



**Town of Aurora
Council Report**

No. PDS18-014

Subject: Updated Design for Library Square

Prepared by: Fausto Filipetto, Senior Policy Planner

Department: Planning and Development Services

Date: January 30, 2018

Recommendations

- 1. That Report No. PBS18-014 be received;**
- 2. That Council approve the conceptual design for Library Square;**
- 3. That Council provide authorization to increase Purchase Order No. 1166 by either \$325,000 or \$1077,500, depending on the option chosen to provide for detailed drawings, specifications, and tender documents; and,**
- 4. That Council approve additional funding from the Council Discretionary Reserve Fund to allow for detailed design of Library Square.**

Executive Summary

The intent of this report is to provide Council with an updated concept plan for Library Square which includes a revised property boundary. The intent is also to seek Council's authorization to increase Purchase Order No. 1166 by \$325,000 or \$1077,500 depending on the option chosen.

The report can be summarized as follows:

- The concept plan for Library Square has been modified to include the revised property boundary of the site;
- The revised property boundary would allow for:
 - an improved connection through the site from Yonge Street to Victoria Street;
 - additional parallel parking spaces along the north edge of the existing laneway; and,

- an additional barrier free parking space.
- Staff are requesting that Council authorize the increase of Purchase Order No. 1166 by between \$325,000 and \$1,077,500 based on the following options:
 - Option 1: \$325,000 to allow for the design of Library Square and the retrofit of the Church Street School to provide a connection to the square; or,
 - Option 2: \$1,077,500 to allow for the design of Library Square and the Church Street School expansion.,
- This increase would allow for The Planning Partnership to undertake detailed design services beyond the scope of the current contract.

Background

The Concept Plan

At the Council Meeting held on December 12, 2017, Council endorsed the Lowered Square Option as the preferred option for the design of Library Square. Council also asked staff to examine the acquisition of a small portion of the property to the north to allow for additional parallel parking spaces and improved connection through the site from Yonge Street to Victoria Street. The revised concept plan is outlined in Figure 1.

Purchase Order No. 1166

A request for proposal for consulting services to prepare a site plan for Library Square was issued on July 13, 2017. Four firms submitted a bid and the winning bidder was The Planning Partnership. The contract was therefore awarded to The Planning Partnership for \$132,635. Staff are requesting an increase to the purchase order to allow the Planning Partnership to proceed with the design of Library Square beyond the scope of the current contract.

Analysis

The Concept Plan

The concept plan for Library Square has been modified to include the revised property boundary of the site as outlined in Figure 1. As previously mentioned, the revised property boundary would allow for additional parallel parking spaces and improved connection through the site from Yonge Street to Victoria Street. It would also allow for additional parallel parking spaces along the north edge of the existing laneway and an additional barrier free parking space.

January 30, 2018

Page 3 of 6

Report No. PDS18-014

The amount of parking identified in the revised concept is 92 spaces excluding on street parking. By comparison, the Lower Square concept that was endorsed by Council on December 12, 2017 included between 84 and 90 parking spaces. Staff believe that the revised concept enhances both parking and access to the property and is recommended for Council approval.

Purchase Order No. 1166

In order to proceed with the project, staff are requesting that Council authorize an increase to Purchase Order No. 1166 by between \$325,000 and \$1,077,500 based on the following options:

- Option 1: \$325,000 to allow for the design of Library Square and the retrofit of the Church Street School to provide a connection to the square; or,
- Option 2: \$1,087,500 to allow for the design of Library Square and the related Church Street School expansion.

If Council intends to proceed with the expansion of the Church Street School, it is recommended that the design of the square and the Church Street School expansion proceed concurrently. The details related to both options are outlined in Attachment 1.

Next Steps

Staff will continue working with the Aurora Public Library and the Aurora Cultural Centre during the planning and design process. Pending Council approval of the concept, the next steps in the process would be generally as follows:

Winter/Early Spring 2018

- Continue discussions with landowner to the north regarding potential land acquisition.
- Continue working on the site plan drawings including the engineering and landscape plans.
- Initiate discussions with Aurora Cultural Centre, Aurora Public Library, Town staff and community stakeholders regarding the programming of the expansion to the Church Street School.

Spring/Summer 2018

- Establish programming for the Church Street School expansion.

January 30, 2018

Page 4 of 6

Report No. PDS18-014

- Proceed with detailed design including the design of the Church Street School expansion, building permit drawings and tender documents.
- Report to Council to seek budget approval to proceed with construction and initiate the procurement process for construction services.

