

# AURORA TOWN SQUARE



# AURORA TOWN SQUARE

**PREVIOUS**  
CONCEPT: JAN. 30 2018



**CURRENT**  
CONCEPT: JUNE 4 2018



# PARKING AND LOADING

## PREVIOUS CONCEPT

— Accessible Parking

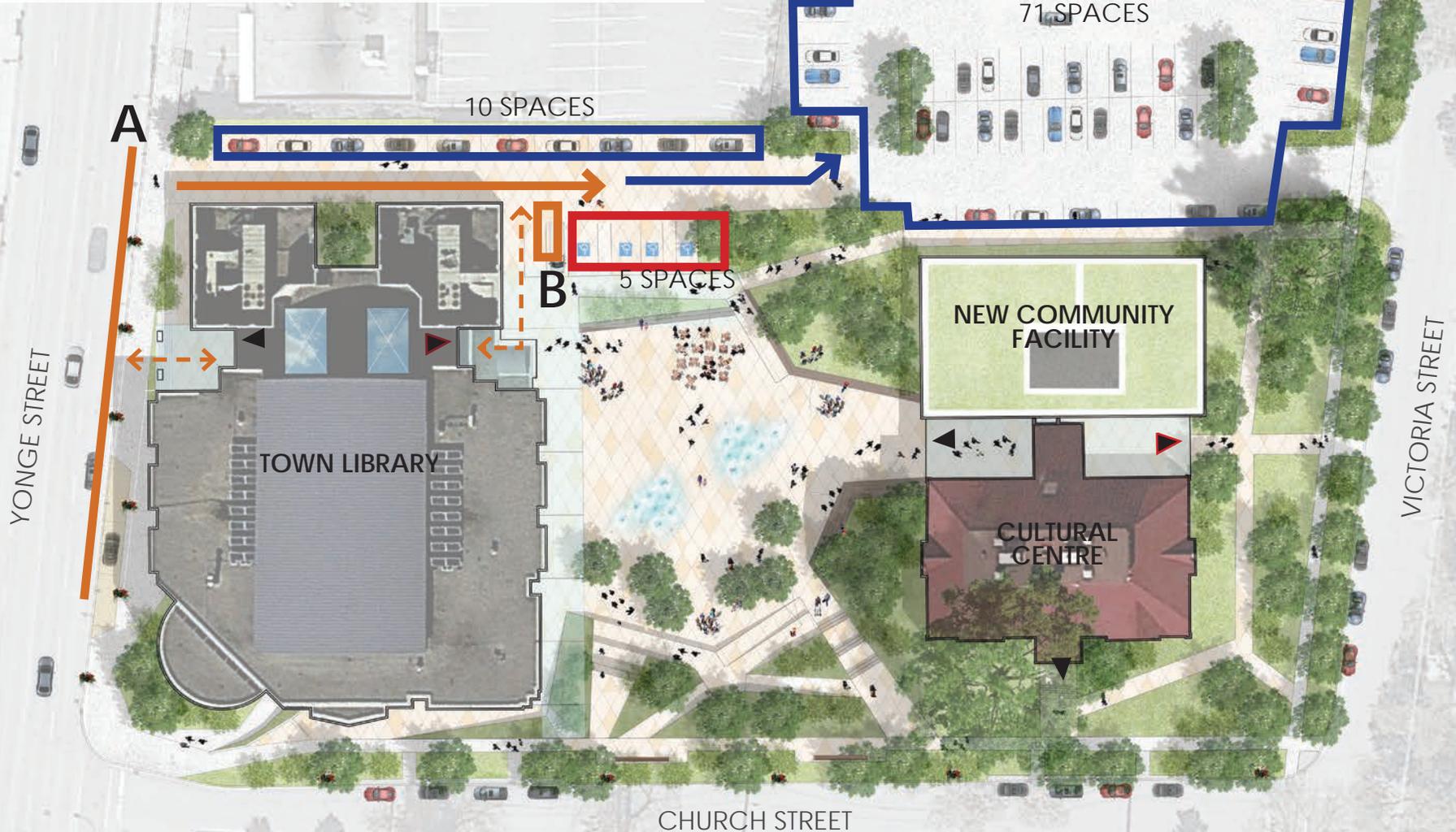
— Parking

— Deliveries

A. Yonge Street

B. 57m drive in from Yonge Street

86 TOTAL PARKING SPACES  
(not including street parking)



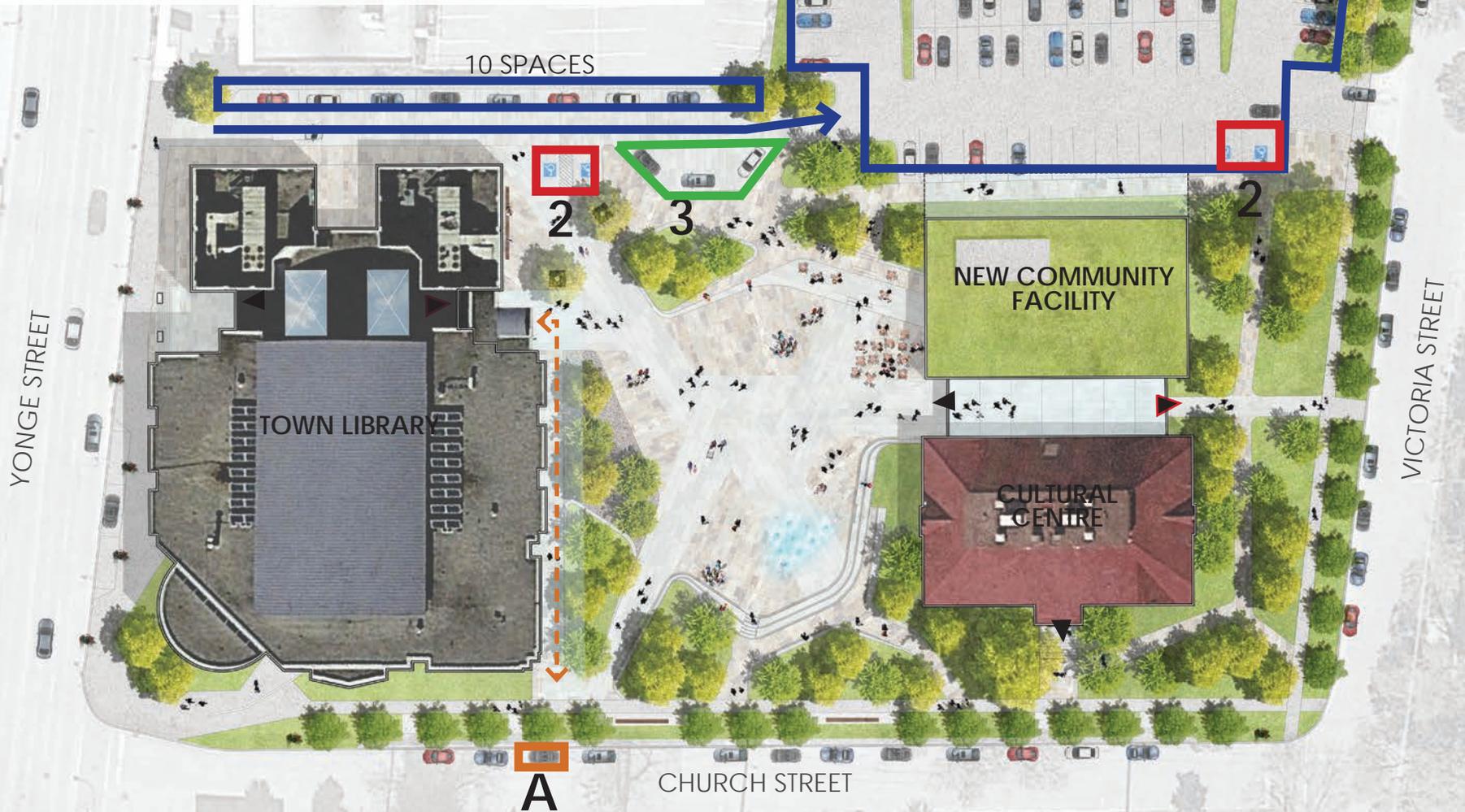
# PARKING AND LOADING

## CURRENT CONCEPT

- Accessible Parking
- Parking
- Deliveries
- Book drop off

A. 48m from Church Street

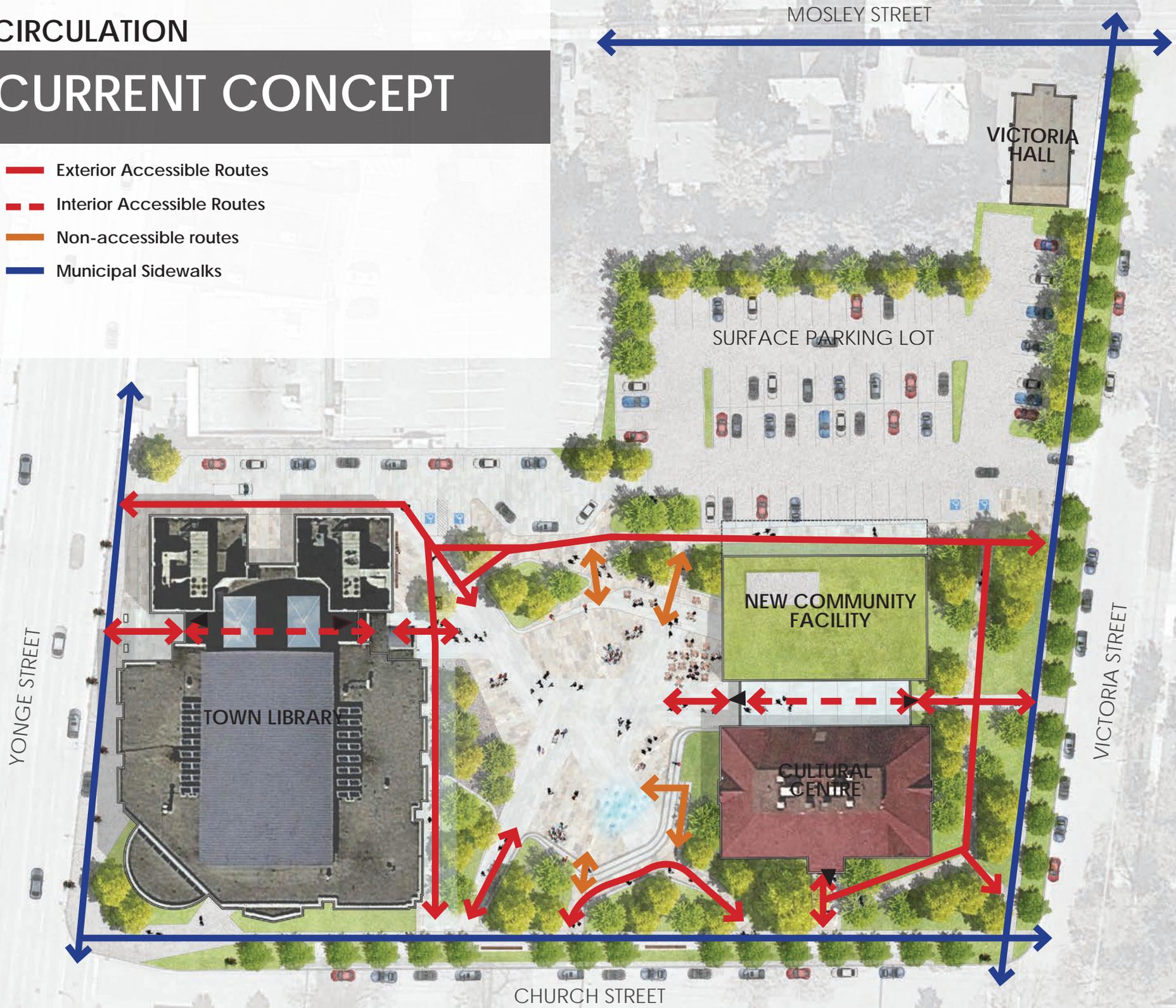
89 TOTAL PARKING SPACES  
(not including street parking or book drop off)



