



**Town of Aurora
General Committee Report No. CMS19-015**

Subject: Library Square – Linkage and Café Options
Prepared by: Robin McDougall, Director of Community Services
Department: Community Services
Date: May 21, 2019

Recommendation

1. That Report No. CMS19-015 be received, and;
2. That Linkage Option B – Link with Stairs be approved and the total Library Square project budget be increased by \$3,544,400 to be funded as per the recommended funding strategy, and;
3. That staff report back to Council on final cost estimate for the Library Extension Corridor.
4. That the Library Entrance Vestibule be approved and the total Library Square project budget increased by \$398,900 to be funded as per the recommended funding strategy, and;
5. That the Café Snack bar/Concession style be approved and the total Library Square project budget increased by \$157,700 to be funded as per the recommended funding strategy.

Executive Summary

The addition to Church Street School was approved to proceed to detailed design which is already underway and will continue for the next few months. Previous reports have highlighted a number of features that will be included in the design, while this report focusses on amenities that require direction. Even if the decision is to fund these amenities at a later date, it is important to know if they would be of interest in the future and include their specifications in the design and space considerations now during the detailed design stage.

- Consideration of café space on the plaza level can be achieved with minor revisions to the design

- The Linkage – Above Ground/Bridge Option is the preferred connection between the two facilities (Library and Church Street School Addition)
- Library Corridor Extension provides direct connection to Yonge St. and a roof top outdoor reading garden at the Library
- Library Entrance Vestibule provides an improved entrance feature for the library and creates an integration with the outdoor square design

Background

In March 2019, Council approved the schematic design Library Square project and authorized staff to proceed to the detailed design stage. Additionally, Council directed staff to report back on the options, costs, and visuals for an above-ground and underground Linkage between the Library and Church Street School Addition for potential further development. At that time, there was also discussion regarding the option of providing café space for a future business opportunity. Although staff cautioned that there is a lack of a business case to support a café operation at this time, staff also conveyed that the architects were confident there were options in the design to accommodate a café.

In order to inform the detailed design stage, staff are returning to Council to obtain further direction on these amenities. The consultants have prepared some information in Attachments 1-2 and will be making a presentation during tonight's Council meeting May 21, 2019.

Analysis

Consideration of café space on the plaza level can be achieved with minor revisions to the design

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 and not provide amenities for a commercial operation. This decision was based on the lack of a business case for a commercial operation and the desire to not compete with the existing concession in the library and similarly not compete with potential business opportunities on Yonge St.

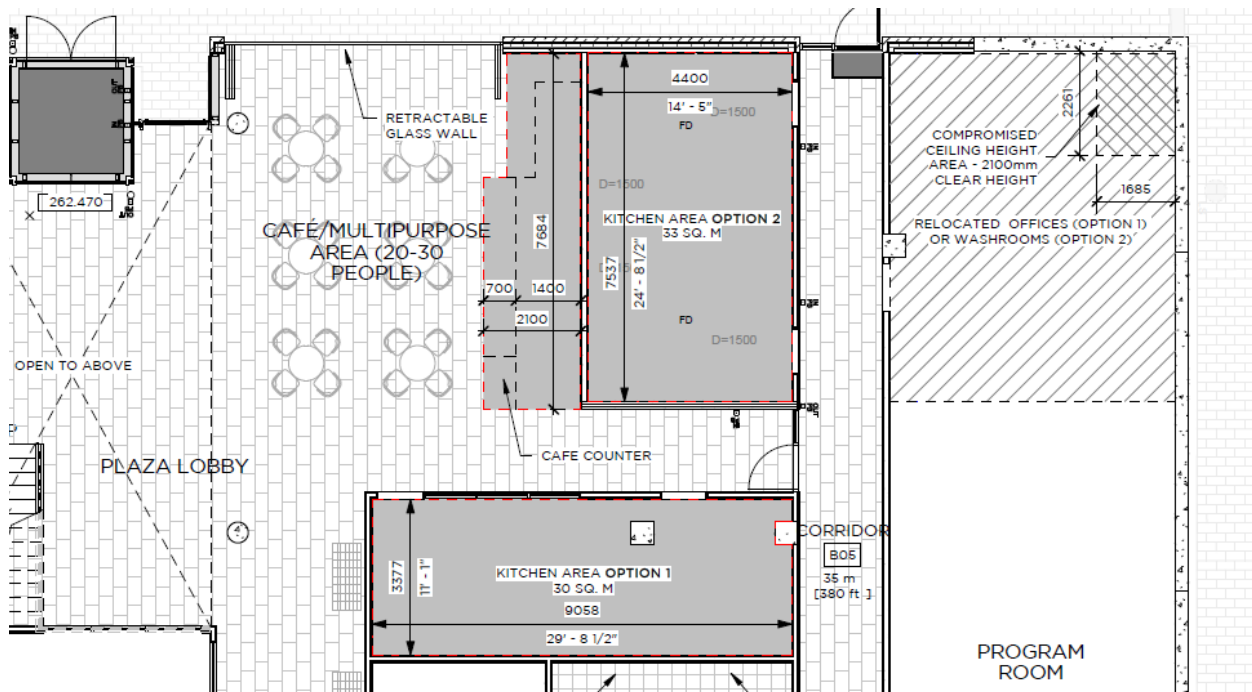
The consultants that developed the overall facility business plan also cautioned against investing in a full commercial operation based on their experience.

However, in order to have the opportunity to consider a potential commercial operation in the future, staff discussed with the architects potential revisions to the design to accommodate the possibility of a small commercial operation (Attachment 1).

CAFÉ – FULL KITCHEN \$415,000

Not Recommended

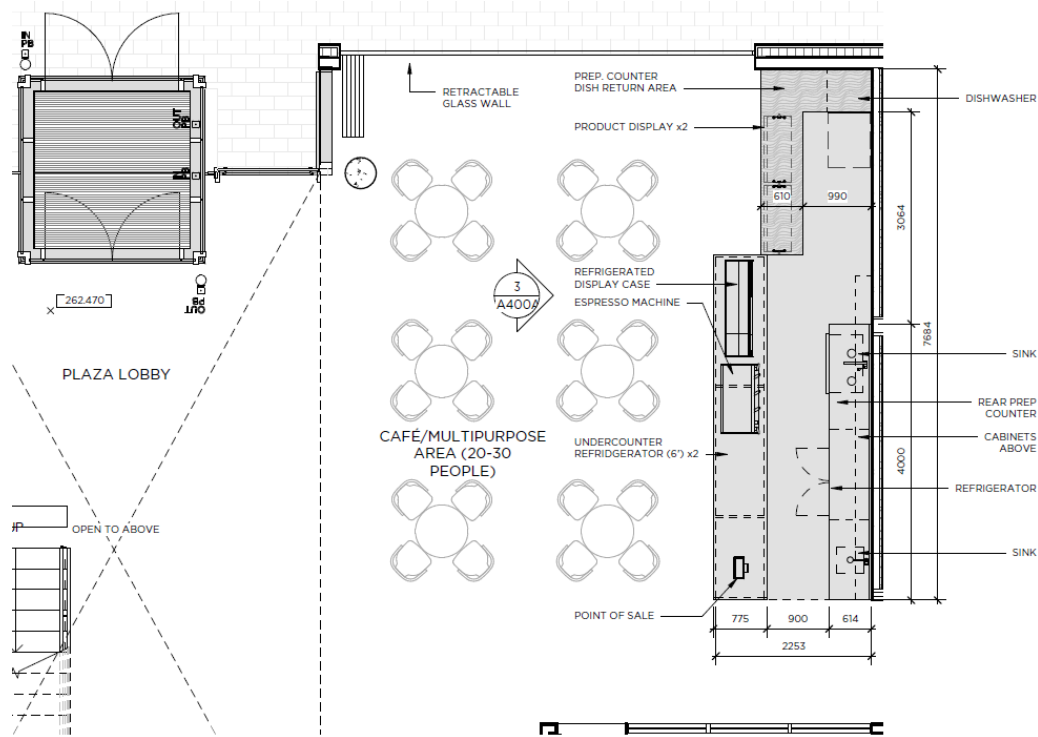
This option would include a full kitchen and would require moving functional spaces to make room for the commercial kitchen. As such, the washrooms or the staff office spaces would need to move to the other side of the hallway creating space for the kitchen. This move would take up space in the program room (reducing it from 1500sqft to 1000sqft) and would require additional commercial kitchen equipment to create a full service kitchen (oven/hood, warmer, fryer, dishwasher, fridge/freezer, commercial sink, etc.). This would also require a café counter to provide a service area. Space on the plaza level permits approximately 20-30 seats, this may be limiting for a full commercial kitchen operation. If there was a way to increase seating capacity, it is important to note that capacity with 40 seats or more would require additional washrooms (this is not captured in the current cost estimate).



CAFÉ – SNACK BAR/CONCESSION \$157,700

Recommended

This option is a simpler space configuration and yet would provide a site for a commercial operation. The proposed design would not require any functional spaces to be moved, keeping the current footprint. A service counter could be added to provide a typical concession area, similar to a coffee shop or to-go kiosk (including under-counter fridge, display case, dishwasher, and sink). Space on the plaza level permits approximately 20-30 seats which would be suitable for a snack bar/concession type of operation.



When comparing the two options, the Snack Bar/Concession style option provides a future commercial opportunity, can be used for special events, does not impact functional spaces and would be a smaller investment. Without a business case, the Snack Bar/Concession option would meet the needs of a future opportunity with limited risk. It is for these reasons, the Snack Bar/Concession is the preferred option.

The Linkage – Above Ground/Bridge Option is the preferred connection between the two facilities (Library and Church Street School Addition)

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 and potentially connect them to Yonge St. It was envisioned that connecting the two sites would provide a similar environment to a conference centre and patrons could get from one facility to the other more easily. The Library is in support of the permanent connection as it is envisioned that it could expand the Libraries programming opportunities.

In March 2019, preliminary designs for on-ground linkage options were shared with Council. Concerns were raised suggesting that an on-ground linkage would create a divider or take away from the open and welcoming environment that the square can provide. As such, designs for above-ground and underground options was requested for more information and are shown in Attachment 2.

UNDERGROUND TUNNEL \$2,833,100

Not Recommended

The underground tunnel option would be aligned to connect with the Library from the basement level under the main entrance, continue straight across under the square (295 feet long and 12 feet wide) and connect under the plaza level of the new addition to Church Street School. Although the route aligns well with both facilities it creates some issues.



The tunnel creates a secluded area and would not be a desirable route for patrons to use. The cross-section under the square would require additional infrastructure to manage the displacement of soils and stormwater management to make room for the tunnel. Additionally, the entrance under the plaza level adds another level of depth to consider and would change the planned 'raft' system for the addition to Church Street School. For these various reasons, the underground option is not desired.

