



**Town of Aurora
General Committee Report No. CMS19-020**

Subject: Library Square – Library Corridor Extension
Prepared by: Robin McDougall, Director of Community Services
Department: Community Services
Date: July 16, 2019

Recommendation

1. That Report No. CMS19-020 be received, and;
2. That Library Corridor Extension, new Yonge St. Entrance & Multi-purpose rooms - Option C be approved and the total Library Square project budget be increased by \$5,465,300 to be funded as per the recommended funding strategy.

Executive Summary

In May 2019, the Library Corridor Extension option was presented to Council but more analysis was required. Staff were directed to report back with the final cost estimate and to obtain Council direction to include the extension or not within the project scope.

Even if Council defers building the corridor extension option at this time, it is critical to include the desired option for future consideration in the design.

This report highlights the options for the Library Corridor Extension and requires direction from Council.

- The Library Corridor Extension options provide various levels of service and connectivity with the Library and Yonge St.
- Library and Community programming support the corridor extension and the addition of the two new multi-purpose rooms
- Corridor supports the connectivity to Yonge St. and enables the afterhours accessible use of the bridge and proposed new meeting space in Option C

Background

In March 2019, Council approved the schematic design Library Square project and authorized staff to proceed to the detailed design stage. In May 2019, Council approved the addition of the bridge, café and library entrance vestibule to be included in the scope of the Library Square project. Additionally, Council directed staff to report back on the final cost estimate for the Library Corridor Extension. In preparation of the cost estimate, staff and the consultants have developed a few options for consideration each with their own set of benefits.

In order to inform the design, staff are providing a report for Council to obtain further direction on this amenity. The consultants have prepared some information in Attachment 1 and will be making a presentation during tonight's General Committee meeting July 16, 2019.

Analysis

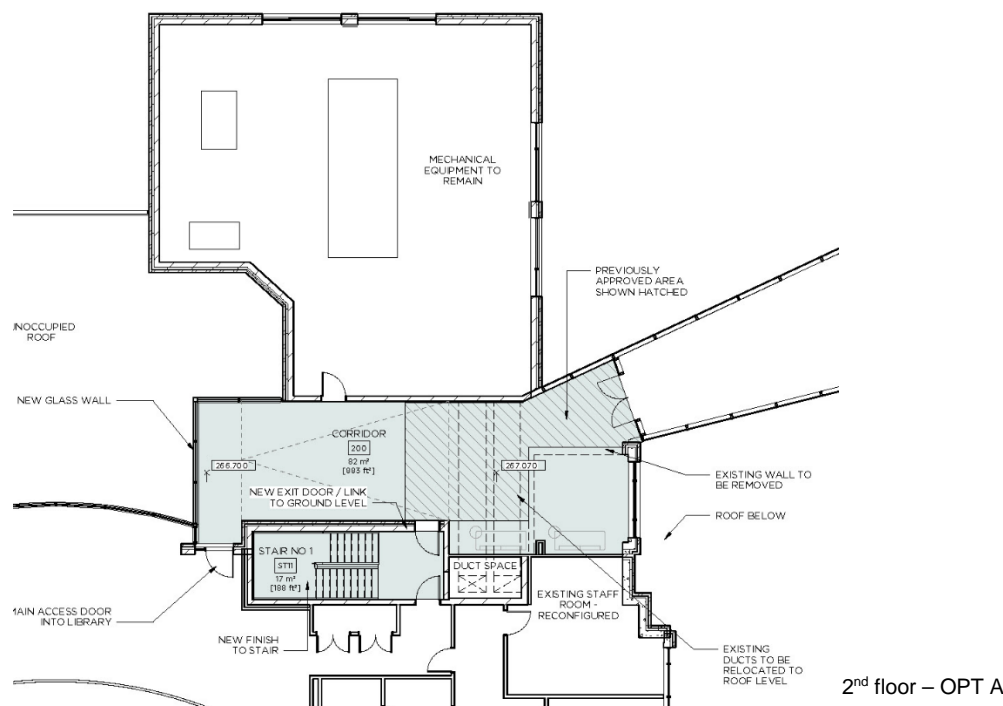
The Library Corridor Extension options provide various levels of service and connectivity with the Library and Yonge St.

OPTION A – SMALL CORRIDOR EXTENSION

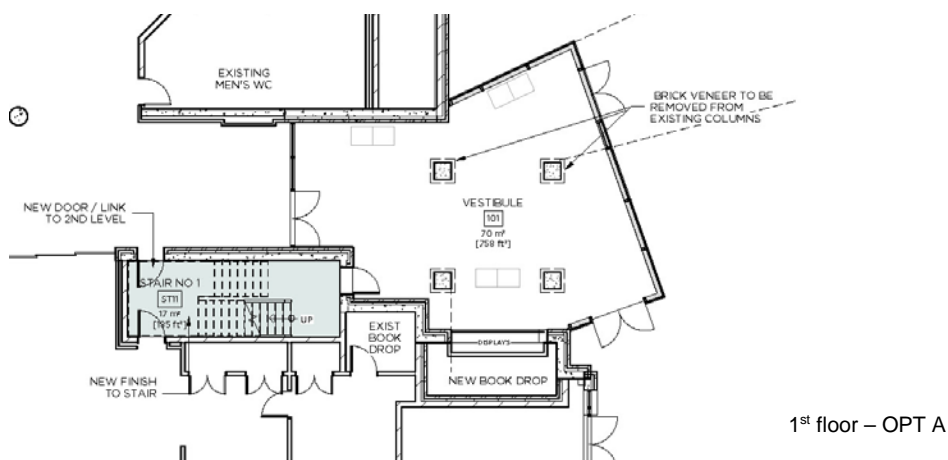
\$1,030,600

Not Recommended

The image shows the previously approved area (hash marks), part of the original Bridge design. The remaining area in green shows the minor expansion to the current landing area for the Bridge providing a larger area connection to the Library versus the smaller hallway. This option also expands the area to enable the connection to the library through the library atrium. However, this option has some limitations afterhours due to the lack of an elevator. For this reason, this option is not desired.



- Corridor extended to enter existing door at unoccupied roof
- Portion of existing staff room opened to corridor at bridge arrival point
- Accessible use would be through the central elevator within the Library. Afterhours, the central elevator in the library would not be available reducing the accessibility of the bridge afterhours.

