



TOWN OF AURORA
ADDITIONAL ITEMS
FOR GENERAL COMMITTEE MEETING

Tuesday, May 3, 2016
7 p.m.
Council Chambers

- **Revised General Committee Meeting Agenda Index**

- **Item 18 – Finance Advisory Committee Meeting Minutes of April 19, 2016** pg. 144

- **Item 19 – Parks and Recreation Advisory Committee Meeting Minutes of April 21, 2016** pg. 148

- **Item 20 – LLS16-015 – Insurance and Risk Management Program Renewal (2017)** pg. 152

- **Item 21 – PRS16-028 – Town of Aurora Repurposing Study** pg. 157

- **Notice of Motion (a) Councillor Thom**
Re: Victoria Day Congratulations to Her Majesty Elizabeth II, Queen of Canada

PUBLIC RELEASE
April 26, 2016



**TOWN OF AURORA
GENERAL COMMITTEE MEETING
AGENDA (REVISED)**

Tuesday, May 3, 2016
7 p.m.
Council Chambers

Councillor Kim in the Chair

**1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE
THEREOF**

2. APPROVAL OF THE AGENDA

RECOMMENDED:

THAT the agenda as circulated by Legal and Legislative Services, with the following additions, be approved:

- Item 18 – Finance Advisory Committee Meeting Minutes of April 19, 2016
- Item 19 – Parks and Recreation Advisory Committee Meeting Minutes of April 21, 2016
- Item 20 – LLS16-015 – Insurance and Risk Management Program Renewal (2017)
- Item 21 – PRS16-028 – Town of Aurora Repurposing Study
- Notice of Motion (a) Councillor Thom
Re: Victoria Day Congratulations to Her Majesty Elizabeth II, Queen of Canada

3. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

4. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

5. DELEGATIONS

- (a) **Kristen Lyons and Stuart Brindle, Magna Golf Club** pg. 1
Re: Item 3 – CAO16-004 – Magna Golf Club – Fireworks Display

6. PRESENTATIONS BY THE ADVISORY COMMITTEE CHAIR

7. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

8. NOTICES OF MOTION

- (a) **Councillor Thom**
Re: Victoria Day Congratulations to Her Majesty Elizabeth II,
Queen of Canada
(Added Item)

9. NEW BUSINESS/GENERAL INFORMATION

10. CLOSED SESSION

11. ADJOURNMENT

AGENDA ITEMS

- 1. BBS16-005 – Request for Sign Variance to Sign By-law No. 5840-16** pg. 2
**15338 Leslie Street, Salvation Army Northridge
Community Church**

RECOMMENDED:

THAT Report No. BBS16-005 be received; and

THAT a variance to Sign By-law No. 5840-16 to allow a ground sign with a sign area of 5.42m², whereas the Sign By-law restricts sign area to a maximum of 2.2m² in rural zones, be approved.

- 2. BBS16-006 – Building Division Workload** pg. 8

RECOMMENDED:

THAT Report No. BBS16-006 be received; and

THAT a two-year, full-time contract position for a Building Permit Technician to assist with high volumes of permit applications and inspections, be approved; and

THAT Administrative Procedure No. 13 for Excess Hours and Overtime be waived for an additional one-year period to allow Building staff to be paid at straight time for any excess hours worked up to 44 hours in a week.

- 3. CAO16-004 – Magna Golf Club – Fireworks Display** pg. 17

RECOMMENDED:

THAT Report No. CAO16-004 be received; and

THAT the setting off of Display Fireworks to celebrate the 15th Anniversary of the Magna Golf Club on June 23, 2016, commencing at 10:00 p.m., be approved.

- 4. CFS16-011 – Confirmation of Financing – L.E.D. Lighting Project** pg. 19
Debenture Debt

RECOMMENDED:

THAT Report No. CFS16-011 be received for information.

5. **CFS16-014 – Capital Projects Status and Closures as of December 31, 2015** pg. 23

RECOMMENDED:

THAT Report No. CFS16-014 be received; and

THAT the capital project closures and capital funding adjustments outlined in Attachments #1 and #2 be approved.

6. **IES16-042 – Award of Tender IES2016-08 – For the Supply of All Labour, Material, and Equipment Necessary for the Removal and Replacement of Concrete Sidewalk and Concrete Curb and Gutter in Various Locations in the Town of Aurora** pg. 37

RECOMMENDED:

THAT Report No. IES16-042 be received; and

THAT Tender IES2016-08 for the supply of all labour, material, and equipment necessary for removal and replacement of concrete sidewalk and concrete curb and gutter in various locations in the Town of Aurora be awarded to Pave Krete Construction at an annual upset limit of \$165,000, plus taxes for a one-year period ending December 31, 2016; and

THAT the Director be authorized to renew Tender IES2016-08 on an annual basis and increase the purchase order for an additional two (2) years, pending an annual analysis and satisfactory performance review by the Director; and

THAT the Mayor and Town Clerk be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same.

7. **IES16-043 – 2015 Water Audit Report** pg. 41

RECOMMENDED:

THAT Report No. IES16-043 be received for information.

8. **IES16-044 – 2015 Annual Safety Traffic Report** pg. 49

RECOMMENDED:

THAT Report No. IES16-044 be received for information.

9. IES16-045 – York Region Transportation Master Plan pg. 54

RECOMMENDED:

THAT Report No. IES16-045 be received; and

THAT Report No. IES16-045 be forwarded to the Regional Clerk as the Town's formal response to the Regional Municipality of York's Transportation Master Plan Draft Policy Principles and Actions.

10. LLS16-013 – Pending List pg. 58

RECOMMENDED:

THAT Report No. LLS16-013 be received; and

THAT all items marked "COMPLETED" be removed from the Pending List.

11. PDS16-022 – Naming of Walkways to Generate Revenue for Community Programs pg. 97

RECOMMENDED:

THAT Report No. PDS16-022 be received; and

THAT the establishment of a program for naming Town-owned walkways to generate revenue for community programs not proceed at this time.

12. PDS16-025 – Zoning By-law Amendment pg. 102
Rod Coutts and Brian Coutts
14314 and 14338 Yonge Street
File: ZBA-2015-07

RECOMMENDED:

THAT Report No. PDS16-025 be received; and

THAT Application to Amend the Zoning By-law File No. ZBA-2015-07 (Rod Coutts and Brian Coutts), to add a Retirement Home and Long Term Care Facility as permitted uses on the subject lands be approved; and

THAT that the implementing Zoning By-law Amendment be presented at a future Council meeting.

- 13. PDS16-032 – Application for Exemption from Part Lot Control** pg. 116
Brookfield Homes (Ontario) Aurora Ltd.
Blocks 15, 16 and 19, Plan 65M-4467 being
65R-36163 and 65R-36213
File No.: PLC-2016-03

RECOMMENDED:

THAT Report No. PDS16-032 be received; and

THAT the Application for Exemption from Part Lot Control submitted by Brookfield Homes (Ontario) Aurora Ltd. to divide Blocks 17, 18, 20, 21 and 22, on Plan 65M-4467 into 29 separate lots for townhouse units be approved; and

THAT the Part Lot Control Exemption By-law be introduced and enacted at a future Council meeting.

- 14. PRS16-019 – Award of Tender PRS2016-53 for the Provision of** pg. 124
Landscape Grounds Maintenance Services on
Municipal Property

RECOMMENDED:

THAT Report No. PRS16-019 be received; and

THAT Part 1, Items “A” & “B” of Tender PRS2016-53 for boulevard turf and shrub bed maintenance at various locations in the Town of Aurora, for one year ending December 31, 2016, in the amount of \$30,493.66 (with the option to renew for an additional two, one-year periods), be awarded to Forest Ridge Landscape Limited; and

THAT Part 2, Item “A” of Tender PRS2016-53 for Stormwater Pond Vegetation Maintenance at various locations in the Town of Aurora, for one year ending December 31, 2016, in the amount of \$ 9,465.70 (with the option to renew for an additional two, one-year periods), be awarded to Fore North Inc.; and

THAT the Director be authorized to renew Tender PRS2013-14 for an additional two, one-year periods, pending an annual contract service performance review by the Director; and

THAT the Mayor and Town Clerk be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same.

- 15. PRS16-020 – Maintenance Service at Stewart Burnett Park
Baseball Diamond** pg. 133

RECOMMENDED:

THAT Report No. PRS16-020 be received; and

THAT Parks Division staff provide all future facility maintenance needs at the Stewart Burnett Park Baseball facility in accordance with the current Parks Service Level Standards.

- 16. Environmental Advisory Committee Meeting Minutes of
April 7, 2016** pg. 136

RECOMMENDED:

THAT the Environmental Advisory Committee meeting minutes of April 7, 2016, be received for information.

- 17. Accessibility Advisory Committee Meeting Minutes of
April 13, 2016** pg. 140

RECOMMENDED:

THAT the Accessibility Advisory Committee meeting minutes of April 13, 2016, be received for information.

- 18. Finance Advisory Committee Meeting Minutes of
April 19, 2016** pg. 144
(Added Item)

RECOMMENDED:

THAT the Finance Advisory Committee meeting minutes of April 19, 2016, be received for information.

- 19. Parks and Recreation Advisory Committee Meeting Minutes of April 21, 2016** pg. 148
(Added Item)

RECOMMENDED:

THAT the Parks and Recreation Advisory Committee meeting minutes of April 21, 2016, be received; and

THAT the Parks and Recreation Advisory Committee recommend to Council:

THAT a status report regarding water seepage issues at the Skateboard Park be provided to Council and to the Parks and Recreation Advisory Committee for information.

- 20. LLS16-015 – Insurance and Risk Management Program Renewal (2017)** pg. 152
(Added Item)

RECOMMENDED:

THAT Report No. LLS16-015 be received for information.

- 21. PRS16-028 – Town of Aurora Repurposing Study** pg. 157
(Added Item)

RECOMMENDED:

THAT Report No. PRS16-028 be received; and

THAT it is notionally agreed that a large investment will be required from the Town of Aurora to move this project forward.



**TOWN OF AURORA
FINANCE ADVISORY COMMITTEE
MEETING MINUTES**

Date: Tuesday, April 19, 2016

Time and Location: 5:30 p.m., Leksand Room, Aurora Town Hall

Committee Members: Councillor Michael Thompson (Chair), Councillor Harold Kim, and Mayor Geoffrey Dawe

Member(s) Absent: None

Other Attendees: Councillor Tom Mrakas, Doug Nadorozny, Chief Administrative Officer, Al Downey, Director of Parks and Recreation Services, Dan Elliott, Director of Corporate and Financial Services/Treasurer, Jason Gaertner, Manager of Financial Planning/Deputy Treasurer, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 5:34 p.m.

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

There were no declarations of pecuniary interest under *the Municipal Conflict of Interest Act*.

2. APPROVAL OF THE AGENDA

**Moved by Mayor Dawe
Seconded by Councillor Kim**

THAT the agenda as circulated by Legal and Legislative Services be approved.

CARRIED

3. RECEIPT OF THE MINUTES

Finance Advisory Committee Meeting Minutes of March 22, 2016

**Moved by Councillor Kim
Seconded by Mayor Dawe**

THAT the Finance Advisory Committee meeting minutes of March 22, 2016, be received for information.

CARRIED

4. DELEGATIONS

None

5. CONSIDERATION OF ITEMS

1. Departmental Budget Review (Continued) – Parks and Recreation Services (PRS); Presentation by Al Downey, Director of Parks and Recreation Services

Mr. Downey continued the PRS departmental budget review with an examination of the 2015 Budget major variances, items within the budget that require right-sizing, the proposed seniors subsidy program, and priorities for consideration in the 2017 Budget. The Committee and staff discussed options for the reporting of anomalies and their impact on the budget. It was agreed that PRS key performance indicators and relative statistics would be presented at the next meeting, as well as recommendations for budget positioning.

**Moved by Mayor Dawe
Seconded by Councillor Kim**

THAT the Departmental Budget Review (Continued) – Parks and Recreation Services (PRS) and Presentation by Director of Parks & Recreation Services be received; and

THAT the comments of the Committee be referred to staff for consideration.

CARRIED

- 2. Review (Part 2) of the BMA Management Consulting Inc. Municipal Study – 2015; Link to full report: <http://www.aurora.ca/bma>; Presentation by Dan Elliott, Director of Corporate and Financial Services/Treasurer**

**Motion to defer
Moved by Councillor Kim
Seconded by Mayor Dawe**

THAT Item 2, Review (Part 2) of the BMA Management Consulting Inc. Municipal Study – 2015; Link to full report: <http://www.aurora.ca/bma>; Presentation by Dan Elliott, Director of Corporate and Financial Services/Treasurer, be deferred to the Finance Advisory Committee meeting of May 17, 2016.

CARRIED

- 3. Memorandum (Updated) from Treasurer
Re: History of Residential/Non-residential Assessment Split**

Staff provided background to the updated memorandum including a brief explanation of tax ratios for the non-residential sector, tax classes, and calculations. The Committee suggested that comparators would help to understand how the Town relates to other municipalities and to determine the best ratio. Staff agreed to provide the Committee with comparator information.

**Moved by Mayor Dawe
Seconded by Councillor Kim**

THAT the memorandum (updated) regarding History of Residential/Non-residential Assessment Split be received for information.

CARRIED

- 4. Extract from Council Meeting of February 9, 2016
Re: Finance Advisory Committee Meeting Minutes of January 19, 2016**

**Moved by Councillor Kim
Seconded by Mayor Dawe**

THAT the Extract from Council Meeting of February 9, 2016, regarding the Finance Advisory Committee Meeting Minutes of January 19, 2016, be received for information.

CARRIED

Finance Advisory Committee Meeting Minutes
Tuesday, April 19, 2016

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- 5. Extract from Council Meeting of March 8, 2016
Re: Finance Advisory Committee Meeting Minutes of February 16, 2016**

**Moved by Mayor Dawe
Seconded by Councillor Kim**

THAT the Extract from Council Meeting of March 8, 2016, regarding the Finance Advisory Committee Meeting Minutes of February 16, 2016, be received for information.

CARRIED

- 6. NEW BUSINESS**

None

- 7. ADJOURNMENT**

**Moved by Councillor Kim
Seconded by Mayor Dawe**

THAT the meeting be adjourned at 6:54 p.m.

CARRIED

COMMITTEE RECOMMENDATIONS ARE NOT BINDING ON THE TOWN UNLESS ADOPTED BY COUNCIL AT A LATER MEETING.



**TOWN OF AURORA
PARKS AND RECREATION ADVISORY
COMMITTEE MEETING MINUTES**

Date: Thursday, April 21, 2016

Time and Location: 7 p.m., Holland Room, Aurora Town Hall

Committee Members: Councillor Michael Thompson (Chair), Councillor Tom Mrakas (Vice Chair), Juergen Daurer, Richard Doust, Stephen Kimmerer, Eric McCartney, and Brian Trussler

Member(s) Absent: None

Other Attendees: Al Downey, Director of Parks and Recreation Services, and Samantha Kong, Council/Committee Secretary

The Chair called the meeting to order at 7 p.m.

1. DECLARATION OF PECUNIARY INTEREST

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

2. APPROVAL OF THE AGENDA

**Moved by Juergen Daurer
Seconded by Stephen Kimmerer**

THAT the agenda as circulated by Legal and Legislative Services be approved.

CARRIED

3. RECEIPT OF THE MINUTES

**Parks and Recreation Advisory Committee Meeting Minutes of February 18, 2016
Special Parks and Recreation Advisory Committee Meeting Minutes of March 31,
2016**

**Moved by Richard Doust
Seconded by Councillor Mrakas**

THAT the Parks and Recreation Advisory Committee meeting minutes of February 18, 2016, and the Special Parks and Recreation Advisory Committee meeting minutes of March 31, 2016, be received for information.

CARRIED

4. DELEGATIONS

None

5. MATTERS FOR CONSIDERATION

None

6. INFORMATIONAL ITEMS

**1. Memorandum from Director of Parks & Recreation Services
Re: Club Aurora Membership Pass Summary Report for February 2016**

Staff provided a brief overview of the report and indicated that the recorded number of memberships is the highest Club Aurora has experienced.

The Committee inquired about how memberships are calculated, and staff advised that they would provide that information to the Committee.

**Moved by Eric McCartney
Seconded by Juergen Daurer**

THAT the memorandum regarding Club Aurora Membership Pass Summary Report for February 2016 be received for information.

CARRIED

**2. Memorandum from Councillor Thompson
Re: Parks and Recreation Advisory Committee Terms of Reference**

The Committee reviewed the Terms of Reference and discussed expanding the Committee name to include “sport” and/or “culture”, as well as expanding the membership to include a representative of culture and an additional representative from Sport Aurora. The Committee expressed interest in the creation of a vision statement to help guide goals and responsibilities.

**Moved by Juergen Daurer
Seconded by Richard Doust**

THAT the memorandum regarding Parks and Recreation Advisory Committee Terms of Reference be received; and

THAT comments of the Committee regarding the Parks and Recreation Advisory Committee Terms of Reference be taken into consideration by staff; and

THAT staff report back with a revised draft Terms of Reference for review and comment by the Committee.

CARRIED

**3. Extract from Council Meeting of March 8, 2016
Re: Parks and Recreation Advisory Committee Meeting Minutes of
February 18, 2016**

**Moved by Richard Doust
Seconded by Councillor Mrakas**

THAT the Extract from Council Meeting of March 8, 2016, regarding Parks and Recreation Advisory Committee meeting minutes of February 18, 2016, be received for information.

CARRIED

7. NEW BUSINESS

Staff proposed the inclusion of a verbal report regarding PRAC related issues on future agendas.

The Committee expressed concern about the effects on health from animal excrement on sport fields and play areas, and requested information on related by-laws or policies at the next Committee meeting.

The Committee expressed concern about cracks and water seepage at the Skateboard Park, and staff indicated that Infrastructure and Environmental Services would be able to provide more information. The Committee inquired about smoking at the Skateboard Park, and staff noted that smoking regulations are set out and enforced by the Province of Ontario.

New Business Item #1
Moved by Richard Doust
Seconded by Juergen Daurer

THAT the Parks and Recreation Advisory Committee recommend to Council:

THAT a status report regarding water seepage issues at the Skateboard Park be provided to Council and to the Parks and Recreation Advisory Committee for information.

CARRIED

8. ADJOURNMENT

Moved by Juergen Daurer
Seconded by Councillor Mrakas

THAT the meeting be adjourned at 8:29 p.m.

CARRIED

COMMITTEE RECOMMENDATIONS ARE NOT BINDING ON THE TOWN UNLESS ADOPTED BY COUNCIL AT A LATER MEETING.



**TOWN OF AURORA
GENERAL COMMITTEE REPORT No. LLS16-015**

SUBJECT: *Insurance and Risk Management Program Renewal (2017)*

FROM: *Stephen M. A. Huycke, Acting Director of Legal & Legislative Services/Town Clerk*

DATE: *May 3, 2016*

RECOMMENDATIONS

THAT Report No. LLS16-015 be received for information.

PURPOSE OF THE REPORT

To advise Council of the pending expiration of the of the Town's insurance and risk management contract with BFL CANADA Risk and Insurance Services Inc. ("BFL") and the intention of staff to pursue a contract extension with BFL in collaboration with the Town's other N6 Partners.

BACKGROUND

The Town was insured by the Ontario Municipal Insurance Exchange ("OMEX") from 2003 to 2007. As a result of increasing insurance premiums and large supplementary assessments the Town did not renew its contract with OMEX when it expired in 2008 and issued a Request for Proposal ("RFP") for insurance and risk management services in 2007. BFL submitted the best proposal taking into consideration the Town's requirements for low insurance premiums and high quality risk management services and was awarded the contract. In 2010, the other N6 Municipalities joined the Town of Aurora in issuing a joint RFP for insurance and risk management services. BFL was subsequently awarded the contract as it again presented the most cost-effective program. The N6 Municipalities current contract with BFL expires on January 1, 2017. As such, the N6 Municipalities are working on a joint purchasing initiative to ensure each municipality can obtain competitive insurance premiums and quality risk management services.

COMMENTS

Municipal Insurance Premiums

Municipal insurance premiums throughout the province have continued to rise. In 2011,

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Report No. LLS16-015

AMO completed the first ever comprehensive survey of municipal insurance costs across the province which revealed that since 2007, liability premiums have increased by 22.2% and are among the fastest growing municipal costs. The insurance premiums paid by municipalities reflect the legal reality that municipalities are seen as “deep pocket” defendants, often targeted for litigation because the law has established such a low threshold of responsibility. Just a fraction of fault can result in the municipality paying the majority of the cost through joint and several liability and the premiums charged by insurers reflect this legal risk.

There are other factors that may influence an increase in premiums, some of which are improvements and construction of new facilities and infrastructure, purchase of new equipment, increase in population, and the municipality’s loss record.

