



**Town of Aurora
Council Report**

No. PBS17-100

Subject: Preferred Design for Library Square - Additional Information

Prepared by: Fausto Filipetto, Senior Policy Planner

Department: Planning and Building Services

Date: December 12, 2017

Recommendations

- 1. That Report No. PBS17-100 be received for information.*

Executive Summary

The intent of this report is to provide Council with additional information that was requested at the General Committee Meeting held on December 5, 2017. The information can be summarized as follows:

- Preliminary investigations identify that at least three layby parking spots can be provided along Yonge Street for accessible parking; furthermore, additional accessible parking spaces, drop-off/pick-up area and delivery route can be accommodated along the northern laneway;
- both design options propose to replace the 77 parking spaces currently located between the Library and Cultural Centre with 80 parking spaces;
- deliveries as proposed in Option 2, the Lowered Square Design, can occur without disruptions to the function and design of the Library as it currently operates at the eastern entrance; and
- there would be annual operating costs as well as periodic (5 year interval) maintenance costs with the parking deck structure required in Option 1, the Upper Square Design.

Background

At the General Committee Meeting held on December 5, 2017, Council supported the staff recommendation to select Option 2, the Lowered Square Option, as the preferred option for the design of Library Square.

Additional information was requested with respect to parking/accessible parking, library deliveries and the cost of construction and maintenance of underground parking.

Analysis

Parking and Accessible Parking Spaces

Based on a preliminary investigation, staff have identified that there would be enough room available to include a minimum of three layby parking spaces along Yonge Street which could be included as accessible parking.

Both design options presented propose to replace the 77 parking spaces currently located between the Library and Cultural Centre to be used for the Square with 80 parking spaces. The proposal being designed for Library Square is an urban format, therefore suburban parking standards are not being applied to the development. This is consistent with the key objective of The Promenade regarding the eventual transformation from an automobile-oriented and dependent suburban environment to a vibrant pedestrian-oriented one. This objective is not only a function of good and sustainable planning, it is also necessary given the constraints to road capacity and is in-keeping with the planned Yonge Street rapid transit plans. On-street parking is permitted throughout the Town and any time restrictions can be investigated and should not apply during special events programming within the Square. There are also approximately 700 Town (street and lot) parking spaces within a 500 metre radius of the Library.

Deliveries, Drop-off/Pick-up and Accessible Parking

Staff and their consultants believe that deliveries as proposed in Option 2, the Lowered Square Design, can occur without disruptions to the function and design of the library as it currently operates. Deliveries can be made via any of the proposed delivery routes and brought to the existing receiving area and processed as usual without requiring any internal modifications to the Library. The Planning Partnership is preparing a design for the December 12th Council meeting that will demonstrate that the north laneway can accommodate accessible parking spaces; in addition to providing an access route for visitor drop off/pick-up and deliveries to the Library. Visitors and deliveries can then proceed to use the existing east entrance of the Library, without requiring any internal changes to the Library. Construction of the proposed Square can be phased in order to ensure the greatest amount of access to the Library possible.

The Library did provide some delivery information with respect to the frequency and quantity of delivered items. Items such as books and magazines, newspapers, donations, cleaning supplies and other courier and vendor deliveries occur daily. Office supplies and paper are delivered monthly and recycling pick-up occurs weekly.

The data provided indicates that approximately 300,000 pieces are delivered annually contained in approximately 2000 boxes.

Maintenance Costs of Underground Parking (Upper Square Design)

The service area of a parking garage is subjected to more severe environmental conditions than that of other buildings. The entire garage structure is exposed and subject to weathering from large thermal cycles and moisture changes as well as de-icing salts. The implementation of a routine maintenance program would extend the service life of the structure to over 50 years with minimal restoration costs. Generally major repairs and replacement costs would be expected after 50 years with good maintenance.

Routine and preventative maintenance includes housekeeping tasks and safety checks such as yearly fall sweeping for removal of accumulated dust and dirt and yearly spring flushing to remove winter salts and debris. Annual maintenance is projected to average \$250 per stall per year; therefore the cost for 20 stalls would amount to \$5,000 per year. Annual inspection and reports is expected to cost \$3,000.00 per year.

Thermal changes will result in periodic cracks and also weathering of the protective sealants and membranes. Repairs and replacement maintenance is required to periodically crack seal and repairs to spalling, sealants and toppings, electrical, lighting, drainage system, signing, etc. Ongoing repairs average 3 to 5 years with an average \$100.00 to \$125.00 per square metre of garage floor space every 3 to 5 years or \$100,000.

Inspection and condition appraisals and reports by a licensed professional are necessary to evaluate the structural integrity for safety and the effectiveness of the ongoing maintenance. Inspections are done yearly and condition surveys are every 5 years with an average cost to the project of \$3,000.00 per year and \$10,000 every 5 years.

Routine maintenance and rehabilitation of any garage to the sealants and membranes along with any major concrete repairs is projected to average \$250 per square metre or approximately \$250,000.00 every 10 years.

Maintenance costs can be summarized as follows:

- Average annual cost for preventative and routine maintenance is approximately \$5,000.00; and
- average inspection and reporting is approximately \$3000.00/year.

In addition, depending on the condition survey of the parking structure, there are additional costs that may be incurred as follows:

- Average periodic maintenance cost and condition report is \$110,000.00/five years; and
- average routine and rehabilitation maintenance is \$250,000.00/10years.

It is also estimated that the construction period for the Upper Square Design would take approximately 1 year. This would necessitate temporary parking and delivery options for the Library during the construction phase of the deck structure proposed in Option 1.

Advisory Committee Review

Not applicable.

Financial Implications

Financial implications were reported on in Report No. PBS17-096. Information regarding the estimated cost of maintenance of underground parking has been provided in this report.

Communications Considerations

Not applicable.

Link to Strategic Plan

The Cultural Precinct Plan, including the redesign of Library Square, 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

Not applicable.

Conclusions

At the General Committee Meeting held on December 5, 2017, Council supported the staff recommendation to select Option 2, the Lowered Square Design as the preferred option for the design of Library Square. Additional information was requested with respect to parking/accessible parking, library deliveries and the maintenance costs of underground parking. Staff have therefore prepared Report No. PBS17-100 for information.

It is important to note that Council is being asked to endorse a preferred concept for Library Square and not a final design; therefore, either of the concepts presented can be modified during the detailed design process.

Attachments

A modified Option 2 (Lowered Square Design) will be presented at the December 12th Council meeting. The modified concept will contain a revised north laneway design illustrating accessible parking, visitor drop off/pick-up and deliveries.

Previous Reports

- PBS17-096 - Preferred Design for Library Square, December 5, 2017.

Pre-submission Review

Reviewed by the Chief Administrative Officer.

Departmental Approval



Marco Ramunno
Director
Planning and Development Services

Approved for Agenda



FOR Doug Nadorozny
Chief Administrative Officer