Special Council
Cultural Precinct
Workshop Agenda

Monday, December 5, 2016
6 p.m.

Council Chambers
Aurora Town Hall
Town of Aurora
Special Council Meeting
Cultural Precinct Workshop Agenda

Monday, December 5, 2016
6 p.m., Council Chambers

1. Declaration of Pecuniary Interest and General Nature Thereof

2. Approval of the Agenda

   Recommended:

   That the agenda as circulated by Legislative Services be approved.

3. Welcome/Introduction/Brief History (D. Nadorozny, 5 minutes)

4. Detailed Council Presentation (F. Filipetto, 20-25 minutes)
   - History of the Aurora Promenade/Cultural Precinct
   - Public Consultation for Promenade Concept Plan/Secondary Plan
   - Public Consultation for Cultural Precinct Concept Plan
   - Public Consultation for Repurposing Study
   - Public Consultation held during Summer/Fall 2016
   - Results Tables (What We Heard)
   - Pros/Cons Repurposing vs. Redevelopment
   - General Costs Repurposing vs. Demolition
   - Building Themes from What We Heard
5. **Delegations**

   (a) **David Heard, Resident**  
       Re: Cultural Precinct Plan Meeting

   (b) **Christopher Watts, Resident**  
       Re: Adaptive Re-use Proposal: Aurora Armoury

6. **Council Questions/Comments – Theme Discussions:**

   1. Town Park
   2. Former Armoury
   3. Library Square

7. **Council Direction Regarding Final Report**

8. **By-laws**

   **Recommended:**

   That the following confirming by-law be given first, second, and third readings and enacted:

   **5930-16**  
   Being a By-law to Confirm Actions by Council Resulting from a Special Council Meeting on December 5, 2016.

9. **Adjournment**
Council Workshop
Library Square & Town Park

Fausto Filipetto
Senior Policy Planner
Town of Aurora
Background (Aurora Promenade)

- In 2009 the Town initiated a secondary planning process for the Downtown/Yonge Wellington Street Corridor

- This resulted in the creation of a Concept Plan - Urban Design Strategy for the area now known as “The Aurora Promenade”

- Implementing policies were included in the Town’s new Official Plan
Background
(Promenade Consultation)

- Consultation for the Concept Plan/Secondary Plan was exhaustive and Included:
  - 4 Public Consultations; including 3 Day Design Charrette
  - 8 Aurora Promenade Steering Committee Meetings
  - 2 Meetings with EDAC
  - 2 Meetings with the OP Review/2C Secondary Plan Steering Com
  - 1 Statutory Public Meeting
Background (Cultural Precinct)

Key Strategy is to reinforce and enhance a Cultural Precinct within the three block area of Library Square to the Town Park
Background
(Cultural Precinct/Repurposing Study)

- Two studies were undertaken in 2015/2016:
  - Concept Plan for the Cultural Precinct
  - Repurposing Study
Background (Public Consultation)

The following consultation process was undertaken for the Cultural Precinct Concept:

- Visioning Workshop was held with key staff, Aurora Cultural Centre staff and Aurora Public Library staff on October 6, 2015
- Councillor’s Open House held on October 6, 2015
- Culture Walk (Public Engagement) was held on October 25, 2015
- Online Survey was launched on October 27, 2015
- Development Community review of Cultural Precinct Plan held on November 17, 2015
Background (Public Consultation)

- Development of Guiding Principles
- Presentation/Workshop for draft Vision and “What We Heard” document with Town staff held on November 10, 2015
- Presentation/Workshop for Members of Council held on November 10, 2015
- Stakeholder/Area Residents Roundtable held on November 24, 2015
- CultureQuest! Aurora held on November 25, 2015
- Presentation of Concept Plan to Council held on December 8, 2015
Background (Public Consultation)

- The results of the **Repurposing study** were based on the following consultation:
  - A Workshop with Town of Aurora Representatives on November 6, 2015
  - Individual Interviews with Community Stakeholders on November 19\(^{th}\) & 20\(^{th}\), 2015 and December 15, 2015
Background (Public Consultation)

Council directed Staff to consult on the results of the two studies in the Spring of 2016. A public consultation strategy was endorsed by Council in June 2016 which included:

- Public Outreach (Survey/Questionnaire)
- Online Survey
- Social Media Strategy
- Public Meetings
Where Were We?