Current BFL Contract

The N6 Municipalities have been working together since 2010 on municipal insurance options. In 2011, due to the complexity of acquiring insurance coverage for multiple municipalities, the group utilized the assistance of a consultant to prepare and release a joint RFP for insurance and risk management services. BFL was the successful proponent and the group has collectively saved over \$750,000 in insurance premiums.

In 2015, the group engaged in discussions with BFL and the current insurer (AIG) on different renewal options and expressed concern over the increase in premiums over the last few years. In response, BFL offered the municipalities a 5% premium reduction based upon the exact coverage for the last renewal period (an 18 month policy for the five (5) municipalities renewing July 1, 2015, and 12 month policy for the one (1) municipality renewing January 1, 2016). All six (6) of the municipalities now have a policy renewal date of January 1, 2017.

BFL Extension Proposal

BFL has approached the N6 Municipalities and has proposed an extension of its brokerage services for an additional three (3) years. East Gwillimbury has led these discussions and BFL has met with designated staff from the six (6) municipalities to present their proposal and provide further information.

There are many advantages to continuing the brokerage relationship with BFL to supply insurance coverage, some of which include:

1. *Eliminating Consultant Fees* – Extending the BFL contract means that the N6 partners can avoid paying a consultation to assist in the preparation of a new RFP, resulting in a combined savings of approximately \$30,000.
2. *Rate Stabilization Guarantee* – BFL is offering the N6 partners two (2) 18 month

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policy terms with a rate stabilization guarantee. This means that should a municipality stays within the target loss range premiums would not increase. If there were any changes in policy coverage (e.g. the acquisition of new facilities) or if a municipality surpassed the target loss range premiums would be adjusted.

3. *Deductible Review and Analysis* – BFL would compare deductible options vs. premium savings and the potential impact on budget factors for self-insurance costs below deductible. BFL will also work to keep the deductibles at the current limit of \$10,000.
4. *Policy Wording Comparison* – BFL would engage in a complete review of each municipality's insurance policy to ensure coverage is suited to their specific requirements and tailored to their changing needs. BFL will also explore additional coverage options (i.e. cyber risk).
5. *No 'learning curve'* – The municipalities have been working with BFL staff since January 2012 and in some municipalities since 2008. BFL is familiar with the individual municipality's day-to-day operations and variety of service requirements.
6. *Continuation of Risk Management Assistance* - BFL has dedicated risk management staff who offer a variety of services including contract and tender reviews, precedent documents, best practice assistance and guidance, risk management seminars for municipal staff, and engaging guest speakers who specialize in municipal litigation and risk management which is an integral component of the insurance and risk management program.

Benefits of Extending the BFL Contract

Each of the six (6) municipalities have been working with BFL collectively since January 2012. Aurora has been working with BFL since 2008. BFL has offered excellent service on policy renewals, risk management and loss claims. BFL has advocated on behalf of the Town to ensure claims have been handled expeditiously, claim payments are fair and adequate, and our insurable interests have been protected. Overall, service has been exceptional and there have been no problems or concerns expressed by any of the six (6) municipal partners.

BFL's extension proposal to provide two (2) 18 month policy terms (a total of three (3) year extension) with a rate stabilization guarantee will assist the municipalities in the annual budget preparation and reduce staff time significantly in preparing for policy renewal by eliminating one (1) renewal cycle.

Staff are very confident in the services provided by BFL and recognize that there are a limited number of insurance companies that are willing to place policies for Ontario

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municipalities. Staff in each of the N6 Municipalities believe that BFL's extension proposal will result in achieving competitive premiums, coverage that best suits the needs of the municipalities individually and collectively, and deductibles within our budget limits. Aurora staff are confident in these conclusions in view of the fact that as recently as the Fall of 2015 the Town of Aurora retained the services of a new broker to test the market. That broker was not able to attain premiums better than those currently being offered by BFL without the Town of Aurora increasing its deductible by 150% (from \$10,000 to \$25,000). The difference between BFL's premium and the lowest rate being offered by a new broker was only \$4,259.00. Deductibles are paid on a per claim basis and are in addition to the annual premium. As such, if the Town was required to pay the full deductible (\$25,000) on only one claim the Town would be paying significantly more for its insurance program than the savings on premiums.

LINK TO STRATEGIC PLAN

Reviewing, understanding and providing the appropriate level of insurance for Town's needs while ensuring financial prudence contribute to achieving the Strategic Plan guiding principle of "**Leadership in Corporate Management**" and improves transparency and accountability to the community.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

Council could direct staff to issue an RFP for insurance and risk management services for 2017. However, as noted above staff have already attempted this approach in 2015, the results of which would have been higher overall insurance costs for the Town.

FINANCIAL IMPLICATIONS

There are no direct financial implications of extending the insurance brokerage contract with BFL. The total amount of insurance premiums, which include the broker fees, are allocated in the operating budget each year and is based on the actual insurance policy costs

CONCLUSIONS

BFL's insurance brokerage contract with the N6 municipalities expires at the end of 2016. BFL has proposed extending this contract for an additional three (3) years with a rate stabilization guarantee. N6 staff are very satisfied with the overall performance of BFL and intend to pursue a contract extension. As recently as the Fall 2015 Aurora staff have tested the insurance market and determined that a change in insurance brokerage services is likely to result in an overall increased in insurance costs.

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ATTACHMENTS

None

PRE-SUBMISSION REVIEW

Prepared by: Sarah Gill, Law Clerk, Litigation/General Municipal - Ext. 4230



Stephen M. A. Huycke
Acting Director of Legal &
Legislative Services/Town Clerk



Doug Nadorozny
Chief Administrative Officer



**TOWN OF AURORA
GENERAL COMMITTEE REPORT No. PRS16-028**

SUBJECT: *Town of Aurora Repurposing Study*

FROM: *Allan D. Downey, Director of Parks & Recreation Services*

DATE: *May 3, 2016*

RECOMMENDATIONS

THAT Report No. PRS16-028 be received; and

THAT it is notionally agreed that a large investment will be required from the Town of Aurora to move this project forward.

PURPOSE OF THE REPORT

Council will receive the Repurposing Study and advance to Milestone #3 of the Cultural Precinct Planning Process and identified in Report PDS16-026.

BACKGROUND

The Repurposing Study provided by AECOM will be the subject of a presentation by Arthur Diamond of AECOM to Council on May 10, 2016.

The Study is quite extensive and includes historical perspective of all facilities, potential concepts and uses, evaluations, recommended purposes and conceptual drawings and cost estimates. Council will be provided the opportunity on May 10th to address the consultant regarding the findings of their Study.

COMMENTS

As can be seen from the cost of the repurposing, the required investment would be significant if the repurposing of the buildings is selected as the preferred option.

In keeping with staff Report No. PDS16-026, this report represents Milestone #2 in the Cultural Precinct Planning process. Accordingly, it is recommended that Council notionally accept that a large investment will be required in the Cultural Precinct, regardless of the path that is chosen. For that reason, before proceeding further, it is

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understood that a large investment will be required to move the Cultural Precinct forward. While staff have notionally suggested that at least \$5 million will need to be invested, the actual amount will of course depend on the final accepted strategy for development of the Cultural Precinct.

LINK TO STRATEGIC PLAN

The implementation of the Repurposing Study supports the Strategic Plan goal of Supporting an exceptional quality of life for all through its accomplishment in Celebrating and promoting our culture in the following key objectives within this goal statement:

Develop a Cultural Master Plan that includes heritage, music and art to promote more cohesive and coordinated cultural services.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

1. Council may propose to alter or amend any of the milestones presented by staff.
2. Further Options as required.

FINANCIAL IMPLICATIONS

The overall cost estimates provided within the report are in excess of \$10 million dollars, if all suggestions in the report are accepted.

CONCLUSIONS

The future of the municipal facilities within Library Square have been under discussion since 2000. The process proposed will provide Council with a series of milestones that must be approved prior to the execution of the next milestone. The length of this process will be subject to Council discretion.

PREVIOUS REPORTS

None.

ATTACHMENTS

Attachment 1 – AECOM Aurora Repurposing Study

May 3, 2016

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Report No. PRS16-028

PRE-SUBMISSION REVIEW

CAO Review only.

Prepared by: Allan D. Downey, Director of Parks & Recreation Services - Ext. 4752



Allan D. Downey
Director of Parks and Recreation



Doug Nadorozny
Chief Administrative Officer



Town of Aurora

Aurora Repurposing Study

Prepared by:

AECOM Canada Architects Ltd.
300 Water Street
Whitby, ON, Canada L1N 9J2
www.aecom.com

905 668 9363 tel
905 668 0221 fax

January 26, 2016

Project Number: 60445083



Town of Aurora

Aurora Repurposing Study

Prepared by:

AECOM Canada Architects Ltd.
300 Water Street
Whitby, ON, Canada L1N 9J2
www.aecom.com

905 668 9363 tel
905 668 0221 fax

Project Number:

60445083

Date:

January, 2016

Statement of Qualifications and Limitations

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March 04, 2016

Allan D. Downey,
Director of Parks and Recreation Services
Town of Aurora
100 John West Way, Box 1000
Aurora, Ontario L4G 6J1

Dear Allan:

Project No: 60445083
Regarding: Aurora Repurposing Study

Please find attached preliminary draft copy of the "Repurposing Study for the determination and Disposition of Five Town Facilities ". The study was conducted after thorough evaluation of the buildings, discussions with Town and community stakeholders and consideration of potentials of each building.

We would appreciate your kind review and comments.

Sincerely,
AECOM Canada Ltd.

Arthur Diamond, OAA, AAA
Senior Architect, Design

Encl.

cc:

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Executive Summary

There's always something special about walking down a bustling urban street and admiring a heritage building, perhaps browsing for antiques at an old shop, or meeting friends at a pub in a former 19th-century home. Many of the most spectacular streetscapes in Canada feature a combination of modern and historic buildings, creating a fusion of old and new. Located in city cores, historic buildings are key to urban revitalization and renewal, and to sustainable development. Through the revitalization of old buildings for new restaurants, shops, offices and residences, communities can generate income and create trendy, visually and socially interesting areas. The sustainability and rehabilitation of historic places is also environmentally responsible.

Existing Buildings can be conserved and serve entirely new purposes. This process has been going on for thousands of years. Known as repurposing or adaptive reuse, this is an important means by which historic places are conserved and holds environmental, social, and economic benefits for everyone. Heritage conservation responds to these benefits by rehabilitating heritage buildings, a practice that reduces waste and conserves energy. This approach also conserves important non-renewable resources. Many Canadian towns and cities have capitalized on the concept of repurposing and have converted heritage buildings into functional and fashionable districts.

AECOM was commissioned by the Town of Aurora to conduct a repurposing study and make recommendations to the Council on the determination and disposition of use for former Town library, former Senior's Center, Victoria Hall, The Petch House and the Armoury.

The broad objective of this study was to identify and meet key stakeholders and recognize their needs for facility use. Furthermore, based on the information received from the user groups and after holding public meetings and conducting a survey to identify the needs of the community stakeholders of Aurora, the report will make recommendations to the Council on the determination and disposition of use of the above mentioned facilities.

The repurposing study was conducted with a complete background review, Official Plan, Economic Development Strategy, Promenade Plan, Strategic Plan, Parks and recreational Master Plan, Heritage District Plans and ongoing Community Improvement Plan.

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1. Rehabilitation and Repurposing of Existing Buildings

One of the most effective ways of practicing policies and programs for sustainable conservation of Cities is to relate restoration, renovation and rehabilitation projects of the urban fabric to rehabilitation and repurposing of old buildings which constitute as monuments and as an urban ensemble the urban heritage.

Rehabilitation and repurposing are not exclusively for Historic buildings per se. All sorts of buildings within the Historic City or in the vicinity can be converted to present needs and future opportunities.

Repurposing is a process by which existing and/or historic buildings are developed for their cultural value while receiving economically, socially, culturally viable new uses of a sustainable nature. This sensible and creative reuse of buildings is an activity advocated by “progressive preservationists” and particularly professionals in the urban development field, as well as at times developers as such and Municipal/Local Authorities. While in the last fifty years or so most developing countries have applied this principle primarily for cultural purposes, it is now becoming evident and clear that within a market economy cultural/urban heritage could be considered as a financial asset. We, therefore, find ourselves with new solutions of reuse to both building functions and operations, alongside economic gains with the private sector or joint ventures and a good number of benefits for the public sector, particularly local governments, and the improvement of municipal services, to the benefit of the inhabitants.

Buildings greatly contribute to the significance, the identity and the physical condition of a given urban area. It is therefore normal and opportune to retain the historic building stock and the urban fabric in order to find and enhance values related to history, continuity, familiarity and identity, and above all, Sustainable Human Development, all elements which need to be omnipresent in historic areas. We can assert that the initiation of repurposing projects can be an extra stimulus for economic revitalization, not only for the building in question, but also to the region and to the city as such.

Dynamic relationship within cities can be promoted through conversion of old buildings and of course with the insertion of new architecture in old settings.

Repurposing is also seen as an effective way of reducing urban sprawl and environmental impact. By reusing an existing structure within a site, the energy required to create these spaces is lessened, as is the material waste that comes from destroying old sites and rebuilding using new materials. Through repurposing old, unoccupied buildings can become suitable sites for many different types of use.

Rehabilitation and repurposing projects involve the sensitive adaptation of a cultural heritage resource or of an individual heritage attribute for a continuing or compatible contemporary use, while protecting/leveraging its heritage value. This may be achieved through repairs, replacements, alterations and/or additions. Also, when repurposing old buildings, challenges can arise between old construction and operating technologies, and a contemporary use that is completely differently from the original purpose. The requirements of codes, acts, such as the AODA and regulations can further increase the scale and complexity of repurposing projects. For these reasons, many of these initiatives become multi-faceted rehabilitation projects involving professional teams with varied expertise.

A successful rehabilitation balances the need to respect and enhance the special character and qualities of an historic place and its setting—its heritage values—while incorporating reasonable change in a way that sustains the building into the future. Economic sustainability is not always considered when we are distracted by the potential excitement of resurrecting a charming old building or planning for the new use. However, grants and financial incentives for heritage projects are essential in making the numbers work before conservation can begin.

In general, the following issues need to be addressed prior to moving forward.

1. Rehabilitation or repurposing of historic buildings:
 - What ideas can be applied to a high-quality rehabilitation and adaptive use of the buildings?
 - What sustainable design elements are appropriate for the buildings?

- What site modifications could improve the aesthetic and function of the buildings?
2. General uses
 - What mixture and types of public and private uses should be sought after?
 3. Types
 - What types, density and design are feasible now and in the future?
 - What benefits are available and advantageous in repurposing at this site?
 4. Connectivity
 - What are the best methods for ingress and egress to the building?
 - Does a set of design ideas or concepts exist that would maximize the links between the redeveloping downtown areas and the building?
 - What steps can be taken to avoid redevelopment pressures?
 - What significant code requirements will affect viability of repurposing?
 5. Implementation
 - What phases of construction are recommended, and in what order should they be implemented?
 - What financing mechanisms, sources, and schemes are recommended, and what tax benefits are achievable and advantageous in the public and private sectors for this project?
 6. Costs
 - Are the repurposing concepts feasible?

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2. Factors Affecting Repurposing of Existing Buildings

There are often criteria for deciding whether a building should be conserved and reused or just demolished for the area of land it occupies.

Some of these determining criteria include:

- The societal value of a given site; that is, the importance to the community of the use of a site by community members or visitors.
- The potential for the reuse of a particular site; the physical damage sustained to the site and its support of future use, the character of the existing site in terms of the proposed reuse.
- The historical importance of the site; in terms of both the physicality of the street-scape and the area, as well as of the role of the site in the community's understanding of the past.
- The natural ecological conditions of the site; whether the site is suitable climatically or can support the proposed environmental work needed in the site.

There are also other factors involved such as economic considerations, advantages and barriers to repurposing of the buildings which must be considered prior to moving forward.

2.1 Economic considerations

There has been much debate on the economic possibilities and viability of repurposing as different owners seek to find sustainable ways to approach their corporate or retail sites. There are many outcomes that affect the economic return of repurposing as an avenue to reuse of a given site. Factors such as the reuse of materials and resources as well as a lesser need to involve energy, both in terms of labor and machine powered, can effectively decrease the monetary funds needed to establish sites. However, there can be hidden costs in reusing old buildings such as the unknown contamination of older sites, decay and disuse affecting the usability of a building, and the possible need for modification of an older building to fit current and future building codes.

The economic costs differ from project to project and some professionals go as far as to assert that new build is always more economical and renovation is universally more expensive due to their own involvement with repurposing projects. Others claim that the return on investment is enhanced when using an older building because of the savings involved. It is sometime claimed that reusing buildings generally represents a saving of between 10-12% over building new. In terms of profitability, there are also assertions that repurposing projects often have an uncertainty to their profitability that newer developments lack. When looking for funding to build, these considerations must be addressed.

With many heritage sites on the agenda for government agencies, there are a number of financial incentives provided in order to increase the use of older sites in many countries.

2.2 Advantages of repurposing

With the debate of repurposing as a sustainable avenue in the development of key sites, there are many advantages to using certain sites for redevelopment. One of these advantages is the site's location. In many cases, historical sites are often located in the centers of large cities. Due to the spatial development of a given area, these buildings can often be heritage-listed and therefore sold as an entity, rather than just for the land that they occupy, which the new tenants then have to retrofit the building for their particular purpose. Older buildings also often have a specific period character through the detailing and joinery of their constructed eras that newer or reconstructed developments lack. In certain cases such as the hospitality industry, the grand character of a site can influence the feel of their building and are used for maximum potential to enhance the site's physical attractiveness to a client.

2.3 Barriers to repurposing

As mentioned above, repurposing sometimes isn't the most viable option for all historic and existing sites. For some sites that have been left alone to decay by neglect, the physical damage of the site can render the site unusable both in terms of the cost to repair the damage as well as unsafe by government standards. Sites contaminated by old materials such as asbestos also become unviable for the process of adaptive reuse. Each building's site, proximity to property boundaries and adjacent land uses changes over time, sometimes constraining future adaptations and repurposing.

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3. Rehabilitation & Repurposing of Historical Buildings- Case Studies

What are buildings but empty boxes for people and their cultural expressions and activities? Originally built for a clear purpose and ideals, many buildings change over time with evolving needs, values, and lifestyles; a house on a busy street becomes a corner store, an obsolete steam plant is now a fitness center, a former gas station lives on as an art gallery.

Nothing is static. Change can be simple and benign - installing a new window - or a more involved rearrangement of rooms, or a wholesale repurposing, far removed from original use. Indeed, the lifecycle of a building could be considered an organic and natural ecology, with a vigorous beginning, staid middle age and, not infrequently, fading into disappearance or demolition in its senior years. It's at that last state when we in the heritage and sustainability sector want to pause and take stock.

When a building is fifty years old it is usually considered a survivor of the process of perpetual renewal that happens in most of our communities. Its heritage values and significance start to become apparent and considered as worthy. Perhaps a series of small renovations have diminished the original character. If these previous changes were inappropriate (in heritage terms), and have to be undone before true conservation begins, repurposing may involve restoring lost historic qualities and incorporating a new use.

Examples of repurposing in Canada and other countries alike show that there have been trends to initiate these without sustained policy projects of adaptation. They were terminating in haste, at times exclusively for short-term gains of particular groups, without necessarily taking into account neither the principles of conservation nor the sustainability of the buildings and/or the urban fabric, let alone the social and human aspects of rehabilitation with a long-term perspective in mind. At times, what has been done to preserve and sustain the urban heritage fabric has well become destructive and unsustainable

3.1 St Francis Center for the Performing Arts, Ajax, ON

Originally constructed in 1871 by Henry Langley, the former St. Francis de Sales Church gives meaning to the name of the street on which it is situated (Church Street), and is an important symbol of the Irish immigrants that settled in the Pickering Village area in the 1800's. The building is an excellent example of High Victorian Gothic Church Architecture and is representative of the Picturesque Eclecticism of architectural design in the 1870's and 1880's. Unique features of the building include the distinctive octagonal church spire, which is covered with the original polychromatic slate, and the irreplaceable Gothic arched stained glass windows, which bear the names of some of the early founding families who donated them. The steeply pitched roof is marked by three rose coloured window dormers, which are very rare in a church and have the original decorative filigree ironwork at each peak. In 1999, the building was designated as an Ajax heritage building, and in 2007, the Town acquired the key cultural and heritage landmark, to protect and restore the structure. The acquisition of the building was an important one, representing the first publicly owned and accessible heritage facility in Ajax.

