



Town of Aurora

General Committee Report

No. PBS17-032

Subject: Library Square Conceptual Plans

Prepared by: Fausto Filipetto, Senior Policy Planner

Department: Planning and Building Services

Date: May 16, 2017

Recommendation

- 1. That Report No. PBS17-032 be received; and**
- 2. That the Option 1 Concept Plan prepared by Fotenn Planning + Design for Library Square be endorsed; and**
- 3. That the budget for the next steps in the Library Square planning and design process be approved.**

Executive Summary

The purpose of this report is to seek Council endorsement of the Option 1 Concept Plan prepared by Fotenn Planning + Design for Library Square.

- Fotenn Planning + Design conducted three workshops with staff and Council at the Town Hall on March 6th and 7th, 2017, to obtain input which would aid in the preparation of alternative design concepts for Library Square
- two alternative concepts have been prepared for Library Square
- there are two main differences between the two concepts
- Option 1 proposes a water feature and landscaping in the area between the rear of the Aurora Public Library and Church Street Cultural Centre, while Option 2 proposes 20 parking spaces with a roundabout for drop-off, pick-up
- Option 1 proposes 76 parking spaces north of the Cultural Centre on the former library and seniors centre site, this area is also identified as being future space for commercial uses and community space; Option 2 proposes 25 parking

spaces in this area along with a building to be used for commercial uses and community space

Background

On December 5, 2016, Council provided direction regarding a concept plan for the Cultural Precinct that would involve the demolition of the former library and former senior's centre. This decision was made taking into consideration public input obtained from the vast amount of public consultation which occurred as part of the Council endorsed public consultation strategy. Fotenn Planning + Design conducted three workshops with staff and Council at the Town Hall on March 6th and 7th, 2017 to obtain input which would aid in the preparation of alternative design concepts for Library Square. The workshops provided the opportunity for a recap of the intensive public consultation undertaken by staff in 2016 and a refocus on the priorities to be considered in the preparation of the new concept plans.

Analysis

The Concept Plans

Two conceptual alternatives have been provided to the Town by Fotenn Planning + Design which are attached to this report as Appendix 1. There are two main differences between the two concepts. The first is that Option 1 proposes a water feature and landscaping in the area between the rear of the Aurora Public Library and Church Street Cultural Centre, while Option 2 proposes 20 parking spaces with a roundabout for drop-off, pick-up. The other main difference is that Option 1 proposes 76 parking spaces north of the Cultural Centre on the former library and seniors centre site. This area is also identified as being future space for commercial uses and community space. Option 2 proposes 25 parking spaces in this area along with a building to be used for commercial uses and community space. Both options propose an addition to the north side (rear) of the Cultural Centre as well as Victoria Hall.

Staff are recommending that Council endorse Option 1. Staff prefer this option from a design and function perspective. This option also provides a greater amount of parking, with the option of having space available for future commercial uses and community space.

Next Steps

The next steps in the planning and design process for Library Square is generally as follows:

1. Council endorsement of a preferred concept;

May 16, 2017

Page 3 of 5

Report No. PBS17-032

2. relocation of current users of the former seniors centre and former library;
3. demolition of the two buildings;
4. paving of the parking area;
5. detailed design of the remaining components such as the Cultural Centre addition and public open spaces.

Advisory Committee Review

Not applicable.

Financial Implications

Funding for the preparation of the attached concept plans is included in the existing consulting budget with Fotenn Planning + Design. Additional funding will be required moving forward with the next steps in the Library Square planning and design process. Staff will need to follow the Town's procurement procedures in order to determine the amount of funding required, however, staff estimates a budget of approximately \$1,000,000 would be required to implement the next steps identified in this report.

Communications Considerations

Not specifically applicable to this report.

Link to Strategic Plan

The Cultural Precinct Plan supports the Strategic Plan goal of **Supporting an exceptional quality of life for all** through the following key objectives:

- **Develop a Cultural Master Plan that includes heritage, music, and art to promote more cohesive and coordinated cultural services;**
- **expand opportunities and partnerships that contribute to the celebration of culture in the community; and**
- **actively promote and support a plan to revitalize the downtown that includes culture.**

Alternatives to the Recommendation

None.

Conclusions

As previously mentioned, Fotenn Planning + Design have provided two alternate concept plans for Library Square based on the review of the results of the 2016 public consultation campaign, as well as additional workshops held with staff and Council on March 6th and 7th, 2017. Staff are recommending that Council endorse Option 1 at this time for the reasons identified in this report.

Attachments

Appendix 1: Conceptual Plans Prepared by Fotenn Planning + Design for Library Square

Previous Reports

- PR15-026 - Award of Request for Proposal PRS 2015-77 Cultural Precinct Plan, September 15 and December 1, 2015;
- PRS15-040 - Purchase Order Increase for Cultural Precinct Consultant, December 1, 2015;
- PRS16-006 - Status of the Cultural Precinct Plan, January 19, 2016;
- PDS16-026 - Cultural Precinct/Library Square Repurposing Endorsement of Planning Approvals Process, April 19, 2016;
- PRS16-028 - Seeking Council Investment for Library Square Repurposing Study, May 3, 2016; and
- PDS16-041 - Cultural Precinct Consultation Process & Timeline, June 21, 2016.
- PBS17-009 - Next Steps Report for Library Square, February 14, 2017

Pre-submission Review

Reviewed by the Chief Administrative Officer, Director of Planning and Building Services, and the Director of Parks, Recreation and Cultural Services.