ABOVE GROUND - BRIDGE

The architects have prepared schematic designs for a couple of above ground options. In both cases, there are common elements including:

- dry/temperature controlled and lighted route across the square connecting the two facilities
- lighting under the bridge providing an additional pedestrian route
- connecting with the Library on the second floor (roof) above the main entrance
- flat grade across the entire span of the bridge
- provide seating area midway
- include 'heat/sunlight' mitigation for the windows
- provide green roof and water/rain collection
- architectural design following the contour of the square (boomerang shape)
- ice resurfacer garage/storage can be placed under the bridge
- requires the café and washrooms on plaza level to be repositioned

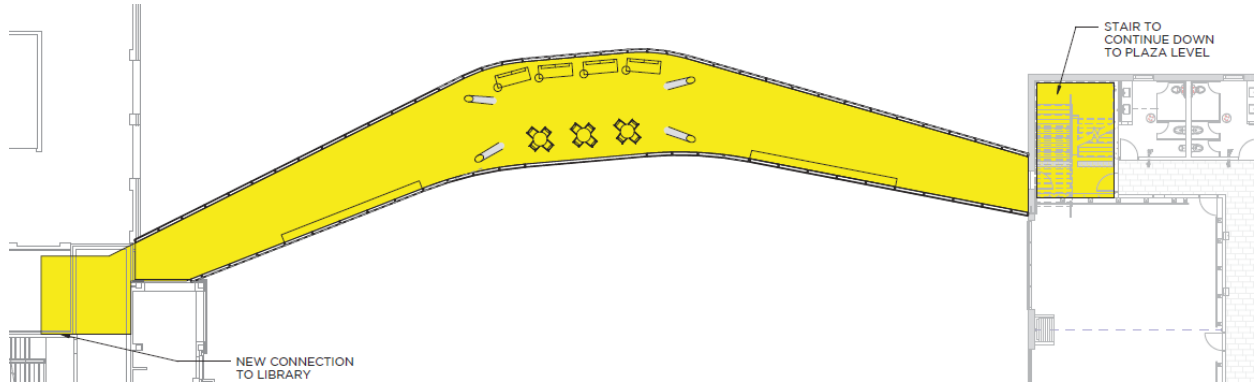
In both Option A and B, Council could choose to approve either of these options with a timber construction which would add an additional \$300,000-\$500,000 to the stated option cost.



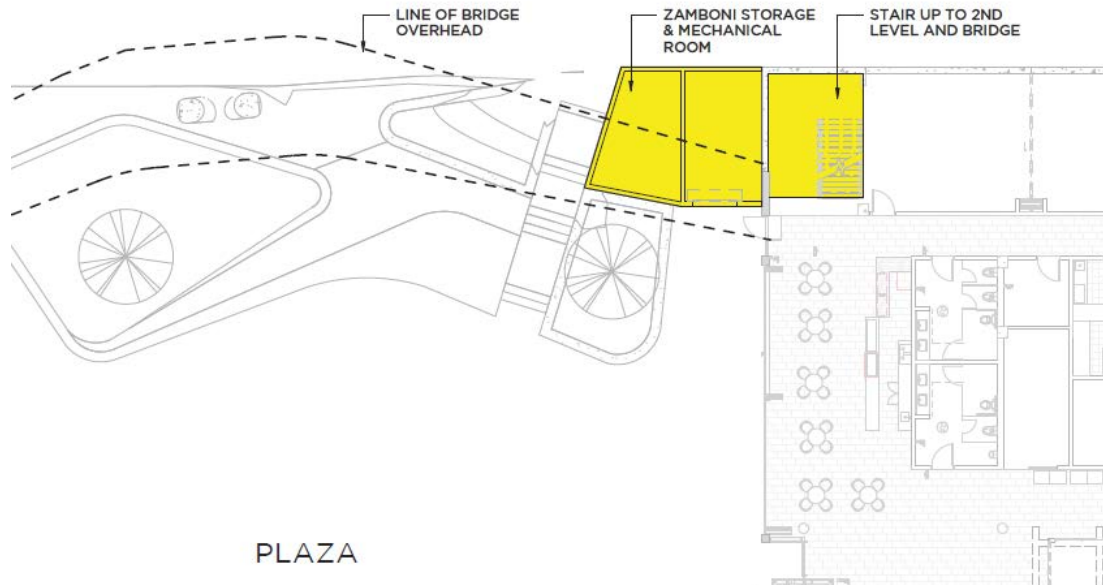
OPTION A – BRIDGE – LINK AT 2ND LEVEL \$3,407,000

Not Recommended

This option connects with the Library above the main entrance (2nd floor) and crosses over the square and connects at the 2nd level of the Cultural Centre.



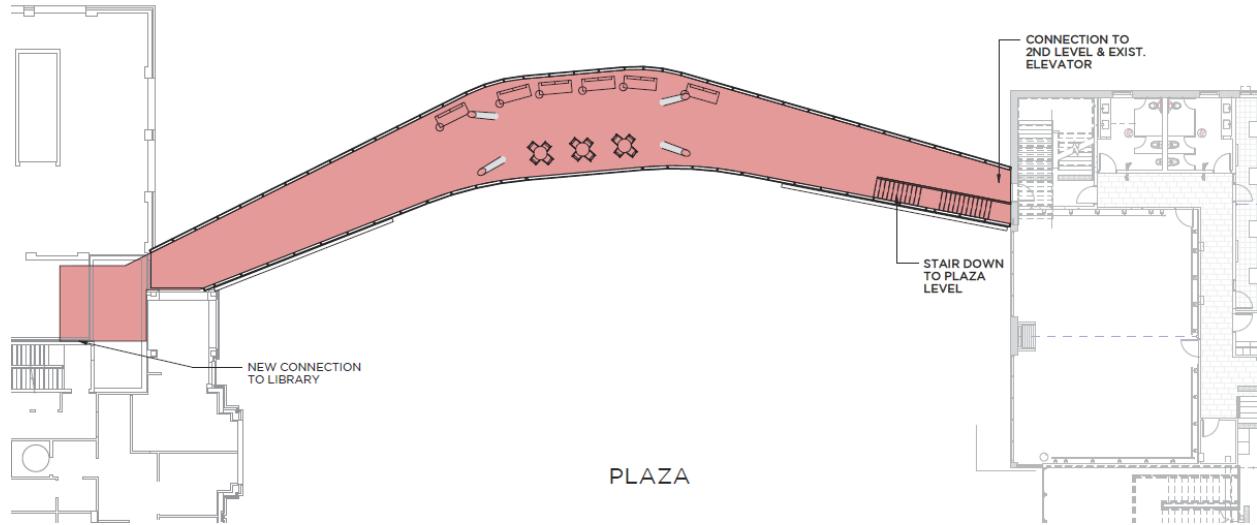
- enter the Cultural Centre at 2nd level and proceed to a staircase or elevator
- corner staircase previously stopped at the 2nd level, this design would require the staircase to continue to the plaza level resulting in a reduction of the size of the program room on the plaza level (approximately 1500sqft to 1100sqft)



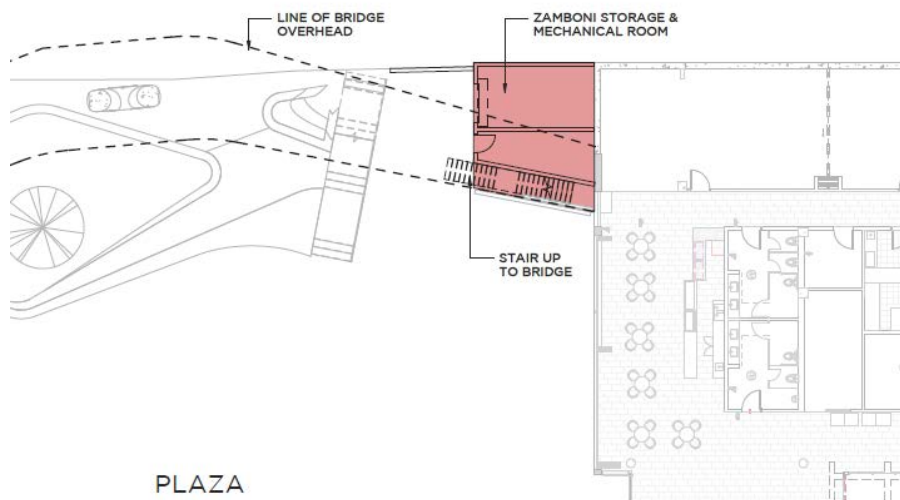
OPTION B – BRIDGE – LINK WITH STAIRS \$3,544,400

Recommended

This option connects with the Library above the main entrance (2nd floor) and crosses over the square and connects at the 2nd level of the Cultural Centre and includes stairs to the plaza level from within the bridge.



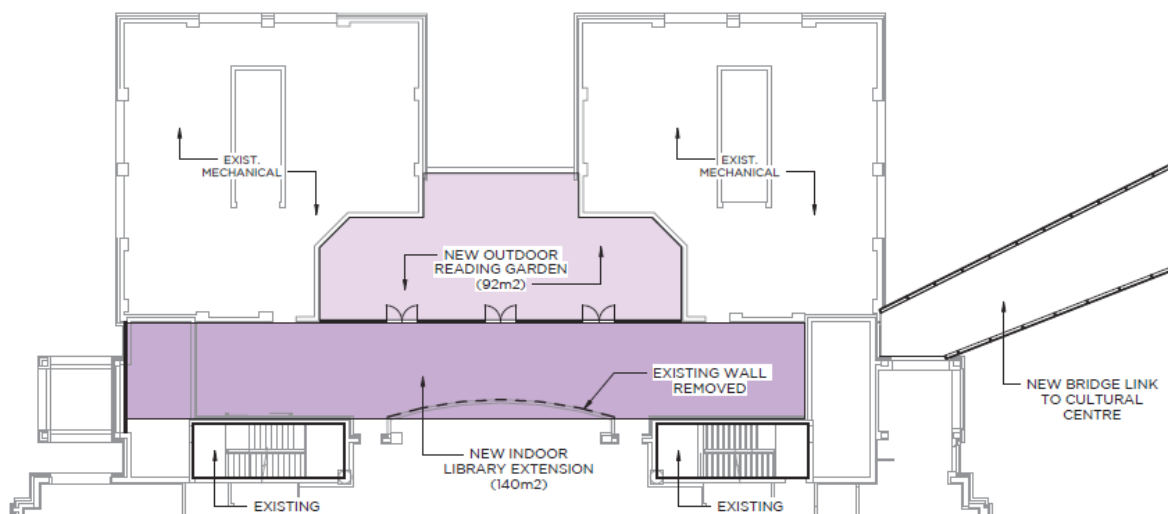
- A staircase to the plaza level is integrated into the bridge. The accessible route would be to continue through the 2nd floor to the elevator
- This design does not impact the size of the program room on the plaza level



Library Corridor Extension provides direct connection to Yonge St. and a roof top outdoor reading garden at the Library

LIBRARY CORRIDOR EXTENSION - \$1,400,000 Further Development Required

The proposed glassed corridor extension is not required to make the bridge options functional, however, it would add a connection to Yonge St. and provide an additional library entrance and the possibility of a new outdoor reading garden.