The Church's outstanding history, acoustic characteristics, high ceiling and being a focal point created a perfect opportunity for the town to add to its cultural spaces. As a result, with funding from Federal, Provincial and Municipal Infrastructure dollars, the Town launched a very exciting heritage conservation/cultural development project using the facility. The conceptual



plan for the adaptive rehabilitation of the former church was developed through an extensive staff and community stakeholder consultation process. Stakeholders, representing a vast cross-section of cultural users and performing groups, local community groups and residents were included in the design development process. The building was returned to its historic and majestic beauty through a careful restoration and renovation process, and was then transformed into the St. Francis Centre, a multi-use community arts, cultural and performance venue; the first of its kind in west Durham. Combining heritage architecture with modern design, the St. Francis Centre features a stage, retractable theatre seating for 150, reception/meeting space, glass atrium, bar, catering kitchen, theatrical light, sound and audio-visual capabilities. This flexible programming space is able to accommodate a variety of private and community-based programming including a myriad of arts and cultural programming such as theatre, exhibitions, films, musical performances, concerts, recitals, corporate and social receptions, lectures and workshop space.

3.2 The Aurora Cultural Centre - 22 Church St., Aurora, ON

The school at 22 Church Street, known as the Church Street School, is situated in the historic centre of the Town of Aurora. The two-storey, yellow brick school building was designed in a High Victorian manner.

Located at the north-west corner of Church and Victoria Streets, the Church Street School is situated in the historic centre of Aurora, and is a dominant landmark structure. Enhanced by a deep set-back and landscaping, the Church Street School contributes to Aurora's period streetscape and the neighbourhood character.

The Church Street School, historically known as Aurora Public School, is significant for its role as a school house from 1886-1951 and intermittently from 1963-68. Designed to house 400 students, the Church Street School was built to replace an 1858 structure, at the same location. Reflecting the confidence in Aurora's future, the Church Street School was unusually substantial in size character for a village of fewer than 2000 residents and 210 students. The school house was designed to accommodate the anticipated growth in population in the area, due to the arrival of the Ontario, Simcoe and Huron Union Railway, in 1853. The Church Street School also represents the era of rapid expansion of educational facilities in Ontario between 1871 and 1885, when a total of 71 school houses were newly built or expanded.





Church Street School is one of the finest remaining examples of a High Victorian designed public school in Ontario. Built in 1885-86 at a substantial cost, over \$12,000, the structure was designed with eight large classrooms, each with a cloakroom and a capacity for 50 students. Barrie architect, Thomas Kennedy, of the firm Kennedy, Gaviller and Holland designed the school and William Crane and Son of Newmarket was responsible for its construction. The exterior of the Church Street School incorporates a variety of fashionable period styles giving it a highly eclectic character. Round

headed windows, especially those grouped together and decreasing in size, exemplify the Romanesque Revival style, as does the extensive corbelling of the brick, and the parapet gables. Intricately patterned brickwork, long narrow windows, and the heavily turned, wooden detailing of the belfry with its ogee shaped, Jacobean style roof are elements indicative of a strong Queen Anne Revival style. A huge rooftop monitor, heavily bracketed with rounded blind windows references the Italianate style, which was still enjoying popularity at the time of the school's construction. Separate boys and girls entrances are found in the divided doorways of the front entrance. Of the many schools that existed in Ontario, when the Church Street School was built, it was noted by the regional school inspector, that the Church Street School was one of the finest in the Province.

In 2008, as one of the recognized premiere heritage communities, the Town of Aurora won prestigious Prince of Wales Prize for its commitment to the preservation of its built heritage. With generous funding from Federal, Provincial Governments, the Town of Aurora, and from the Aurora Historical Society ensured that the heritage building was beautifully restored to the Aurora Cultural Center. This was realised due to the potential characteristics of the original building such as the numerous spaces, tall ceilings, historical value and the location of the building within the center of Town.

Since opening its doors in 2010, the Aurora Cultural Centre has become a vibrant cornerstone of the arts in Aurora. Featuring four gallery spaces, a concert hall, an art studio, a gift shop, and an ever changing calendar of events, the Aurora Cultural Centre delivers a diverse range of inspiring artistic, music and heritage programs while promoting Aurora as a dynamic community that values the creative contributions of its citizens. We proudly showcase local, emerging and established talent for our community to enjoy.



3.3 Baldwins- 124 Wellington Street, Aurora, ON

For more than four generations, the Baldwin family operated mills in Aurora. Their first mill was built in the 1870's, after which the Mill was moved to its current location in 1920. There was a great deal of effort restoring the former Baldwin Feed Mill.

The building's characteristics and its location on Wellington Street front created an outstanding opportunity to convert the mill into a new commercial facility.

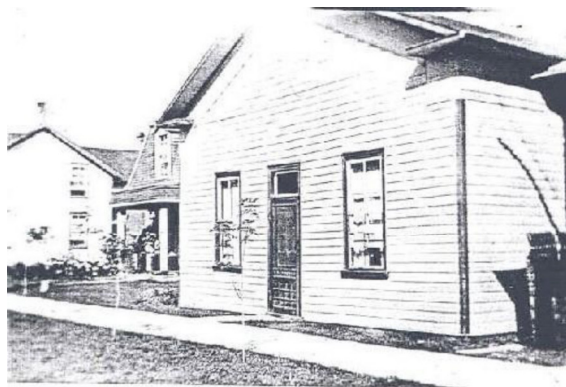
Both inside and out, there is high degree of quality in revitalizing this

building those same high quality standards were applied to The Station Tap House and Grill. From the interior décor through to each and every item on their menu, are committed to providing our patrons with the finest of dining experiences. Baldwins also offers live bands, an amazing patio experience, fine dining, prime rib, international wins, lounges, caterings and a fully stocked bar.

The building also housed Ballwin's Restaurant and Studio 34 hair salon on the main floor, upstairs the offices of HR.com. The tenants enjoy open concept floor plans exposed high ceilings with original natural brick and wood construction.

3.4 Hartman's Corner School House- 118 Wellington Street, Aurora, ON

A small one-storey frame building, the Hartman's Corners Schoolhouse was moved from its original site in the late 19th century to its present location on Wellington Street East, across from the railway station. This simple rectangular structure has a low-pitched gable roof, and is sited with the gable end facing the street.



The Hartman's Corners Schoolhouse has strong historical significance as the oldest surviving schoolhouse in Aurora, York Region, and the GTA. Built circa 1837, it is likely the 3rd or 4th oldest remaining schoolhouse in Ontario. Originally located in the community of Hartman's Corners at the intersection of Bayview Avenue and

Wellington Street East, one of the earliest teachers in this one-room schoolhouse was Joseph Hartman. Joseph was the son of Quaker immigrants from Pennsylvania, and went on to become one of early Aurora's most prominent citizens. In addition to teaching and farming, he was a temperance advocate, radical reformer, a leader in the Methodist Congregation, first Reeve of Whitchurch Township (1850-1859), County Warden and a Member of Provincial Parliament for York County.

A new brick schoolhouse was built in 1885, and the Hartman's Corners Schoolhouse was sold to George W. Graham, who moved the building to its present location at 118 Wellington Street East in Aurora. The building has been used as a private residence for over 120 years; however, it remains known in the community as a schoolhouse. Most schoolhouses of this era were torn down, so its continued use as a private residence makes it a rare survivor.

The architectural value of the Hartman's Corners Schoolhouse lies in its vertical plank construction. This early form of construction was used in communities in Ontario and Quebec during periods of lumber surpluses, and the Hartman's Corners Schoolhouse is the only known surviving schoolhouse built using this technique. Although the building has been altered over the years, a number of its original features remain intact, although hidden under aluminum siding, including the clapboard siding, original fenestration and trim.

Due to its historic value and its frontage on Wellington Street the building was renovated and repurposed as an office for the York National Realty Inc. Brokerage.

3.5 Old Post Office, 15213 Yonge Street, Aurora, ON



A substantial 2 storey building, the Aurora Post Office is a centerpiece of historic downtown Aurora, located on Yonge Street between Wellington and Mosley Streets. This red brick building features a campanile-like clock tower.

The Aurora Post Office has maintained its connections to Aurora society for a period of over 50 years. With an eclectic mix of Italianate and Classical features, it reflects the varied architectural styles of the late 19th and early 20th centuries.

The Aurora Post Office was Aurora's fourth Post Office, and as such, it played an important role as the focal point of social activity in Aurora from 1915-1967. Before the advent of home mail delivery, the Post Office's central platform for mail deposit was a convenient stage for citizens to express their opinions on matters of local concern. The welcoming addresses for soldiers returning home from the First

and Second World Wars were made from the letter drop platform and the chimes of the clock have rung for members of the community ever since.

The first Aurora post office was located in the home of Charles Doan, one of early Aurora's most prominent citizens. Two subsequent post office facilities were also located on Yonge Street before the fourth Aurora Post Office was

designed by the Department of Public Works under chief architect David Ewart for construction in 1915. The Federal Government wanted the 'new' Post Office Building to better suit the growing needs of the thriving community and the fourth Aurora Post Office did so until 1967. When the fifth post office was built on Wellington Street, the Aurora Post Office was sold to a private business.

The Aurora Post Office is a rare local example of the Italianate style, with Classical details, applied to a civic building. Elements such as the campanile-like clock tower and triangular pediment make it one of Aurora's most significant landmarks.



The excellent location of the building on Young Street and the clock tower which is considered as a focal point in the Town of Aurora, together with the high ceilings made it a suitable case for rehabilitation into a commercial unit. The Old Post Office is currently used by a number of different commercial establishments.

3.6 The Chillwack Fire Hall, Chillwack, BC

Built in the late-modernist style, the two-storey brown-and-cream-coloured fire hall opened on June 29, 1949 near the historic five corners in downtown Chilliwack. The new fire hall, according to then provincial deputy fire marshal B. Nixon, was the most modern fire hall of its size in B.C. and was built for the sum of \$50,000.

The building is almost 5,000 square feet with room for three fire trucks on the main floor. Upstairs held a large recreation room and sleeping space for the firefighters as well as living quarters for the caretakers. When the fire alarm sounded, the firemen reached the main floor via a brass fire pole.

Vancouver-based architectural firm Townley and Matheson designed the mid-century building after completing their previous commission, Chilliwack's Paramount Theatre. The concrete building served the community as a fire hall until 2004, when a new, larger fire hall was built further south on Young Street.



CHP Architects, a local architectural firm, was seeking new office space; they were outgrowing their quarters located in a heritage home in the downtown area. As the fire hall was slated for demolition to allow for the expansion of an adjacent parking lot, purchasing and rehabilitating the building seemed a logical option for all parties.

After an assessment of the building, and due to its high ceilings and ample space it was decided to re-purpose the entire upper floor for offices for their architectural firm. The downstairs was re-configured into office space and was formerly the home of the Chilliwack Business Improvement Association. The exterior of the fire hall still retains the look and feel of the original space, including the doors for the fire trucks on the main level.

The old fire hall is an excellent example of Repurposing and continues to serve as a reminder of Chilliwack's historic past.

3.7 The 69th Regiment Armory, New York, USA

The historic building began construction in 1904 and was completed in 1906. The building is still used to house the headquarters of the New York Army National Guard's 1st Battalion, 69th Infantry Regiment, as well as for the presentation of special events.



The armory was designed by the firm of Hunt & Hunt, and was the first armory built in New York City to not be modeled on a medieval fortress; instead, it was designed in the Beaux-Arts style. The building was declared a National Historic Landmark in 1965, and a New York City landmark in 1983.

Today the Sixty-Ninth Regiment Armory not only serves its original function as the headquarters of and training center for the National Guard's "Fighting Sixth-Ninth" but also continues to lend its drill hall for exhibition purposes such as the 1913 Armory Show, in which modern art

was first publicly presented in the United States.

With the large drill hall having a capacity for a 5,000 seat arena, the facility has been used for sporting and entertainment events such as hosting Christmas parties and the occasional art organization hosting an exhibition through the years.



4. Repurposing Considerations

4.1 Identify and Stabilize Immediate Concerns

If the building has been vacant, neglected or underused for a period of time, it's imperative to identify immediate threats and secure the building from further deterioration. The building should be protected from water infiltration, animals and trespassers with short-term low-cost repairs, which will buy time until further action can be taken. There are four main areas that require immediate and ongoing inspections, and should be done by a qualified building contractor. The repairs should be done with proper building materials and techniques that don't destroy the building's historic features and take into account future rehabilitation efforts.

- **Roof** - Roof leaks can lead to countless number of problems, from the rotting of roof rafters and trusses to the deterioration of interior finishes and the creation of mold. Inspections should include checking for broken or missing shingles, holes or cracks in the roof surface membrane, loose or rusted sheet metal flashing, openings around vents, between the roof boards, in the valleys, and at the intersections of chimneys and parapet walls, and the inspection of gutters and downspouts. These openings may be repaired using replacement shingles, flashing materials and sealants. The attic area should also be inspected for severe deterioration of the roof trusses or rafters, which may require stabilization in order to make the building safe for occupants.
- **Windows** - Whether it's a missing window or the deterioration of window parts, there should be short term repairs conducted to alleviate water infiltration. If a window is missing, the opening should be boarded up and if window parts are missing or broken, they may be temporarily repaired with wood patches and sealants. Using plastic or canvas tarps are not suitable solutions because they can be easily destroyed by harsh weather conditions and are easily accessible by animals and vandals.
- **Exterior siding** - Missing or broken corner boards or siding can also lead to water infiltration and may be temporarily repaired with wood, flashing material and sealants.
- **Foundation** - If the basement or crawlspace shows signs of leaks, cracks or instability, it should be properly sealed from future water infiltration and securely braced for stabilization.

4.2 Physical Conditions

Physical condition, including foundation and structural condition; size, expansion possibilities (vertical, horizontal), mechanical and electrical conditions and future needs are major determinants on how the repurposing and reuse of the building will go forth.

- **Site and drainage** - Encroaching tree roots, branches and falling leaves are sometimes problematic for older buildings and their basements and rooves. Roof penetration and leaf clogging can allow water infiltration and structural degradation.
- **Circulation** - Sidewalks, plazas, courtyards and parking areas need regular maintenance in order to maintain safe and secure travel surfaces.

4.3 Contamination, Safety and Health Hazards

A basic walk-through inspection can reveal potential contamination and safety and health hazards that may require further investigation. Costs to remediate environmental and building contaminants can vary widely depending on the particular site conditions.

There are a variety of safety hazards that may exist and should be documented during early inspections. The building and access to it should be made reasonably safe for prospective buyers and visitors. Some of the more common hazardous building materials include asbestos and lead-based paint, which may be found in a variety of materials and surfaces. Other health and safety hazards may include:

- Mold/mildew
- Faulty electrical wiring, frayed wires or wiring that is not up to code
- Electrical switches
- Termite damage
- Chimney flues that are in ill repair or lined with clay tile
- Non-existent or insufficient air handling systems
- Animal droppings
- Mercury-filled devices or switches

4.4 Zoning

Historic properties are subject to local zoning restrictions, which may affect the future repurposing of a vacant or underutilized building. Zoning regulations dictate not only the use of the building in specific districts, but also a variety of development actions such as density, the maximum size of a building, the required spaces around the building, building setbacks and the number of off-street parking spaces.

Rehabilitation plans that include the construction or removal of building additions or parking changes will also be affected by zoning restrictions and generally require a variance, special use permit or rezoning.

4.5 Structural and architectural qualities corresponding to the proposed use(s)

Every building was designed with unique architectural and structural qualities serving its original purpose. However, in order to be suitable for a new function, there has to be certain qualities which should match the new use.

4.6 Electrical and mechanical upgrade requirements

Building systems are designed specifically for the unique architectural requirements and occupancy designations of the building. As a result, one of the first steps to be taken by the repurposing team is to make sure that the building systems (mechanical, electrical, communications and data) have providing sufficient size to serve the new purpose since this could have tremendous impact on the costs and the likelihood of the project moving forward.

4.7 Compatibility of Building Layout with Proposed Use

Determination of future use of an existing building greatly relates to the existing layout and feasibility of its alternation to suite the proposed use. In doing so all building code, life safety and accessibility requirements must be foreseen together with the spatial requirements of the new function.

4.8 Building Codes

The Ontario Building Code (OBC) has specific requirements for restoration, upgrades and additions to existing buildings. According to the building code, the local building inspector has the authority to insure the building's safety and accessibility.

Most historic buildings were not constructed for handicap accessibility. As per the OBC and AODA, accessibility should be provided to the main entrance and/or primary public space, restrooms, secondary spaces, as well as to services, amenities, and programs offered by the occupant. Solutions should be considered within a preservation context, and conducted sensitively so as not to destroy the building's historic building materials and features. Local and state codes and federal laws should also be taken into consideration.

4.9 Cost of Repurposing

Using architectural innovation to make an existing structure viable again seems preferable on many levels since it retains some linkage to the past, saves construction waste and, sometimes, can even be more cost-effective than starting from scratch. However, there are still costs associated to the repurposing which must be calculated as part of the feasibility study.

4.10 Insurance and Liability

When the building is owned by a local government entity, the insurance should be covered by their blanket policy.

One way is to insure for replacement value, which involves replicating the original historic building materials and construction, and is generally very expensive and cost-prohibitive. The other way is to insure the cost of rehabilitating the building using substitute, compatible building materials and construction techniques. Most historic property owners opt for the second choice.

4.11 Identifying Marketable Attributes

Identifying the building's significant attributes helps to price and market it for future sale/ lease. Besides the typical features, other marketable attributes may include:

- Construction year
- Architectural style
- Basic floor plan and number of floors
- Elevator
- Commercial grade HVAC system
- ADA compliancy
- Style and condition of windows, roof, foundation and exterior walls
- Unique interior features and finishes, including wall coverings, flooring, and lighting
- Architectural features that showcase quality building materials or craftsmanship such as leaded or stained glass windows, and parquet wood floors
- Proximity to population centers, i.e. downtown, adjacent neighborhoods, etc.
- Parking

4.12 Heritage

Identifying the building's heritage designation, if any, will set guidelines for the repurposing of the buildings. Challenges established by such designations most often set a hierarchy of prerequisites on such issues as:

- Preservation of existing façade
- Preservation of existing use

4.13 Public Perception

Potential concerns due to changes to existing/ historical buildings could require sensitive handling public with input and acceptance.

4.14 Environmentally Friendly Considerations

Environmental awareness continues to rise, and clients of all types are realizing that the buildings that they acquire and use on a daily basis need to be designed with a different set of criteria in mind. This is also the case where in

the newly repurposed projects the designers will be taking on the concept of Ecodesign throughout the design process, from the choice of materials to the type of energy that is being consumed and the disposal of waste.

The designer may also introduce active systems such as solar power, wind generators, geothermal energy and biomass which use the principle of harnessing power generated from renewable and inexhaustible sources of energy or a passive system such as the green roof in their design.

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5. Repurposing Approach

Many heritage buildings were built for a use that does not exist today. But the best way to conserve an important building or site is to use it.

Adapting existing buildings, some of which have heritage or cultural values, can be complex, but if well considered the outcomes can be rewarding. Any new use needs to be compatible with the building. This includes retaining the historic character and conserving the significant fabric. But in doing so, it does not always mean copying the construction techniques or aesthetic of the old work. New work may blend well with the old and introduce new services for today's use.

Adaption typically requires new work, which must be informed by an understanding and analysis of the buildings significance, its character and quality. It should result in a design which creates a relationship between the existing building and the more contemporary solution. Key to the relationship between the old and the new is a respect for the old and the inspiration it provides for the new work. Sometimes there is a community perception that historic fabric must be matched or mirrored. This is not necessarily the case, whilst planning policy encourages the retention and reuse of heritage features, it also promotes new development that positively contributes to that historic context. A wide range of solutions to a design problem may emerge after careful analysis and sympathetic interpretation.

In today's approach to design, construction, and occupancy of buildings there is an increased expectation that buildings will perform in a specific manner, and at specific levels, with regard to particular performance attributes. However, this approach is often full of conflicts that either cannot be easily resolved, or may even result in conditions wherein the desired performance level of one attribute of the exterior enclosure may induce a failure in another component of the building.