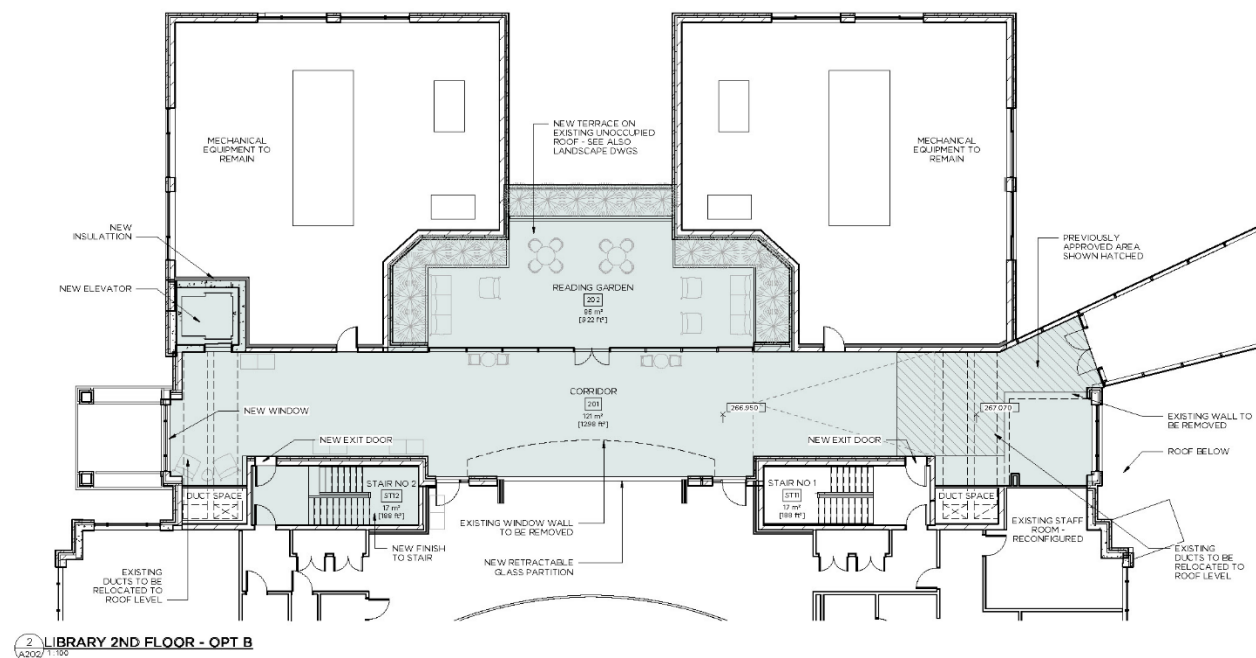


- Afterhours stair access to bridge provided via lobby at ground floor and east stairwell

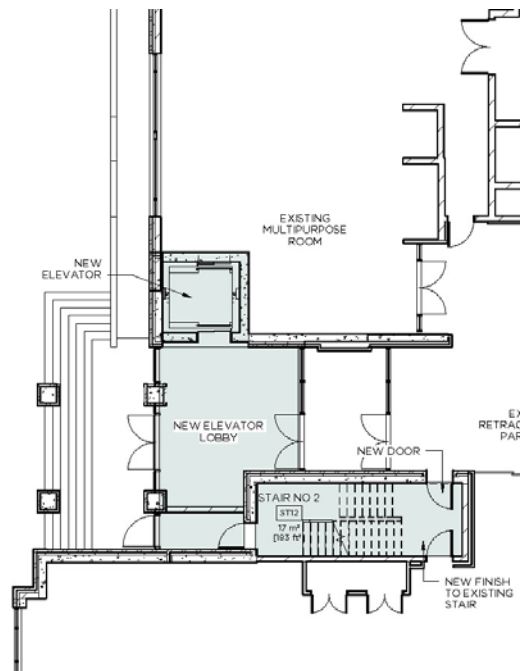
OPTION B – CORRIDOR EXTENSION & READING GARDEN

\$3,020,600 Not Recommended

This option was presented to Council in the May 2019 staff report with the exception of the newly added elevator at Yonge St. This option includes the extension across the rooftop of the library, offering an outdoor reading garden and includes an elevator to provide accessibility (including afterhours).



- Corridor extended to Yonge St.
- Portion of existing staff room opened to corridor at bridge arrival point
- Remaining unoccupied roof converted to new reading garden
- Retractable glass wall to separate library and corridor/bridge



1 LIBRARY 1ST FLOOR - OPT B
A209 1:100

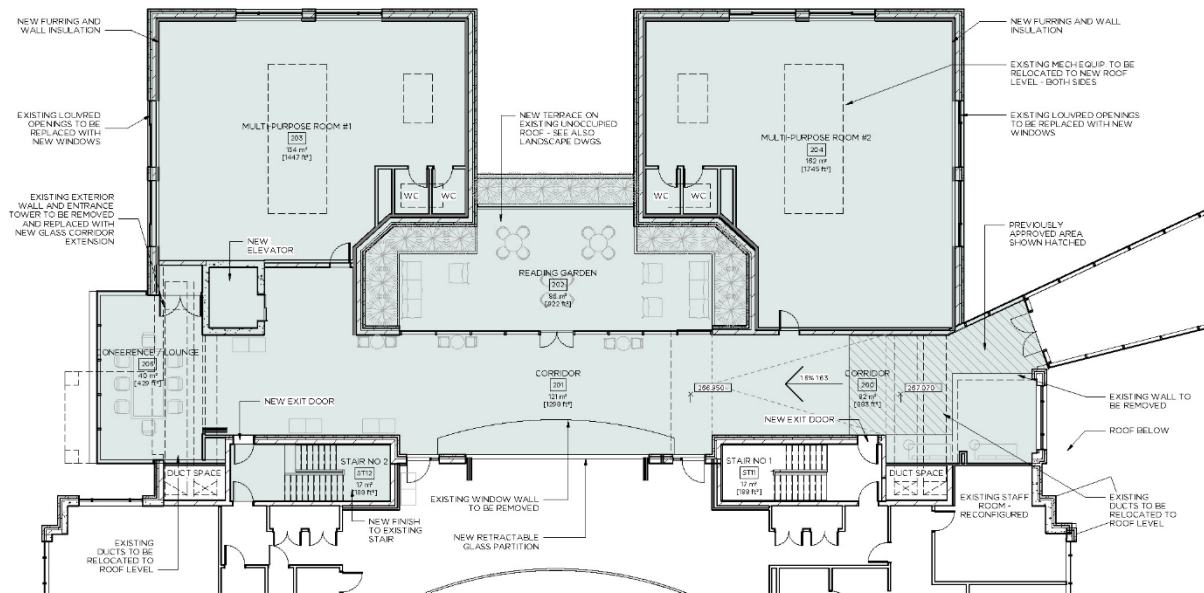
- New elevator and elevator lobby at Yonge St. entrance
- Afterhours access to bridge provided via elevator and stairwell