- Staff conducted in-person surveys in August during:
  - Concerts in the Park
  - Farmer’s Markets
  - Doors Open
  - At the Aurora Public Library

- Rate Payers Meeting: September 19, 2016
- Public Meeting: September 21, 2016
- Aurora Chamber of Commerce: November 17, 2016
Where Were We?
(Boards & Committees)

- Accessibility Advisory Committee: October 5, 2016
- Economic Development Advisory Committee: October 13, 2016
- Heritage Advisory Committee: October 17, 2016
- Aurora Public Library Board: October 19, 2016
- Parks and Recreation Advisory Committee: November 17, 2016
- Trails & Active Transportation Committee: Nov. 18, 2016
- Environmental Advisory Committee: November 24, 2016
Library Square Concept
# What We Heard (Town Park)

<table>
<thead>
<tr>
<th>SURVEY</th>
<th>ON-LINE SURVEY</th>
<th>SOCIAL MEDIA</th>
<th>RATE PAYERS</th>
<th>PUBLIC MEETING</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOWN PARK</td>
<td>(90 Respondents)</td>
<td>(83 Respondents)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Status Quo</td>
<td>36%</td>
<td>49%</td>
<td>71% (Twitter Poll 24 Votes)</td>
<td>-</td>
</tr>
<tr>
<td>Concept</td>
<td>34%</td>
<td>51%</td>
<td>29% (Twitter Poll 24 Votes)</td>
<td>-</td>
</tr>
<tr>
<td>Other (See Below)</td>
<td>30%</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

### Other Responses/Comments
- Like concept but keep ball diamond.
- Like splash pad/rink.
- Ball diamond is underutilized.
- No need to change band shell.
- More seating/benches.
- Concept is too modern.
- Greater recreational diversity; tennis, yoga, etc.
- (30 Respondents) year-round market.
- More/improved parking.
- Fitness activities for adults.
- Outdoor pool.
- Dog park.
- Soccer field.
- Something visually striking.
- Permits have created a parking problem around Town Park.
- Town Park looks old/run down in favour of changes.
- The baseball diamond is currently well used.
- Why enlarge a splash pad which is underutilized.
- Turn Mosley St. into a promenade/grand walk.
- Don’t change Town Park; spend money on making improvements to Town Park and on repurposing the Armoury.
- Overwhelming sentiment was to keep Town Park as is; baseball diamond is well used and a gathering place for the community.
- Traffic concerns over new concept.
What We Heard (Town Park)

Status Quo vs. Redevelopment

Cost Savings
Funds can go to Armoury/LS
Large amount of Citizen Support
Keep Ball Diamond
Maintain Current Facilities (Underutilized?)

Cost of Redevelopment
Less Funding for Armoury/LS
Less Citizen Support
Loss of Ball Diamond
New & Improved Facilities
What To Do with the Armoury?
## What To Do with the Armoury?

<table>
<thead>
<tr>
<th>Repurposing Option</th>
<th>Survey Respondents</th>
<th>Online Survey Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Former Armoury Repurposing</strong></td>
<td>(81 Respondents)</td>
<td>(79 Respondents)</td>
</tr>
<tr>
<td>Art Gallery/Studio</td>
<td>13 Respondents</td>
<td>13 Respondents</td>
</tr>
<tr>
<td>Farmer’s Market/Artisan Fair</td>
<td>41 Respondents</td>
<td>53 Respondents</td>
</tr>
<tr>
<td>Community Clubhouse</td>
<td>15 Respondents</td>
<td>18 Respondents</td>
</tr>
<tr>
<td>Restaurant, Café, Brewery, Winery</td>
<td>19 Respondents</td>
<td>38 Respondents</td>
</tr>
<tr>
<td>All of Above</td>
<td>5 Respondents</td>
<td>-</td>
</tr>
<tr>
<td><strong>Other Popular Responses</strong></td>
<td>snack bar</td>
<td>concert venue</td>
</tr>
<tr>
<td></td>
<td>community space vendor</td>
<td>community space vendor</td>
</tr>
</tbody>
</table>
What We Heard (Library Square)