The approach taken in this study is based on a number of different steps:

- 1- Client and stakeholder Inputs
- 2- Building Analysis
- 3- Understanding of the site's previous role and assessment of current features
- 4- Understanding the Building Historical Context
- 5- Architectural Analysis
- 6- Planning, Design Goals and Concepts
- 7- Review of Proposed Repurposing Concepts
- 8- Repurposing Models

6. Repurposing Study

6.1 Client and Stakeholder Input

Input gathered through the project's consultation activities with the client and stakeholders helped articulate the valued assets of the buildings, the potential challenges to the repurposing efforts, and recommended reuses of the buildings. The consultation efforts also helped identify organizations with an interest in either being a future tenant or as a project partner, whether as funder, administrator, or other role. The project consultation program comprised the following activities:

- Meeting with the client (The Town of Aurora),
- Meeting with the Community Stakeholders to complete and review the questionnaires on

In consultation with the potential community stakeholders and the Town of Aurora representatives, a wide range of possible building reuses were suggested. Some suggested reuses reflected views that were broadly shared. Other suggestions were for more specific uses which, while no less valid, were not put forward by as many individuals. In some cases, suggestions were advanced for uses that were not suitable for the building or site, whether due to conflict with land use regulations or market realities. The consultant team collected and analyzed all the input received and used this information in the development of a repurposing concept. The following summarizes the input, which was provided by the two broad groups consulted:

The Town of Aurora:

A workshop with the representatives from the Town of Aurora on November 6th 2015 provided an opportunity for participants to offer suggestions of potential reuses of the five buildings as follows:

- Office,
- Sport's administration offices,
- Center for the Arts,
- Art gallery,
- Theatre,
- Meeting spaces,
- Artist workshop,
- Curling rink
- Skating change rooms,
- Information center

The Stakeholders:

Individual interviews were held with the community stakeholders on November 19th, 20th and December 15th 2015. The following is a summary of the potential uses that were suggested:

- Arts education, kids' and continuing education,
- Artisan fair, farmer's market
- Community classrooms – non-formal education
- Dirty arts studios, e.g., sculpture (metal, wood, ceramics)
- Quiet arts studios, e.g., photography, painting, textiles; printmaking, pottery,
- Performing arts studios, e.g., dance, theatre, music
- Office, especially for sports, and social purpose organizations such as Aurora Minor Hockey League, Soccer Club,
- Sports Hall of Fame,
- Dental Office

**Additional Items for General Committee Meeting
Tuesday, May 3, 2016**

AECOM

Town of Aurora

Aurora Repurposing Study

- Cafes – Brew pubs, urban wineries, local food theme
- Gallery, museum
- Education center
- Gardening workshop
- Seasonal use for weddings, pavilions, tourist information,
- Skate path/rink change room
- Armory
- Kitchen Library
- Gift Shops, jewelry , souvenir shop, tourist center

Based on the discussions held at the meetings and after review of the questionnaire the final different required options by the potential end users for the buildings were as follows:

Table 1 Proposed Repurposing Concepts

Name	Current Function	Proposed	
		Town	Community stakeholders
Petch House	No Usage	Wedding Reception Hall Skating Changing Rooms Information Center	Tourist Information Center Gift Shop
Former Armory	No Usage	Art Gallery Curling Rink	Artisan Fair, Farmer Market Art Gallery Community Club House Restaurant, Coffee Shop, Brewery Pub, Urban Winery
Victoria Hall	On Permit	Art Gallery Meeting Space Theatre	Music Hall, Community Class Room Community Club House Office Workshop Quite Art Studio
Former Town Library	On Permit	Offices Community Club House Meeting Space	Dancing Studios, Community Club House Community Class Room Performing Art Studio Dirty Arts Studios
Former Seniors Center	On Permit	Sports Admin. Offices	Community Club Community Class Room Education Center Sport's Hall Of Fame Performing Art Studio Dirty Arts Studios

6.2 Understanding of the Sites

The study is structured around three different sites in Aurora.

6.2.1 The Petch House

The Petch House is located on the John West Way south of the new Senior's Center and at the end of the trails. The Petch House is a striking building, with obvious historic significance, and acts as a gateway feature south of the Town Hall. The site is generally flat, with some scattered plantings and informal pathways.



6.2.2 The Armoury

Located on the north-east corner of the Town Park, the Armoury is found at the Mosley and Larmont Streets intersections. The parking area and walking distance to regional transit makes the site easily accessible by the public. Set within the Town Park, this site represents significant public realm opportunities. The current landscape reflects the utilitarian nature of the previous land use and not its prominent park location. Flat and accessible, this site offers utmost flexibility in adaptive re-use and re-design.

Another feature of the site is its close proximity to the residential areas to the north, south and east sides of the site.



6.2.3 Victoria Hall

Victoria hall, the former library and the former Senior’s Center are located on the corner of Victoria and Mosley Streets, a vibrant location in downtown Aurora. The three buildings on the site are surrounded by a number of Cultural and religious buildings such as the new Public library, Aurora Cultural center, York region Arts Council St Andrew’s Presbyterian Church and Trinity Anglican Church. The site is adjacent to and sits along a residential scaled street. The public realm of this 3-part site is utilitarian in nature and does not reinforce a sense of common identify. The site’s landscape features are aged.

In addition to parking space in the area the site is within a walking distance to Yonge St., providing it with direct accessibility to York regional Transit.



6.3 Understanding of the Buildings Historical Context

6.3.1 The Petch House

The Petch log House , a two-storey log home, was built by the Petch Family who emigrated in 1818 from Yorkshire, England circa 1844 on the farm lands along Leslie Street between Wellington Street and St. John's side road, formerly part of Whitchurch.



The house was built from large hewn timbers, divided downstairs into a kitchen and parlour, and upstairs into two bedrooms and a third living space.

Over the years, subsequent owners added dormer windows and other modifications. People still lived there as recently as a decade ago.

After passing ownerships this oldest surviving home in Aurora was nearly lost once again when it was moved by an inexperienced contractor and then left to deteriorate in the fields for many years unoccupied and unprotected. However, in 2011 with the determination of The Friends of Petch House and support from the Town Council the building was dismantled and after several debates a home was finally found for it behind the Aurora Seniors' Centre at the formal entrance of the Aurora Community Arboretum on John West Way.

After relocation and considerable restoration, the new building was restored to its former glory in 2012 leaving the house with approximately 70% of its original structure.

6.3.2 The Armoury

The Armoury is a Recognized Federal Heritage Building because of its historical associations, and its architectural value.



Designed by Walter Moberly and built in 1874 as a drill shed for the 12th Battalion of Infantry or York Rangers, the Aurora Armoury was part of a network of defense training facilities for the for the Department of Militia and Defence. It evokes the larger stories and traditions of the province's militia regiments, recruited regionally, and possessing close affiliations with their communities of origin. The armoury was also the site of Edward Blake's famous "Aurora speech" of October 3rd, 1874, in which the prominent politician and former Ontario premier called upon the federal government of Liberal Prime Minister Alexander Mackenzie to implement nationalistic and electoral reforms. The speech exemplifies how drill halls and armouries fulfil civic roles in the lives of

their communities. The Aurora Armoury was one of the oldest functioning armouries in Canada used by the military in Ontario, and home to elements of The Queen's York Rangers until 2012.

Following negotiations with Public Works and Government Services Canada, the Town of Aurora purchased the historical building on the corner of Mosley and Larmont streets on September 20th 2014.

The town also took on the \$120,000 in maintenance and repairs the aged building required to bring it up to code. The building is occasionally used as the Farmer's Market.

6.3.3 Victoria Hall



Victoria Hall was originally built in 1883 to house the congregation of "Disciples of Christ" church in 1883.

This building was constructed in the Gothic Revival style so favoured by nineteenth century church architecture, but it is far removed from, say, the relatively ornate Gothic Revival Trinity Church (old building) just a block away.

It became a Health Hall after the trustees of the Aurora Public School bought the building in 1922. It housed the Aurora Library from 1945 to 1963, when Aurora built a new library to celebrate the town's centennial.

6.3.4 The Former Town Library



Aurora's former library was designed by Denis Bowman, built in 1965 and completed in time for 1967 the Town's centennial. A significant project for its time it saw additions in the 1976 but was totally evacuated in 2001 after the library was moved to a new location on Young Street. It is currently used for in parts for club and church meetings, Air Cadet League of Canada and a Bridge club.

The Former Library was constructed in 2 sections. The original section is one storey in height, concrete block and steel truss construction, 4400 square feet in area. The expansion section is two storeys in

height, is concrete block and wood truss construction approximately 11,900 square feet in floor area. The buildings total floor area is 16,300 square feet.

6.3.5 The Former Seniors Center

Previously a Fire Hall, the former Aurora Seniors center, the Seniors Centre was originally constructed for use as a fire hall, it would appear that it was built sometime in the 1940's. Major renovations were done in 1990 to convert it to its current day state. It is one story in height and is concrete block and wood joist construction. It is approximately 4000 square feet in floor area. The exterior finish is stucco and steel "door-frame" style windows.

6.4 Architectural Analysis

A critical component of the project was to clearly describe the space architecturally in order to enable the accurate assessment of the possibilities and limitations of the buildings. The architectural analysis began with a comprehensive site tour of the buildings. Next, a set of CAD file base drawings for all floors of all buildings were created. These plans were used during the project's consultation activities and served as base plans for subsequent repurposing concept development. Potential uses were able to be architecturally tested, ensuring that any proposed uses and associated square footage were feasible given the actual building area and layout.

6.4.1 The Petch House



The newly renovated 72 square meters, two story log cabin is currently vacant and periodically used for small wedding receptions. Through the fairly large dormer windows the Petch house has ample natural light but lacks proper heating and electrical system.

The cabin has a shallow pitched roof cladded with cedar shakes with end gables, soffits, eaves and wooden fascia. The interior has exposed hand hewn squared logs, structural beams. The small mezzanine may be used.

6.4.2 The Armoury



The Armoury in Aurora is a Recognized Federal Heritage Building because of its historical associations, and its architectural value, a good surviving example of early armoury design. The reinforced truss system and large drill space were standard features of these early wooden drill halls. The 800 square meter building is characterized by its wood frame design and large trussed volume which reflects its original militia function. The character-defining elements of the Armoury may be seen in its simple massing consisting of a rectangular, one-storey, multi-space, gable roofed structure; its large trussed volume which reflects its original militia function; its wood frame construction and its horizontal siding; its wood windows including the

vertical six-over-six wood sash windows and the glazed openings and its well-lit interior open space with exposed wood and steel truss framing.

The Armoury reinforces the present character of the town's park setting adjacent to the heritage district and is a familiar landmark within the community. This is evidenced by its overall appearance, scale and materials which are prominent in its setting and maintain a visual and physical relationship to the municipal park adjacent to the central heritage district; its use by the community as a public hall and for outdoor events and its recognition as one of the oldest buildings in the community

The Armoury is currently being used as storage and the Farmers market every other week.

6.4.3 Victoria Hall

Victoria Hall is a fine example of a simple Gothic Revival church of the late nineteenth century and one of the two surviving examples of this sort of structure in Aurora. The outstanding features of the building are its simple rectangular building with arched windows, the buttresses, and the steeply pitched roof ornamented by the exposed ends of the roof rafters.



The principal construction material of Victoria Hall is the buff brick seen throughout the town. Years of chimney smoke long ago darkened the pale yellow brick to grey. There is a rough stone foundation. The steeply pitched roof is typical of the Gothic Revival style.

The main entrance, centrally located in the Mosley Street façade, is through an enclosed porch which mimics the main body of the structure. Above the peak of the porch roof is the 1883 date stone, and above that a small pointed-arch louvred opening.

The same Gothic pointed arch is found in the windows of the church: flanking the front entrance, and in three pairs down the long sides of the building. Four two-tiered buttresses, rising almost to the roofline, support each of these long sides.

A small brick addition has been made to the rear of the building.

Victoria Hall is currently used for art and dance group classes. The building has a washroom, storage area and the main hall with a total area of 160 square meters.

6.4.4 The Former Town Library

The former town library is a typical 1960's modern building following the Brutalist style of architecture which became popular with governmental and institutional clients between 1950- 1970.

The building was originally designed forming a distinct cubic mass and was later to be enlarged using the same principal of using solid cubic masses distinctly articulated and grouped together into a unified whole.

Brick forms an integral part of the building. Brick façade is used for its raw and unpretentious honesty, contrasting dramatically with the highly refined and ornamented buildings constructed in the Victorian style. Surfaces of Brick were made to reveal the basic nature of its construction.



The loadbearing walls support the wooden structure and precast concrete slabs which were a typical characteristics of the buildings designed by the architect.

As with similar type of buildings, glass is used in abundance bringing natural light into the building.

The former town library is currently used for church/ AA meetings, the bridge club and the kid's gym. The multi-space building is 1,200 square meters and is in two levels.

6.4.5 The Former Senior's Center

The former Seniors center was originally designed as a functional modern fire hall with high ceiling, open concept apparatus bay and administrative (residential) offices under a flat roof supported by a steel structure.



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The building is currently covered with stucco and has high curtain wall glass windows providing natural light to the building interior.

The building is 375 square meter, one storey structure consisting of a large hall and numerous rooms and service areas.

Previously home to Blue Baloon it is currently fully permitted to Morneau Shepell Ltd.

6.5 Planning, Design Goals and Concepts

Consultation input received from representatives of the Town of Aurora and community stakeholders included a range of issues and opportunities specific to the building, some pertaining to the Town, as well as suggested uses for the buildings. The consultant team analyzed the input to help create a preliminary repurposing concept for the buildings that is presented in the next section of the report.

However, prior to developing the repurposing concept, the consultant team distilled the input received into a list of eight project goals that will help guide the development of the repurposing concept. These goals reflect the input from consultation, the pre-existing terms of reference established by Town for this project, as well as best practice theories from planning and design.

6.5.1 Demographics

The buildings should be repurposed to meet the requirements of both the young and older generations residing in the Town as well as attracting new visitors. This will not only add vitality to the place, but also contribute to Town's authenticity as a major arts and culture hub. A successful reuse of the buildings will replace, and possibly increase, the number of people coming to the buildings on a daily basis.

6.5.2 Reinforce Aurora's Cultural role

Aurora is synonymous with arts and culture. Aurora is a leading municipality in developing its Cultural master Plan and there is an opportunity to renew and expand the Town's role in contemporary arts and cultural scene.

6.5.3 Create evening vitality

It was noted by many during the project consultation that for much of the year, certain areas of Town, including where the project sites are located, lack vitality at night. The future repurposed buildings should provide a range of uses that will draw more people to the sites in the evening.

6.5.4 Strengthen John West Way

To attract more people to the John West Way by creating more interesting things to do there. Repurposing the Petch House will provide a cluster of attractive destinations will help draw people down to this area.

6.5.5 Strengthen Mosley St and Larmont St

To attract more people to the corner of Larmont and Mosley streets by creating more interesting things to do there. Repurposing the Armoury to include a cluster of attractive destinations will help draw people down to this area.

6.5.6 Strengthen Victoria St and Larmont St

To attract more people to the corner of Larmont and Victoria streets by creating more interesting things to do there. Repurposing the Victoria Hall, the former Library and senior's center to include a cluster of attractive destinations will help draw people down to this area.

6.5.7 Ensure Project Financial Sustainability

To be feasible, the repurposing concept must provide uses that will generate adequate levels of revenue. The goal is to provide an exciting new concept for the buildings that will provide a mix of revenue-generating uses that combined will create a financially sustainable mix.

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7. Review of Proposed Repurposing Concepts

The finalization of the repurposing study requires a detailed understanding of the spatial requirements of the proposed future use to determine the feasibility of the buildings.

In general, the proposed schemes by the client representatives and community stakeholders may be narrowed down to the following categories:

7.1 Office Spaces

The main purpose of an office environment is to support its occupants in performing their job. Work spaces in an office are typically used for conventional office activities such as reading, writing and computer work. There are nine generic types of work space, each supporting different activities. In addition to individual cubicles, there are also meeting rooms, lounges, and spaces for support activities, such as photocopying and filing. Some offices also have a small kitchen area where workers can make coffee/ tea and heat lunches. There are many different ways of arranging the space in an office and whilst these vary according to functional and managerial approaches, they are generally where the culture of the client, adjacencies, equipment and spatial needs can be even more important.

While offices can be built in almost any location and in almost any building, some modern requirements for offices make this more difficult, such as requirements for light, networking, and security. The primary purpose of an office building is to provide a workplace and working environment for administrative and managerial workers. These workers usually occupy set areas within the office building, and usually are provided with desks, PCs and other equipment they may need within these areas.

Lighting provides an important opportunity to enhance the quality of the space. The introduction of natural light helps in this regard, and is best achieved by a north light. Artificial light with typical light levels (antiglare, etc.) may also be used.

7.2 Dance Studio

A dance studio is a space designed or equipped for the purpose learning or rehearsal of dancing with a minimum dimension of 15 x 15 m. A room this size will be sufficient to accommodate a range of classes for the most common school and community uses. The studio should be well proportioned: a square or rectangular shape enables a clear sense of orientation to be maintained. Columns, over-elongated spaces and walls which are not square should be avoided. The recommended minimum headroom of 4.5m will accommodate exercise and dance disciplines as well as the majority of martial arts.

The above dimensions will be appropriate in most schools, but it is important that the specific user requirements for this space are determined before finalizing its dimensions. Dance studios are generally spaces for creative work and concentration and it is important that the technical requirements for the studio can be met in an environment which is inspiring. The proportions of the space are therefore of great importance.

A dance studio normally includes a smooth floor covering or, if used for tap dancing, by a hardwood floor. The smooth vinyl floor covering, also known as a performance surface is generally not affixed permanently to the underlying floor and can be rolled up and transported to performance venues if needed.

In many cases the floor is *sprung*. As a result, the construction of the floor provides a degree of flexibility to absorb the impact of intensive dance exercise, such as jumping.

Other common features of a dance studio include a barre, can be either fixed to the wall or be a standalone moveable device that is approximately waist height and used as a means of support. Music is an integral part of dance and as a result acoustics requirements of dance studios are particularly critical because of the need to achieve good music reproduction and ensure intelligibility of speech.

In purpose-built dance studios, it is typical for at least one wall to be covered by floor to ceiling mirrors, which are used by dancers to see their body position and alignment.

Lighting provides an important opportunity to enhance the quality of the space. The introduction of natural light helps in this regard, and is best achieved by a north light over the mirrors. This allows light to fall to the front and the sides of the participants when facing the mirror, producing a clear, well-illuminated image. Large areas of glazing on the wall opposite the mirrors will throw the participant's image into silhouette and should be avoided.

Maintaining temperature levels is an important factor in the design of the dance studio. While some disciplines may require a higher level of heat others, due to their level of physical movement may require less. Air conditioning should be considered where heat gains are likely to be high and strict temperature control is needed.

7.3 Art Studio

A studio is an artist's workroom which can be for the purpose of acting, architecture, painting, pottery (ceramics), sculpture, woodworking, scrapbooking, photography, graphic design, filmmaking, animation, industrial design, radio or television production broadcasting or the making of music.

In educational studios, students learn to develop skills related to design. In specific, educational studios are studio settings where large numbers of students learn to draft and design with instructional help.

Although every studio has specific characteristics of its own and can be in various sizes and forms, however, they require ample wall space and a number of sinks for wash ups, etc.

Lighting is one of the most important factors in the design of an art studio as the level of lighting will affect the final creation of the artist. Finding a solution between natural and artificial lighting is dependent on the subject of work, budget style of art work and the space.

Depending on the type of art, ventilation could be one of the key factors in the design of the studio. Arts in which chemicals are used (oil paint) or fumes and particles are spread (sculpture) require a more powerful ventilation system.

7.4 Art Gallery

An art Gallery is a space designed for the exhibition of visual arts such as paintings, decorative arts, sculpture, etc. The way an art gallery is designed not only affects how visitors and customers perceive it visually and navigates it spatially; it may even affect the gallery's level of economic success.

Spatial requirements for an art gallery include a gallery space, an office, washroom and a storage room. Each gallery is different in its specific needs and size requirements depending on the number of artists it represents, the amount of inventory on hand and the number of people working at the space. Outdoor installations, or public art, are becoming very popular. Many galleries place permanent and temporary installations on their grounds.

It is important to have plenty of wall space for hanging drawings and paintings. Galleries that primarily show sculpture might need additional rooms for the sculpture to be displayed. Some galleries create moveable walls, which allow a space to transition from one show to another.

Lighting is one of the most important features in gallery spaces. A well-lit show helps to highlight and present the work. Integrate lighting into the gallery design, keeping in mind any walls that might block the path of the light. Flexible lighting, such as track lighting is ideal for gallery spaces. Also, the selection of a suitable lighting system will have impact on the reduction of the risk of temperature rise and infrared.

Control of air temperature and humidity are also important aspect in the design of an art gallery as they will have negative effects on the artifacts. As a result, if the gallery has distinct sections for different arts which have different ventilation and humidity requirements, then the system must be designed to accommodate for such requirements.

7.5 Community Club House

The design of club houses varies according to the nature of the activities and events. The importance of providing adequate social facilities is often the key to survival of many clubs. Club house design requires having straightforward circulation and flexibility in order to provide decent social facilities to accommodate their members.

The club room or social area should provide for the full range of activities that they may be required to accommodate. First and foremost it needs to provide for the needs of the members and guests. The bar (if permitted) and kitchen areas (including storage) need to be able to support and service the maximum number of occupants that potentially could be using the facility at any one time and provide sufficient area for members to socialize. It is worth considering having sufficient space or a storage area for tables, chairs and any indoor sports/activity equipment.