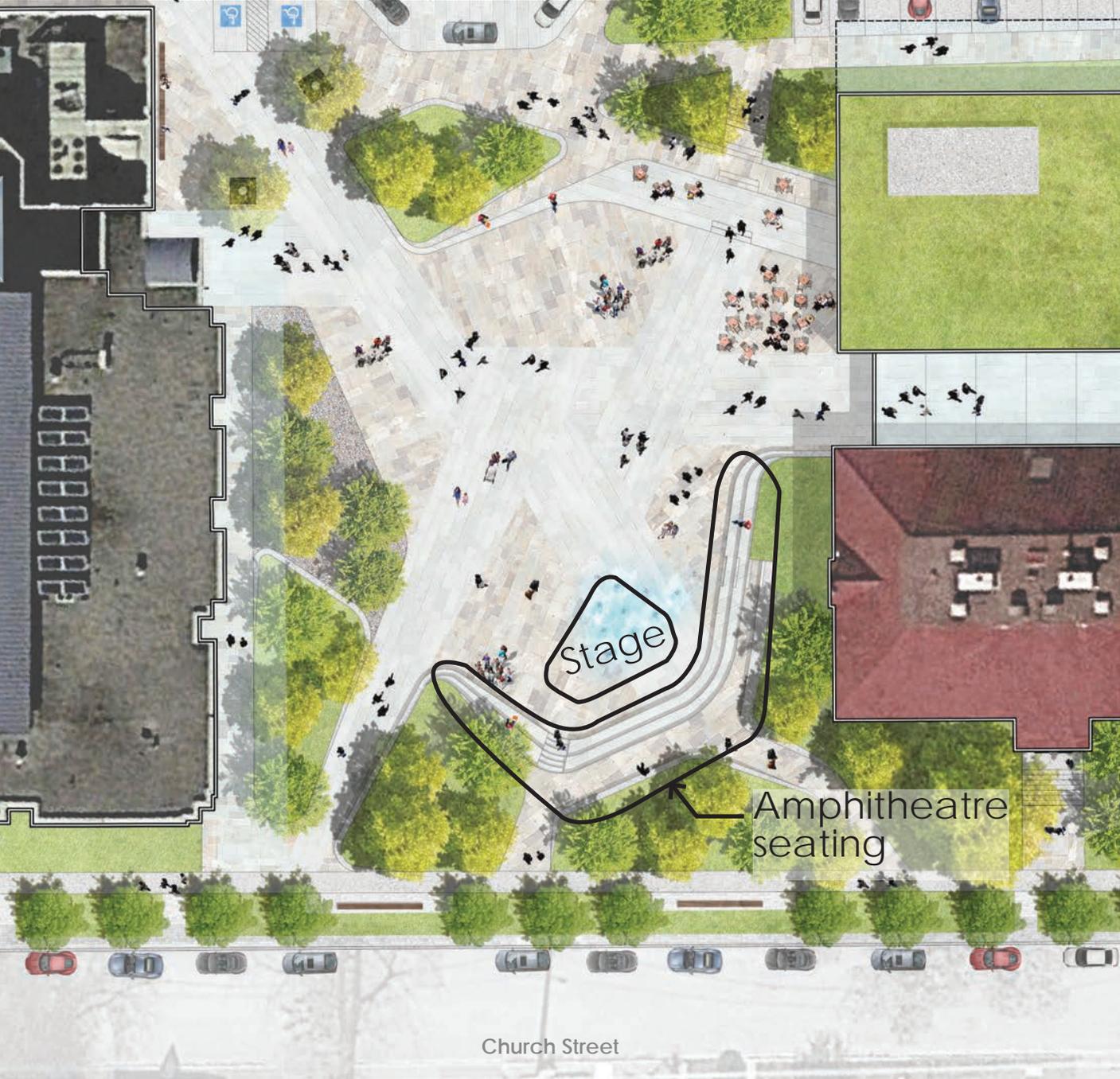
# CIRCULATION

## CURRENT CONCEPT

- Exterior Accessible Routes
- - Interior Accessible Routes
- Non-accessible routes
- Municipal Sidewalks