OPTION C – CORRIDOR EXTENSION, NEW YONGE ST ENTRANCE & MULTI-PURPOSE ROOMS

\$5,465,300

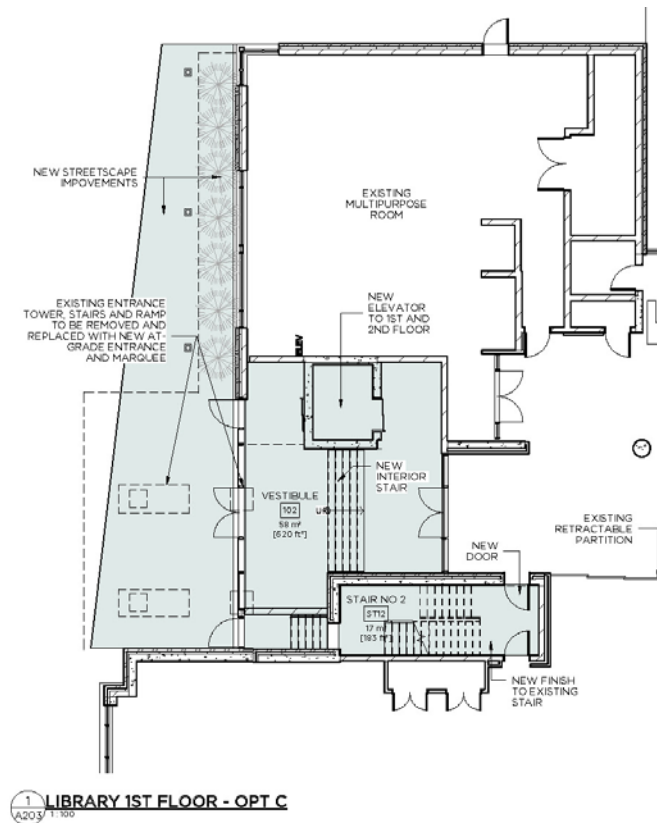
Recommended

This option includes the extended corridor, reading garden, two new multi-purpose rooms and an elevator at Yonge St. Additionally in this option, the elevator goes one level lower connecting to street-level enabling for the elimination of the ramp.



2 LIBRARY 2ND FLOOR - OPT C
A203 11-100

- Corridor extended to Yonge St.
- Portion of existing staff room opened to corridor at bridge arrival point
- Existing mechanical spaces turned into 2 new multipurpose rooms, includes washrooms in each multipurpose room enabling use of these rooms after the library closes similar to the current use of Magna and Lebovic.
- Mechanical equipment moved to new roof above multipurpose rooms
 - These two spaces were originally designed with the future potential for them to be reconfigured into program rooms when the demand called for it.
 - Current 10-year capital plan lists the two HVAC units contained within these spaces where the multi-purpose rooms are proposed have reached the end of their lifespan and are due to be replaced in 2021. Replacing them during the construction can be coordinated for efficiency versus potentially replacing them in 2021 then looking to move them when these spaces are finished in the future.
- Remaining unoccupied roof converted to new reading garden
- Retractable glass wall to separate library and corridor/bridge
- New Conference room /Lounge at end of corridor Yonge St. side



- Reconstruction of Yonge St. entrance providing an At-grade entrance and façade improvements for more inviting entrance into Library Square.
- New elevator and elevator lobby at Yonge St entrance
- Afterhours access to bridge provided via elevator and stairwell

Library and Community programming support the corridor extension and the addition of the two new multi-purpose rooms

Aurora Public Library and community programming is continuing to grow in parallel with the growth of the Town. With that growth, the recent development charge study is showing significant future growth as the town continues to attract a diverse population.

Library metrics are also indicators of this growth, particularly as the renovations come to an end and they present new and flexible spaces to the community. The library has the highest circulation per capita and second highest overall circulation for a public library serving a population between 50,001 – 100,000, according to the provincial Ministry of Tourism, Culture and Sport. Staff responding to inquiries from members of the public is

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up 88%. They had over 100,000 logins to their wireless network, an increase of 4% and the in person visits are up 14% over last year to almost 260,000 library visitors.

More specifically, the library's private study and meeting rooms are in high demand. The six study rooms are all full almost every operating hour. The Library manages the Magna and Lebovic rooms and using July 2019 as an example, together the rooms will see over 14 hours of use each day, an increase of 10% over July 2018 (assuming no cancellations). The library regularly cannot fulfil customer requests for meeting room space. Further, the demand for their two new spaces, the creative studio and multipurpose room, have already exceeded their early expectations.

Aurora Public Library is focused on programming. Last year they presented 961 programs to the community, up 14% over the previous year. This number is trending up in 2019 and will continue as they offer additional relevant, meaningful and educational programming to the residents of Aurora.

While the recent interior renovation of the Library has revitalized existing space and created new spaces for residents, the demand will continue to exceed the supply. The addition of two new meeting rooms approximately 1500 square feet each, an outdoor garden and a boardroom would have a remarkable impact on the Library and their ability to better serve and meet the modern needs of Aurorans. It would allow the Town to build on current programming levels and advance rich, meaningful, educational, and community driven programming as we navigate alongside the community in an increasingly complex and technology driven world. It would further allow the Town to provide more spaces for the residents to gather, meet, learn and engage as they undertake the fulfilling activities of their lives.

Additional factors for consideration include the economies of leveraging the Library and Town resources, not least of which is financial (and the resulting mutual benefit). These benefits include providing additional points of entry to the Library, making it more accessible, as well as replacing the end of life HVAC units at the Library.

The current financial climate is likely one that will not re-occur for some time. In years to come, the possibility of achieving this result may not be possible financially or otherwise.

