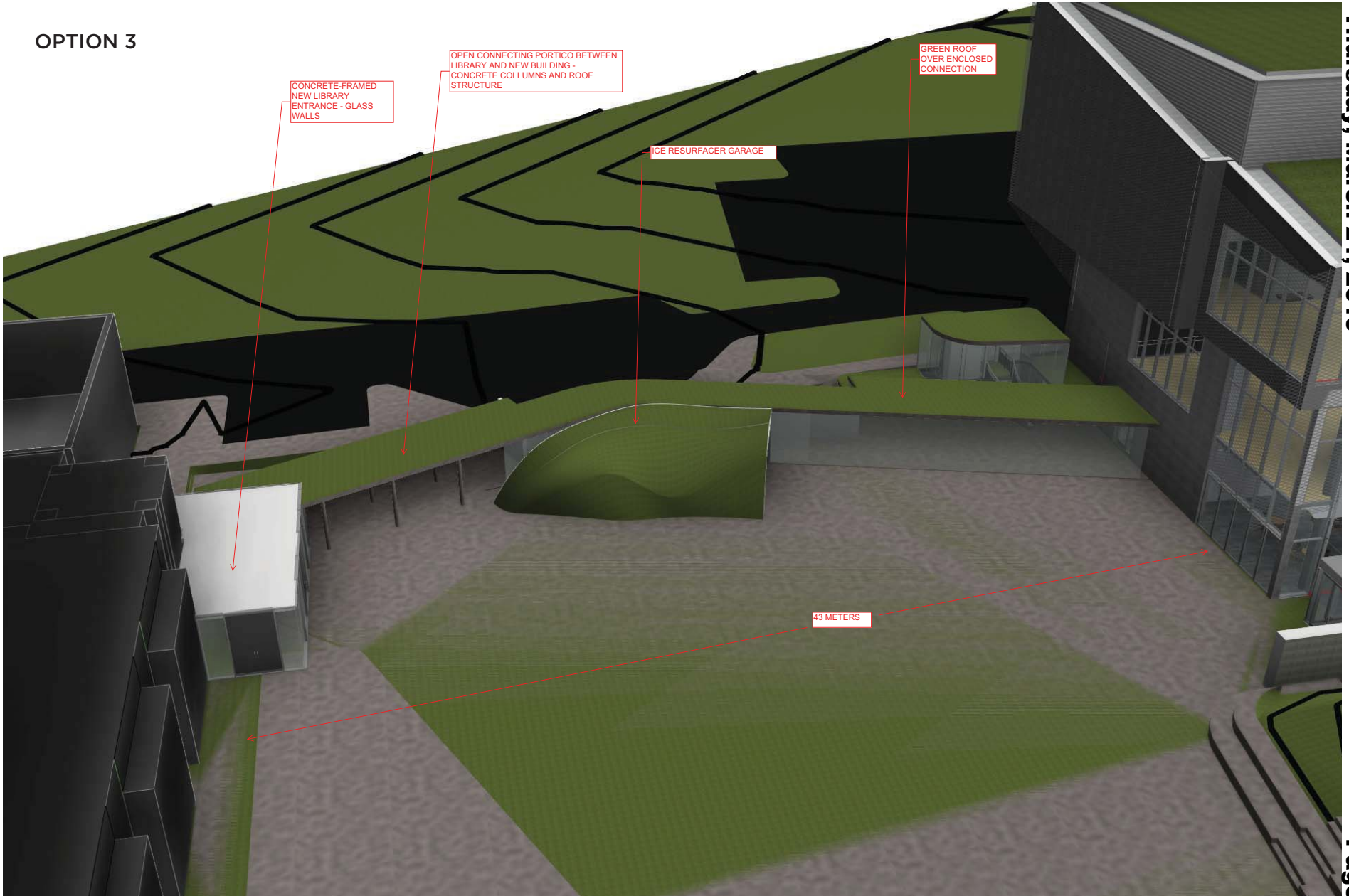
OPTION 2



OPTION 3



OPTION 3



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