May 16, 2017

Page 5 of 5

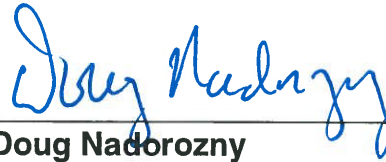
Report No. PBS17-032

Departmental Approval

Approved for Agenda



**Marco Ramunno
Director
Planning and Building Services**



**Doug Nadrozny
Chief Administrative Officer**



**Allan D. Downey
Director
Parks, Recreation and Cultural Services**

AURORA LIBRARY SQUARE RE-PURPOSING
OPTION 1



- EXISTING BUILDING
- PROPOSED BUILDING
- RETAINING WALL
- BOLLARD
- EXISTING TREE
- PROPOSED TREE
- PARK
- RAISED CROSS-WALK
- EXISTING PARKING
- PROPOSED PARKING
- FUTURE PHASE FOR COMMUNITY/COMMERCIAL BUILDING












- BLOCK 1 - PARKING**
 AREA: 1,809m²
- BLOCK 2 - PEDESTRIAN LANEWAY**
 AREA: 584m²
- BLOCK 3 - CULTURAL CENTRE EXTENSION**
 STOREYS: 2
 GROSS FLOOR AREA: 1,500m²
- BLOCK 4 - SOUTHERN PLAZA**
 AREA: 1,574m²
- BLOCK 5 - NORTHERN PLAZA**
 AREA: 733m²
- BLOCK 6 - VICTORIA HALL EXTENSION**
 STOREYS: 2
 GROSS FLOOR AREA: 430m²
- TOTAL PARKING PROVIDED**
 76 SPACES

1. DRAFT 2017.18.04
 CREATED BY: MB
 REVIEWED BY: MS
 DATE: 04/18/2017
 REVISION NO. 02

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 T 613.730.5709

Appendix 1

**AURORA
 LIBRARY
 SQUARE
 RE-PURPOSING
 OPTION 1**

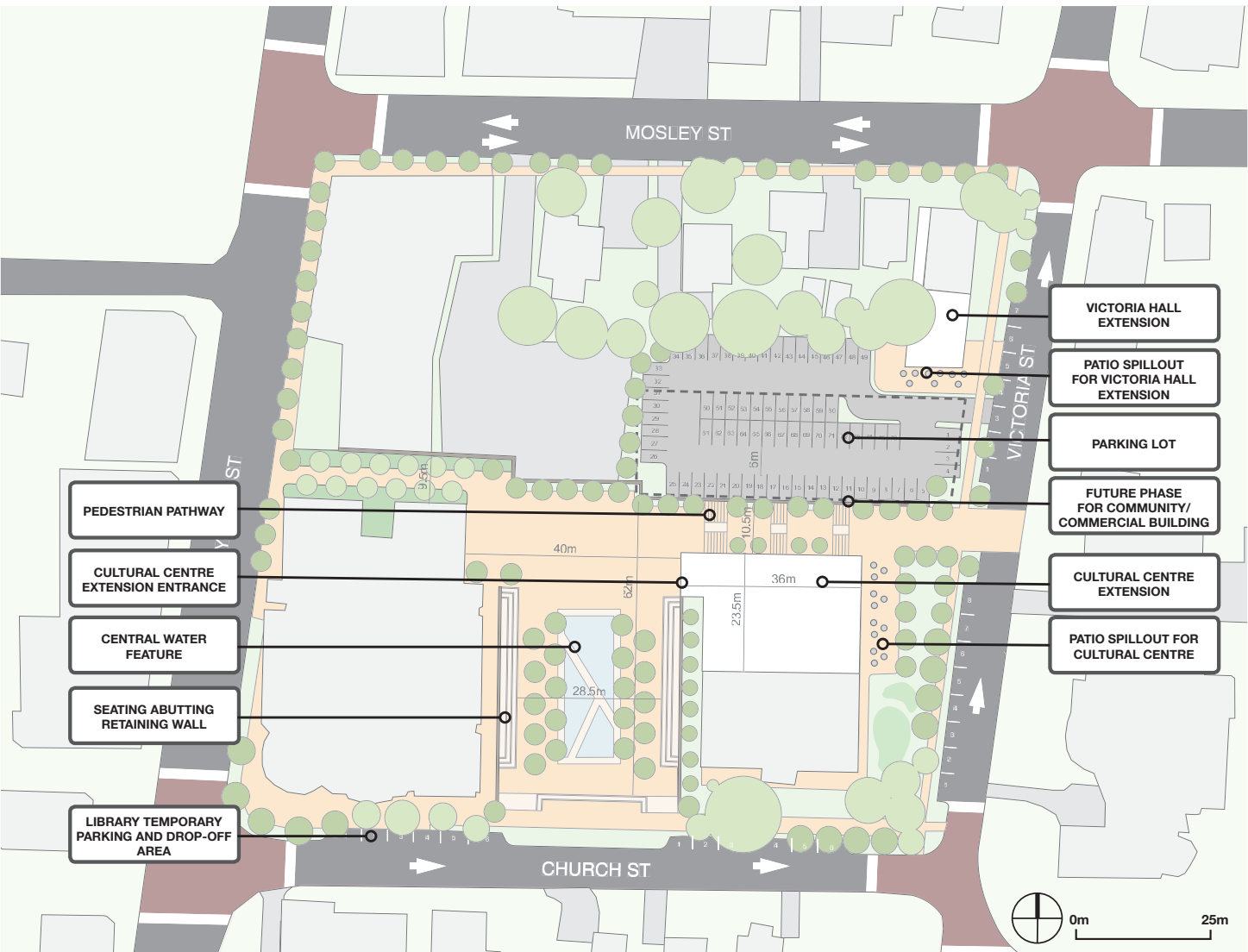
-  EXISTING BUILDING
-  PROPOSED BUILDING
-  RETAINING WALL
-  BOLLARD
-  EXISTING TREE
-  PROPOSED TREE
-  PARK
-  RAISED CROSS-WALK
-  EXISTING PARKING
-  PROPOSED PARKING
-  FUTURE PHASE FOR COMMUNITY/
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PEDESTRIAN PATHWAY

