



**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



12/2/2016

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 19th & 20th , 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)
 - On-line 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

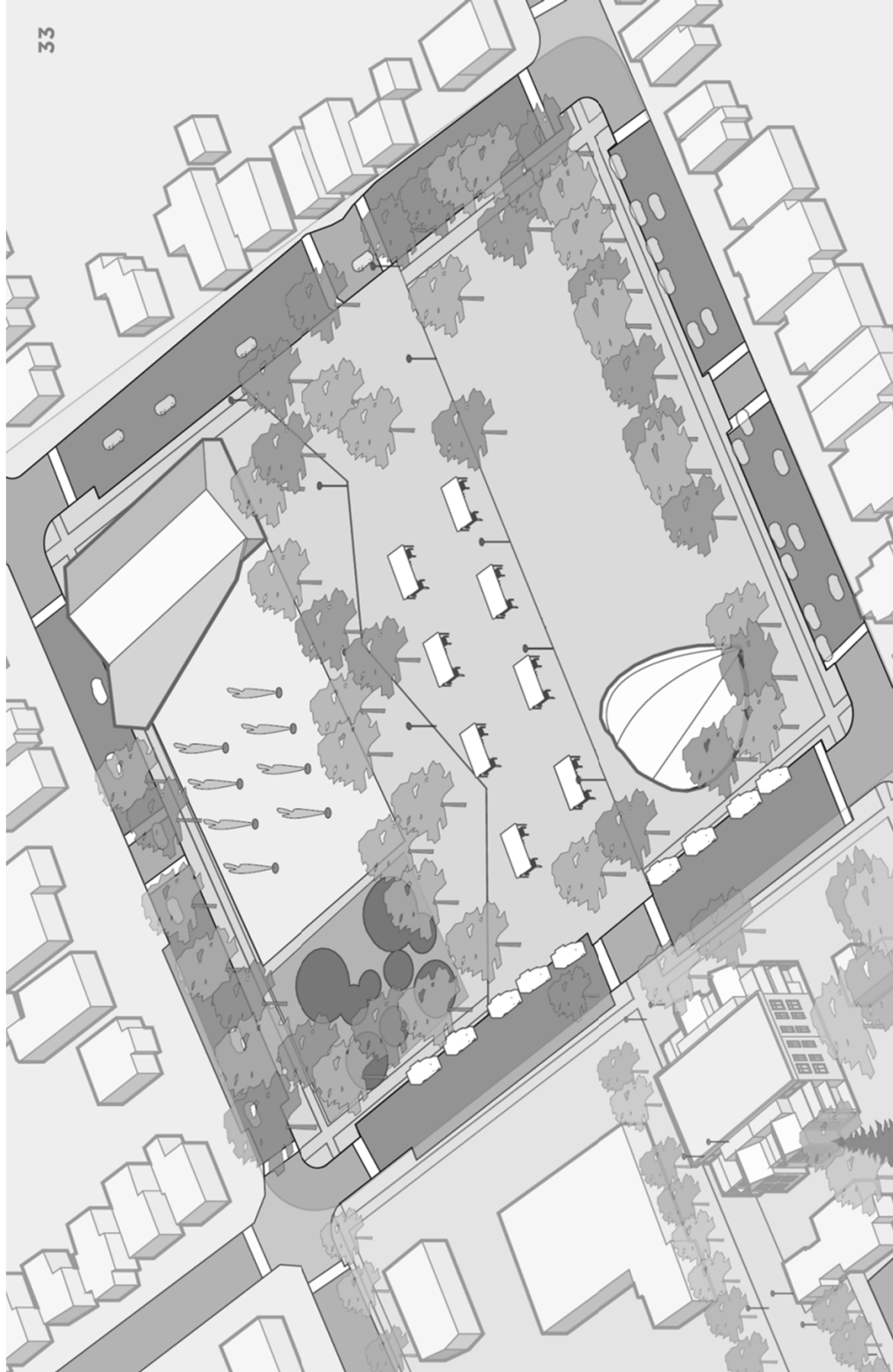
Where Were We? (Boards & Committees)

- 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



Town Park Concept



What We Heard (Town Park)

	SURVEY	ON-LINE SURVEY	SOCIAL MEDIA	RATE PAYERS	PUBLIC MEETING
TOWN PARK	(90 Respondents)	(83 Respondents)			
Status Quo	36%	49%	71% (Twitter Poll 24 Votes)	-	-
Concept	34%	51%	29% (Twitter Poll 24 Votes)	-	-
Other (See Below)	30%	-	-	-	-
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.	(39 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 splashpad 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	Cost of Redevelopment
Funds can go to Armoury/LS	Less Funding for Armoury/LS
Large amount of Citizen Support	Less Citizen Support
Keep Ball Diamond	Loss of Ball Diamond
Maintain Current Facilities (Underutilized?)	New & Improved Facilities

What To Do with the Armoury?



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What To Do with the Armoury?

	SURVEY	ON-LINE SURVEY
FORMER ARMOURY REPURPOSING	(81 Respondents)	(79 Respondents)
Art Gallery/Studio	13 Respondents	13 Respondents
Farmer's Market/Artisan Fair	41 Respondents	53 Respondents
Community Clubhouse	15 Respondents	18 Respondents
Restaurant, Café, Brewery, Winery	19 Respondents	38 Respondents
All of Above	5 Respondents	-
Other Popular Responses	snack bar concert venue community space vendor space adaptable space	-

What We Heard (Library Square)

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

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.

What We Heard (Library Square)

Repurpose

vs.

Demolition

Less Citizen Support

Preserve existing Community Space

Citizen Support

Short-Term Loss of CS

Immediate Short-Term Parking

Increase in Long-Term Parking

Increased Res./Comm. Density

Supports Downtown Revitalization

Supports Town's OP Policies

Costs More

What To Do with the Former Library?



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What To Do with the Former Library?

	SURVEY	ON-LINE SURVEY
FORMER LIBRARY REPURPOSING	(18 Respondents)	(41 Respondents)
Art Studio	7 Respondents	21 Respondents
Meeting Hall	1 Respondents	18 Respondents
Offices	2 Respondents	10 Respondents
Community Clubhouse	5 Respondents	16 Respondents
Community Classroom	8 Respondents	20 Respondents
Performing Art Studio	7 Respondents	13 Respondents
Dance Studio	3 Respondents	6 Respondents
All of Above	1 Respondent	-
Other Responses	community use, retail, parking, museum	-

What To Do with the Former Seniors Centre?



12/2/2016

What To Do with the Former Seniors Centre?

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

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

Building Themes from What We Heard

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



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Legislative Services
905-727-3123
CSecretariat@aurora.ca
Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

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 Heard*

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.



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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

IF YES, WITH WHOM? Cirs. Humfryes, Mrakas & Abel **DATE:** 2015 - 2016

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