<table>
<thead>
<tr>
<th></th>
<th>SURVEY</th>
<th>ON-LINE SURVEY</th>
<th>SOCIAL MEDIA</th>
<th>RATE PAYERS</th>
<th>PUBLIC MEETING</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LIBRARY SQUARE</strong></td>
<td>(78 Respondents)</td>
<td>(103 Respondents)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Status Quo</strong></td>
<td>14%</td>
<td>45%</td>
<td>56% (Twitter Poll 18 Votes)</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Concept</strong></td>
<td>41%</td>
<td>55%</td>
<td>44% (Twitter Poll 18 Votes)</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Other (See Below)</strong></td>
<td>45%</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Other Responses/Comments</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>like concept but height &amp; density concerns</td>
<td>(43 Respondents)</td>
<td>include ample parking</td>
<td>tear down old library/seniors centre</td>
<td>the redevelopment should contain a significant water feature &amp; courtyard</td>
<td></td>
</tr>
<tr>
<td>parking concerns/need more parking</td>
<td>more parking, shops, restaurants</td>
<td>repurpose former library/seniors centre</td>
<td>traffic concerns over increased density</td>
<td>Library Square needs to be a gathering space &amp; destination</td>
<td></td>
</tr>
<tr>
<td>need more downtown restaurants</td>
<td>public square</td>
<td></td>
<td>concerns over funding/financing of redevelopment</td>
<td>needs to be connectors between Town Park and Library Square</td>
<td></td>
</tr>
<tr>
<td>use former senior’s centre/library for parking</td>
<td>water feature</td>
<td></td>
<td>need more classroom space in the area</td>
<td>funding concerns</td>
<td></td>
</tr>
<tr>
<td>need more community/recreation space</td>
<td>community space</td>
<td></td>
<td>turn Mosley St. into a promenade/ grand walk</td>
<td>the area needs a museum/archive</td>
<td></td>
</tr>
<tr>
<td></td>
<td>open space</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
What We Heard (Library Square)
Town Boards and Committees

- Generally, Town Boards and Committees are in favour of redeveloping Library Square, but would like to see their mandate included in any redevelopment; i.e.:
  - AAC would like to see accessible parking and accessible facilities
  - Library Board would like redevelopment to consider more library space
  - HAC would like the redevelopment to reflect the heritage character of the area
  - Etc.
<table>
<thead>
<tr>
<th>Repurpose</th>
<th>Demolition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less Citizen Support</td>
<td>Citizen Support</td>
</tr>
<tr>
<td>Preserve existing Community Space</td>
<td>Short-Term Loss of CS</td>
</tr>
<tr>
<td></td>
<td>Immediate Short-Term Parking</td>
</tr>
<tr>
<td></td>
<td>Increase in Long-Term Parking</td>
</tr>
<tr>
<td></td>
<td>Increased Res./Comm. Density</td>
</tr>
<tr>
<td></td>
<td>Supports Downtown Revitalization</td>
</tr>
<tr>
<td></td>
<td>Supports Town’s OP Policies</td>
</tr>
<tr>
<td></td>
<td>Costs More</td>
</tr>
</tbody>
</table>
What To Do With the Former Library?
# What To Do with the Former Library?

<table>
<thead>
<tr>
<th>FORMER LIBRARY REPURPOSING</th>
<th>SURVEY</th>
<th>ON-LINE SURVEY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art Studio</td>
<td>7 Respondents</td>
<td>21 Respondents</td>
</tr>
<tr>
<td>Meeting Hall</td>
<td>1 Respondent</td>
<td>18 Respondents</td>
</tr>
<tr>
<td>Offices</td>
<td>2 Respondents</td>
<td>10 Respondents</td>
</tr>
<tr>
<td>Community Clubhouse</td>
<td>5 Respondents</td>
<td>16 Respondents</td>
</tr>
<tr>
<td>Community Classroom</td>
<td>8 Respondents</td>
<td>20 Respondents</td>
</tr>
<tr>
<td>Performing Art Studio</td>
<td>7 Respondents</td>
<td>13 Respondents</td>
</tr>
<tr>
<td>Dance Studio</td>
<td>3 Respondents</td>
<td>6 Respondents</td>
</tr>
<tr>
<td>All of Above</td>
<td>1 Respondent</td>
<td>-</td>
</tr>
<tr>
<td>Other Responses</td>
<td>community use, retail, parking, museum</td>
<td>-</td>
</tr>
</tbody>
</table>
What To Do with the Former Seniors Centre?
What To Do with the Former Seniors Centre?