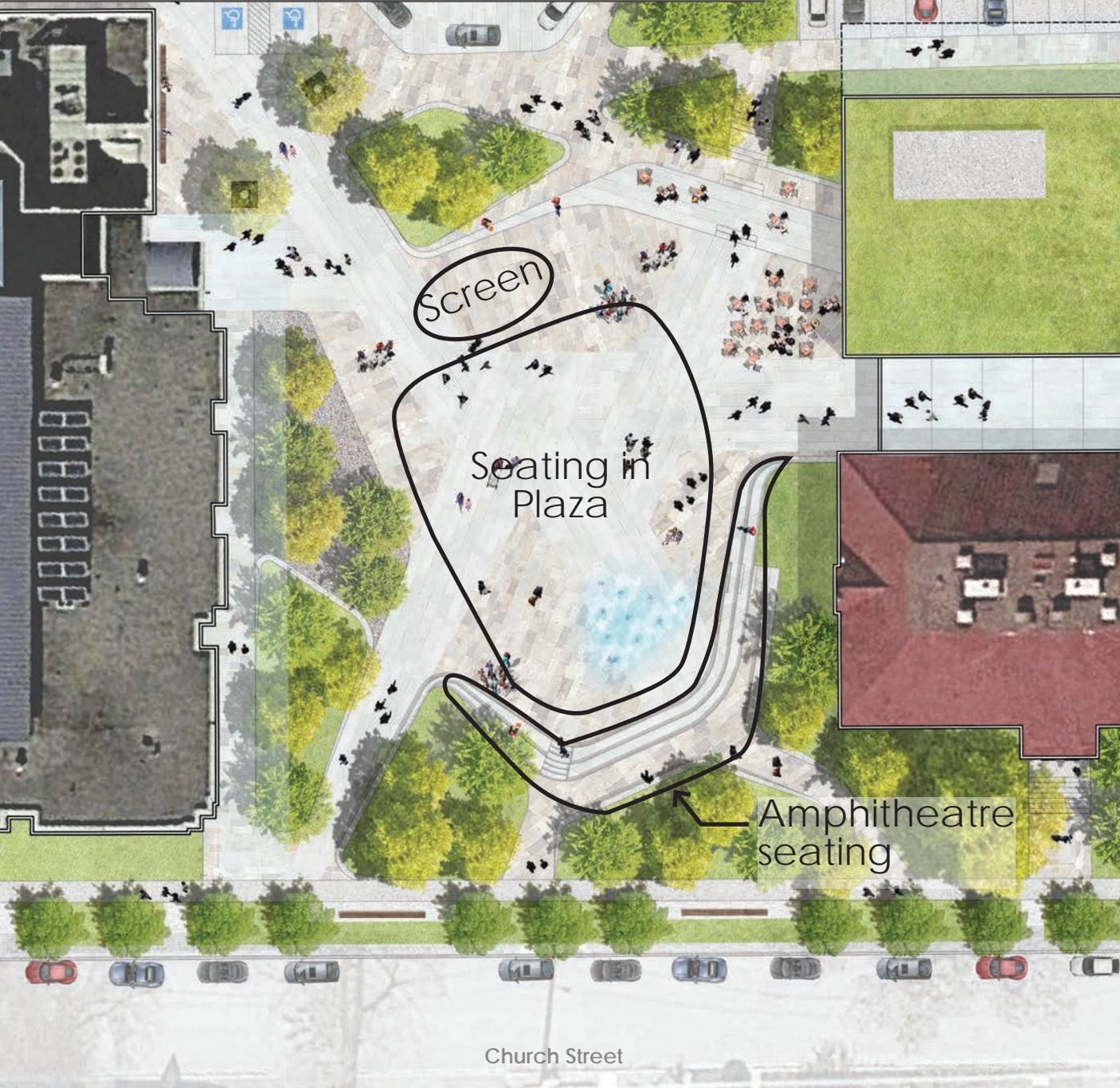
# CURRENT CONCEPT



## CONCERT PERFORMANCE

230 people sitting

# CURRENT CONCEPT



## MOVIE NIGHT

550 people seating in the plaza

230 people in the amphitheater seating

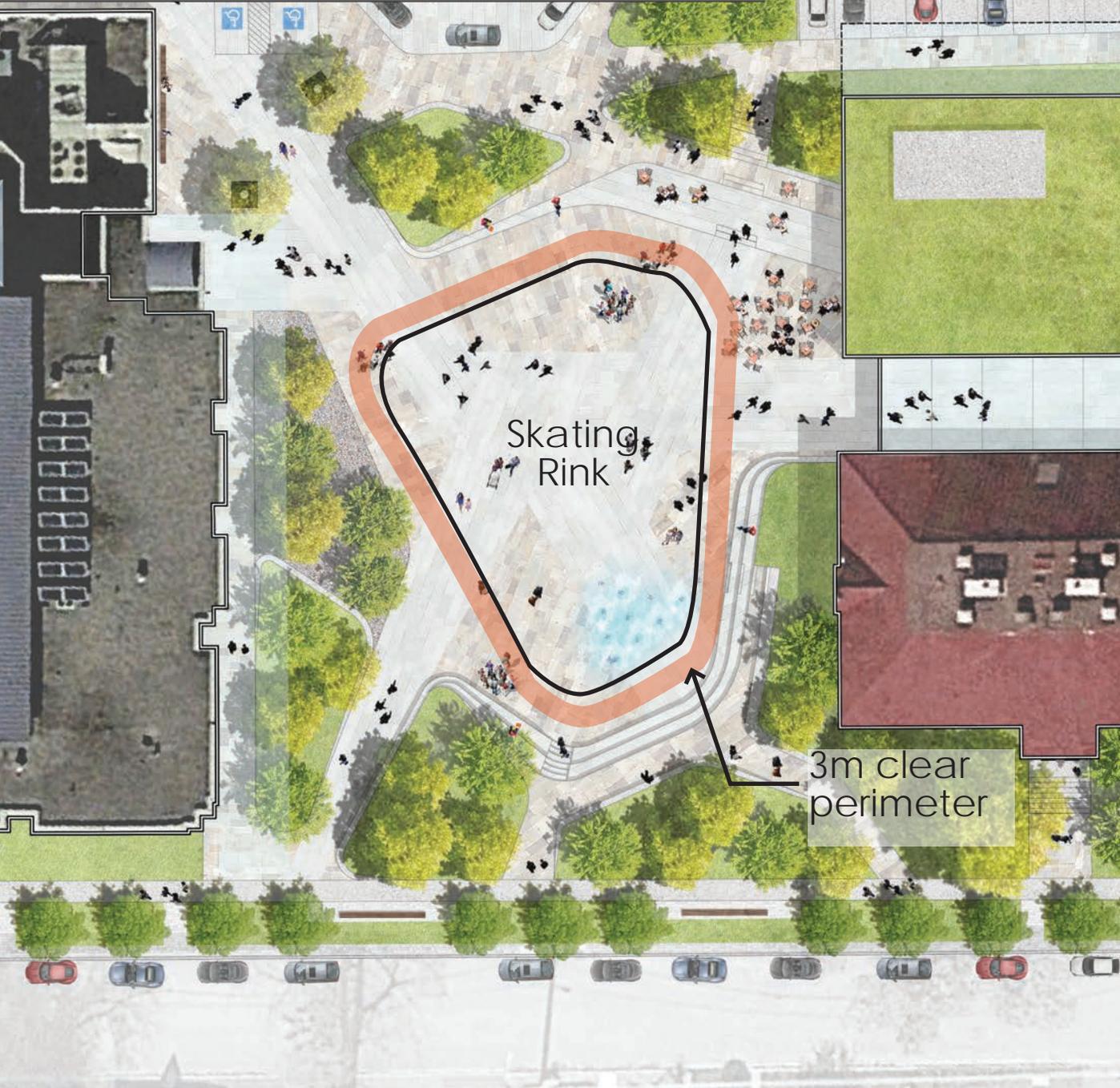
# CURRENT CONCEPT



COMMUNITY FAIR

1100 people standing

# CURRENT CONCEPT

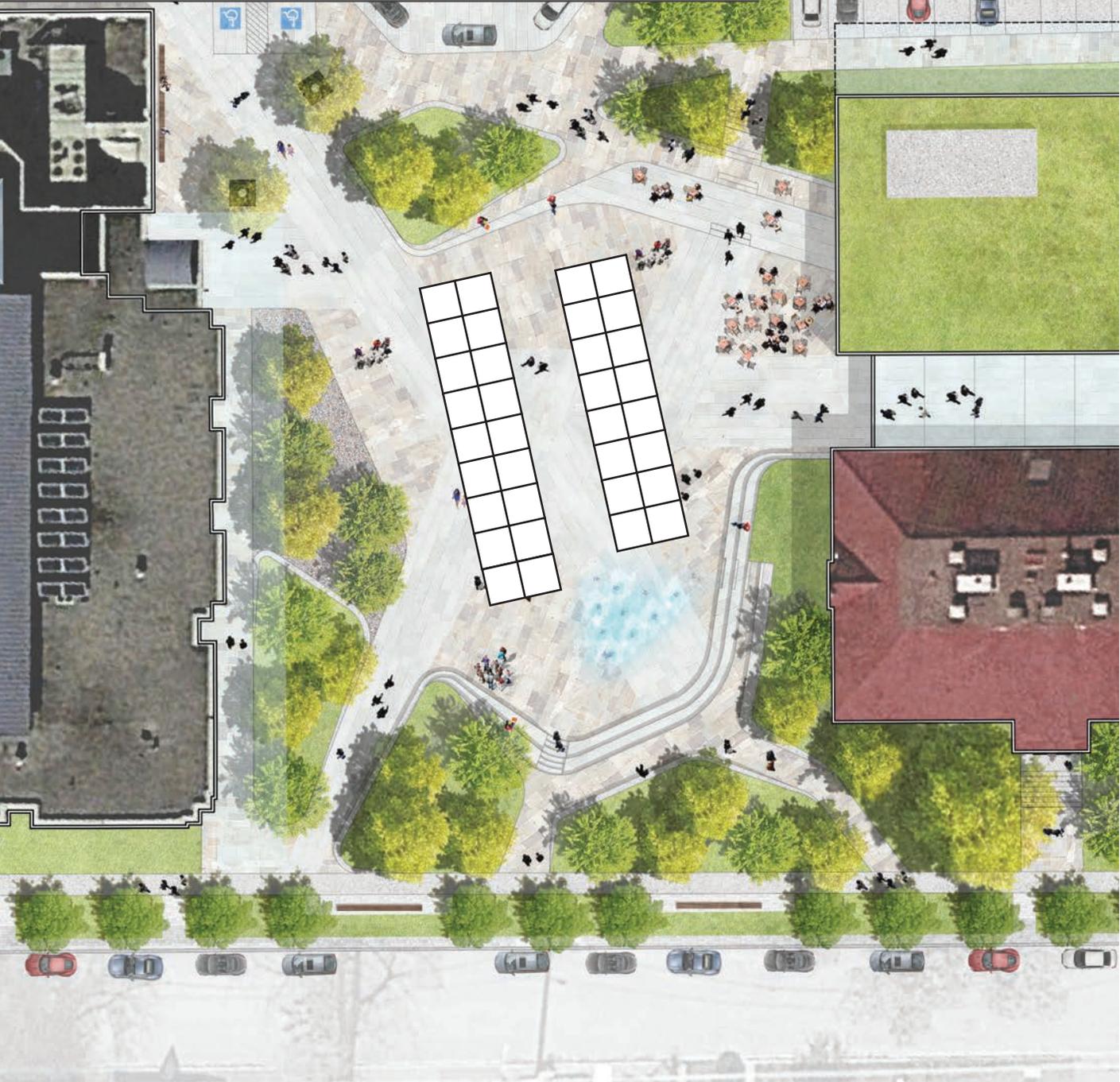