Corridor supports the connectivity to Yonge St. and enables the afterhours accessible use of the bridge and proposed new meeting space in Option C

Options B and C both provide the connectivity to Yonge St. promoting the connection from Yonge St. businesses and parking options through the Library to the Aurora Museum and Cultural Centre and its newly added spaces. Both options propose an elevator and staircase access to the corridor which joins the bridge, where Option C also provides the additional multi-purpose rooms and the reconstruction of the library entrance at Yonge St. taking the elevator down to the at-grade level.

The corridor options enable afterhours use of this space and connection to the Aurora Museum and Cultural Centre. There will be opportunities to use the corridor and bridge connection to Yonge St. after the Library closes. The afterhours options currently exist on the main floor of the Library for the Magna and Lebovic rooms. It would be beneficial if the proposed corridor and multi-purpose rooms offer the same afterhours options. Rental, programs, community use and patrons of the Aurora Museum and Cultural Centre would be able to access these spaces whether the Library was open or not.

Advisory Committee Review

If Council approves to proceed with the Library Corridor Extension, the latest designs will be shared with the Accessibility Advisory Committee for input.

Legal Considerations

Not applicable

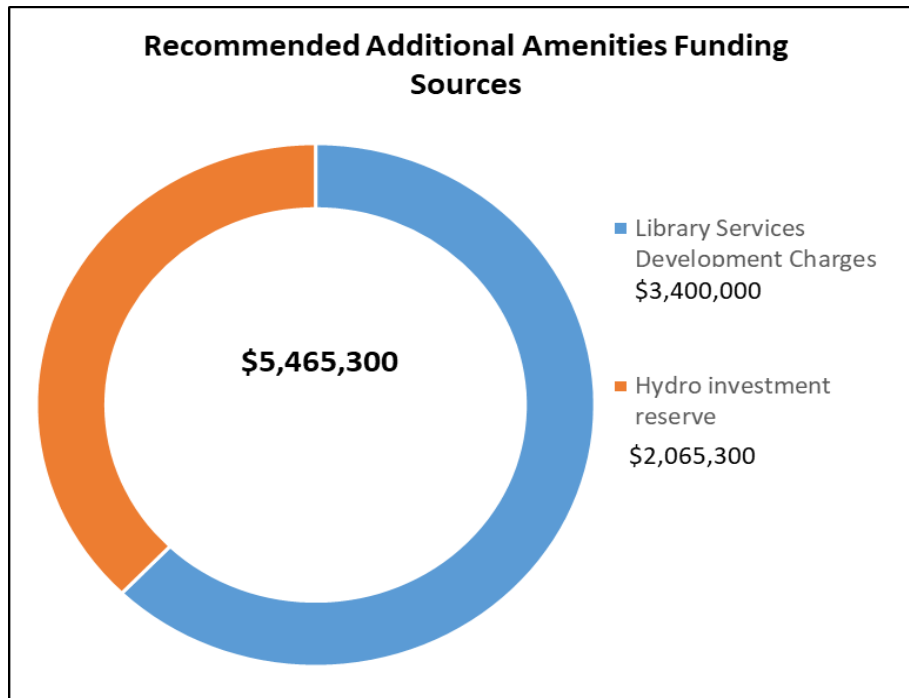
Financial Implications

Staff recommend that Council approve the addition of Option C - Corridor Extension and New Yonge Street entrance & Multi-Purpose Space to the Library Square's overall design at an estimated total incremental cost to the project of \$5,465,300. This estimated cost includes design and construction contingencies as well as unrecoverable HST costs. Should Council approve staff's recommended library square design addition, the Library Square project budget would grow to a total budget of \$47,894,000.

Staff recommend that this Library Square option be funded through two 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 #2.

Figure #1



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

As noted above, the planned replacement of the library building's HVAC equipment will be scheduled to most effectively align with the proposed library building work. These replacement costs have already been budgeted for through the Town's infrastructure repair and replacement program.

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

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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 corridor extension option so that the site and location is considered in the overall design but defer funding the corridor extension at this time.
2. Council may choose to not approve the corridor extension.
3. Council may provide further direction.

Conclusions

The addition of the Library Corridor Extension requires direction from Council. Even if Council defers building the corridor extension option at this time, it is critical to include the desired option for future consideration in the design.

With Council's approval of the option including the funding sources, staff would ensure the option is incorporated in the development of the design.

Attachments

Attachment 1 – Library Corridor Extension – Design Options

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Attachment 2 – Library Square Funding Strategy - Updated with Corridor

Previous Reports

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

Pre-submission Review

Reviewed by CAO July 12, 2019

Departmental Approval

Approved for Agenda



**Robin McDougall
Director
Community Services**



**Doug Nadorozny
Chief Administrative Officer**

**17086 - TOWN OF AURORA
SCHOOL HOUSE ADDITION**

LIBRARY EXTENSION

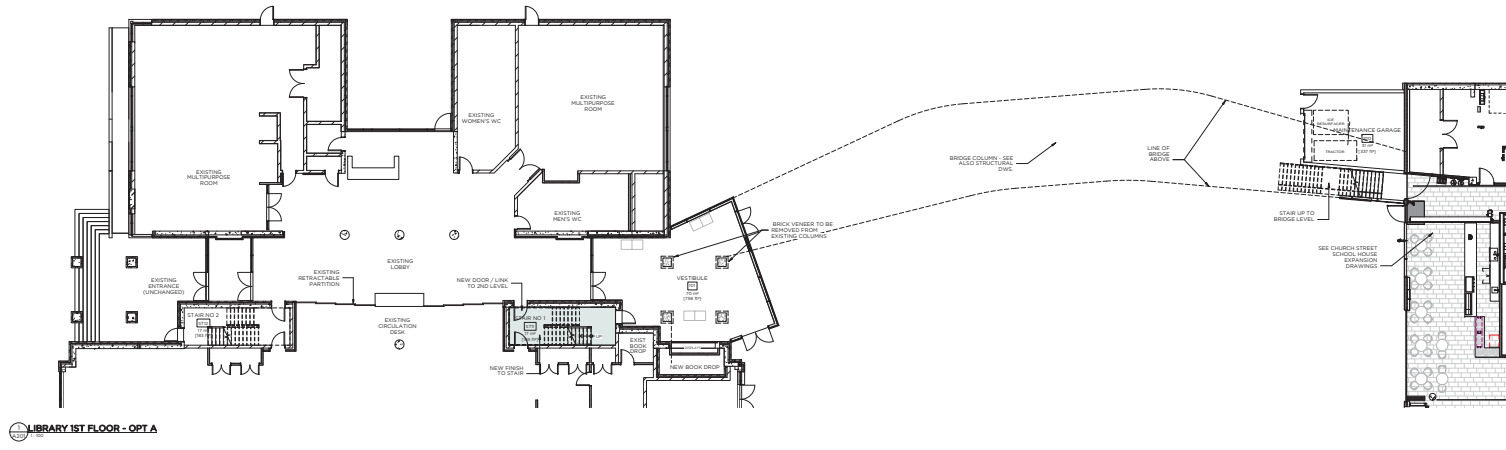
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Roland Rom Colthoff - RAW Design