<table>
<thead>
<tr>
<th>FORMER SENIORS CENTRE REPURPOSING</th>
<th>SURVEY</th>
<th>ON-LINE SURVEY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(17 Respondents)</td>
<td>(41 Respondents)</td>
</tr>
<tr>
<td>Sport Hall of Fame</td>
<td>3 Respondents</td>
<td>12 Respondents</td>
</tr>
<tr>
<td>Meeting Hall</td>
<td>2 Respondents</td>
<td>10 Respondents</td>
</tr>
<tr>
<td>Offices</td>
<td>1 Respondent</td>
<td>8 Respondents</td>
</tr>
<tr>
<td>Community Clubhouse</td>
<td>5 Respondents</td>
<td>16 Respondents</td>
</tr>
<tr>
<td>Community Classroom</td>
<td>2 Respondents</td>
<td>10 respondents</td>
</tr>
<tr>
<td>Art Studio</td>
<td>6 Respondents</td>
<td>15 Respondents</td>
</tr>
<tr>
<td>Performing Art Studio</td>
<td>7 Respondents</td>
<td>10 Respondents</td>
</tr>
<tr>
<td>All of Above</td>
<td>1 Respondent</td>
<td>-</td>
</tr>
<tr>
<td>Other</td>
<td>community use, retail, parking</td>
<td>-</td>
</tr>
</tbody>
</table>
Costs

- Cost of Repurposing according to the AECOM Study, January 2016, excluding 13% HST:
  - Former Armoury: $2,180,520
  - Former Library: $3,484,000
  - Former Seniors Centre: $569,000

- Combined **Cost of Repurposing** the Former Library/Seniors Centre is **$4,053,000** + HST

- Combined **Cost of Demolishing** the Former Library/Seniors Centre is **$125,890** + HST
Building Themes from What We Heard

- At this point we would like to have themed discussions around what we heard regarding the:

1. Preservation of Town Park in it’s Current State
2. Repurposing the Armoury
3. Redevelopment of Library Square
Building Themes from What We Heard

1. **Preserve Town Park** - Do not redesign - spend money on maintenance and enhancements to existing features

Possible Next Steps:

- Consider specific enhancements to Town Park for consideration by Council
- Communicate to community that main features (ball diamond, band shell, etc.) will remain in Town Park
Building Themes from What We Heard

2. **Repurpose the Armoury** for either a **Farmer’s Market/Artisan Fair** or **Food/Beverage Establishment** or something that is adaptable and more integrated into Town Park

Next Steps:

- Undertake required estimates for renovations to bring the building up to Code and insure long term integrity of the structure
- Initiate a design exercise for the repurposing of the building
3. Redevelop Library Square; Uses could include:

- Residential/Commercial Mixed Use Buildings
- Shops and Restaurants
- Community Space
- Public Square
- Water Feature
- Parking Solution
Building Themes from What We Heard

- Next Steps:
  - Relocate tenants of the former Library/Seniors Centre
  - Demolish former Library/Seniors Centre
  - Undertake design exercise for redevelopment of Library Square
Next Steps

- January 24, 2017: Final Report to General Committee of Council
DELEGATION REQUEST

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk’s office by the following deadline:

4:30 P.M. ON THE BUSINESS DAY PRIOR TO THE REQUESTED MEETING DATE

COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE: Monday Dec 5

SUBJECT: Cultural Precinct Plan Meeting

NAME OF SPOKESPERSON: David Herd

NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable):

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:
Follow up presentation from meeting with member of Planning Dept and Parks.

PLEASE COMPLETE THE FOLLOWING:

Have you been in contact with a Town staff or Council member regarding your matter of interest? YES ☒ NO ☐

IF YES, WITH WHOM? Mr. Downey, Planning Members

DATE: Ongoing

☐ I acknowledge that the Procedural By-law permits five (5) minutes for Delegations.
DELEGATION REQUEST

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk’s office by the following deadline:

4:30 P.M. ON THE BUSINESS DAY PRIOR TO THE REQUESTED MEETING DATE

COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE: December 5, 2016

SUBJECT: Adaptive Re-Use Proposal: Aurora Armoury

NAME OF SPOKESPERSON: Christopher Watts

NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable):

The Aurora Heritage authority!

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

Present alternative proposal for use of the Aurora Armoury and answer questions in a workshop setting.

PLEASE COMPLETE THE FOLLOWING:

Have you been in contact with a Town staff or Council member regarding your matter of interest? YES ☒ NO ☐


☒ I acknowledge that the Procedural By-law permits five (5) minutes for Delegations.
The Corporation of The Town of Aurora

By-law Number 5930-16

Being a By-law to Confirm Actions by Council Resulting from a Special Council Meeting on December 5, 2016.

The Council of the Corporation of The Town of Aurora hereby enacts as follows:

1. That the actions by Council at its Special Council meeting held on December 5, 2016, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is, except where prior approval of the Ontario Municipal Board is required, hereby adopted ratified and confirmed.

2. That the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

Read a first and second time this 5th day of December, 2016.

Read a third time and finally passed this 5th day of December, 2016.

__________________
Geoffrey Dawe, Mayor

__________________
Lisa Lyons, Town Clerk