Late Summer 2018

- Commence construction and update Council on the construction process and timelines.

Advisory Committee Review

Not applicable.

Financial Implications

In May 2017, Council approved budget funding of \$500,000 for the demolition and design services from the Council Discretionary Reserve Fund. The following projects have been funded from this budget to date:

- \$130,000 for the demolition of the former library and senior's centre; and
- \$132,635 for the current contract with The Planning Partnership for design services.

The remaining \$237,365 can be applied to the requested purchase order increase. As a result, Council would need to approve between \$87,635 and \$840,135 from the Council Discretionary Reserve Fund to allow for the purchase order increase. The detailed description of the additional works and related pricing are outlined in Attachment 1. A future report will be prepared outlining recommendations for additional funding and sources for the construction phase of the project.

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

1. Council has the option of not authorizing the increase to Purchase Order No. 1166.

Conclusions

At the Council Meeting held on December 12, 2017, Council endorsed the Lowered Square Option as the preferred option for the design of Library Square. The revised concept has been attached to this report for Council's approval. Staff are also requesting that Council authorize an increase to Purchase Order No. 1166 and related budget in order to proceed with the detailed design for Library Square.

Attachments

Figure 1 - Revised Concept Plan for Library Square

Attachment 1 – Letter from David Leinster of the Planning Partnership dated January 25, 2018.

Previous Reports

- PBS17-066 - Award of Contract for Library Square Site Plan, September 5, 2017;
- PBS17-096 - Preferred Design for Library Square, December 5, 2017; and
- PBS17-100 - Preferred Design for Library Square - Additional Information December 12, 2017.

January 30, 2018

Page 6 of 6

Report No. PDS18-014

Pre-submission Review

Reviewed by the Chief Administrative Officer.