It is important that the clubhouse design provides for the needs of disabled people and not only meets the need of relevant legislation but also looks to apply best practice in its provision for disabled people. The issue is not about making special provision for a special class of citizen but making the building accessible and safer for the whole population which includes those with varying levels of disability and impairment. Generally basic designs need to follow a number of key principles of access and movement and the majority of buildings will go some way towards providing equal access and provision for all.

Lighting and ventilation are key elements to the success of the club. Different clubs may require different lighting and ventilation level requirements not only from others but at different hours of operation. As a result, some clubs may adopt automated systems to provide the lighting and ventilation levels they may need at different times.

7.6 Community Class Room/ Education Center

A community classroom/ Education Center is generally spaces on permits from the municipal government used for meetings of a small number of people for recreation such as cookery, gardening, poetry, languages, etc or support groups. These classes, depending on their nature will require different furniture but in general will be a spacious room with adequate light.

7.7 Skating Change Room

A skating changing facility can be provided as a large communal changing area. The changing accommodation should be big enough to accommodate the largest number of people likely to use the room. Change rooms will require washrooms which can be accessible from the outside. Skate change room proximity and connectivity to the skating surface is critical. Short, level and rubberized surfaces are preferable and must be easily maintained during the winter season.

As nature warms and humidifies the outdoors, indoor relative humidity can rise. High relative humidity promotes some types of mold growth which can be harmful to some. Roof or piping leaks and normal operation of the change room can add moisture to buildings. This can result in mold contamination if these high humidity conditions are not removed. As a result, good design of the heating and ventilation systems is important, not only to provide a comfortable environment but also to ensure that the problems of condensation, mold growth and unpleasant smells are avoided within the building.

7.8 Farmer's Market

Farmers Market provides opportunity to local farmers, growers, producers, artists, and crafts people to support the region's economy. The design of stalls can create the most attractive farmers' market possible. Circulation, storage areas, washroom facilities and loading/ unloading areas are necessary considerations in the design of this facility. A successful public realm will also create a wonderful place when unoccupied by the bustle of the market. Unique landscape features, furniture, structures, lighting and public art can ensure that full time enjoyment can be encouraged.

One of the most important issues in the design of such temporary commercial units is power consumption. As a result, stalls will require power connections with separate metering systems to operate independently. Another item of interest is the provision of the appropriate number of parking for the market when it's at its highest demand.

The Farmer's market could also act as an artisan fair.

7.9 Information Centers

An information center is a public educational facility or dedicated space for interpretive displays, programs, services, and information. These centers generally have support facilities and conveniences for the traveling public. Information centers can vary in size from a kiosk to a larger building. The design of the center needs to be based on a service-centric model with a welcoming, open and interactive feel. Bold colors need to be used to draw visitors. Information centers need to be fully accessible and designed for barrier free access.

Lighting, whether natural or artificial, will affect the reception of the space. Great attention needs to be given to the lighting of the information center's interior. Recessed light covers that run the length of the space infuse the center with a soft, white illumination while the light emitted by the various media displays brighten the interior without the use of direct lighting.

7.10 Urban Winery

The urban winery is a recent phenomenon whereby a wine producer chooses to locate their winemaking facility in an urban setting within a city rather than in the traditional rural setting near the vineyards. With advances in technology and transportation, it is not a problem for an urban winery to grow their grapes in a remote location and then transport them to the urban facility for crushing, fermentation and aging. Urban wineries have been opened in cities across the Canada including such as Madnotta winery.

Wine aficionados traditionally had to travel to remote areas to learn about winemaking firsthand and to taste the offerings of a wine producer in the setting in which they were made. Now, many urban dwellers can hop in their car for a short drive or take public transportation or even walk, and have an authentic winery experience. Many urban wineries offer productions tours and a traditional tasting room for this purpose and also offer retail sales of their wines. This allows the consumer to purchase directly from the source ensuring that wines have been stored correctly and not subjected to extreme conditions that can occur in transport which can occasionally result in spoiled wines.

A few urban wineries are also incorporating full-service restaurants or venues for live entertainment. Many also offer their customers the ability to make their own wine under the guidance of their winemaking team. Amateur winemakers can choose the grape varieties, select an appellation, make production decisions along the way and participate in the final blending, bottling and even design their own labels. This has spawned a new generation of boutique wines that are available in micro quantities as small as 30 bottles.

Urban wineries will require a sampling room, cellar and wine making room in addition to any supporting offices and staff areas. They typically have a shop for selling their products.

7.11 Brewery Pub

A "microbrewery" is an alternative attitude and approach to brewing while providing flexibility, adaptability, experimentation and customer service. The term and trend spread to the U.S. in the 1980s, where it was eventually used as a designation of breweries that produce fewer than 15,000 beer barrels a year.

Microbreweries have adopted a marketing strategy that differs from those of the large, mass-market breweries, offering products that compete on the basis of quality and diversity, instead of low price and advertising. Their influence has been much greater than their market share.

A brewery will have a high ceiling brewery hall, storage (cold and warm), a sampling area and a gift shop in addition to any supporting offices and staff areas.

Brewery pubs combine the ideas of a brewery and a pub or public-house. A brewery pub can be a pub or restaurant that brews beer on the premises and attracts a much larger revenue and people to the location.

7.12 Coffee House

A coffeehouse, coffee shop, or café is an establishment which primarily serves hot coffee, related coffee beverages (latte, cappuccino, espresso), tea, and other hot beverages. Some coffeehouses also serve cold beverages such as iced coffee and iced tea. Many cafés also serve some type of food, such as light snacks, muffins, or pastries. Coffeehouses range from owner-operated small businesses to large multinational companies such as Starbucks.

From a cultural standpoint, coffeehouses largely serve as centers of social interaction: the coffeehouse provides patrons with a place to congregate, talk, read, write, entertain one another, or pass the time, whether individually or in small groups. Since the development of Wi-Fi, coffeehouses with this capability have also become places for patrons to access the Internet on their laptops and tablet computers. A coffeehouse can serve as an informal club for its regular members. As early as the 1950s Beatnik era and the 1960s folk music scene, coffeehouses have hosted singer-songwriter performances, typically in the evening.

7.13 Curling Club

A curling club provides plenty of opportunity for members to learn, practice and participate in a variety of leagues. A curling club house would require a reasonably long hall to accommodate for the ice sheet, a refrigeration room, change rooms, offices and storage area in addition to room for spectators.

7.14 Gift Shop

A Gift shop has a narrow marketing focus targeting an audience, such as tourists. Size of store are typically small unless they are located in large tourist attractions. Such stores, regardless of size, tend to have a greater depth of the specialist stock than general stores, and generally offer specialist product knowledge valued by the consumer. Pricing is usually not the priority when consumers are deciding upon a specialty store; factors such as branding

image, selection choice, and purchasing assistance are seen as important. They differ from department stores and supermarkets which carry a wide range of merchandise

7.15 Hall of Fame

A hall of fame is a building housing memorials to famous or illustrious individuals in a certain field, usually chosen by a group of electors. In some cases, these halls of fame consist of actual halls or museums which enshrine the honorees with sculptures, plaques, and displays of memorabilia and general information regarding the inducted recipient/s. Sometimes, the honorees' plaques may instead be posted on a wall (hence a "wall of fame") or inscribed on a sidewalk (as in a "walk of fame" or an "avenue of fame"). In others, the hall of fame is more figurative and just simply consists of a list of names of noteworthy individuals maintained by an organization or community or honouring its inducted members legacy or legend.

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8. Repurposing Theme Selection

Selection of a successful theme for a repurposing project is the most challenging task since it needs to identify the most suitable theme for each of the five buildings. The basis for the repurposing theme selection includes:

- 1- Architectural characteristics of the building
- 2- Repurposing Considerations
- 3- Client and Stakeholder Input.
- 4- Providing permanent use facility.
- 5- Cost

Based on our understanding of the requirements and the characteristics of the buildings, site conditions, planning and design goals it is our understanding that although all of the applications listed in Section 6 (Table 1) could potentially work, however, some would not operate as effectively and to the best interest of the Town then others.

8.1 The Petch House

The Petch house is an outstanding building on the John West Way. Although this building is sometimes permitted to function as a small reception hall for small weddings it is generally unused. As described earlier, this building is a newly renovated/ relocated off the Grid log house which is not connected to any of the municipal services.

Using the building for high occupancy function would result in the need for major alterations to add a suitable number of washrooms, sprinkler system, etc. However, this building would be most suitable for smaller occupancy loads which would not require extensive and costly alternations.

	Wedding Hall	Gift Shop	Information Center	Skating / Roller Blading Change Room
Immediate Concerns	No	No	No	No
Physical Conditions	Good	Good	Good	Good
Contamination, Safety & Health Hazards	No	No	No	No
Zoning	√	√	√	√
Structural and Architectural Qualities	√	√	√	√
Electrical and Mechanical Upgrades	X	√	√	√
Compatibility	√	√	√	√
Building Code	X	√	√	√
Cost	X	√	√	√
Insurance & Liability	X	√	√	√
Marketable Attributes	X	√	√	√
Heritage	√	√	√	X
Public Perception	√	√	√	√
Environmental Considerations	X	√	√	√
Reinforcing Aurora Cultural Role	X	√	√	√
Creating Evening Vitality	X	√	√	√
Strengthening John West Way	X	√	√	√
Financial Sustainability	X	√	√	√
Utilisation	X	√	√	√
Total	5	16	16	15

From the table above it is understood that the Petch House is not suitable to be repurposed as a wedding reception hall due to not meeting most of the prerequisites specially its financial unsuitability, requirements to be upgraded to meet code requirements and not reinforcing Aurora's cultural role.

8.2 The Armoury

The Armoury is a unique building with a long and vivid history. Although the building is currently occasionally permitted out for the Farmer's Market, however, it is not often used. Located on one of the most visited sites in the Town, the Armoury should be repurposed to a function which would have a major influence on the public life throughout the year.

	Art Gallery/ Art Studio	Farmer's Market/ Artisan Fair	Community Club House	Restaurant, Café, Brewery, Winery
Immediate Concerns	No	No	No	No
Physical Conditions	Good	Good	Good	Good
Contamination, Safety & Health Hazards	No	No	No	No
Zoning	√	√	√	√
Structural and Architectural Qualities	√	√	√	√
Electrical and Mechanical Upgrades	√	√	√	√
Compatibility	√	√	√	√
Building Code	√	√	√	√
Cost	√	√	√	√
Insurance & Liability	X	√	√	X
Marketable Attributes	√	X	√	√
Heritage	√	√	√	√
Public Perception	√	√	√	√
Environmental Considerations	√	√	√	√
Reinforcing Aurora Cultural Role	√	√	√	√
Creating Evening Vitality	√	X	√	√
Financial Sustainability	X	X	X	√
Utilisation	√	X	√	√
Strengthening Mosley & Victoria Streets	√	√	√	√
Total	16	13	16	16

As seen above, the proposed repurposing themes are most suitable for the Armoury. However, due to marketable attributes, creating an evening vitality, financial sustainability and utilisation on a daily basis a Farmer's market/ Artisan Fair is the least favourable.

Although an art gallery/ Art Studio and a Community Center can be utilised throughout the year, however, they are not as financially sustainable as a restaurant, brewery, winery and café.

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8.3 Victoria Hall

Victoria hall is a historic building located on close to Aurora's cultural district. The building is currently on permit but requires a permanent use.

	Art Gallery	Art Studio	Meeting Hall	Work shop	Offices	Community Club House	Community Class Room	Theatre	Music Hall
Immediate Concerns	No	No	No	No	No	No	No	No	No
Physical Conditions	Good	Good	Good	Good	Good	Good	Good	Good	Good
Contamination, Safety & Health Hazards	No	No	No	No	No	No	No	No	No
Zoning	√	√	√	√	√	√	√	√	√
Structural and Architectural Qualities	√	√	√	√	√	√	√	X	√
Electrical and Mechanical Upgrades	√	√	√	√	√	√	√	X	√
Compatibility	√	√	√	X	X	√	√	√	√
Building Code	√	√	√	√	X	√	√	X	√
Cost	√	√	√	√	√	√	√	√	√
Insurance & Liability	X	√	√	√	√	√	√	X	√
Marketable Attributes	X	X	X	X	X	X	X	X	√
Heritage	√	√	√	X	X	√	√	√	√
Public Perception	√	√	√	X	X	√	√	√	√
Environmental Considerations	√	√	√	X	√	√	√	√	√
Reinforcing Aurora Cultural Role	√	√	√	X	√	X	X	√	√
Creating Evening Vitality	√	X	X	X	√	X	√	√	√
Strengthening Mosley & Victoria Streets	√	√	√	X	√	√	X	√	√
Financial Sustainability	X	X	X	X	√	X	X	X	X
Utilisation	√	√	√	√	√	√	√	√	√
Total	13	13	13	7	11	12	12	10	15

Apart from workshop which is the least suitable purpose for the new building, the mainstream of the themes are cultural which fit the building and site characteristics of the hall. Nevertheless, due to the existence of the Aurora Theatre the need for a new theatre seems to be non-existent. Additionally, repurposing the building into an office would not have any cultural impact on the area and as a result will not be considered.

Since Victoria Hall is located near the designated Former Library in which a number of the community club houses , class rooms, art gallery and studios will be locate, the building could be put into other purposes.

8.4 The Former Town Library

	Art Studio	Meeting Hall	Offices	Community Club House	Community Class Room	Performing Art Studio	Dance Studio
Immediate Concerns	No	No	No	No	No	No	No
Physical Conditions	Good	Good	Good	Good	Good	Good	Good
Contamination, Safety & Health Hazards	No	No	No	No	No	No	No
Zoning	√	√	√	√	√	√	√
Structural and Architectural Qualities	√	√	√	√	√	X	√
Electrical and Mechanical Upgrades	√	√	X	√	√	X	√
Compatibility	√	√	X	√	√	√	√
Building Code	√	√	X	√	√	√	√
Cost	√	√	X	√	√	√	√
Insurance & Liability	√	√	√	√	√	√	√
Marketable Attributes	√	X	X	X	X	√	√
Heritage	√	X	X	√	X	√	√
Public Perception	√	√	X	√	√	√	√
Environmental Considerations	√	√	√	√	√	√	√
Reinforcing Aurora Cultural Role	√	X	X	√	√	√	√
Creating Evening Vitality	√	√	X	√	√	√	√
Strengthening Mosley & Victoria Streets	√	√	X	√	√	√	√
Financial Sustainability	√	X	X	X	X	√	√
Utilisation	√	√	√	√	√	√	√
Total	16	12	5	14	13	16	16

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As per the above, the least viable option is to convert the former Town library in to offices. All other remaining options are viable.

8.5 The Former Senior’s Center

The former Senior’s Center is a short distance away from the former Town Library within the cultural zone of the Town of Aurora. It is currently on permit.

	Sport Hall of Fame	Meeting Hall	Offices	Community Club House	Community Class Room	Art Studio	Performing Art Studio
Immediate Concerns	No	No	No	No	No	No	No
Physical Conditions	Good	Good	Good	Good	Good	Good	Good
Contamination, Safety & Health Hazards	No	No	No	No	No	No	No
Zoning	√	√	√	√	√	√	√
Structural and Architectural Qualities	√	√	√	√	√	√	√
Electrical and Mechanical Upgrades	√	√	X	√	√	√	√
Compatibility	√	√	X	√	√	√	√
Building Code	√	√	X	√	√	√	√
Cost	√	√	X	√	√	√	√
Insurance & Liability	√	√	√	√	√	√	√
Marketable Attributes	X	X	X	X	X	√	√
Heritage	√	X	X	√	X	√	√
Public Perception	√	√	X	√	√	√	√
Environmental Considerations	√	√	√	√	√	√	√
Reinforcing Aurora Cultural Role	√	X	X	√	√	√	√
Creating Evening Vitality	√	√	X	√	√	√	√
Strengthening Mosley & Victoria Streets	√	√	X	√	√	√	√
Financial Sustainability	√	X	√	X	X	√	√
Utilisation	√	√	√	√	√	√	√
Total	15	12	6	14	13	16	16

As seen above, the offices are not the most viable option for this building. However, the remaining options may be used.

9. Repurposing Models

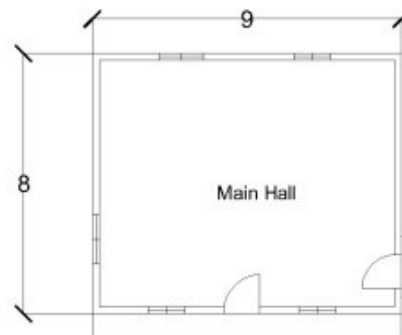
Repurposing is all about taking advantage of what already exists rather than developing previously untouched land or demolishing older structures in favor of the new. And while we certainly have nothing against brand-new construction from the ground up, there is something uniquely special about being able to repurpose an old building. It is almost as though we are given the opportunity to breathe new life into a structure that might otherwise be on its last breath.

In repurposing a building the Architect needs to make design decisions that are hard to make or costly to change. These decisions are based on the client's vision, their needs, budget and the adaptability of the existing building to the new proposed use. As a result, in making such decisions all necessary angles had to be reviewed.

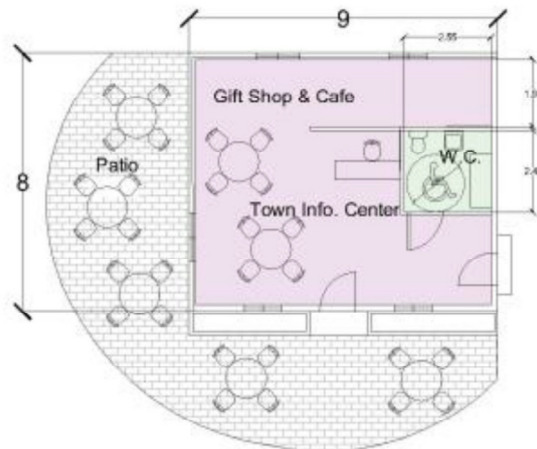
The final recommendation for the different buildings in this study will be to as follows:

9.1 The Petch House

The repurposing of the Petch house will provide an attractive destination in the John West Way and will help draw people to this area. The two solutions presented here are an incorporation of two of the usages identified in table 8.1 which for one option and proposing another stand-alone usage as our second proposed option. Both options will be both environmentally friendly schemes using eco-friendly principals in the design such as wind turbines, roof top solar panels and possible geothermal systems.



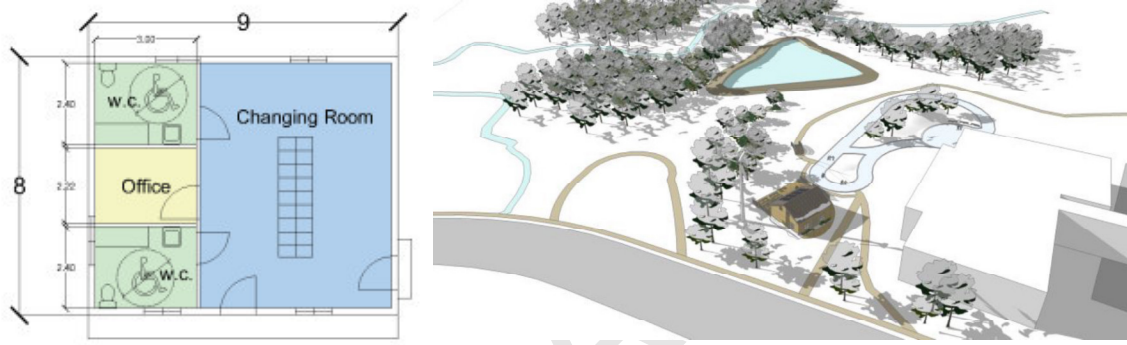
Option A: The Petch House will be transformed into a new Town of Aurora Tourism Center and Gift Shop with a small boutique coffee house with a patio at the back. Being located on the trails this rustic building can attract hikers, skaters and tourists alike throughout the year.



In order to achieve the required outcome and meet the new building codes upgrades to the existing building will be necessary. These will include addition of a new universal washroom required and upgrades to lighting and mechanical system and a sprinkler system.