## SKATING RINK

610 square meter

100 person skating capacity

# CURRENT CONCEPT

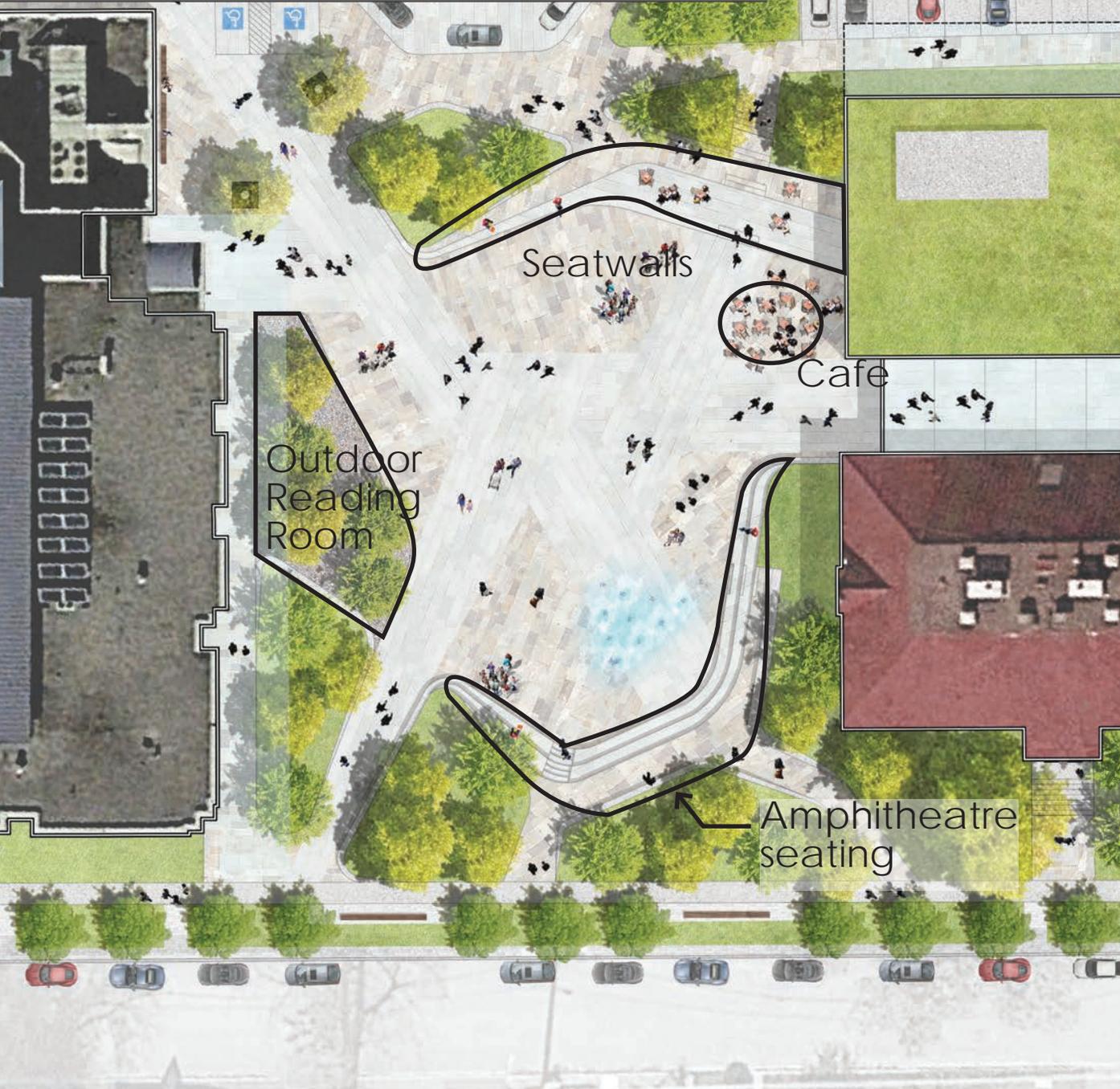


## MARKET

3mx3m tents  
4m walk aisle

32 tents

# CURRENT CONCEPT



## SEATING AND QUIET SPACES

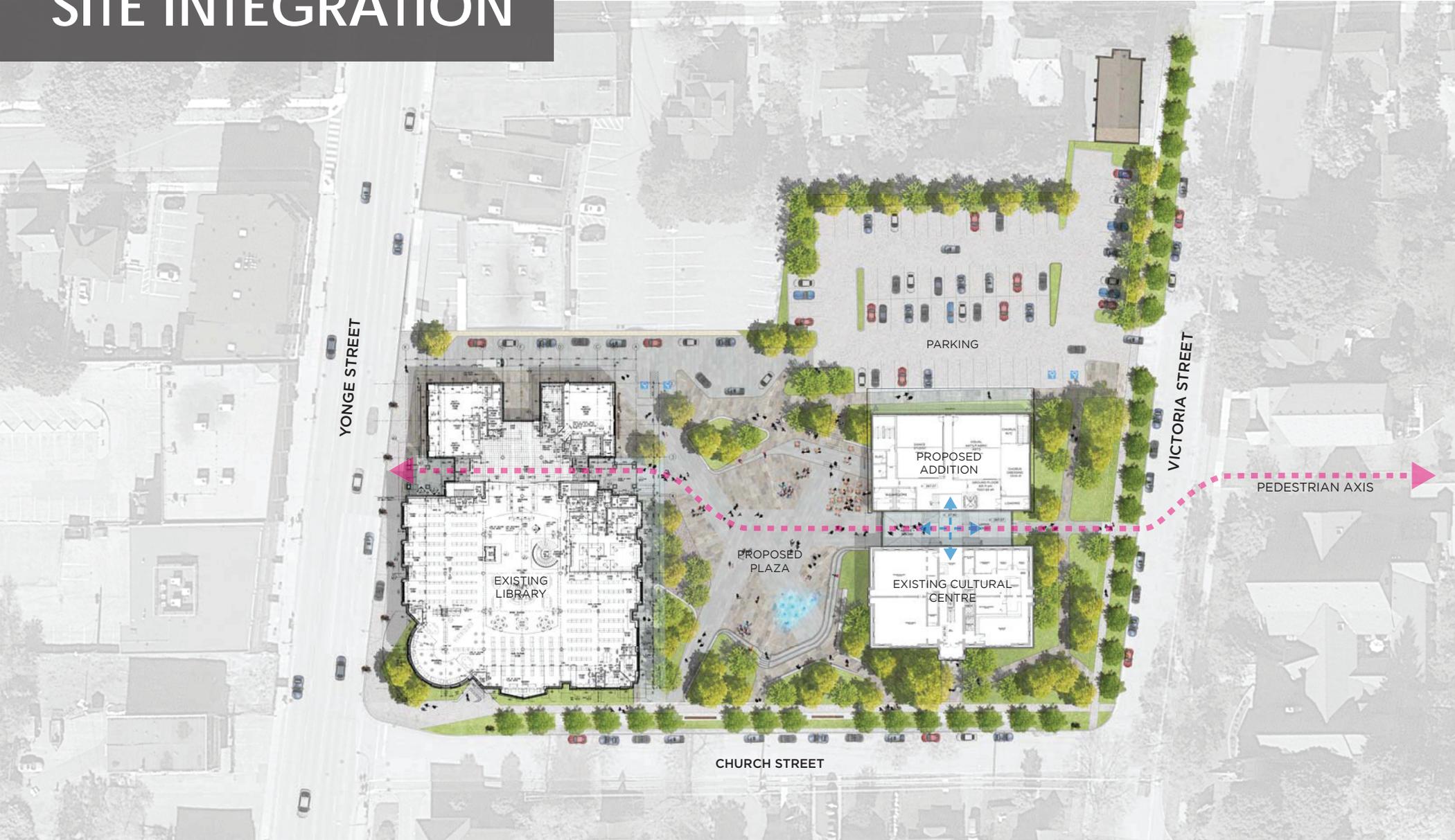
230 people in the amphitheater seating

220 people on the seatwalls