CULTURAL CENTRE
 EXTENSION ENTRANCE

CENTRAL WATER
 FEATURE

SEATING ABUTTING
 RETAINING WALL

LIBRARY TEMPORARY
 PARKING AND DROP-OFF
 AREA

VICTORIA HALL
 EXTENSION

PATIO SPILLOUT
 FOR VICTORIA HALL
 EXTENSION

PARKING LOT

FUTURE PHASE
 FOR COMMUNITY/
 COMMERCIAL BUILDING

CULTURAL CENTRE
 EXTENSION

PATIO SPILLOUT FOR
 CULTURAL CENTRE



**AURORA
 LIBRARY
 SQUARE
 RE-PURPOSING
 OPTION 2**

- EXISTING BUILDING
- PROPOSED BUILDING
- RETAINING WALL
- BOLLARD
- EXISTING TREE
- PROPOSED TREE
- PARK
- RAISED CROSS-WALK
- EXISTING PARKING
- PROPOSED PARKING

BLOCK 1 - COMMUNITY/COMMERCIAL BUILDING
 STOREYS: 2
 GROSS FLOOR AREA: 2,600m²

BLOCK 2 - PEDESTRIAN LANEWAY
 AREA: 570m²

BLOCK 3 - CULTURAL CENTRE EXTENSION
 STOREYS: 2
 GROSS FLOOR AREA: 1,500m²

BLOCK 4 - SOUTHERN PLAZA
 AREA: 800m²

BLOCK 5 - NORTHERN PLAZA
 AREA: 600m²

BLOCK 6 - VICTORIA HALL EXTENSION
 STOREYS: 2
 GROSS FLOOR AREA: 350m²

TOTAL PARKING PROVIDED
 45 SPACES

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**AURORA
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 OPTION 2**

-  EXISTING BUILDING
-  PROPOSED BUILDING
-  RETAINING WALL
-  BOLLARD
-  EXISTING TREE
-  PROPOSED TREE
-  PARK
-  RAISED CROSS-WALK
-  EXISTING PARKING
-  PROPOSED PARKING



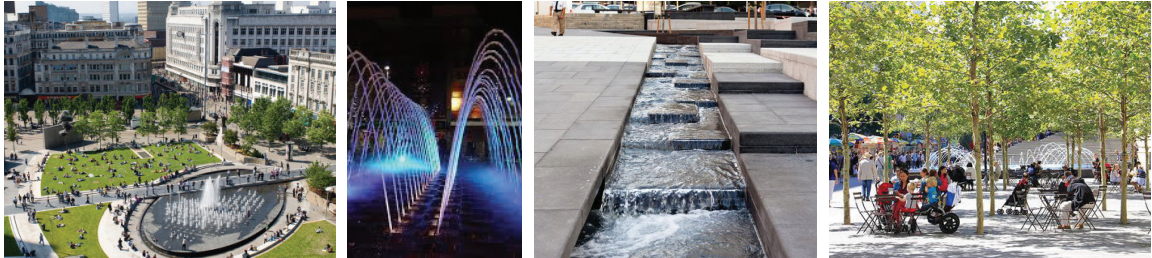
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PUBLIC SPACE



AURORA
 LIBRARY
 SQUARE
 RE-PURPOSING
 PRECEDENTS

FURNITURE AND
 LIGHTING



CULTURAL CENTRE
 EXTENSION



COMMERCIAL/
 COMMUNITY
 BUILDING



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