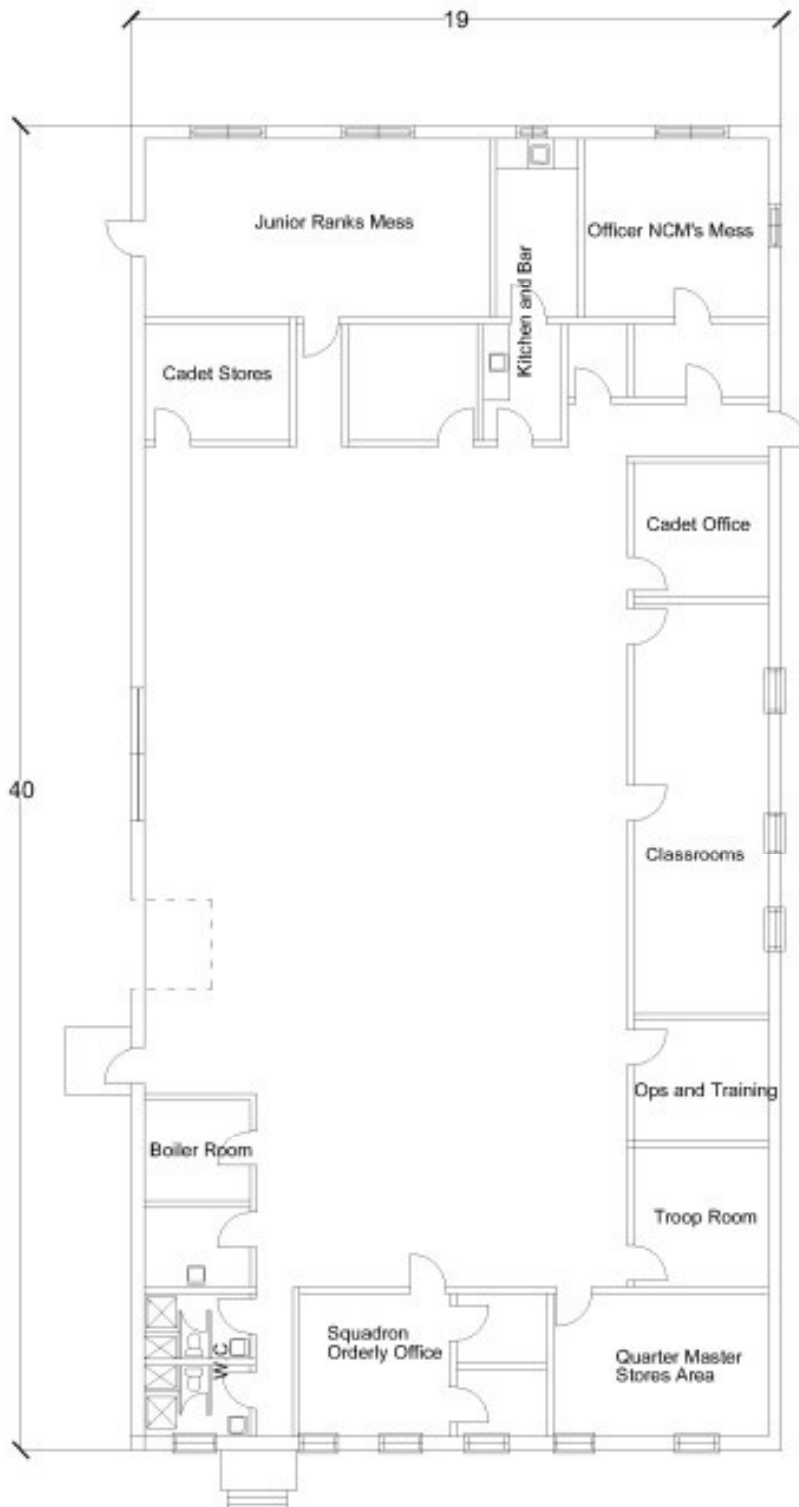
Option B: With the aim of providing more vitality and attracting more people to the area a new skating path will be constructed and the Petch House will be repurposed as a change room which can provide service to the ice skaters and roller bladders and hikers alike. This will require changes to the existing floor plan by including additional of washrooms and an office for programming the skating activities.

Similar to the first option extensive upgrades to the electrical and mechanical system will be required. Also a refrigeration and Zamboni room will need to be built close to the ice path.



9.2 The Armoury

The Armoury is situated in the cultural area of the Town. Based on the study and results of Table 8.2 two proposed options are put forward for this building.



Option A- The location, history and building conditions and characteristics make this building ideal for a multi-purpose facility housing an art gallery / studios, a reception hall with a small café and a community center(it is proposed that due to the historic context the rights to this community center be granted to the Air Cadets).

In order to achieve the above, all of existing partitions on the north and east side of the building will be removed to make room for a more spacious open gallery/ reception hall and studio.

While the boiler room will be upgraded at its existing location, the existing washrooms will be relocated to create storage area for the new building.

Additionally, the existing Squadron duty office and Quarter Master store area will be converted to new washrooms and kitchen for reheating food which could provide services to the building during receptions and events. A new café serving as a permanent Farmer's stall will provide additional services to the gusts of the gallery.

In the proposed scheme removable partitions will be available in the open gallery/caption area to provide additional wall space when required and also create a more flexible space.

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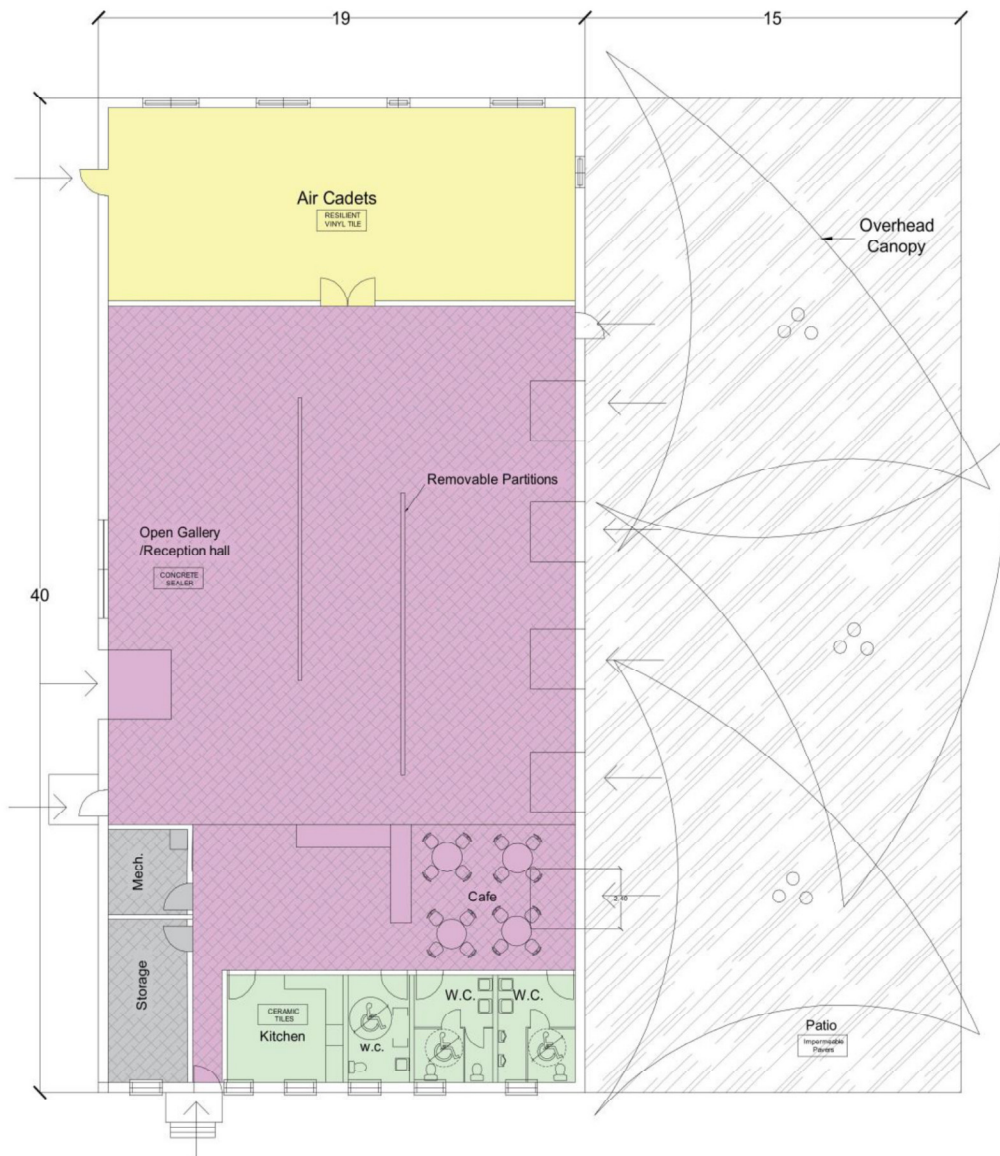
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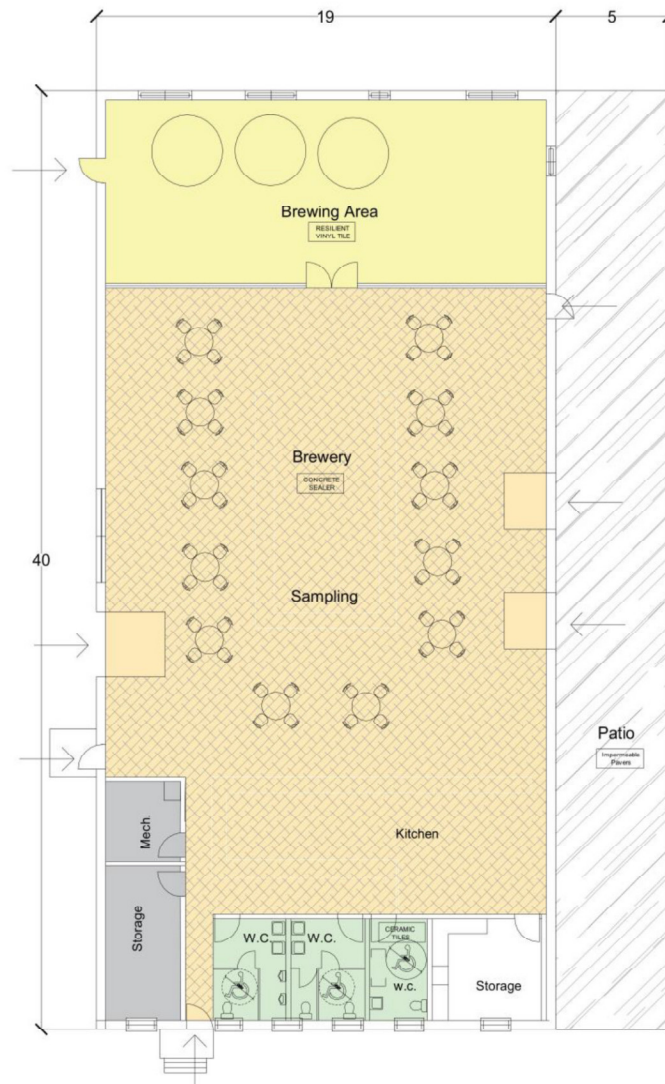
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The open gallery will be connected to the outside via five overhead doors connecting the interior space to the open patio complete with attractive seasonal canopies. This space will provide a proper circulation, off/on loading spaces, and can expand as an open space into the park.

The combination of the flexible gallery and the semi open canopy which can be used as the Farmer's market during the summer will create a more dynamic space.



Option B: Urban wineries and breweries have become an attraction in a number of cities, towns and villages across Ontario and a far attracting a large number of guests and tourists. As a result and with the understanding of the Town in order to attract more tourists to the town and specially to this specific area and create evening vitality, it is proposed that the Armoury be converted into an urban brewery pub where guests will experience a firsthand the art of brewery, sample different beers and have a chance to eat good food.



In order to achieve the above, all existing partitions on the north and east side of the building will be removed to make room for a more spacious open brewing area and brewery floor/ restaurant.

While the boiler room will be upgraded at its existing location, the existing washrooms will be relocated to create storage area for the new building.

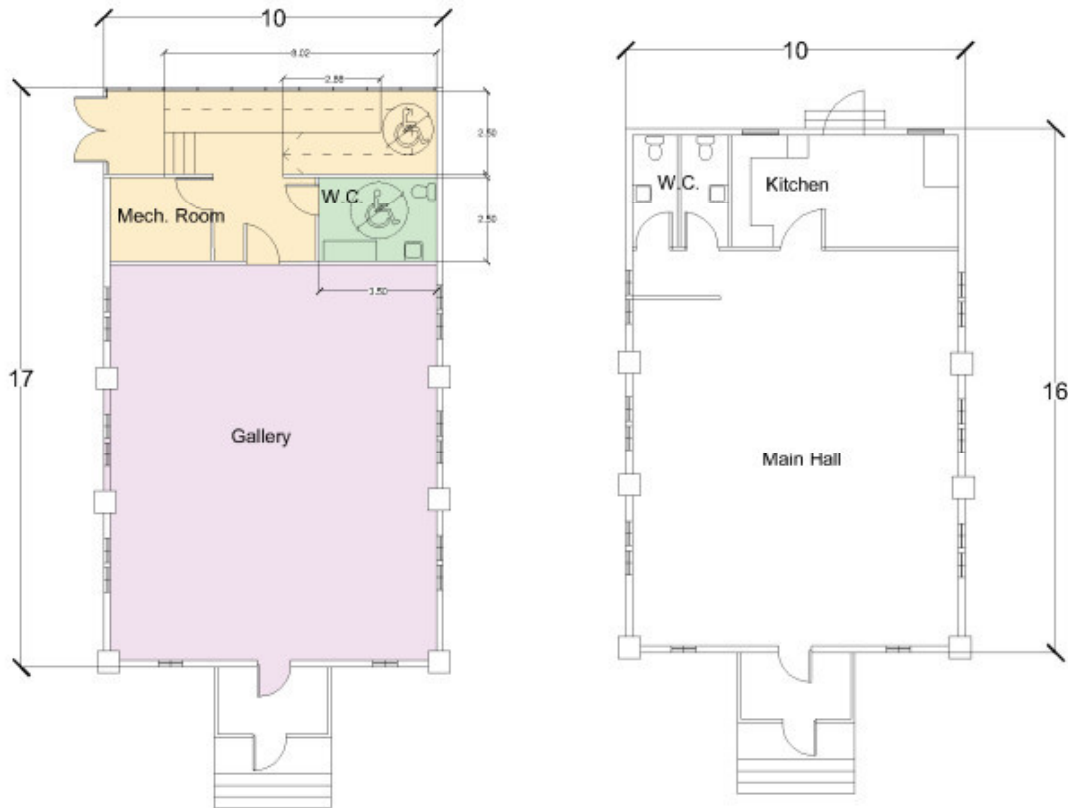
Additionally, the existing Squadron duty office and Quarter Master store area will be converted to new washrooms and kitchen for reheating food which could provide services to the building during receptions and events.

The exterior patio will be used during the warmer months by the guests.



9.3 Victoria Hall

The historic context and the acoustic features of the old church are ideal for repurposing this building into a center for arts such as poetry sessions, music classes and small dancing studio for children.



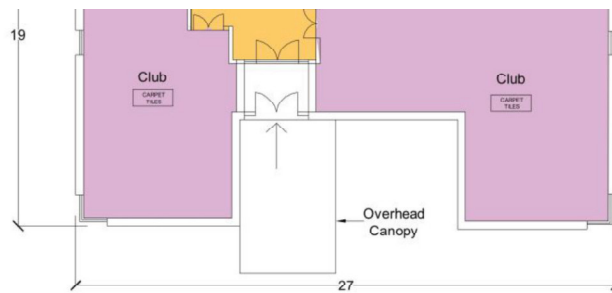
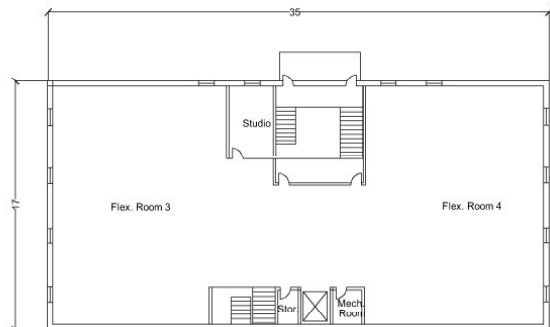
In order to maintain the historic context of the building and achieve the desired goal the main entrance to the church will remain as is and all the major spatial upgrades will be at the back of the building. This will include the removal of the existing kitchen and WC, allowing room for a barrier-free access, a mechanical room and a new universal washroom enclosed in a glass box which adds modernity to the historic context.

Extensive mechanical and electrical upgrades will be required to bring the building up to code.





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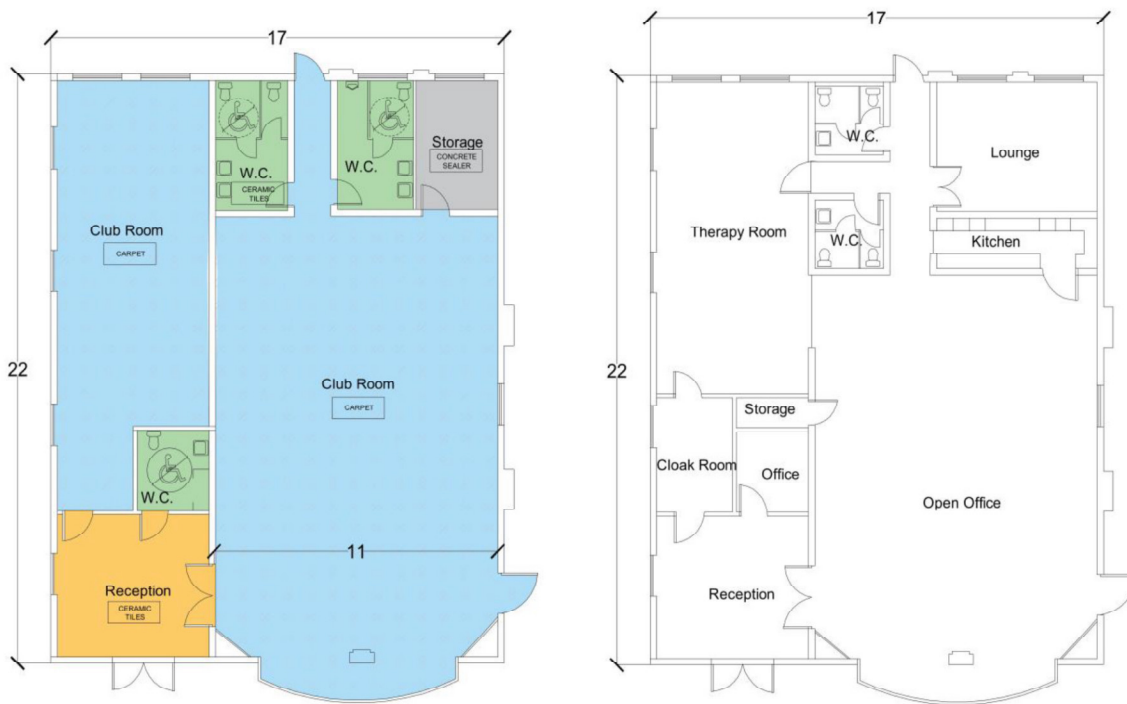


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9.5 The Former Senior's Center

The former's Senior Center will be repurposed as new dedicated club house housing two individual clubs. The interior space will be completely renovated with carpet floors for the club rooms, ceramic tile for washrooms and concrete floors for the storage area. Due to the extensive change in occupancy, electrical and mechanical upgrades will be required to meet the requirements of the new purpose.



As a dedicated club house, the building will add to the cultural value and positively impact the evening vitality of the of the area.

9.6 Victoria Cultural Plaza

Due to the juxtaposition of Victoria Hall, The Former Town Library and the Former Senior’s Center around an open parking lot and the proposed repurposing functions we have determined that this open space can act as a cultural nucleus in the Town of Aroura.

In order to achieve this we are proposing to direct the traffic on Victoria Street north and Wells Street south to create more parking (diagonal) on the street. The Cultural plaza will have a glass canopy connecting the three buildings together and a dedicated entry allowing passenger drop off at every building front.



10. Cost Estimate

Repurposing of existing and older buildings to serve new means can seem to be expensive at first glance. However, knowing that by repurposing buildings of historic, cultural and sentimental value one can better use the buildings instead of spending more on demolition and constructing new buildings which will look no different from ones seen in the next Town or across the continent is an option which should be thought of deeply.

In this section we are presenting an order of magnitude estimate based on our proposed schemes.