15 tables (4 seats per table) in the cafe

35 tables (4 seats per table) in the outdoor reading room

# SITE INTEGRATION



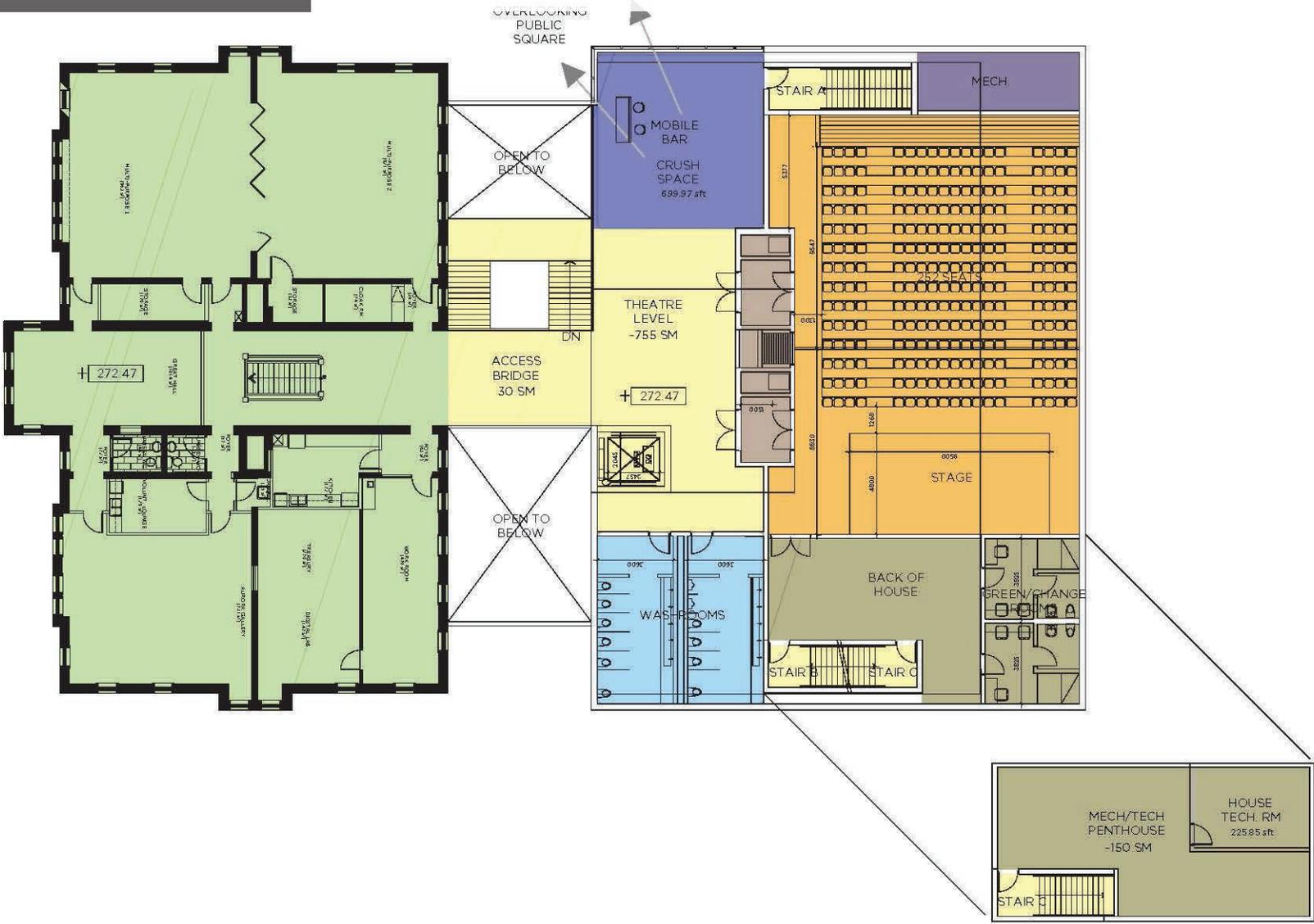
# PLAZA LEVEL



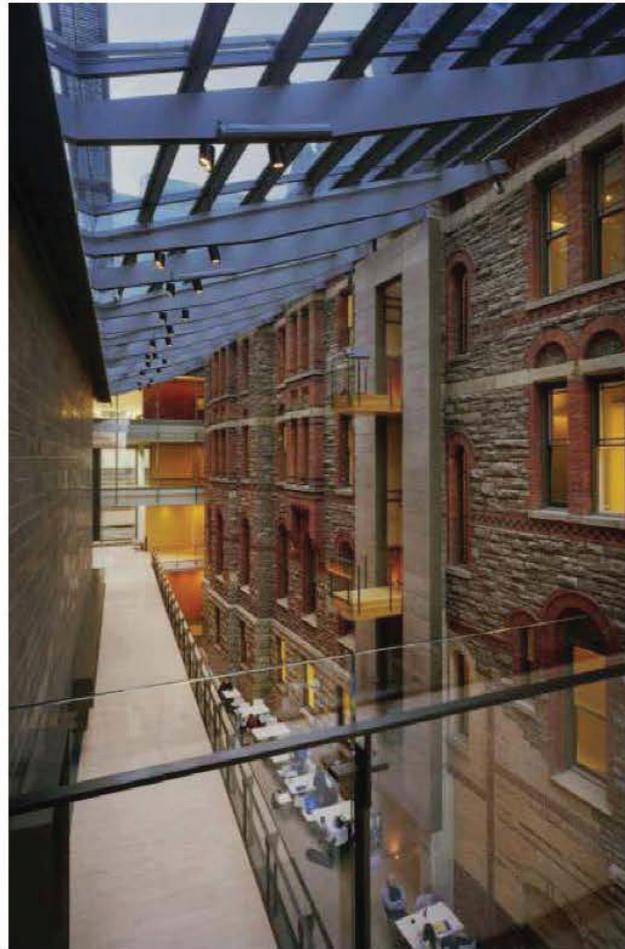
# GROUND FLOOR/ VICTORIA LEVEL



# THEATRE LEVEL

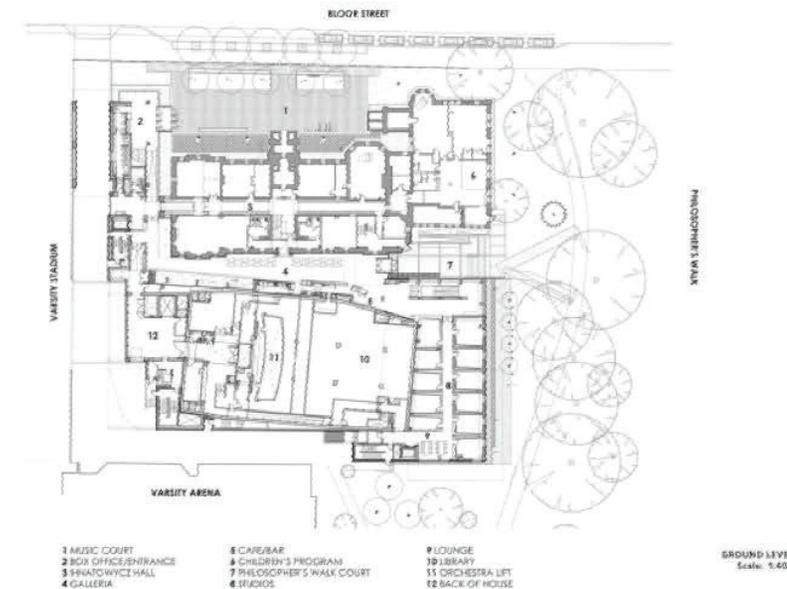


# PRECEDENTS



## THE ROYAL CONSERVATORY OF MUSIC - KPMB

Location: 273 Bloor St W, Toronto, ON M5S 1W2  
 Client: The Royal Conservatory  
 Completion: 2009  
 Size: 190,000 s.f.  
 Project Type: Culture, Education, Heritage, Master Plan  
 Program: Academic Cultural Hybrid  
 Auditorium, rehearsal space, gathering space,  
 meeting rooms, study rooms, archives