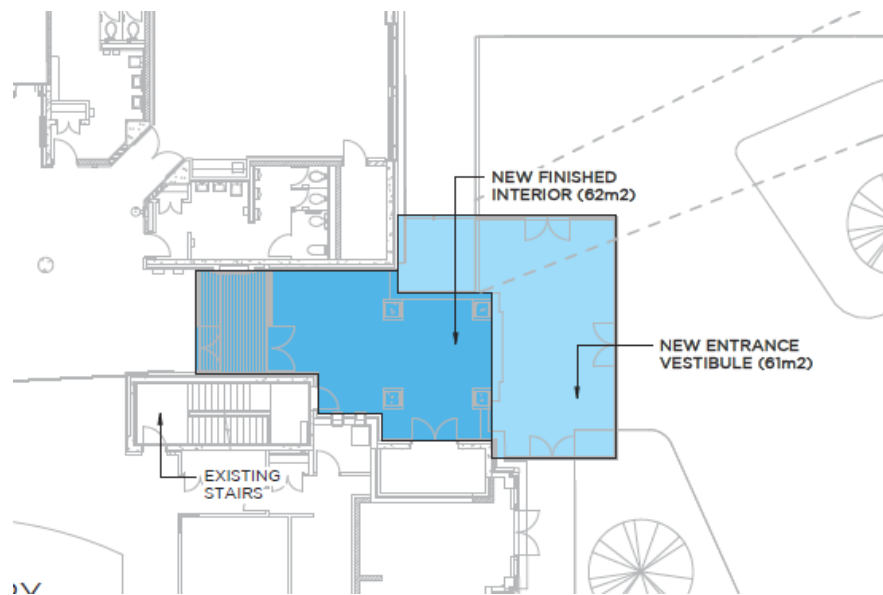
- Access to the rooftop corridor and outdoor reading garden is via an existing staircase within the main library entrance or via the elevator from within the library
- Staff are working on another option to use the existing library interior space which would further reduce the cost of the corridor

Library Entrance Vestibule provides an improved entrance feature for the library and creates an integration with the outdoor square design

LIBRARY ENTRANCE VESTIBULE - \$398,900

Recommended

The proposed glassed vestibule entrance for the Library is not required to make the bridge options functional, however, it would enhance the existing library entrance.



- provide the library a brighter, more significant and integrated entrance to the overall design of the square

Advisory Committee Review

If Council approves to proceed with the Linkage and Café, the latest designs will be shared with the Heritage Advisory Committee and the Accessibility Advisory Committee for input.

Legal Considerations

Not applicable

Financial Implications

Staff recommend that Council approve the following additions to the Library Square's design:

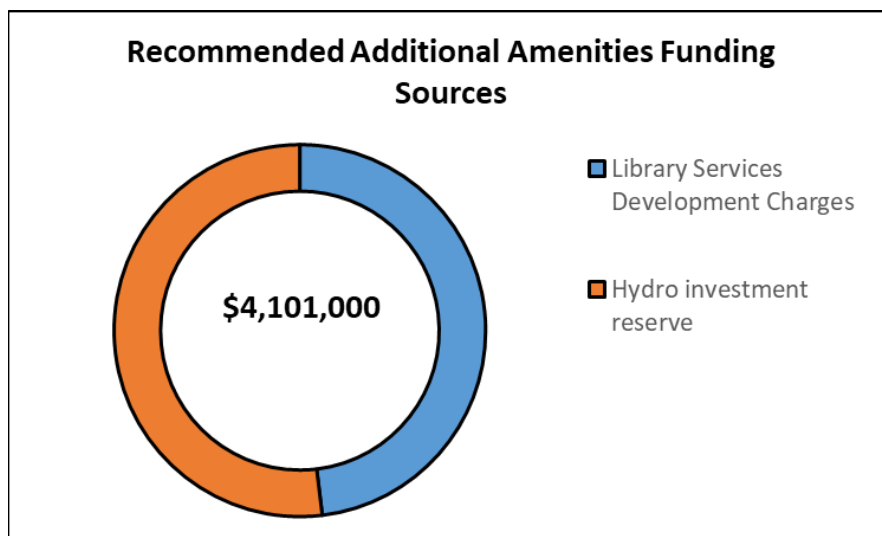
• Option B: Bridge Link with Stairs	\$ 3,544,400
• Library Entrance Vestibule	398,900
• Café Snack Bar/Concession	<u>157,700</u>
Total	\$ 4,101,000

All option cost estimates include design and construction contingencies as well as unrecoverable HST costs. Should Council approve staff's recommended additional amenities, the Library Square project budget would grow by \$4,101,000 to a total budget of \$42,428,700.

Council could choose to approve a timber construction for the Bridge Option A or B at premium of an additional \$300,000-\$500,000. If approved, this additional cost would be incorporated into the overall proposed funding strategy for these recommended Library Square amenities.

Staff recommend that these additional amenities be funded through two primary funding sources being Library Services development charges and the hydro investment reserve proceeds (see Figure 1). Further details in regards to this funding strategy can be found in Attachment #3.

Figure 1



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This funding strategy has taken into consideration all previously committed funds to the Library Square project; as well as, confirmed the eligibility of these recommended amenities for each of the proposed funding sources.

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. Additional consideration may be provided for public meetings and open houses.

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 Linkage design so that the site and location is considered in the overall design but defer funding the linkage project at this time.
2. Council may choose to not approve the Linkage.
3. Council may approve the Café design so that the site and location are considered in the overall design but defer funding the café project at this time.
4. Council may choose to not approve the Café.
5. Council may provide further direction.

Conclusions

In addition to the linkage and café options, the proposed library corridor and vestibule require direction from Council. Even if Council defers funding the options at this time, it is critical to include the desired options for future consideration in the detailed design.

With Council's approval of the options including the funding sources, staff would ensure the options are incorporated in the development of the detailed design.

Attachments

Attachment 1 – Café/Restaurant Options – draft site plan

Attachment 2 – Linkage Design Options – draft site plan

Attachment 3 – Funding Strategy for additional amenities

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

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

Pre-submission Review

Reviewed by AMT and CAO May 13, 2019

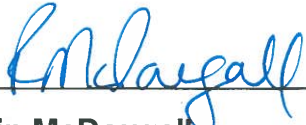
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Departmental Approval