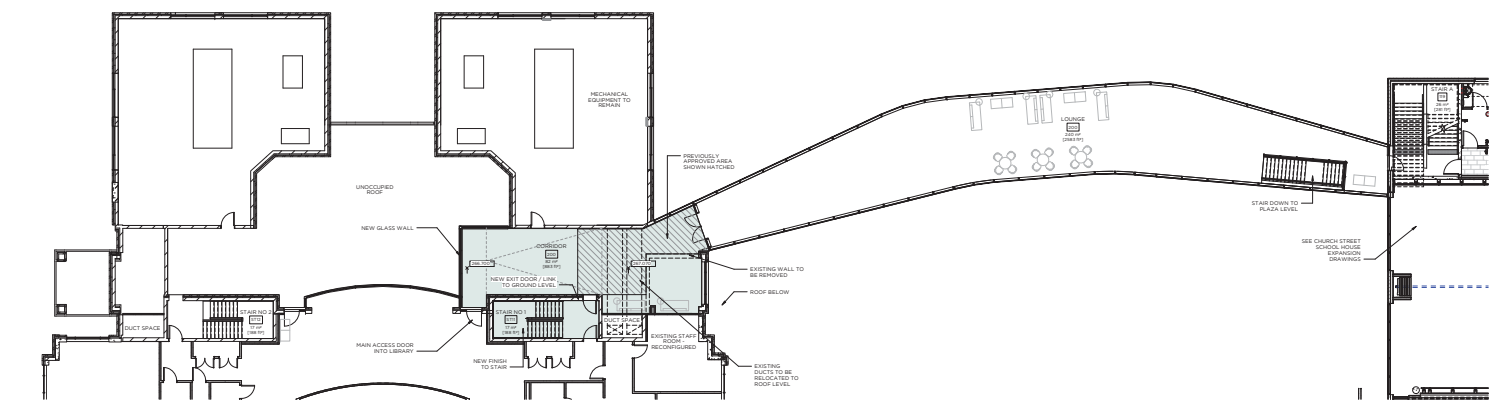
Aaron Hendershott - RAW Design

Thomas Nemeskeri - RAW Design





LIBRARY 1ST FLOOR - OPT A



LIBRARY 2ND FLOOR - OPT A

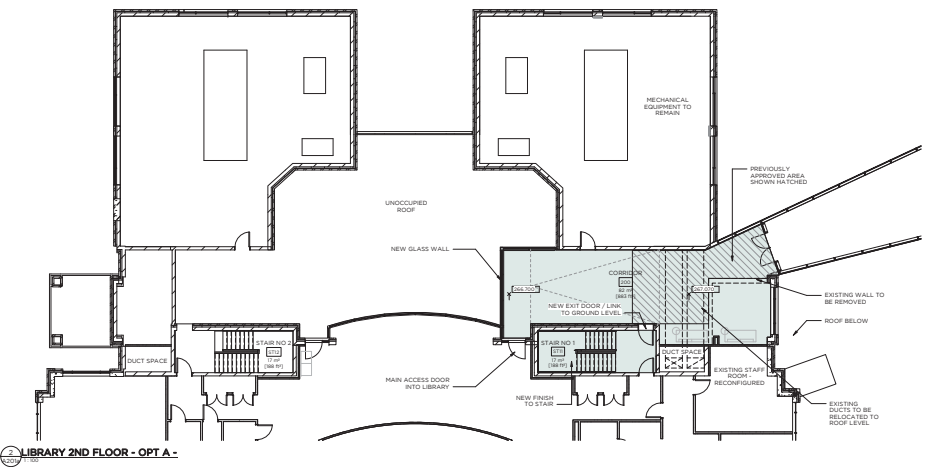
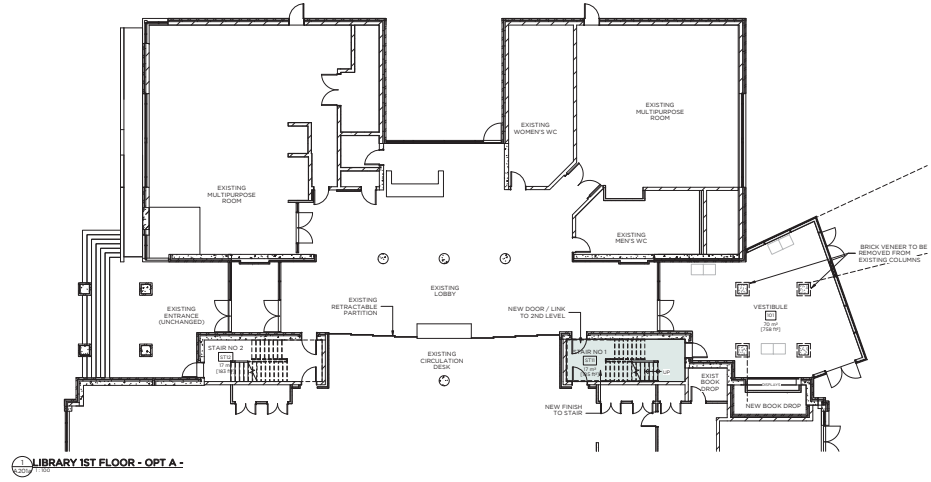
OPTION 'A' - SMALL CORRIDOR EXTENSION