# PRECEDENTS



## DANIELS SPECTRUM - DIAMOND SCHMITT

Location: 585 Dundas St E, Toronto, ON M5A 2B7  
Client: Daniels Corp.  
Completion: 2012  
Size: 5,834 sq. ft. 300-seat theatre/assembly hall, 2,048 sq.ft. 175-person assembly lounge, 120-seat black-box theatre, 750 sq.ft. 100-person lounge

Project Type: Cultural  
Program: Auditoria, rehearsal space, gathering space, meeting rooms, gallery, cafe



# PRECEDENTS



## NIAGARA FALLS HISTORY MUSEUM - MORIYAMA & TESHIMA

Location: 5810 Ferry St, Niagara Falls, ON L2G 1S9  
Client: City of Niagara Falls  
Completion: 2012

# SOUTH VIEW

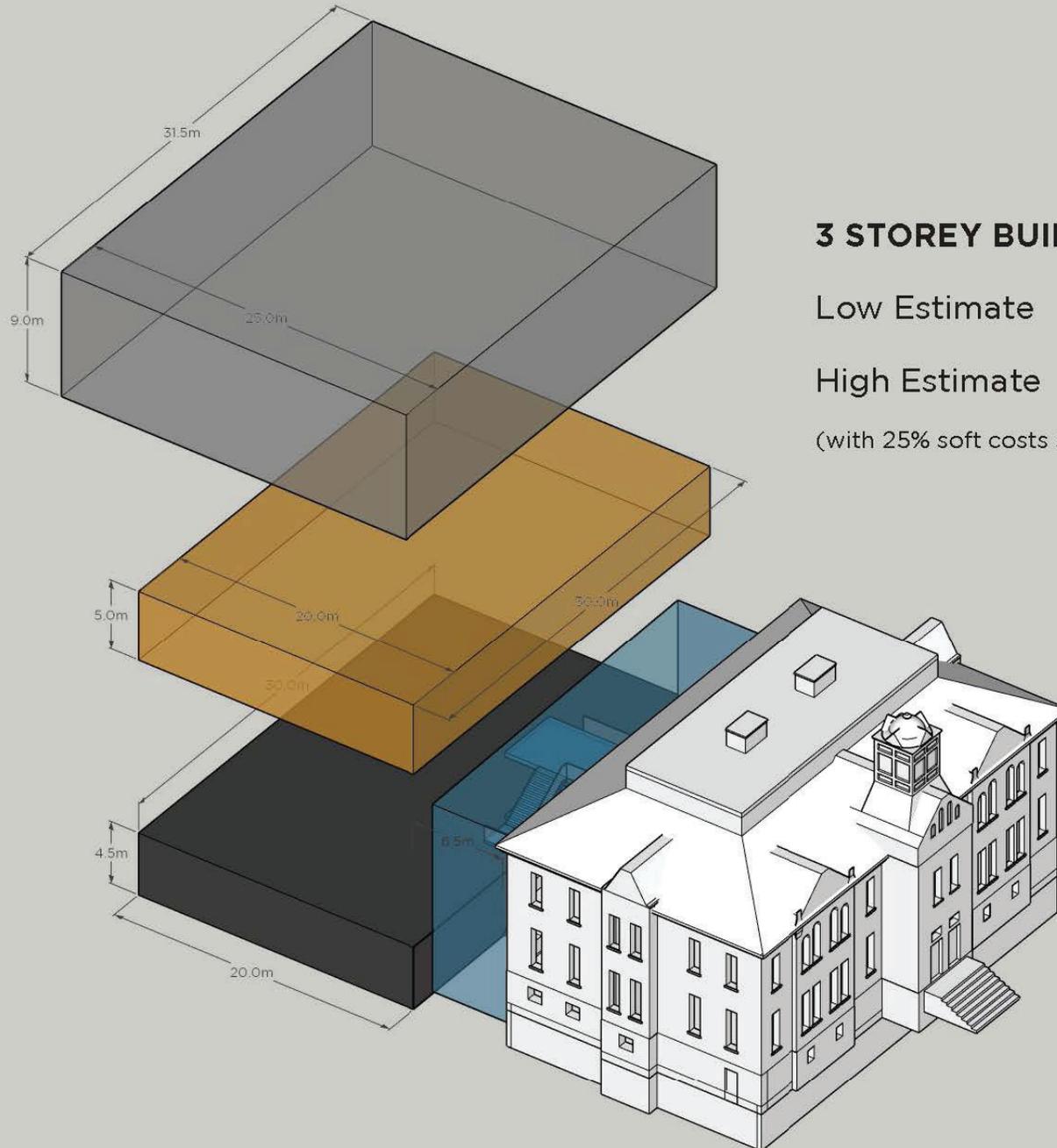


# EAST VIEW



# NORTH VIEW



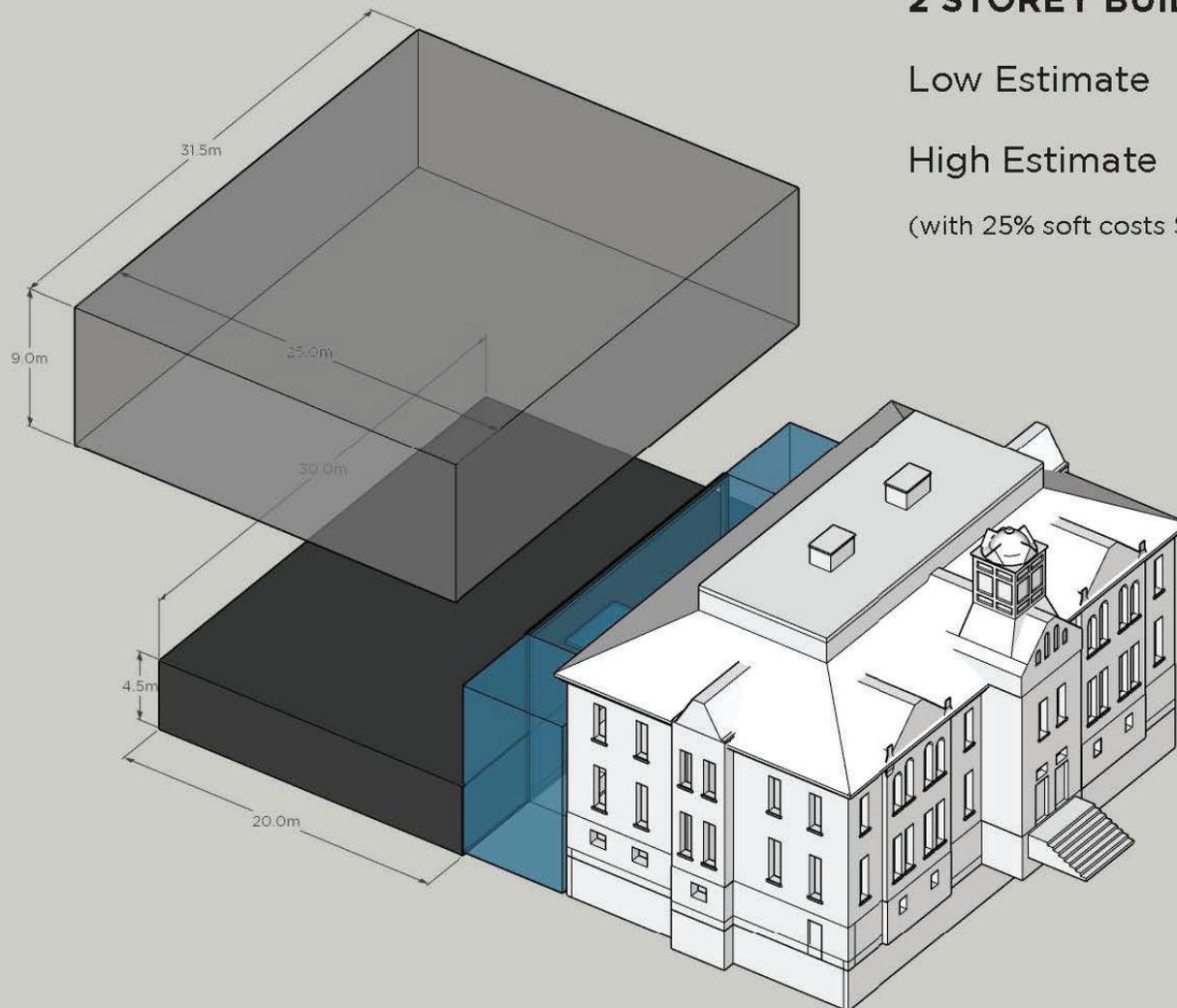


## 3 STOREY BUILDING ADDITION WITH THEATRE

Low Estimate **\$14,397,900**

High Estimate **\$17,015,700**

(with 25% soft costs \$17,996,250 to \$21,269,625)



**2 STOREY BUILDING ADDITION WITH THEATRE**

Low Estimate **\$9,336,250**

High Estimate **\$11,033,750**

(with 25% soft costs \$11,670,312 to \$13,792,187)



**2 STOREY BUILDING ADDITION W/O THEATRE**

Low Estimate **\$6,790,000**