Approved for Agenda



**Robin McDougall
Director
Community Services**

**Doug Nadorozny
Chief Administrative Officer**

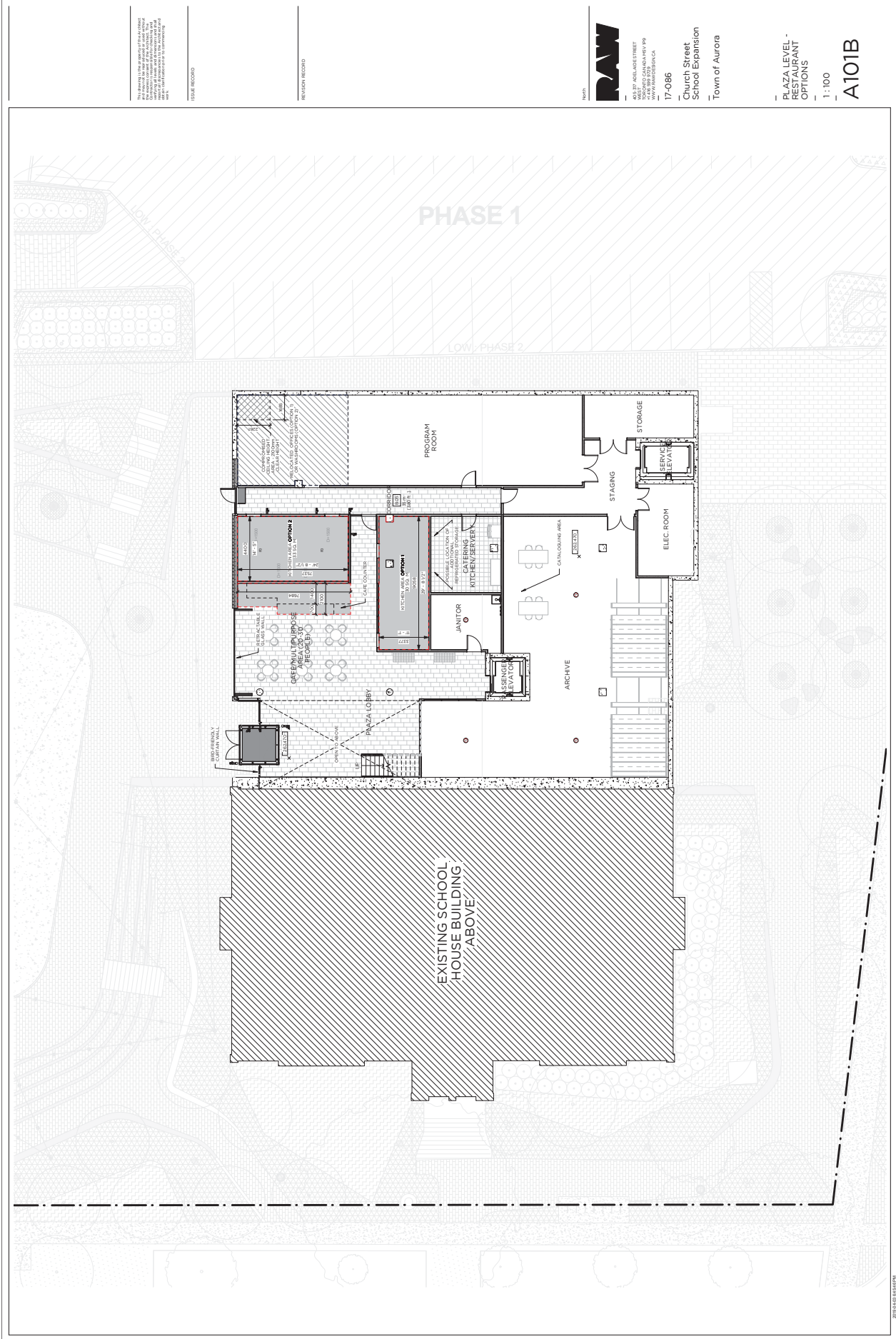
Attachment 1 - CMS19015

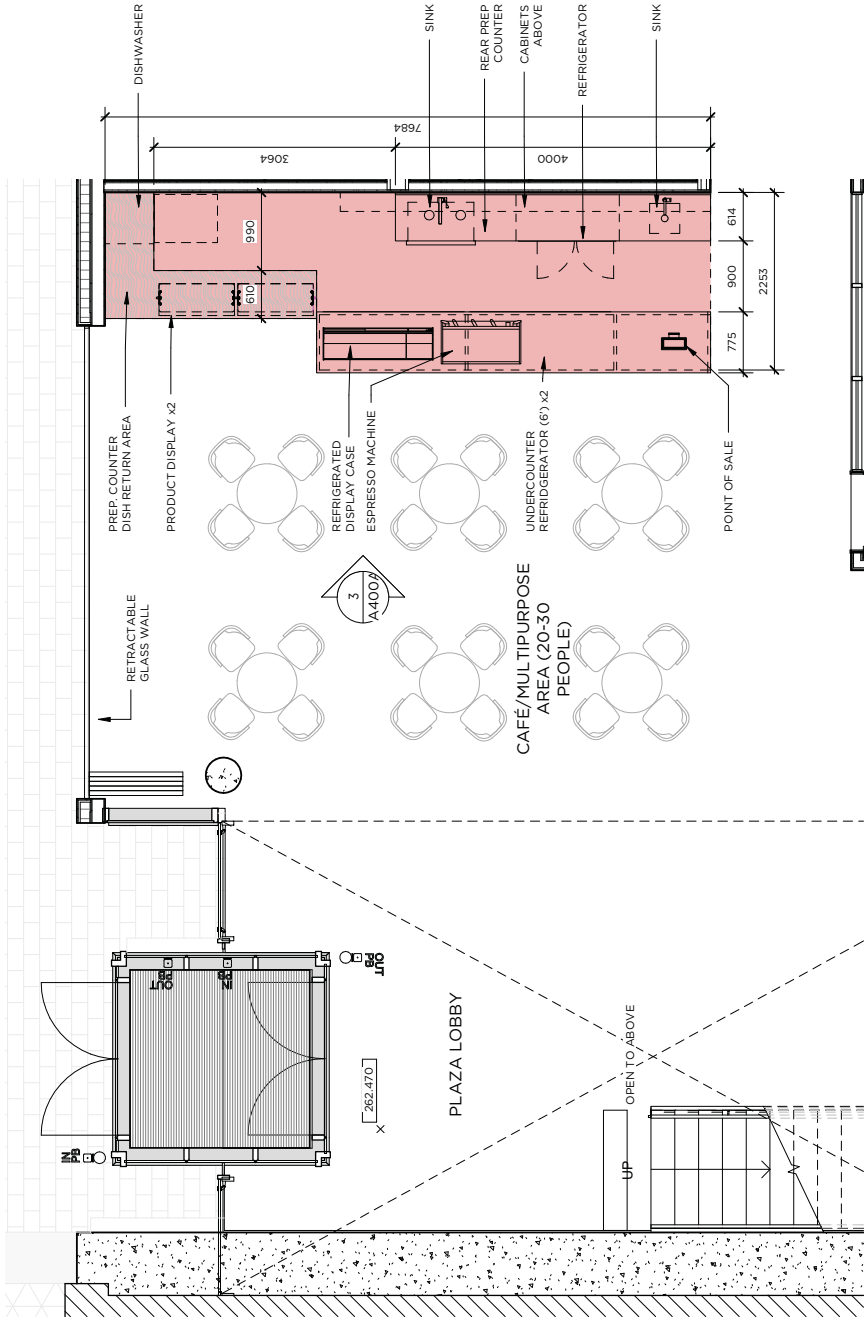
**17086 - TOWN OF AURORA
CAFE DESIGN**

May 21, 2019

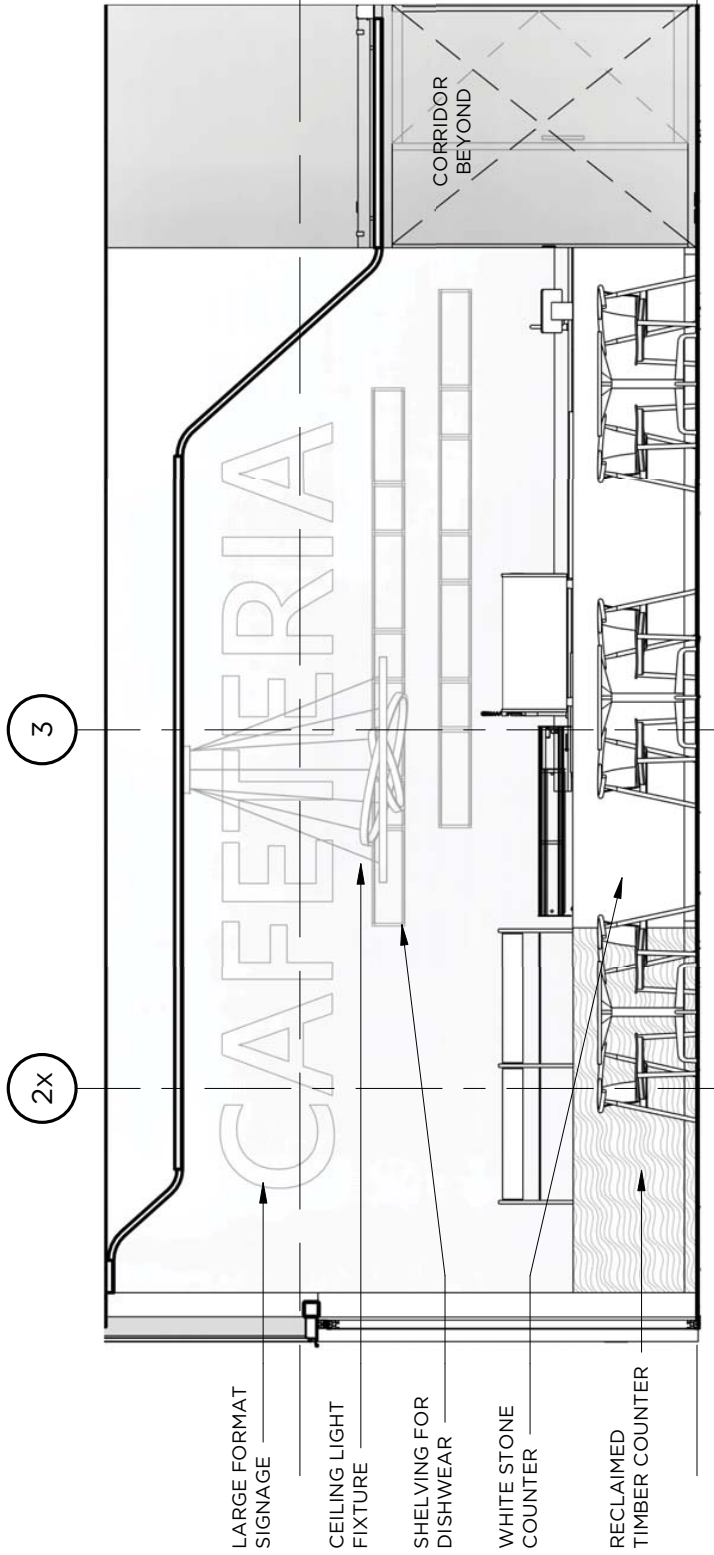
Luke Duross - RAW Design
Thomas Nemeskeri - RAW Design