DRAFT

AECOM

Job # 60445083
Date: March 4, 2016

**Order of Magnitude Estimate
Town of Aurora - Petch House 86 John West Way**

EXECUTIVE SUMMARY

Section Ref	Description	Area -m2	Area-sf	\$/sf	AECOM Estimate
	Petch House Renovation	77	829	\$243	\$201,100
	General Sitework				\$162,400
	Skate trail including regeration				\$2,300,000
	Refrigeration Building allowance				\$400,000
	Solar Panels Allowance				\$50,000
	Wind Mill Allowance				\$150,000
	Sub Total	77	829	\$3,455	\$2,863,500
	General Requirements & Fee				
10%	General Requirements in Estimate				Included
5%	Fee Included in Estimate				Included
	Sub Total	77	829	\$3,455	\$2,863,500
	Contingencies				
10%	Design Allowance				\$286,350
5%	Cash Allowance / Construction Contingency				\$18,000
3%	Escalation Allowance				\$95,036
	Sub Total	77	829	\$3,937	\$3,262,886
12%	Soft Costs - Design, permit fees etc.				\$343,620
					\$3,606,506
13%	HST				Excluded
	Total	77	829	\$4,351	\$3,606,506

Notes:

- 1 HST is Excluded.
- 2 Escalation costs beyond March 2017 is excluded.
- 3 Estimate is based on receiving a minimum of 4 to 6 bids.
- 4 Hazardous material removals are excluded other than those identified.
- 5 LEEDS costs are excluded.
- 6 Costs are based on work being performed during regular working hours.
- 7 Estimate is based on a non occupied building .
- 8 No property assessment reports were reviewed in the making of this estimate.
- 9 No designated substance reports were reviewed in the making of this estimate.
- 10 Interest / Finance charges are excluded from this estimate.
- 11 Relocation costs are excluded from this estimate.
- 12 Operating expenses are excluded
- 13 Land costs are excluded.
- 14 FF&E costs are excluded for this estimate.
- 15 Administration fees are excluded.
- 16 Estimate is based on Architectural Floor Plan dated March 3, 2016. No specifications were provided.
- 17 No costs are included for upgrades to the existing roof or façade.

AECOM		ELEMENTAL COST SUMMARY					
Petch House Renovation						Gross Floor Area: 77 m2	
Project: 86 John West Way Petch House						Job # 60445083	
Location: Town of Aurora, Ontario						Date: March 4, 2016	
Owner/Client: Town of Aurora							
Consultant: AECOM Canada							
Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/m2	Amount	
A SHELL							
A1 SUBSTRUCTURE							
A11 Foundation	0.00	0 m2	\$0.00	\$0	\$0.00		
A12 Basement Excavation	0.00	0 m3	\$0.00	\$0	\$0.00	\$0	0%
A2 STRUCTURE							
A21 Lowest Floor Construction	0.00	0 m2	\$0.00	\$0	\$0.00		
A22 Upper Floor Construction	0.01	1 m2	\$0.00	\$0	\$0.00		
A23 Roof Construction	0.01	1 sum	\$5,000.00	\$5,000	\$64.94	\$5,000	2%
A3 EXTERIOR ENCLOSURE							
A31 Walls Below Grade	0.00	0 m2	\$0.00	\$0	\$0.00		
A32 Walls Above Grade	0.00	0 m2	\$0.00	\$5,000	\$64.94		
A33 Windows & Entrances	0.01	1 sum	\$7,500.00	\$7,500	\$97.40		
A34 Roof Covering	0.01	1 sum	\$2,000.00	\$2,000	\$25.97		
A35 Projections	0.01	1 sum	\$800.00	\$800	\$10.39	\$15,300	8%
B INTERIORS							
B1 PARTITIONS & DOORS							
B11 Partitions	0.01	1 m2	\$6,456.00	\$6,456	\$83.84		
B12 Doors	0.01	1 No	\$2,200.00	\$2,200	\$28.57	\$8,700	4%
B2 FINISHES							
B21 Floor Finishes	1.00	77 m2	\$159.82	\$12,306	\$159.82		
B22 Ceiling Finishes	1.00	77 m2	\$18.00	\$1,386	\$18.00		
B23 Wall Finishes	1.91	147 m2	\$24.61	\$3,617	\$46.97	\$17,300	9%
B3 FITTING & EQUIPMENT							
B31 Fitting & Fixtures	1.00	77 m2	\$114.39	\$8,808	\$114.39		
B32 Equipment	1.00	77 m2	\$0.00	\$0	\$0.00		
B33 Conveying Systems	0.01	1 sum	\$0.00	\$0	\$0.00	\$8,800	4%
C SERVICES							
C1 MECHANICAL							
C11 Plumbing & Drainage	1.00	77 m2	\$129.87	\$10,000	\$129.87		
C12 Fire Protection	1.00	77 m2	\$0.00	\$0	\$0.00		
C13 H.V.A.C.	1.00	77 m2	\$500.00	\$38,500	\$500.00		
C14 Controls	1.00	77 m2	\$35.00	\$2,695	\$35.00	\$51,200	25%
C2 ELECTRICAL							
C21 Service & Distribution	1.00	77 m2	\$200.00	\$15,400	\$200.00		
C22 Lighting, Devices & Heating	1.00	77 m2	\$85.00	\$6,545	\$85.00		
C23 Systems & Ancillaries	1.00	77 m2	\$50.65	\$3,900	\$50.65	\$25,800	13%
NET BUILDING COST (Excluding Site)					\$1,715.58	\$132,100	66%
D SITE & ANCILLARY WORK							
D1 SITE WORK							
D11 Site Development	1.00	77 m2	\$0.00	\$0	\$0.00		
D12 Mechanical Site Services	1.00	77 m2	\$194.81	\$15,000	\$194.81		
D13 Electrical Site Services	1.00	77 m2	\$324.68	\$25,000	\$324.68	\$40,000	20%
D2 ANCILLARY WORK							
D21 Demolition	1.00	77 m2	\$25.97	\$2,000	\$25.97		
D22 Alterations	0.00	0 m2	\$0.00	\$0	\$0.00	\$2,000	1%
NET BUILDING COST (Including Site)					\$2,261.04	\$174,100	
Z GENERAL REQUIREMENTS & ALLOWANCES							
Z1 GEN. REQ. & FEE 15.0%							
Z11 General Requirements	10.0%	Included		\$17,400	\$225.97		
Z12 Fee	5.0%	Included		\$9,600	\$124.68	\$27,000	13%
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)						\$201,100	100%
Z2 ALLOWANCES 0.0%							
Z21 Design Allowance	0.0%	Incl in exec summ		\$0	\$0.00		
Z22 Escalation Allowance	0.0%	Incl in exec summ		\$0	\$0.00		
Z23 Construction Allowance	0.0%	Incl in exec summ		\$0	\$0.00	\$0	0%
GOOD & SERVICES TAX 0.0% Excluded							
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)						\$201,100	100%
AREA :	77 m2				Cost / m2 :	\$2,611.69	
AREA :	829 sf				Cost / sf :	\$242.63	

AECOM

Job # 60445083
Date: March 4, 2016

**Order of Magnitude Estimate
Town of Aurora - 89 Mosley Street Former Armoury**

EXECUTIVE SUMMARY

Section Ref	Description	Area -m2	Area-sf	\$/sf	AECOM Estimate
	Former Armoury Renovation including associated sitework	730	7,858	\$213	\$1,671,000
	Sub Total	730	7,858	\$213	\$1,671,000
	General Requirements & Fee				
10%	General Requirements in Estimate				Included
5%	Fee Included in Estimate				Included
	Sub Total	730	7,858	\$213	\$1,671,000
	Contingencies				
10%	Design Allowance				\$167,000
5%	Cash Allowance / Construction Contingency				\$84,000
3%	Escalation Allowance				\$57,660
	Sub Total	730	7,858	\$252	\$1,980,000
12%	Soft Costs - Design, permit fees etc.				\$200,520
					\$2,180,520
13%	HST				Excluded
	Total	730	7,858	\$278	\$2,180,520

Notes:

- 1 HST is Excluded.
- 2 Escalation costs beyond March 2017 is excluded.
- 3 Estimate is based on receiving a minimum of 4 to 6 bids.
- 4 Hazardous material removals are excluded other than those identified.
- 5 LEEDS costs are excluded.
- 6 Costs are based on work being performed during regular working hours.
- 7 Estimate is based on a non occupied building .
- 8 No property assessment reports were reviewed in the making of this estimate.
- 9 No designated substance reports were reviewed in the making of this estimate.
- 10 Interest / Finance charges are excluded from this estimate.
- 11 Relocation costs are excluded from this estimate.
- 12 Operating expenses are excluded
- 13 Land costs are excluded.
- 14 FF&E costs are excluded for this estimate.
- 15 Administration fees are excluded.
- 16 Estimate is based on Architectural Floor Plan dated March 3, 2016. No specifications were provided.
- 17 No costs are included for upgrades to the existing roof or façade.

AECOM		ELEMENTAL COST SUMMARY						
Former Armoury Renovation						Job # 60445083		
Project: 56 Victoria St. Former Armoury						Date: March 4, 2016		
Location: Town of Aurora, Ontario								
Owner/Client: Town of Aurora								
Consultant: AECOM Canada						Gross Floor Area: 730 m2		
Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/m2	Amount		
A SHELL								
A1 SUBSTRUCTURE								
A11 Foundation	0.00	0 m2	\$0.00	\$0	\$0.00			
A12 Basement Excavation	0.00	0 m3	\$0.00	\$0	\$0.00	\$0	0%	
A2 STRUCTURE								
A21 Lowest Floor Construction	0.00	0 m2	\$0.00	\$15,000	\$20.55			
A22 Upper Floor Construction	0.00	0 m2	\$0.00	\$0	\$0.00			
A23 Roof Construction	0.00	1 sum	\$20,000.00	\$20,000	\$27.40	\$35,000	2%	
A3 EXTERIOR ENCLOSURE								
A31 Walls Below Grade	0.00	1 m2	\$0.00	\$0	\$0.00			
A32 Walls Above Grade	0.00	0 m2	\$0.00	\$34,000	\$46.58			
A33 Windows & Entrances	0.00	1 sum	\$57,500.00	\$57,500	\$78.77			
A34 Roof Covering	0.00	1 sum	\$2,500.00	\$2,500	\$3.42			
A35 Projections	0.00	1 sum	\$2,500.00	\$2,500	\$3.42	\$96,500	5%	
B INTERIORS								
B1 PARTITIONS & DOORS								
B11 Partitions	1.12	817 m2	\$63.73	\$52,070	\$71.33			
B12 Doors	0.01	8 No	\$1,512.50	\$12,100	\$16.58	\$64,200	3%	
B2 FINISHES								
B21 Floor Finishes	0.95	695 m2	\$40.11	\$27,876	\$38.19			
B22 Ceiling Finishes	0.95	695 m2	\$49.35	\$34,300	\$46.99			
B23 Wall Finishes	1.40	1,020 m2	\$15.41	\$15,720	\$21.53	\$77,900	4%	
B3 FITTING & EQUIPMENT								
B31 Fitting & Fixtures	1.00	730 m2	\$36.11	\$26,360	\$36.11			
B32 Equipment	1.00	730 m2	\$10.27	\$7,500	\$10.27			
B33 Conveying Systems	0.00	1 sum	\$0.00	\$0	\$0.00	\$33,900	2%	
C SERVICES								
C1 MECHANICAL								
C11 Plumbing & Drainage	1.00	730 m2	\$50.00	\$36,500	\$50.00			
C12 Fire Protection	1.00	730 m2	\$35.00	\$25,550	\$35.00			
C13 H.V.A.C.	1.00	730 m2	\$500.00	\$365,000	\$500.00			
C14 Controls	1.00	730 m2	\$15.00	\$10,950	\$15.00	\$438,000	22%	
C2 ELECTRICAL								
C21 Service & Distribution	1.00	730 m2	\$60.00	\$43,800	\$60.00			
C22 Lighting, Devices & Heating	1.00	730 m2	\$75.00	\$54,750	\$75.00			
C23 Systems & Ancillaries	1.00	730 m2	\$70.00	\$51,100	\$70.00	\$149,700	8%	
NET BUILDING COST (Excluding Site)					\$1,226.30	\$895,200	45%	
D SITE & ANCILLARY WORK								
D1 SITE WORK								
D11 Site Development	1.00	730 m2	\$518.49	\$378,500	\$518.49			
D12 Mechanical Site Services	1.00	730 m2	\$27.40	\$20,000	\$27.40	\$418,500	21%	
D13 Electrical Site Services	1.00	730 m2	\$27.40	\$20,000	\$27.40			
D2 ANCILLARY WORK								
D21 Demolition	1.00	730 m2	\$182.19	\$133,000	\$182.19			
D22 Alterations	0.00	0 m2	\$0.00	\$0	\$0.00	\$133,000	7%	
NET BUILDING COST (Including Site)					\$1,981.78	\$1,446,700		
Z GENERAL REQUIREMENTS & ALLOWANCES								
Z1 GEN. REQ. & FEE 15.0%								
Z11 General Requirements	10.0%	Included		\$144,700	\$198.22			
Z12 Fee	5.0%	Included		\$79,600	\$109.04	\$224,300	11%	
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)						\$1,671,000	84%	
Z2 ALLOWANCES 18.0%								
Z21 Design Allowance	10.0%			\$167,000	\$228.77			
Z22 Escalation Allowance	3.0%			\$57,660	\$78.99			
Z23 Construction Allowance	5.0%			\$84,000	\$115.07	\$308,700	16%	
GOOD & SERVICES TAX 0.0% Excluded					\$0	\$0.00	\$0	0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)						\$1,980,000	100%	
AREA :		730 m2			Cost / m2 :	\$2,712.33		
AREA :		7,858 sf			Cost / sf :	\$251.98		

AECOM

Job # 60445083
Date: March 4, 2016

**Order of Magnitude Estimate
Town of Aurora - 27 Mosley Street Victoria Hall**


EXECUTIVE SUMMARY

Section Ref	Description	Area -m2	Area-sf	\$/sf	AECOM Estimate
	Victoria Hall Renovation	112	1,206	\$177	\$213,200
	Victoria Hall Addition	52	560	\$413	\$231,219
	Sub Total	112	1,206	\$369	\$444,419
	General Requirements & Fee				
10%	General Requirements in Estimate				Included
5%	Fee Included in Estimate				Included
	Sub Total	112	1,206	\$369	\$444,419
	Contingencies				
10%	Design Allowance				\$43,000
5%	Cash Allowance / Construction Contingency				\$22,000
3%	Escalation Allowance				\$15,283
	Sub Total	112	1,206	\$435	\$524,701
20%	Soft Costs - Design, Heritage consultant, permit fees etc.				\$88,884
					\$613,585
13%	HST				Excluded
	Total	112	1,206	\$509	\$613,585

Notes:

- 1 HST is Excluded.
- 2 Escalation costs beyond March 2017 is excluded.
- 3 Estimate is based on receiving a minimum of 4 to 6 bids.
- 4 Hazardous material removals are excluded other than those identified.
- 5 LEEDS costs are excluded.
- 6 Costs are based on work being performed during regular working hours.
- 7 Estimate is based on a non occupied building .
- 8 No property assessment reports were reviewed in the making of this estimate.
- 9 No designated substance reports were reviewed in the making of this estimate.
- 10 Interest / Finance charges are excluded from this estimate.
- 11 Relocation costs are excluded from this estimate.
- 12 Operating expenses are excluded
- 13 Land costs are excluded.
- 14 FF&E costs are excluded for this estimate.
- 15 Administration fees are excluded.
- 16 Estimate is based on Architectural Floor Plan dated March 3, 2016. No specifications were provided.
- 17 No costs are included for upgrades to the existing roof or façade.

AECOM		ELEMENTAL COST SUMMARY						
Victoria Hall Renovation						Job # 60445083		
Project: 27 Mosley St. Victoria Hall						Date: March 4, 2016		
Location: Town of Aurora, Ontario								
Owner/Client: Town of Aurora								
Consultant: AECOM Canada						Gross Floor Area: 112 m2		
Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/m2	Amount		
A SHELL								
A1 SUBSTRUCTURE								
A11 Foundation	0.00	0 m2	\$0.00	\$0	\$0.00			
A12 Basement Excavation	0.00	0 m3	\$0.00	\$0	\$0.00	\$0	0%	
A2 STRUCTURE								
A21 Lowest Floor Construction	0.00	0 m2	\$0.00	\$0	\$0.00			
A22 Upper Floor Construction	0.00	0 m2	\$0.00	\$0	\$0.00			
A23 Roof Construction	0.01	1 sum	\$5,000.00	\$5,000	\$44.64	\$5,000	2%	
A3 EXTERIOR ENCLOSURE								
A31 Walls Below Grade	0.00	0 m2	\$0.00	\$0	\$0.00			
A32 Walls Above Grade	0.00	0 m2	\$0.00	\$15,000	\$133.93			
A33 Windows & Entrances	0.01	1 sum	\$7,500.00	\$7,500	\$66.96			
A34 Roof Covering	0.01	1 sum	\$2,500.00	\$2,500	\$22.32			
A35 Projections	0.01	1 sum	\$800.00	\$800	\$7.14	\$25,800	10%	
B INTERIORS								
B1 PARTITIONS & DOORS								
B11 Partitions	0.01	1 m2	\$4,000.00	\$4,000	\$35.71			
B12 Doors	0.01	1 No	\$0.00	\$0	\$0.00	\$4,000	2%	
B2 FINISHES								
B21 Floor Finishes	1.00	112 m2	\$153.00	\$17,136	\$153.00			
B22 Ceiling Finishes	1.00	112 m2	\$18.00	\$2,016	\$18.00			
B23 Wall Finishes	1.31	147 m2	\$24.61	\$3,617	\$32.29	\$22,800	9%	
B3 FITTING & EQUIPMENT								
B31 Fitting & Fixtures	1.00	112 m2	\$21.86	\$2,448	\$21.86			
B32 Equipment	1.00	112 m2	\$0.00	\$0	\$0.00			
B33 Conveying Systems	0.01	1 sum	\$0.00	\$0	\$0.00	\$2,400	1%	
C SERVICES								
C1 MECHANICAL								
C11 Plumbing & Drainage	1.00	112 m2	\$0.00	\$0	\$0.00			
C12 Fire Protection	1.00	112 m2	\$0.00	\$0	\$0.00			
C13 H.V.A.C.	1.00	112 m2	\$350.00	\$39,200	\$350.00			
C14 Controls	1.00	112 m2	\$45.00	\$5,040	\$45.00	\$44,200	17%	
C2 ELECTRICAL								
C21 Service & Distribution	1.00	112 m2	\$90.18	\$10,100	\$90.18			
C22 Lighting, Devices & Heating	1.00	112 m2	\$90.00	\$10,080	\$90.00			
C23 Systems & Ancillaries	1.00	112 m2	\$75.00	\$8,400	\$75.00	\$28,600	11%	
NET BUILDING COST (Excluding Site)					\$1,185.71	\$132,800	53%	
D SITE & ANCILLARY WORK								
D1 SITE WORK								
D11 Site Development	1.00	112 m2	\$343.75	\$38,500	\$343.75			
D12 Mechanical Site Services	1.00	112 m2	\$0.00	\$0	\$0.00			
D13 Electrical Site Services	1.00	112 m2	\$0.00	\$0	\$0.00	\$38,500	15%	
D2 ANCILLARY WORK								
D21 Demolition	1.00	112 m2	\$117.86	\$13,200	\$117.86			
D22 Alterations	0.00	0 m2	\$0.00	\$0	\$0.00	\$13,200	5%	
NET BUILDING COST (Including Site)					\$1,647.32	\$184,500		
Z GENERAL REQUIREMENTS & ALLOWANCES								
Z1 GEN. REQ. & FEE 15.0%								
Z11 General Requirements	10.0%	Included		\$18,500	\$165.18			
Z12 Fee	5.0%	Included		\$10,200	\$91.07	\$28,700	11%	
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)						\$213,200	84%	
Z2 ALLOWANCES 18.0%								
Z21 Design Allowance	10.0%			\$21,000	\$187.50			
Z22 Escalation Allowance	3.0%			\$7,356	\$65.68			
Z23 Construction Allowance	5.0%			\$11,000	\$98.21	\$39,400	16%	
GOOD & SERVICES TAX 0.0% Excluded					\$0	\$0.00	\$0	0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)						\$252,600	100%	
AREA :		112 m2			Cost / m2 :	\$2,255.36		
AREA :		1,206 sf			Cost / sf :	\$209.53		