17086 - TOWN OF AURORA SCHOOL HOUSE ADDITION

July 5, 2019



CMS19-020 - Attachment 1



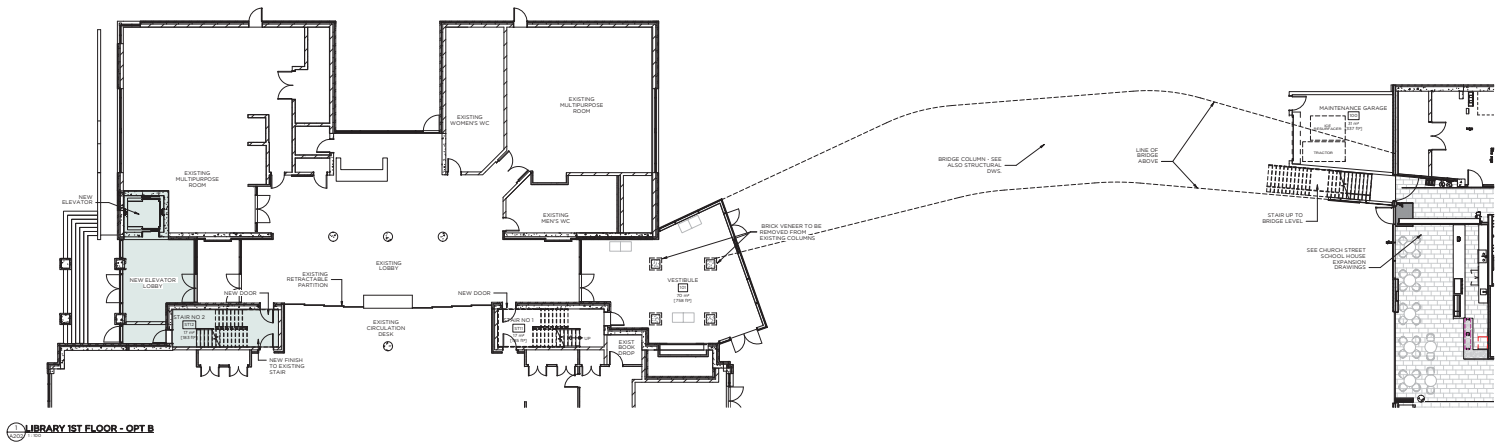
OPTION 'A' - SMALL CORRIDOR EXTENSION

17086 - TOWN OF AURORA SCHOOL HOUSE ADDITION

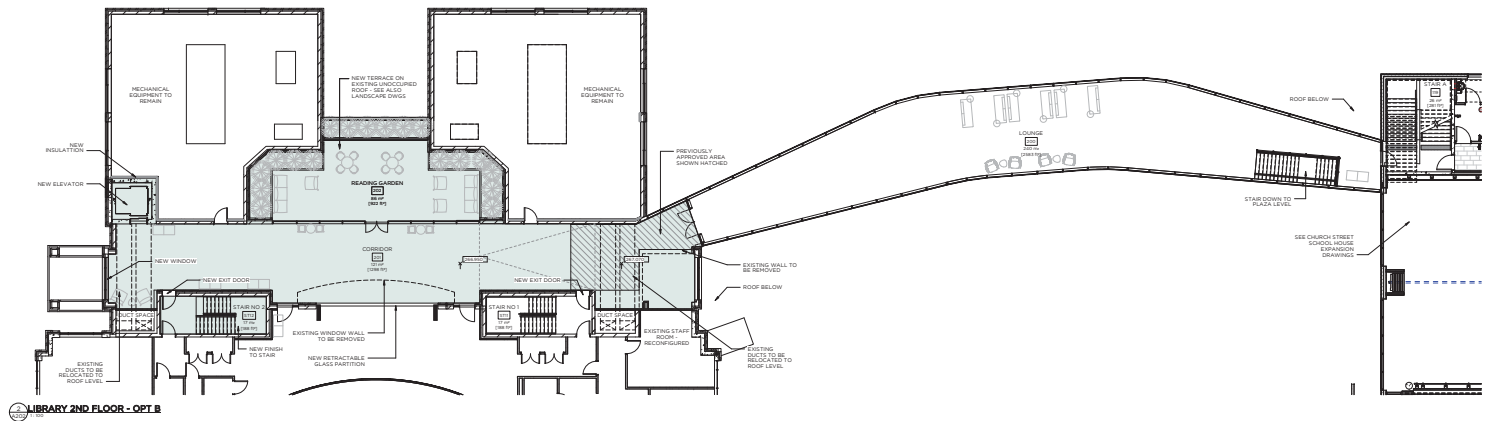
July 5, 2019



CMS19-020 - Attachment 1



LIBRARY 1ST FLOOR - OPT B



LIBRARY 2ND FLOOR - OPT B

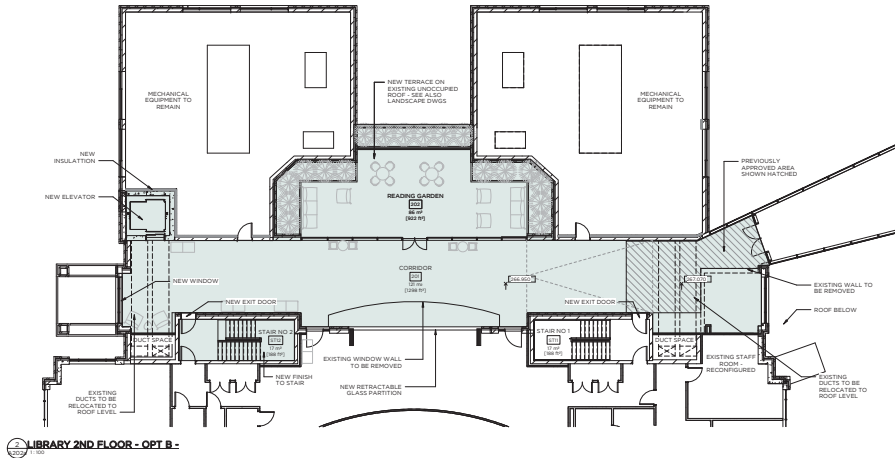
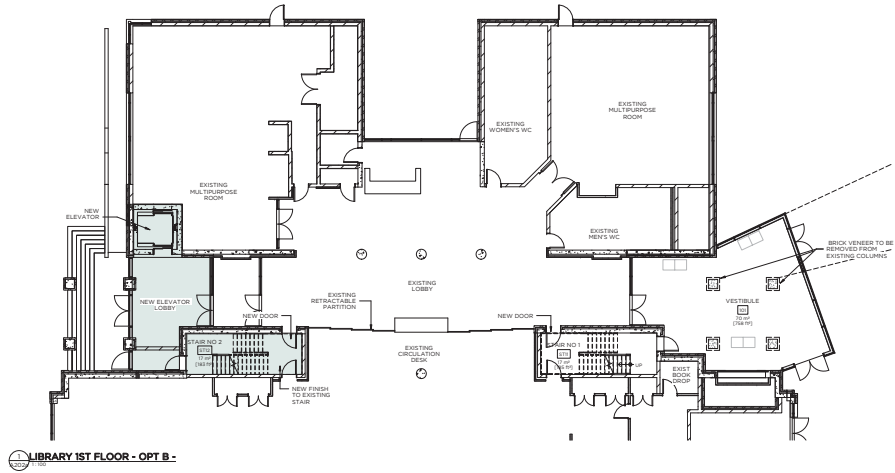
OPTION 'B' - CORRIDOR EXTENSION & READING GARDEN