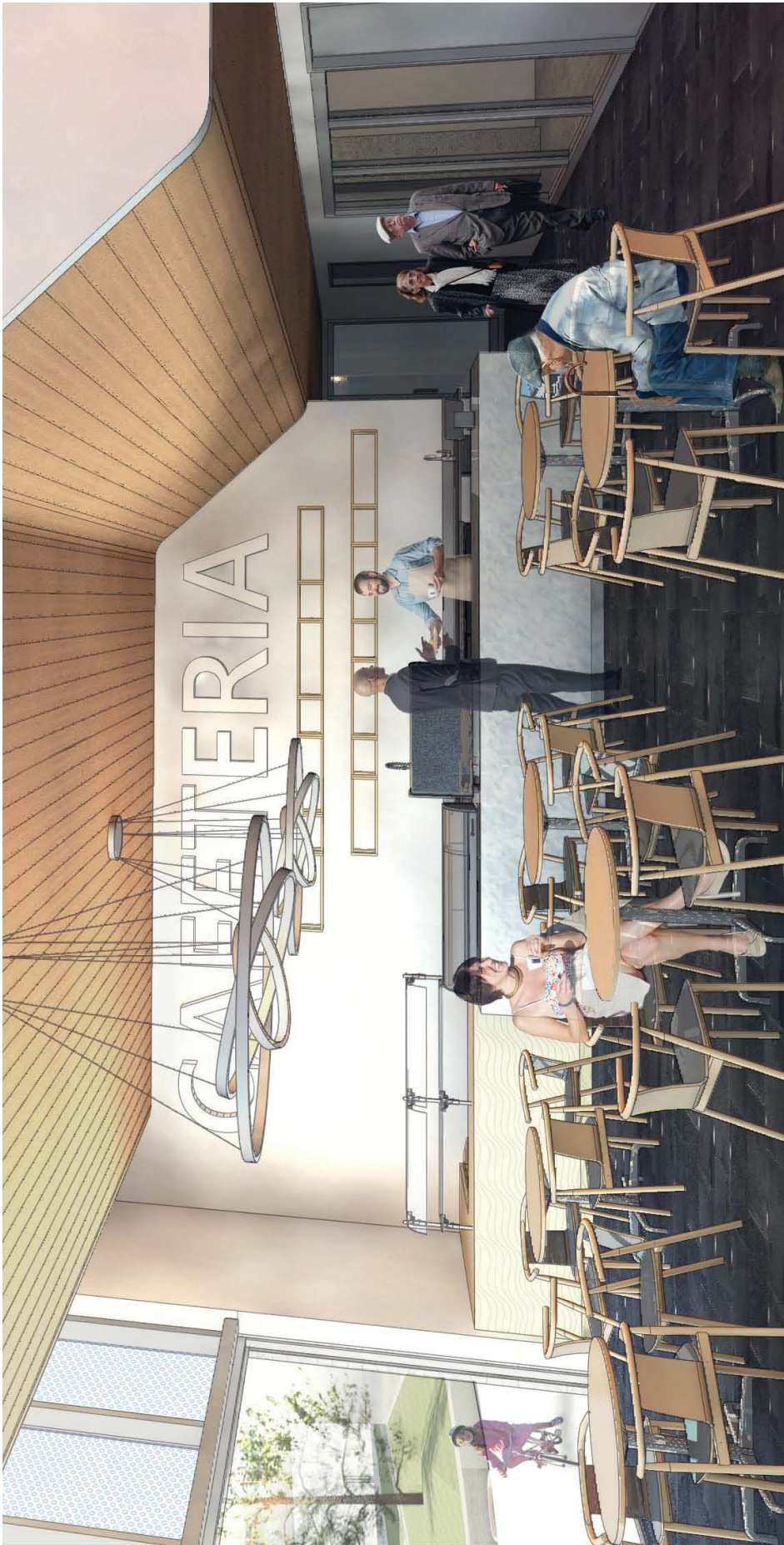


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May 21, 2019**



CAFE - NORTH INTERIOR ELEVATION

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May 21, 2019



CAFE - VIEW TOWARDS NORTH



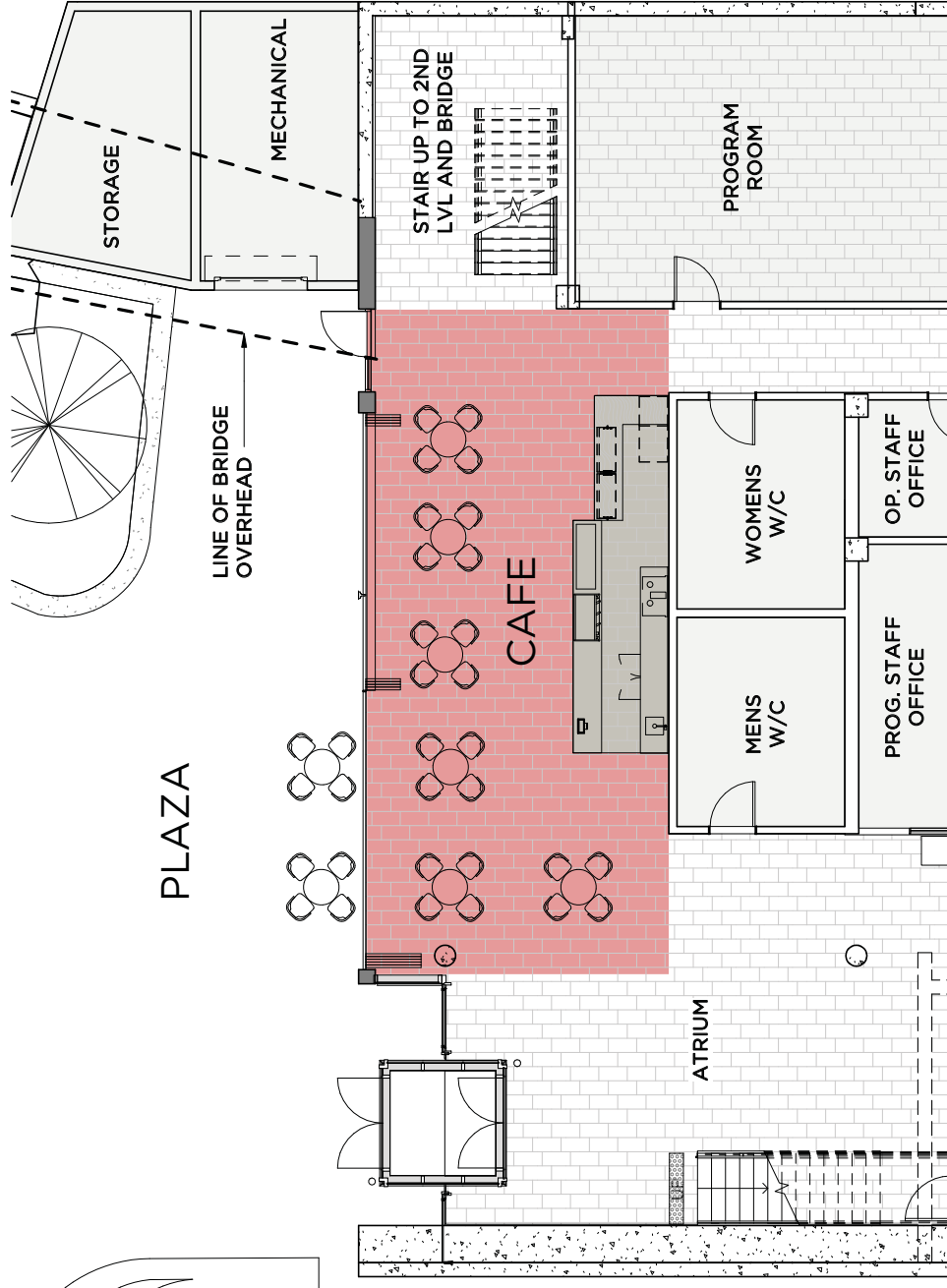
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May 21, 2019



CAFE - VIEW FROM ATRIUM



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May 21, 2019



BRIDGE OPTION A - CAFE FLOOR PLAN

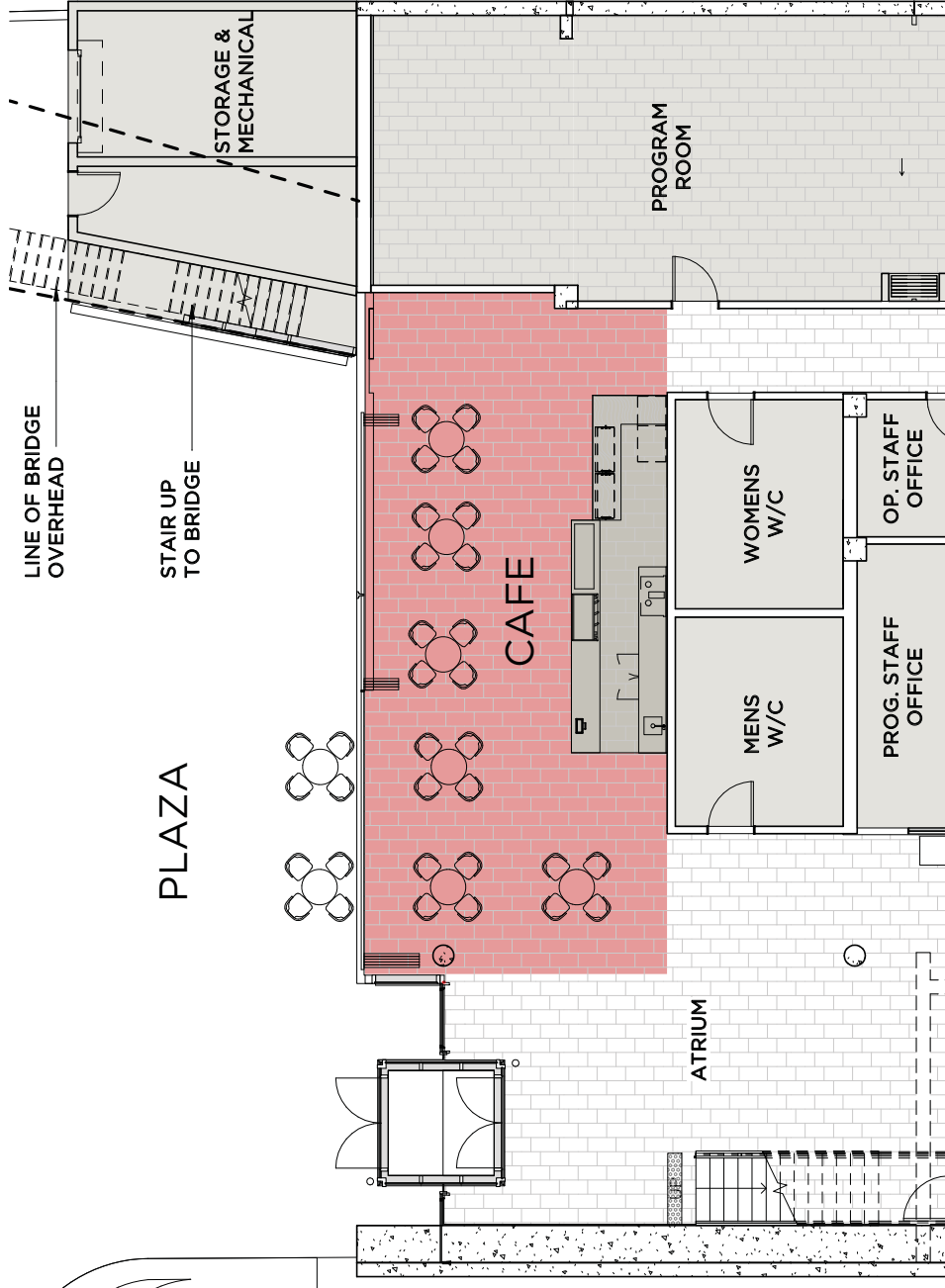
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STAIR OPTION A - VIEW FROM CAFE



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BRIDGE OPTION B - CAFE FLOOR PLAN

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STAIR OPTION B - VIEW FROM CAFE



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Attachment 2 - CMS19015

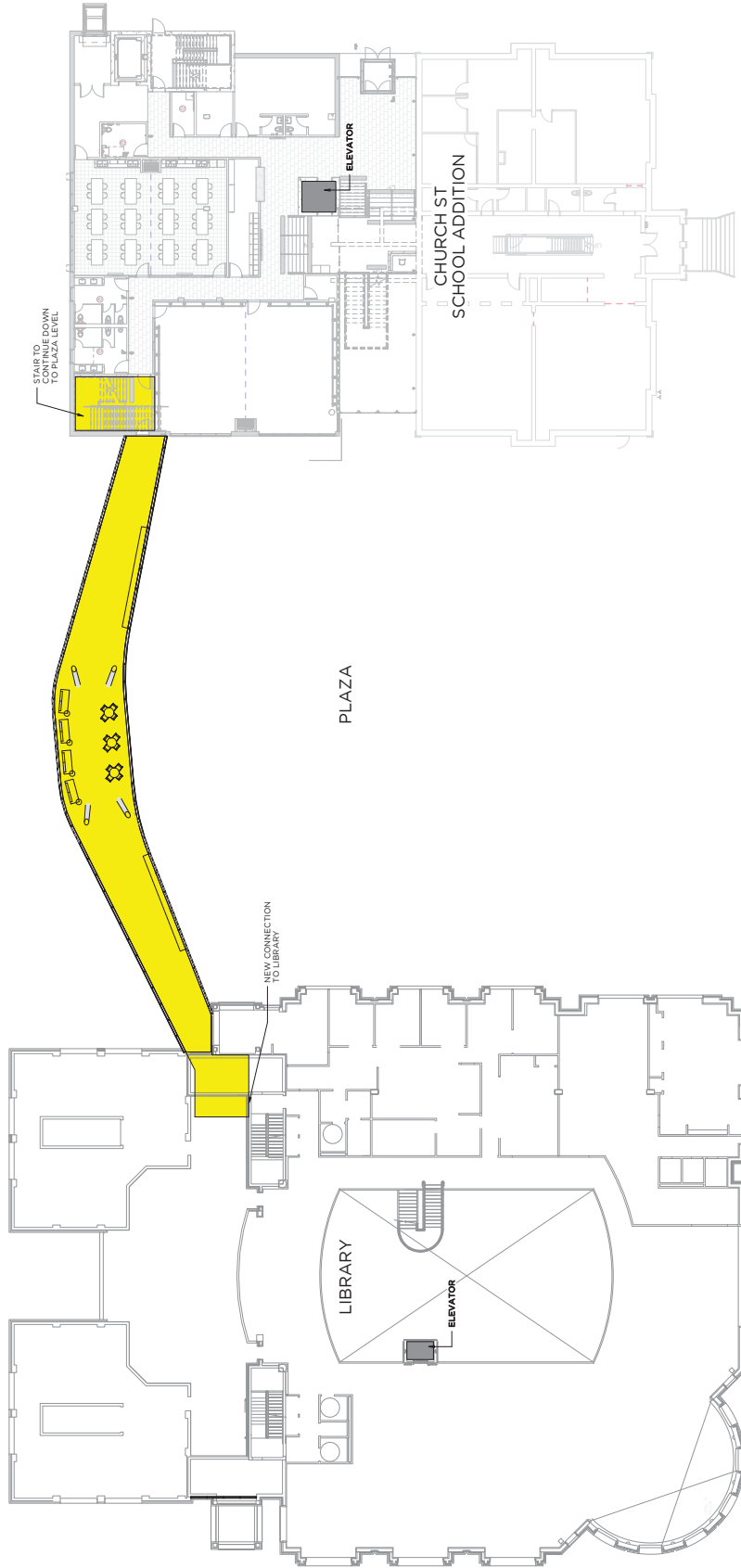
**17086 - TOWN OF AURORA
LIBRARY SQUARE LINK
DESIGN OPTIONS**
May 21, 2019