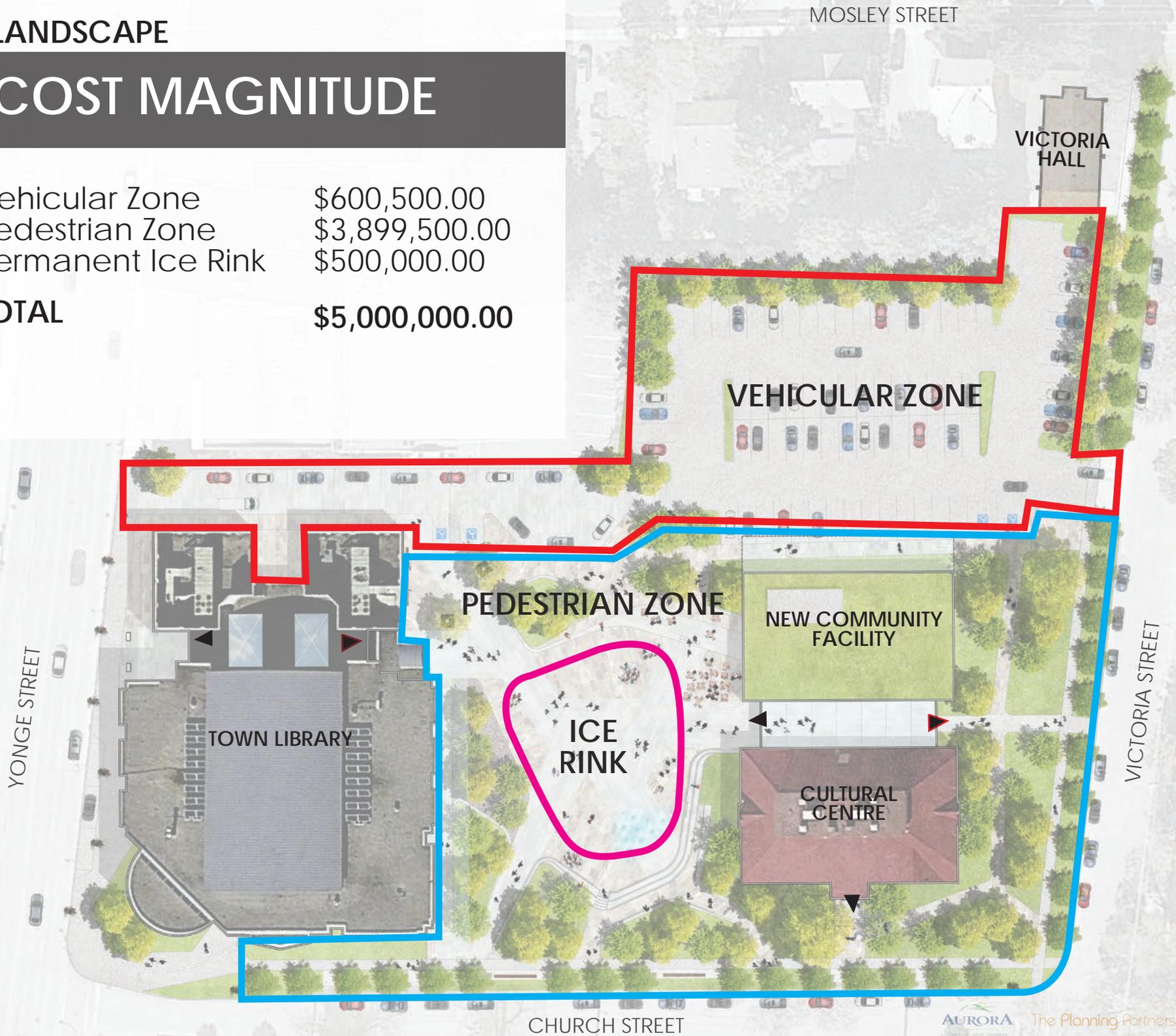
High Estimate **\$7,638,750**

(with 20% soft costs \$8,148,00 to \$9,166,500)

# LANDSCAPE

# COST MAGNITUDE

Vehicular Zone	\$600,500.00
Pedestrian Zone	\$3,899,500.00
Permanent Ice Rink	\$500,000.00
<b>TOTAL</b>	<b>\$5,000,000.00</b>



# COST MAGNITUDE

## TOWN SQUARE

Surface Parking Lot	\$600,500.00
Pedestrian Areas	\$3,899,500.00
Permanent Ice Rink	\$500,000.00
<b>TOTAL</b>	<b>\$5,000,000.00</b>

## COST MAGNITUDE

### 2 STOREY BUILDING ADDITION WITHOUT THEATRE

*Low Estimate* **\$6,790,000.00**

*High Estimate* **\$7,638,750.00**

(with 20% soft costs \$8,148,00.00 to \$9,166,500.00)

### 2 STOREY BUILDING ADDITION WITH THEATRE

*Low Estimate* **\$9,336,250.00**

*High Estimate* **\$11,033,750.00**

(with 25% soft costs \$11,670,312.00 to \$13,792,187.00)

### 3 STOREY BUILDING ADDITION WITH THEATRE

*Low Estimate* **\$14,397,900.00**

**\$17,015,700.00**

*High Estimate*

(with 25% soft costs \$17,996,250 to \$21,269,625)

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