17086 - TOWN OF AURORA SCHOOL HOUSE ADDITION

July 5, 2019



CMS19-020 - Attachment 1



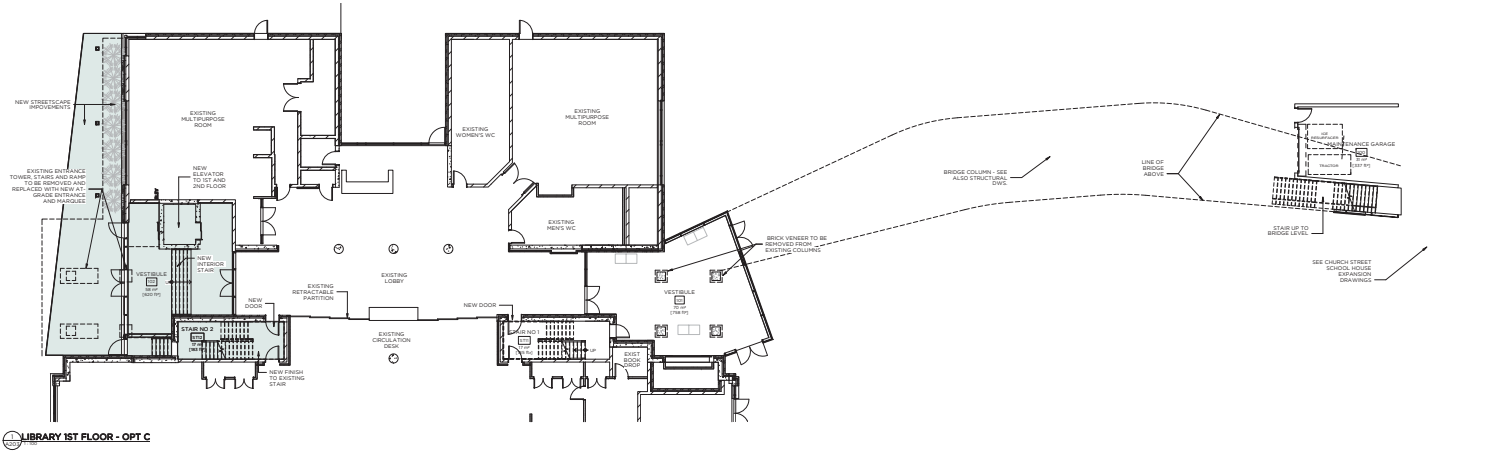
OPTION 'B' - CORRIDOR EXTENSION & READING GARDEN

17086 - TOWN OF AURORA SCHOOL HOUSE ADDITION

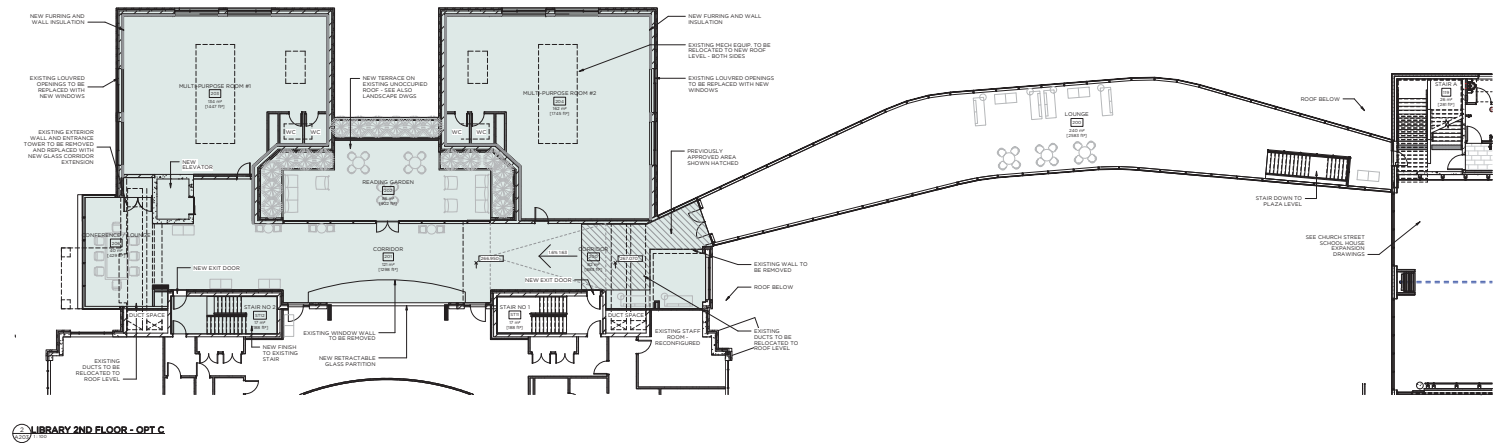
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LIBRARY 1ST FLOOR - OPT C