Aaron Hendershott - RAW Design
Thomas Nemeskeri - RAW Design





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DESIGN OPTIONS
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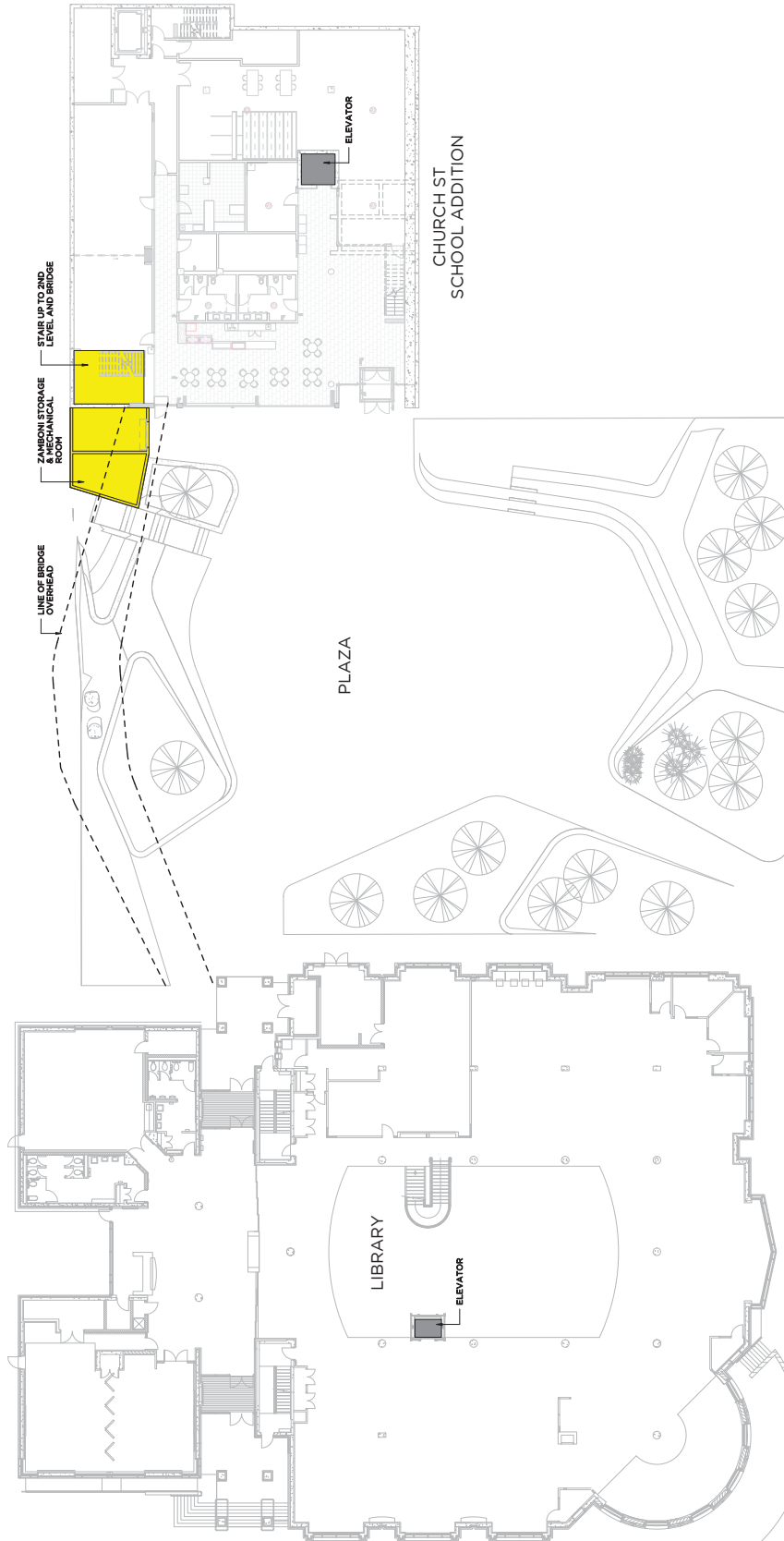


OPTION A - 2nd LEVEL

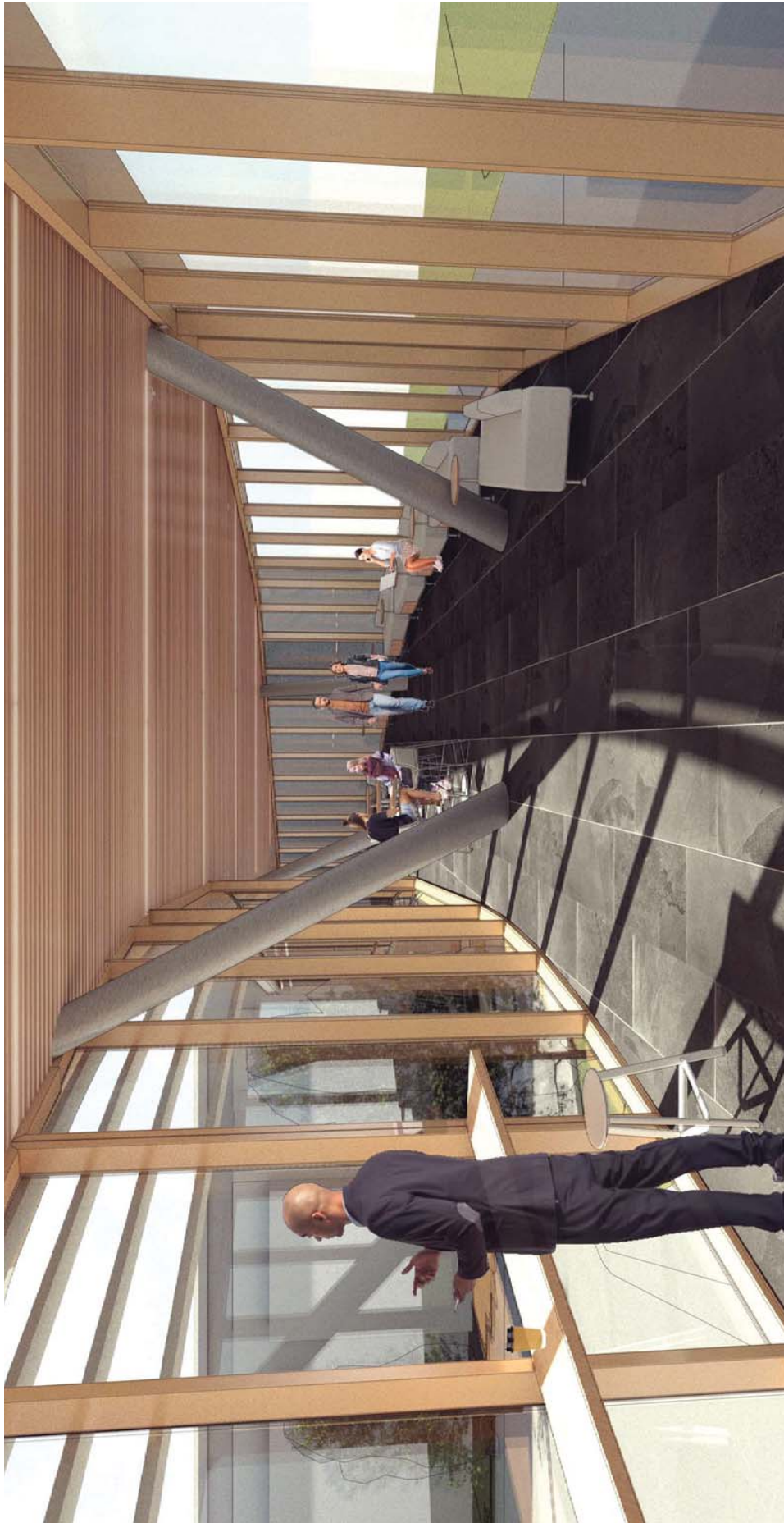


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OPTION A - PLAZA LEVEL



OPTION A + B - BRIDGE INTERIOR



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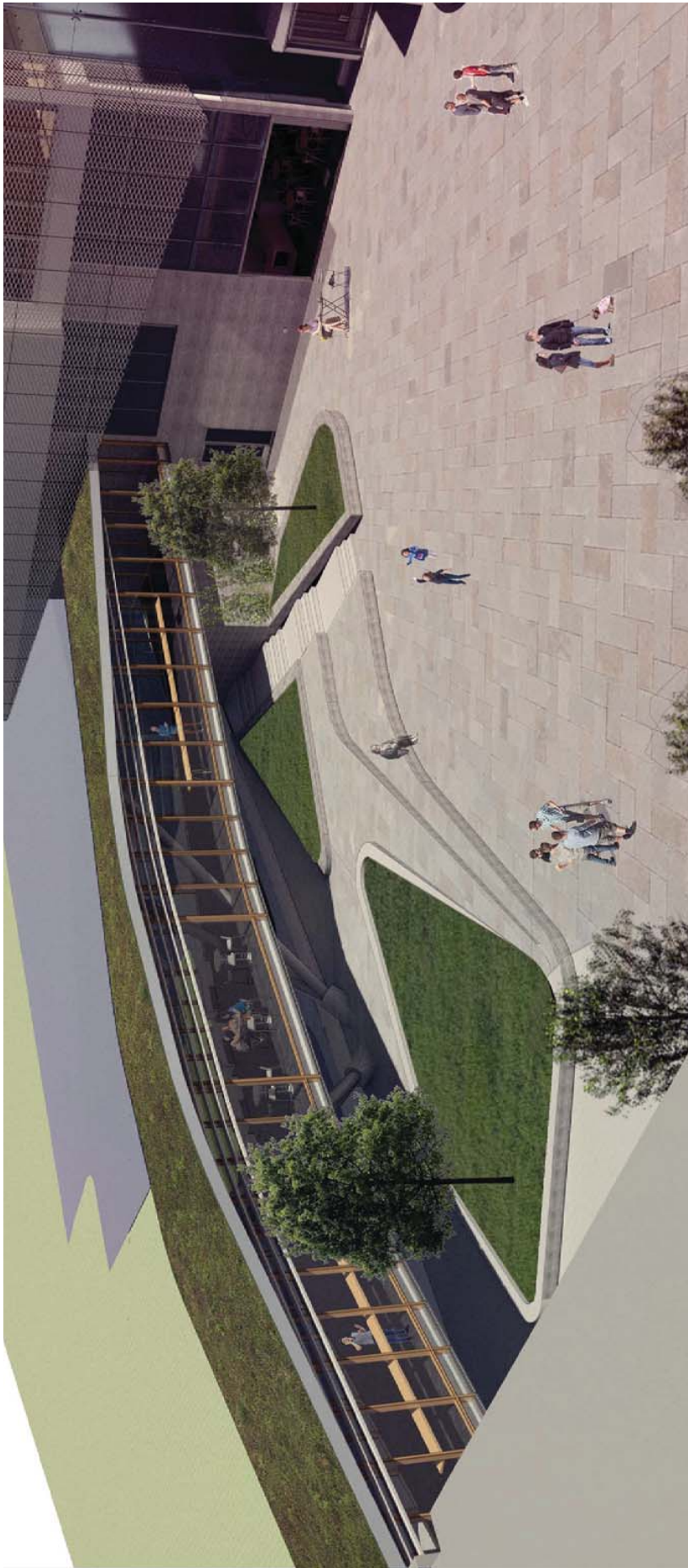