Departmental Approval



**Marco Ramunno
Director
Planning and Development Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

A LOWERED SQUARE

REVISED CONCEPT WITH LAND EXCHANGE JAN. 30 2018

92 SPACES - NOT INCLUDE STREET PARKING

- Accessible Parking
- Parking
- Deliveries

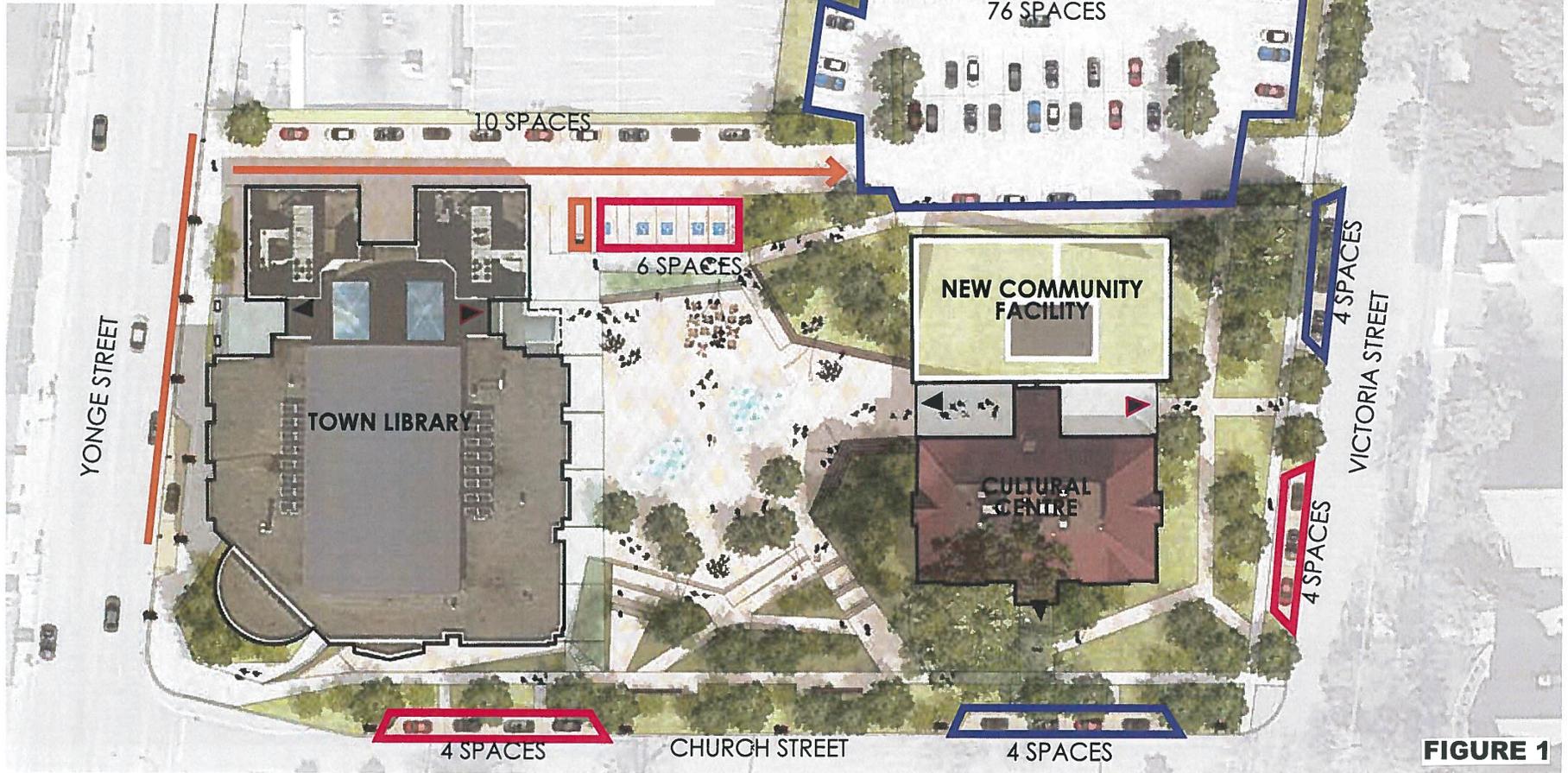


FIGURE 1

Attachment 1



January 25, 2018

Marco Rammuno, MCIP, RPP
Director of Planning and Development Services
Town of Aurora
100 John West Way, Box 1000
Aurora, Ontario L4G 6J1

Dear Marco,

Re: Aurora Town Square

We are very pleased to submit a proposal to you for our continued work on the Aurora Town Square project. Our work to date has been primarily focused on Part 1 Visioning Phase, involving the development of two options for the Square. Our work also included consultation with stakeholders, Council, staff and the public. That phase of work represents approximately 60% of the \$132,635 Purchase Order from the Town. The remainder of that PO is allocated for Part 2 Site Plan Phase. That work has yet to be undertaken. Part 3 Implementation Phase is identified in the Purchase Order as Optional. It allocates a lump sum of \$50,000 to assist with preparing tender documents to implement the concept and vision. This proposal relates specifically to Part 3 and includes site plan and contract document preparation.

Current Contract

Visioning Phase	\$77,570
Site Plan	\$55,065
Tender Documents (Optional)	\$50,000

Total Fees \$182,635 (excluding HST)

The fees originally quoted included design and engineering services for the public square and not for the lane and parking areas. We are requesting consideration for extra fees to undertake site plan and tender document preparation for those areas.

Parking Lot and Laneway

The work includes all engineering and landscape architectural services for all aspects including grading, drainage, structural, electrical, lighting, planting and irrigation.

Site Plan	\$25,000
Tender Documents	\$25,000

Total Extra Fees \$50,000 (excluding HST)

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Page 1 of 2

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The Cultural Centre

The Cultural Centre building design includes two discrete components. The first is the retrofit of the Centre to connect it with the Square. The second is the design of the 12,000 square foot two storey addition. Neither of these building changes were anticipated at the time of the proposal submission. We request consideration for additional fees for these extra architectural services.

Option A- Renovation only

We assume this includes changes to primarily the west basement and north stair/elevator to link with new grades. No significant upgrades to existing building systems just extension and modifications as required.

Cultural Centre Renovation	\$1,000,000
Stair Link/Ramp	\$500,000
Estimate fees for subconsultants(15%) (Architect, Structural, MEP, Specialist)	\$225,000
Total Fees	\$1,725,000 (excluding HST)

Option B- Cultural Centre Expansion

Museum Grade for travelling exhibits and cultural funding and grants. Includes atrium and connection to existing Heritage building and resultant modifications to that building.

Addition	\$6,000,000
Atrium and Connection	\$2,500,000
Estimate fees for subconsultants(11.5%) (Architect, Structural, MEP, Specialist)	\$977,500
Total Fees	\$9,477,500 (excluding HST)

Please feel free to contact me to discuss the proposal in the detail.

Sincerely,



David Leinster OALA, FCSLA, MCIP, RPP, ASLA
Partner

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Page 2 of 2

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