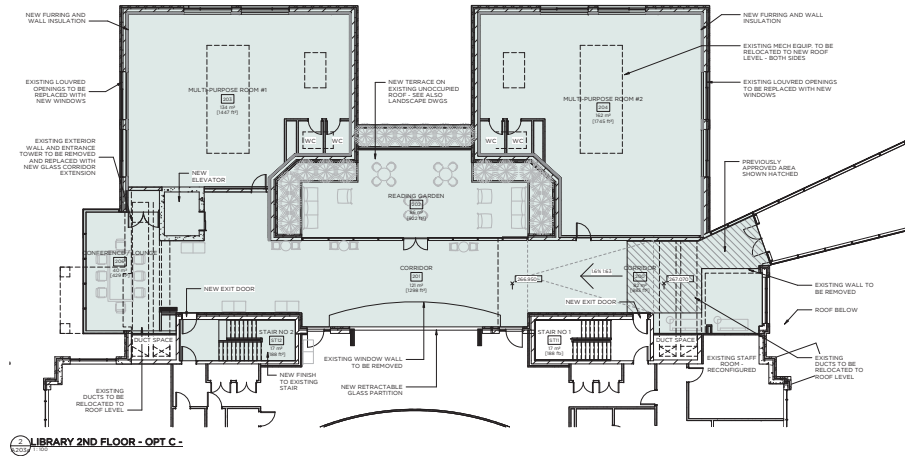
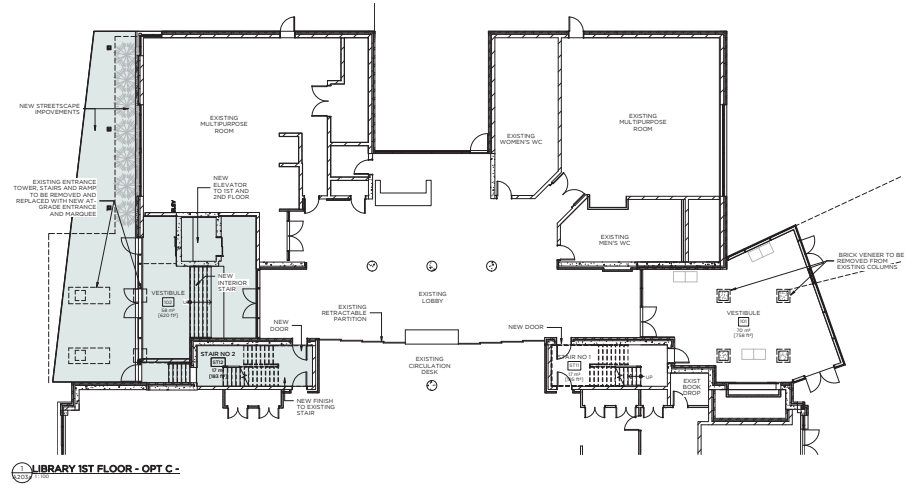
LIBRARY 2ND FLOOR - OPT C

OPTION 'C' - CORRIDOR EXTENSION, NEW YONGE ST. ENTRANCE & MULTIPURPOSE ROOMS

**17086 - TOWN OF AURORA SCHOOL HOUSE ADDITION
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CMS19-020 - Attachment 1



OPTION 'C' - CORRIDOR EXTENSION, NEW YONGE ST. ENTRANCE & MULTIPURPOSE ROOMS

17086 - TOWN OF AURORA SCHOOL HOUSE ADDITION

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CMS19-020 - Attachment 1



LOOKING WEST FROM BRIDGE TOWARD LIBRARY (ALL OPTIONS)

17086 - TOWN OF AURORA SCHOOL HOUSE ADDITION

July 5, 2019



CMS19-020 Attachment 1



LOOKING EAST FROM LIBRARY TOWARD BRIDGE (ALL OPTIONS)

17086 - TOWN OF AURORA SCHOOL HOUSE ADDITION

July 5, 2019



CMS19-020 - Attachment 1



**LOOKING WEST FROM CORRIDOR EXTENSION TOWARD YONGE ST.
(OPTION B)**

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CMS19-020 - Attachment 1



**LOOKING WEST FROM CORRIDOR EXTENSION TOWARD YONGE ST.
(OPTION C)**

17086 - TOWN OF AURORA SCHOOL HOUSE ADDITION

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CMS19-020 - Attachment 1



CORRIDOR EXTENSION TOWARD YONGE ST. - LOUNGE (OPTION C)

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CMS19-020 - Attachment 1



CORRIDOR EXTENSION TOWARD YONGE ST. - CONFERENCE ROOM (OPTION C)

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July 5, 2019



CMS19-020 - Attachment 1



LOOKING EAST FROM YONGE ST. TOWARD LIBRARY(OPTION C)

17086 - TOWN OF AURORA SCHOOL HOUSE ADDITION

July 5, 2019



CMS19-020 - Attachment 1

Attachment #2

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		\$28,324,800
<i>Preparation for Construction</i>		
Spent to Date	537,400	
Outstanding	1,709,200	2,246,600
<i>Construction</i>		
Total construction estimate	25,110,100	
Project Management	324,800	
Unrecoverable HST	\$386,700	
Public Art Contribution	\$256,600	26,078,200
	\$28,324,800	\$28,324,800
Outdoor Square		\$8,563,100
<i>Preparation for Construction</i>		
Spent to Date	92,000	
Outstanding	132,200	224,200
<i>Construction</i>		
Total construction estimate	8,130,700	
Project Management	96,900	
Unrecoverable HST	\$111,300	\$8,338,900
	\$8,563,100	\$8,563,100
Parking and Laneway		\$1,469,000
<i>Preparation for Construction</i>		
Spent to Date	139,800	
Outstanding	-	139,800
<i>Construction</i>		
Total construction estimate	1,290,400	
Project Management	15,800	
Unrecoverable HST	\$23,000	\$1,329,200
	\$1,469,000	\$1,469,000

Attachment #2

Library Bridge Link & Vestibule			\$3,943,300
<i>Preparation for Construction</i>			
Spent to Date	-		
Outstanding	-		
	<hr/>		
<i>Construction</i>			
Total construction estimate	3,875,100		
Unrecoverable HST	<hr/>	\$68,200	\$3,943,300
			<hr/>
			\$3,943,300 \$3,943,300
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Total Project			\$42,428,700 \$42,428,700
<hr/>			
NEW Options:			
Option C - Corridor Extension, New Yonge St Entrance, Multi-Purpose Rooms		5,465,300	
<hr/>			
Total - After NEW Options			\$47,894,000 \$42,428,700
			<hr/>
	Budget Increase Required		<u>(\$5,465,300)</u>

Attachment #2

Option C - Corridor Extension, New Yonge St Entrance & Multi-Purpose Room

Option C - Library Corridor Extention	5,465,300
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Recommended Funding Sources

Library Services Development Charges	3,400,000
Hydro investment reserve	2,065,300