OPTION A - VIEW FROM PLAZA



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DESIGN OPTIONS**

May 21, 2019



OPTION A - AERIAL VIEW



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DESIGN OPTIONS**

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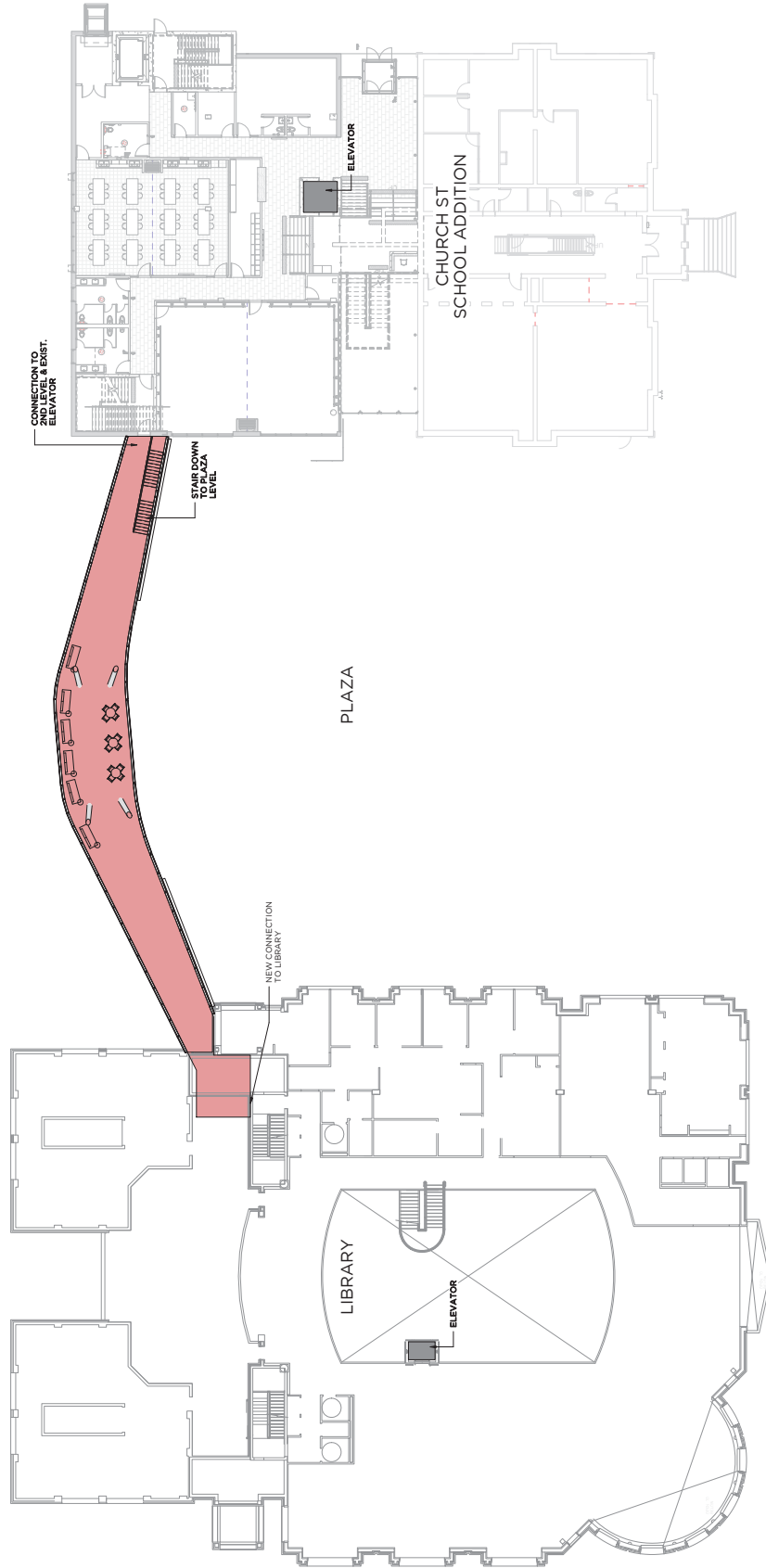


OPTION A - VIEW FROM CAFE



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DESIGN OPTIONS

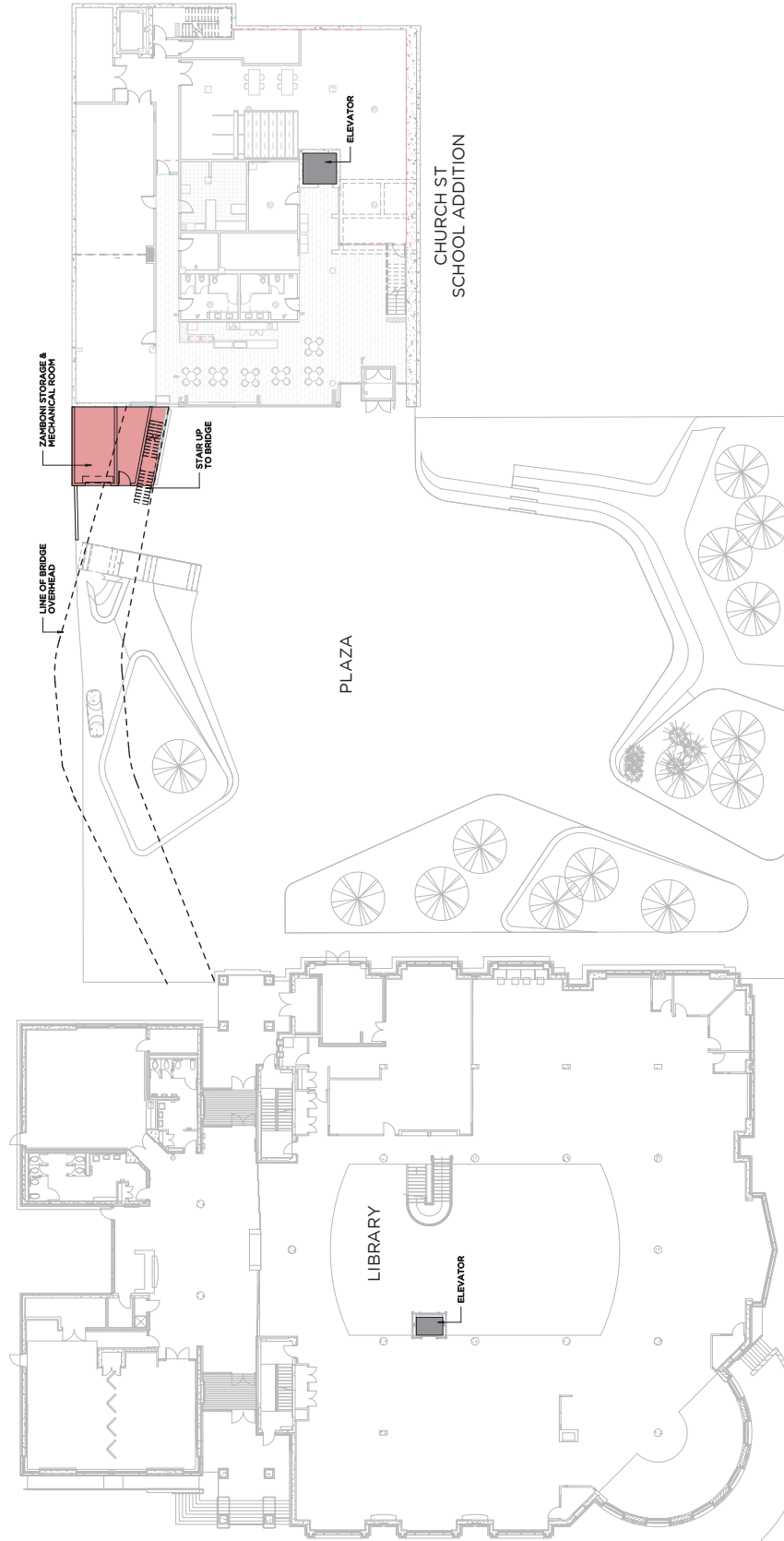
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OPTION 'B' - 2nd LEVEL

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OPTION 'B' - PLAZA LEVEL



OPTION B - VIEW FROM PLAZA



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OPTION B - AERIAL VIEW



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OPTION B - VIEW FROM CAFE



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DESIGN OPTIONS

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OPTION A + B - VIEW FROM DROP-OFF



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DESIGN OPTIONS

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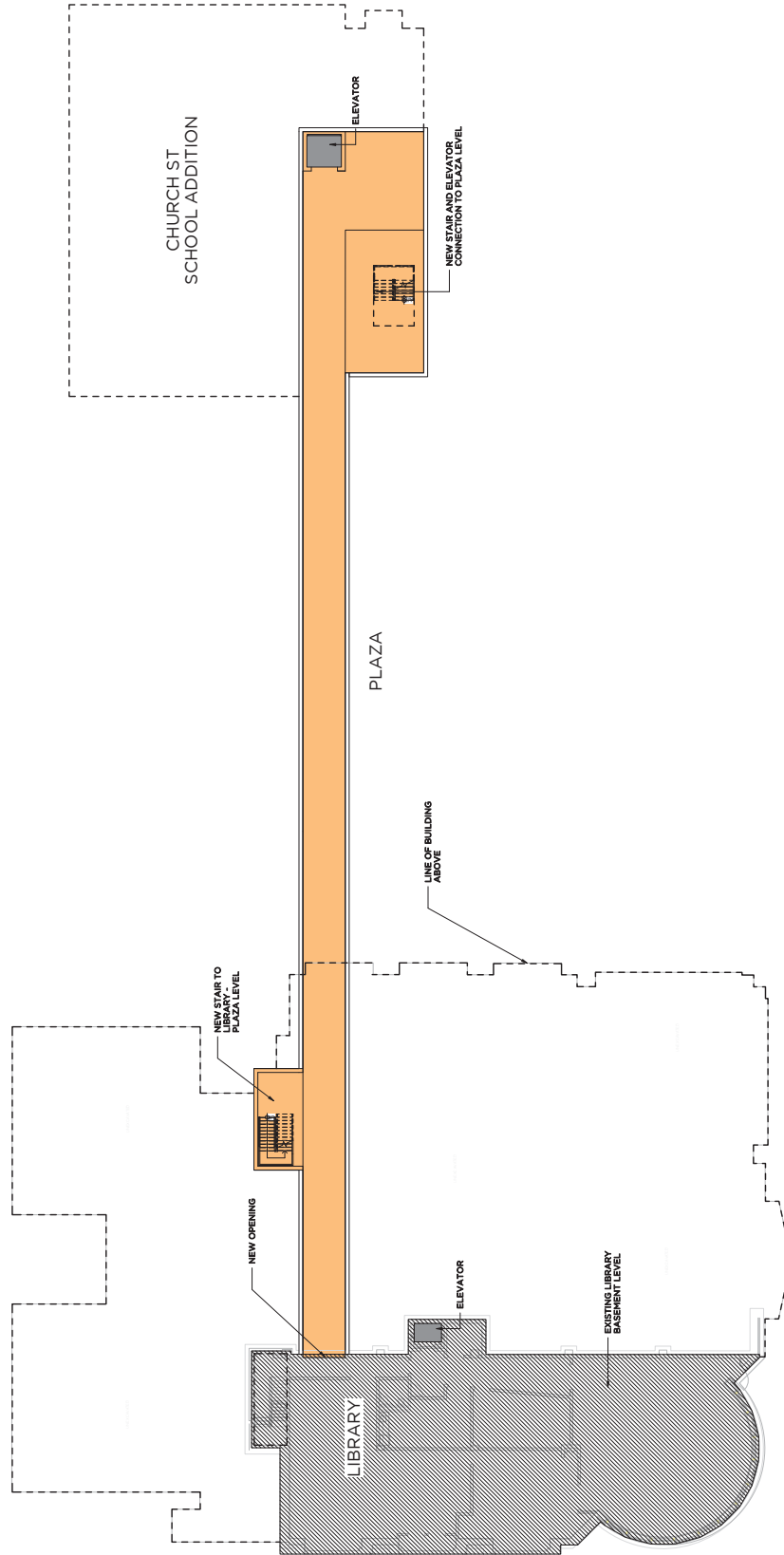
SPECIFICATIONS:

FLOORING: SLATE TILE
WALLS: TIMBER CURTAIN WALL SYSTEM
CEILING: WOOD SLAT CEILING
ROOF: EXTENSIVE GREEN ROOF
STRUCTURE: STEEL OR HEAVY TIMBER
LOUVRES: PREFINISHED ALUMINUM
LIGHTING: LINEAR RECESSED LED
HEATING: LINEAR ELECTRIC RADIATORS - IN FLOOR

OPTION A + B - PROPOSED FINISHES



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DESIGN OPTIONS
May 21, 2019**



OPTION C - UNDERGROUND TUNNEL

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DESIGN OPTIONS

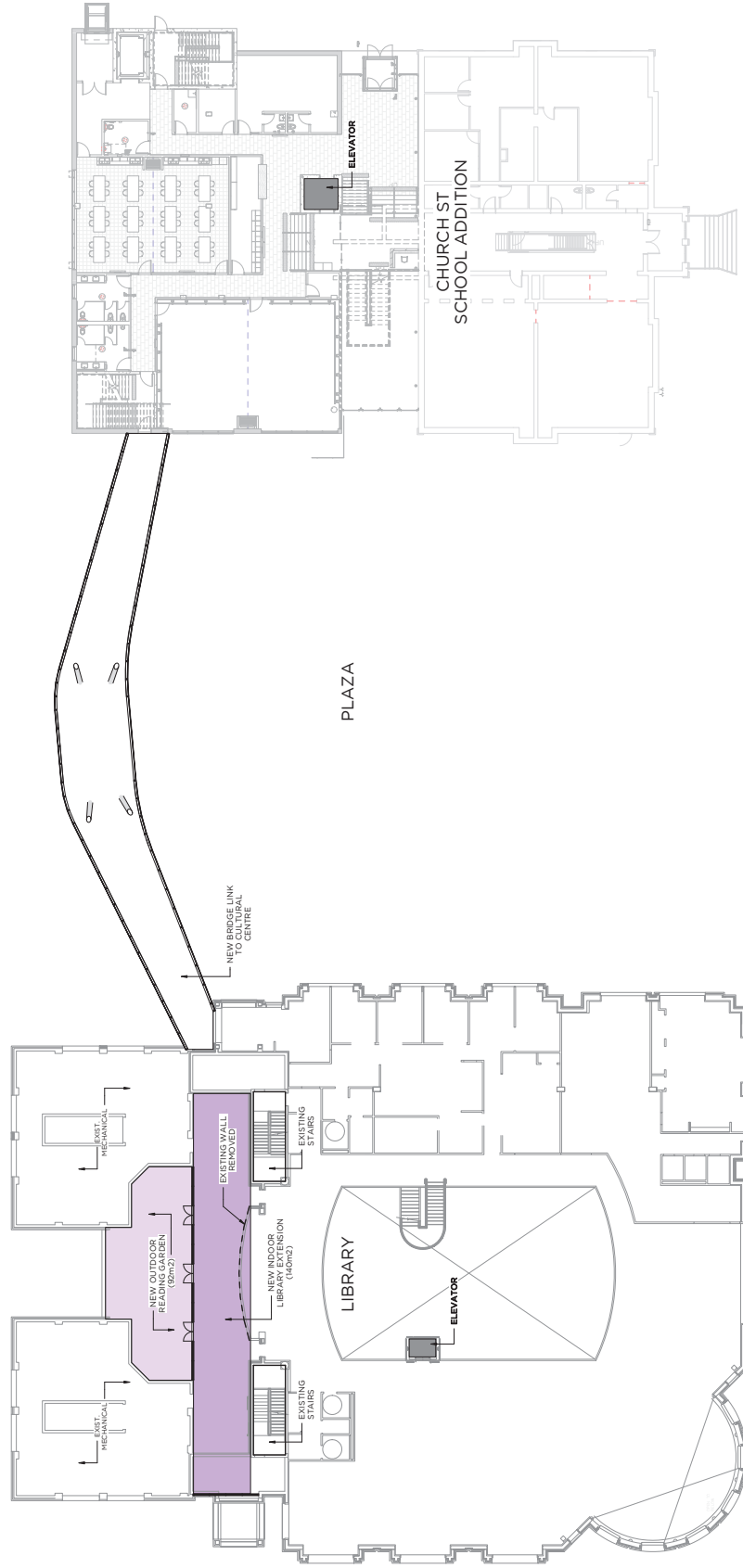
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DESIGN OPTIONS

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OPTION D - LIBRARY EXTENSION



OPTION D - LIBRARY EXTENSION - VIEW OUT TO READING GARDEN



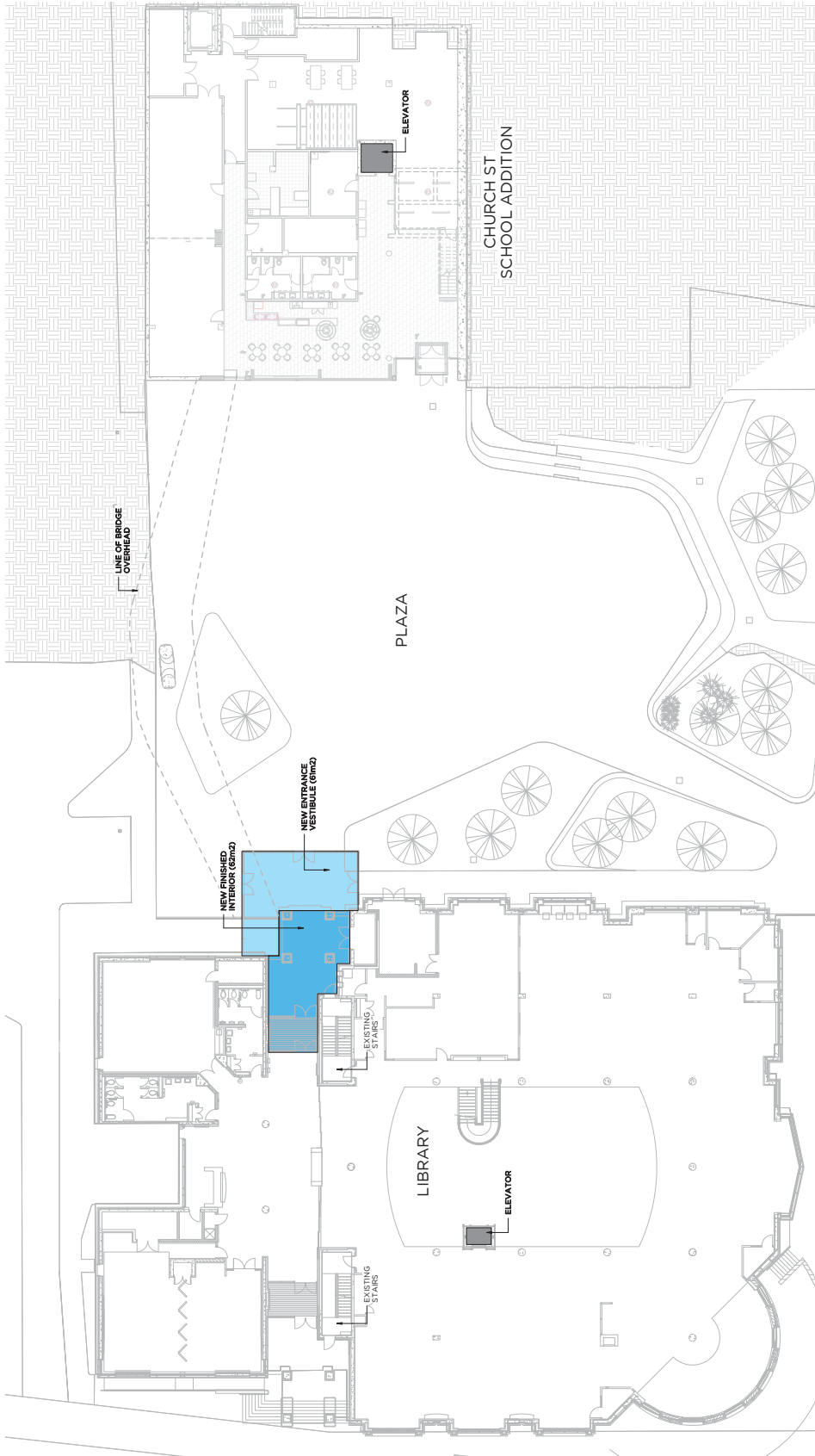
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DESIGN OPTIONS

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DESIGN OPTIONS

May 21, 2019



OPTION E - LIBRARY VESTIBULE

Library Square Project Break-down by Key Component

	Costs	Approved Budget
Demolition of 52 and 56 Victoria Street Structures	\$128,500	\$128,500
Addition to Church Street School (Excludes Options)		\$28,167,100
<i>Preparation for Construction</i>		
Spent to Date	256,700	
Outstanding	1,989,900	2,246,600
<i>Construction</i>		
Total construction estimate	24,952,400	
Project Management	324,800	
Unrecoverable HST	\$386,700	
Public Art Contribution	\$256,600	25,920,500
		\$28,167,100 \$28,167,100
Outdoor Square & Parking (Excludes NEW Options)		\$10,032,100
<i>Preparation for Construction</i>		
Spent to Date	195,500	
Outstanding	151,700	347,200
<i>Construction</i>		
Total construction estimate	9,437,900	
Project Management	112,700	
Unrecoverable HST	\$134,300	\$9,684,900
		\$10,032,100 \$10,032,100
Total - Before NEW Options	\$38,327,700	\$38,327,700
NEW Options:		
Option B - Bridge Link with Stairs	3,544,400	
Option E - Library Extension Vestibule	398,900	
Option F - New Café	157,700	
Total - After NEW Options	\$42,428,700	\$38,327,700
Budget Increase Required		(\$4,101,000)

ATTACHMENT #3

Funding Strategy For Additional Library Square Amenities

Option B - Bridge Link with Stairs*	\$ 3,544,400
Option E - Library Extension Vestibule*	398,900
Option F - New Café	157,700

Total estimated required investment	\$ 4,101,000
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*Eligible for Library DC funding

Recommended Funding Sources

Library Services Development Charges	1,971,700
Hydro investment reserve	2,129,300