							
ELEMENTAL COST SUMMARY Victoria Hall Addition							
Project: 27 Mosley St. Victoria Hall Location: Town of Aurora, Ontario Owner/Client: Town of Aurora Consultant: AECOM Canada				Job # 60445083 Date: March 4, 2016 Project Number: 0 Gross Floor Area: 52 m2			
Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/m2	Amount	
A SHELL							
A1 SUBSTRUCTURE					\$109.60		
A11 Foundation	0.19	21 m	\$584.52	\$12,275	\$109.60		
A12 Basement Excavation	0.00	0 m3	\$0.00	\$0	\$0.00	\$12,300	5%
A2 STRUCTURE					\$97.96		
A21 Lowest Floor Construction	0.46	52 m2	\$0.00	\$5,994	\$0.00		
A22 Upper Floor Construction	0.00	0 m2	\$0.00	\$0	\$0.00		
A23 Roof Construction	0.46	52 m2	\$211.00	\$10,972	\$97.96	\$16,966	6%
A3 EXTERIOR ENCLOSURE					\$8.93		
A31 Walls Below Grade	0.00	0 m2	\$0.00	\$0	\$0.00		
A32 Walls Above Grade	0.01	1 sum	\$1,000.00	\$1,000	\$0.00		
A33 Windows & Entrances	0.93	104 m2	\$0.00	\$72,600	\$0.00		
A34 Roof Covering	0.46	52 m2	\$159.62	\$8,300	\$0.00		
A35 Projections	0.01	1 m2	\$1,000.00	\$1,000	\$8.93	\$82,900	30%
B INTERIORS							
B1 PARTITIONS & DOORS					\$32.14		
B11 Partitions	0.79	88 m2	\$132.93	\$11,698	\$0.00		
B12 Doors	0.03	3 No	\$1,200.00	\$3,600	\$32.14	\$15,298	6%
B2 FINISHES					\$36.07		
B21 Floor Finishes	0.39	44 m2	\$36.89	\$1,623	\$0.00		
B22 Ceiling Finishes	0.46	52 m2	\$83.00	\$4,316	\$0.00		
B23 Wall Finishes	1.57	176 m2	\$22.95	\$4,040	\$36.07	\$9,979	4%
B3 FITTING & EQUIPMENT					\$0.00		
B31 Fitting & Fixtures	0.46	52 m2	\$33.38	\$1,736	\$0.00		
B32 Equipment	0.46	52 m2	\$0.00	\$0	\$0.00		
B33 Conveying Systems	0.01	1 sum	\$0.00	\$0	\$0.00	\$1,736	1%
C SERVICES							
C1 MECHANICAL					\$0.00		
C11 Plumbing & Drainage	0.46	52 m2	\$110.00	\$5,720	\$0.00		
C12 Fire Protection	0.46	52 m2	\$0.00	\$0	\$0.00		
C13 H.V.A.C.	0.46	52 m2	\$150.00	\$7,800	\$0.00		
C14 Controls	0.46	52 m2	\$30.00	\$1,560	\$13.93		
C15 Process & Instrumentation	0.46	52 m2	\$0.00	\$0	\$0.00	\$15,080	6%
C2 ELECTRICAL					\$23.21		
C21 Service & Distribution	0.46	52 m2	\$90.00	\$4,680	\$0.00		
C22 Lighting, Devices & Heating	0.46	52 m2	\$90.00	\$4,680	\$0.00		
C23 Systems & Ancillaries	0.46	52 m2	\$50.00	\$2,600	\$23.21	\$11,960	4%
NET BUILDING COST (Excluding Site)					\$1,484.09	\$166,219	61%
D SITE & ANCILLARY WORK							
D1 SITE WORK					\$223.21		
D11 Site Development	0.01	1 m2	\$25,000.00	\$25,000	\$223.21		
D12 Mechanical Site Services	0.01	1 m2	\$0.00	\$0	\$0.00		
D13 Electrical Site Services	0.01	1 m2	\$0.00	\$0	\$0.00	\$25,000	9%
D2 ANCILLARY WORK					\$100.45		
D21 Demolition	0.01	1 sum	\$11,250.00	\$11,250	\$100.45		
D22 Alterations	0.00	0 m2	\$0.00	\$0	\$0.00	\$11,300	4%
NET BUILDING COST (Including Site)					\$1,808.20	\$202,519	
Z GENERAL REQUIREMENTS & ALLOWANCES							
Z1 GEN. REQ. & FEE	15.0%				\$256.57		
Z11 General Requirements	10.0%	Included		\$18,736	\$167.29		
Z12 Fee	5.0%	Included		\$10,000	\$89.29	\$28,700	11%
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)						\$231,219	85%
Z2 ALLOWANCES	18.0%				\$365.42		
Z21 Design Allowance	10.0%			\$22,000	\$196.43		
Z22 Escalation Allowance	3.0%			\$7,927	\$70.77		
Z23 Construction Allowance	5.0%			\$11,000	\$98.21	\$40,900	15%
GOOD & SERVICES TAX	0.0%	Excluded		\$0	\$0.00	\$0	0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)						\$272,119	100%

AECOM

Job # 60445083
Date: March 4, 2016


**Order of Magnitude Estimate
Town of Aurora - 56 Victoria Street Former Town Library**

EXECUTIVE SUMMARY

Section Ref	Description	Area -m2	Area-sf	\$/sf	AECOM Estimate
	Former Town Library Renovation	1,538	16,555	\$178	\$2,941,500
	Sub Total	1,538	16,555	\$178	\$2,941,500
	General Requirements & Fee				
10%	General Requirements in Estimate				Included
5%	Fee Included in Estimate				Included
	Sub Total	1,538	16,555	\$178	\$2,941,500
	Contingencies				
10%	Design Allowance				\$294,000
5%	Cash Allowance / Construction Contingency				\$147,000
3%	Escalation Allowance				\$101,475
	Sub Total	1,538	16,555	\$210	\$3,484,000
12%	Soft Costs - Design, permit fees etc.				\$352,980
					\$3,836,980
13%	HST				Excluded
	Total	1,538	16,555	\$232	\$3,836,980

Notes:

- 1 HST is Excluded.
- 2 Escalation costs beyond March 2017 is excluded.
- 3 Estimate is based on receiving a minimum of 4 to 6 bids.
- 4 Hazardous material removals are excluded other than those identified.
- 5 LEEDS costs are excluded.
- 6 Costs are based on work being performed during regular working hours.
- 7 Estimate is based on a non occupied building .
- 8 No property assessment reports were reviewed in the making of this estimate.
- 9 No designated substance reports were reviewed in the making of this estimate.
- 10 Interest / Finance charges are excluded from this estimate.
- 11 Relocation costs are excluded from this estimate.
- 12 Operating expenses are excluded
- 13 Land costs are excluded.
- 14 FF&E costs are excluded for this estimate.
- 15 Administration fees are excluded.
- 16 Estimate is based on Architectural Floor Plan dated March 3, 2016. No specifications were provided.
- 17 An allowance has been made for the roof replacement only. No upgrades to exterior façade have been included.

								
ELEMENTAL COST SUMMARY Former Town Library Renovation								
Project: 56 Victoria St. Former Town Library Location: Town of Aurora, Ontario Owner/Client: Town of Aurora Consultant: AECOM Canada				Job # 60445083 Date: March 4, 2016				
						Gross Floor Area:	1,538 m2	
Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/m2	Amount		
A SHELL								
A1 SUBSTRUCTURE								
A11 Foundation	0.00	1 sum	\$25,000.00	\$25,000	\$16.25			
A12 Basement Excavation	0.00	0 m3	\$0.00	\$0	\$0.00	\$25,000	1%	
A2 STRUCTURE								
A21 Lowest Floor Construction	0.00	0 m2	\$0.00	\$20,000	\$13.00			
A22 Upper Floor Construction	0.00	1 sum	\$15,000.00	\$15,000	\$9.75			
A23 Roof Construction	0.00	1 sum	\$30,000.00	\$30,000	\$19.51	\$65,000	2%	
A3 EXTERIOR ENCLOSURE								
A31 Walls Below Grade	0.00	1 sum	\$5,000.00	\$5,000	\$3.25			
A32 Walls Above Grade	0.00	0 m2	\$0.00	\$15,000	\$9.75			
A33 Windows & Entrances	0.00	1 sum	\$7,500.00	\$7,500	\$4.88			
A34 Roof Covering	0.00	1 sum	\$174,100.00	\$174,100	\$113.20			
A35 Projections	0.00	1 sum	\$35,500.00	\$35,500	\$23.08	\$237,100	7%	
B INTERIORS								
B1 PARTITIONS & DOORS								
B11 Partitions	1.28	1,969 m2	\$62.70	\$123,455	\$80.27			
B12 Doors	0.02	33 No	\$1,361.36	\$44,925	\$29.21	\$168,400	5%	
B2 FINISHES								
B21 Floor Finishes	0.93	1,432 m2	\$107.61	\$154,098	\$100.19			
B22 Ceiling Finishes	0.91	1,404 m2	\$46.05	\$64,660	\$42.04			
B23 Wall Finishes	1.74	2,679 m2	\$15.48	\$41,467	\$26.96	\$260,200	7%	
B3 FITTING & EQUIPMENT								
B31 Fitting & Fixtures	1.00	1,538 m2	\$58.57	\$90,088	\$58.57			
B32 Equipment	1.00	1,538 m2	\$15.93	\$24,500	\$15.93			
B33 Conveying Systems	0.00	1 sum	\$100,000.00	\$100,000	\$65.02	\$214,600	6%	
C SERVICES								
C1 MECHANICAL								
C11 Plumbing & Drainage	1.00	1,538 m2	\$110.01	\$169,200	\$110.01			
C12 Fire Protection	1.00	1,538 m2	\$40.00	\$61,520	\$40.00			
C13 H.V.A.C.	1.00	1,538 m2	\$350.00	\$538,300	\$350.00			
C14 Controls	1.00	1,538 m2	\$20.00	\$30,760	\$20.00	\$799,800	23%	
C2 ELECTRICAL								
C21 Service & Distribution	1.00	1,538 m2	\$84.98	\$130,700	\$84.98			
C22 Lighting, Devices & Heating	1.00	1,538 m2	\$150.00	\$230,700	\$150.00			
C23 Systems & Ancillaries	1.00	1,538 m2	\$89.99	\$138,400	\$89.99	\$499,800	14%	
NET BUILDING COST (Excluding Site)						\$1,475.88	\$2,269,900	65%
D SITE & ANCILLARY WORK								
D1 SITE WORK								
D11 Site Development	1.00	1,538 m2	\$57.22	\$88,000	\$57.22			
D12 Mechanical Site Services	1.00	1,538 m2	\$0.00	\$0	\$0.00			
D13 Electrical Site Services	1.00	1,538 m2	\$0.00	\$0	\$0.00	\$88,000	3%	
D2 ANCILLARY WORK								
D21 Demolition	1.00	1,538 m2	\$122.76	\$188,800	\$122.76			
D22 Alterations	0.00	0 m2	\$0.00	\$0	\$0.00	\$188,800	5%	
NET BUILDING COST (Including Site)						\$1,655.85	\$2,546,700	
Z GENERAL REQUIREMENTS & ALLOWANCES								
Z1 GEN. REQ. & FEE 15.0%								
Z11 General Requirements	10.0%	Included		\$254,700	\$165.60			
Z12 Fee	5.0%	Included		\$140,100	\$91.09	\$394,800	11%	
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)							\$2,941,500	84%
Z2 ALLOWANCES 18.0%								
Z21 Design Allowance	10.0%			\$294,000	\$191.16			
Z22 Escalation Allowance	3.0%			\$101,475	\$65.98			
Z23 Construction Allowance	5.0%			\$147,000	\$95.58	\$542,500	16%	
GOOD & SERVICES TAX 0.0% Excluded						\$0	\$0.00	0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)							\$3,484,000	100%
AREA :		1,538 m2		Cost / m2 :		\$2,265.28		
AREA :		16,555 sf		Cost / sf :		\$210.45		

AECOM

Job # 60445083
Date: March 4, 2016

**Order of Magnitude Estimate
Town of Aurora - 52 Victoria Street Old Seniors Centre**

EXECUTIVE SUMMARY

Section Ref	Description	Area -m2	Area-sf	\$/sf	AECOM Estimate
	Old Seniors Centre Renovation	370	3,983	\$121	\$480,000
	Sub Total	370	3,983	\$121	\$480,000
	General Requirements & Fee				
10%	General Requirements in Estimate				Included
5%	Fee Included in Estimate				Included
	Sub Total	370	3,983	\$121	\$480,000
	Contingencies				
10%	Design Allowance				\$48,000
5%	Cash Allowance / Construction Contingency				\$24,000
3%	Escalation Allowance				\$16,560
	Sub Total	370	3,983	\$143	\$569,000
12%	Soft Costs - Design, permit fees etc.				\$57,600
					\$626,600
13%	HST				Excluded
	Total	370	3,983	\$157	\$626,600

Notes:

- 1 HST is Excluded.
- 2 Escalation costs beyond March 2017 is excluded.
- 3 Estimate is based on receiving a minimum of 4 to 6 bids.
- 4 Hazardous material removals are excluded other than those identified.
- 5 LEEDS costs are excluded.
- 6 Costs are based on work being performed during regular working hours.
- 7 Estimate is based on a non occupied building .
- 8 No property assessment reports were reviewed in the making of this estimate.
- 9 No designated substance reports were reviewed in the making of this estimate.
- 10 Interest / Finance charges are excluded from this estimate.
- 11 Relocation costs are excluded from this estimate.
- 12 Operating expenses are excluded
- 13 Land costs are excluded.
- 14 FF&E costs are excluded for this estimate.
- 15 Administration fees are excluded.
- 16 Estimate is based on Architectural Floor Plan dated March 3, 2016. No specifications were provided.
- 17 No costs are included for upgrades to the existing roof or façade.

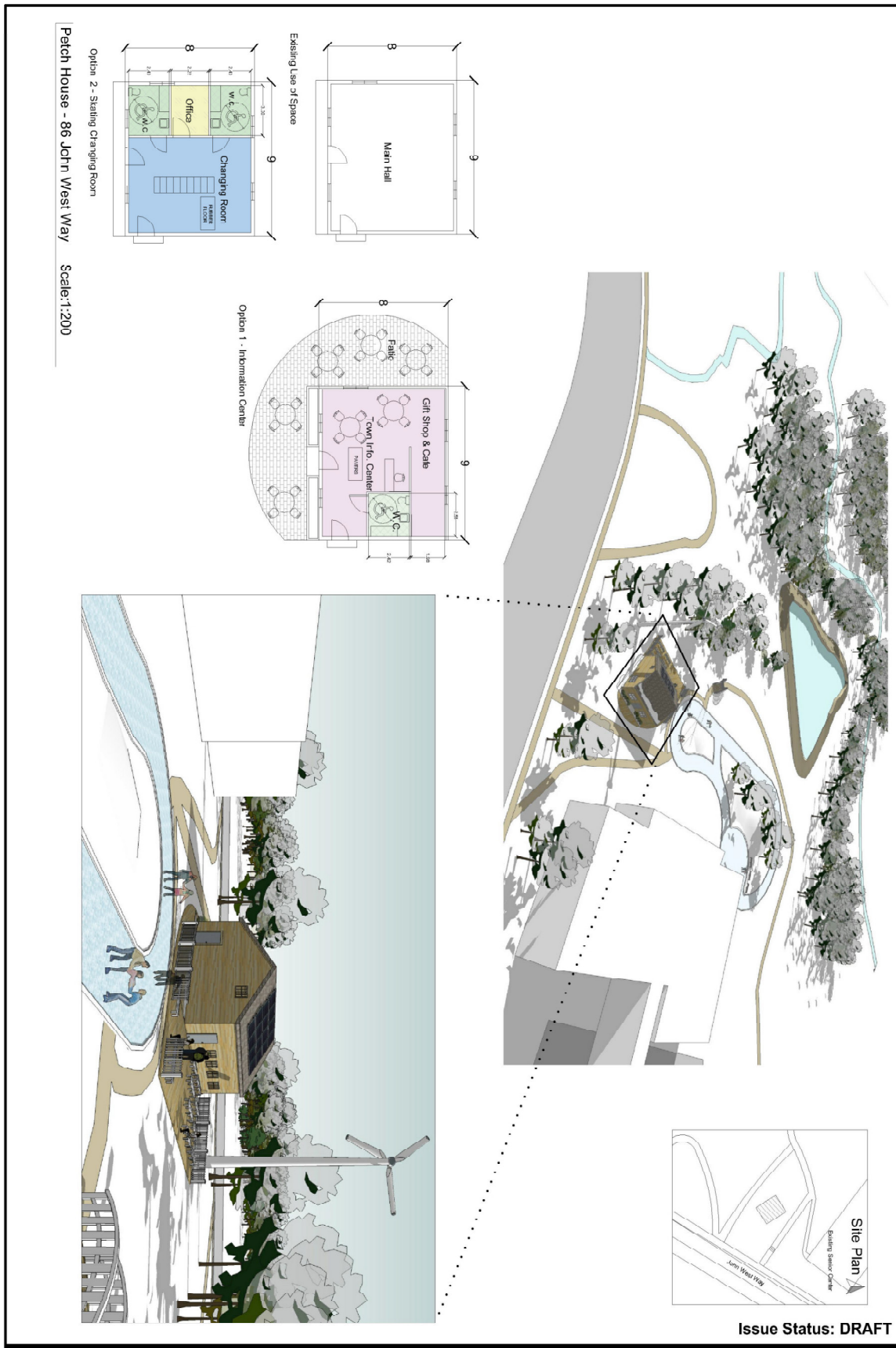
AECOM								
ELEMENTAL COST SUMMARY								
Old Seniors Centre Renovation								
Project: 52 Victoria St. Old Seniors Centre				Job # 60445083				
Location: Town of Aurora, Ontario				Date: March 4, 2016				
Owner/Client: Town of Aurora								
Consultant: AECOM Canada				Gross Floor Area: 370 m2				
Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/m2	Amount		
A SHELL								
A1 SUBSTRUCTURE								
A11 Foundation	0.00	0 m2	\$0.00	\$0	\$0.00			
A12 Basement Excavation	0.00	0 m3	\$0.00	\$0	\$0.00	\$0	0%	
A2 STRUCTURE								
A21 Lowest Floor Construction	0.00	0 m2	\$0.00	\$5,000	\$13.51			
A22 Upper Floor Construction	0.00	0 m2	\$0.00	\$0	\$0.00			
A23 Roof Construction	0.00	1 sum	\$4,500.00	\$4,500	\$12.16	\$9,500	2%	
A3 EXTERIOR ENCLOSURE								
A31 Walls Below Grade	0.00	0 m2	\$0.00	\$0	\$0.00			
A32 Walls Above Grade	0.00	0 m2	\$0.00	\$2,500	\$6.76			
A33 Windows & Entrances	0.00	1 sum	\$10,000.00	\$10,000	\$27.03			
A34 Roof Covering	1.00	370 m2	\$180.00	\$66,600	\$180.00			
A35 Projections	0.00	1 sum	\$2,000.00	\$2,000	\$5.41	\$81,100	14%	
B INTERIORS								
B1 PARTITIONS & DOORS								
B11 Partitions	1.60	593 m2	\$53.23	\$31,567	\$85.32			
B12 Doors	0.02	7 No	\$2,053.57	\$14,375	\$38.85	\$45,900	8%	
B2 FINISHES								
B21 Floor Finishes	0.92	342 m2	\$71.48	\$24,445	\$66.07			
B22 Ceiling Finishes	0.89	329 m2	\$51.37	\$16,900	\$45.68			
B23 Wall Finishes	1.98	733 m2	\$16.46	\$12,059	\$32.59	\$53,400	9%	
B3 FITTING & EQUIPMENT								
B31 Fitting & Fixtures	1.00	370 m2	\$37.43	\$13,850	\$37.43			
B32 Equipment	1.00	370 m2	\$13.51	\$5,000	\$13.51			
B33 Conveying Systems	0.00	1 sum	\$0.00	\$0	\$0.00	\$18,900	3%	
C SERVICES								
C1 MECHANICAL								
C11 Plumbing & Drainage	1.00	370 m2	\$85.14	\$31,500	\$85.14			
C12 Fire Protection	1.00	370 m2	\$0.00	\$0	\$0.00			
C13 H.V.A.C.	1.00	370 m2	\$120.00	\$44,400	\$120.00			
C14 Controls	1.00	370 m2	\$5.00	\$1,850	\$5.00	\$77,800	14%	
C2 ELECTRICAL								
C21 Service & Distribution	1.00	370 m2	\$35.14	\$13,000	\$35.14			
C22 Lighting, Devices & Heating	1.00	370 m2	\$60.00	\$22,200	\$60.00			
C23 Systems & Ancillaries	1.00	370 m2	\$25.14	\$9,300	\$25.14	\$44,500	8%	
NET BUILDING COST (Excluding Site)					\$894.86	\$331,100	58%	
D SITE & ANCILLARY WORK								
D1 SITE WORK								
D11 Site Development	1.00	370 m2	\$101.35	\$37,500	\$101.35			
D12 Mechanical Site Services	1.00	370 m2	\$0.00	\$0	\$0.00			
D13 Electrical Site Services	1.00	370 m2	\$0.00	\$0	\$0.00	\$37,500	7%	
D2 ANCILLARY WORK								
D21 Demolition	1.00	370 m2	\$127.03	\$47,000	\$127.03			
D22 Alterations	0.00	0 m2	\$0.00	\$0	\$0.00	\$47,000	8%	
NET BUILDING COST (Including Site)					\$1,123.24	\$415,600		
Z GENERAL REQUIREMENTS & ALLOWANCES								
Z1 GEN. REQ. & FEE 15.0%								
Z11 General Requirements	10.0%	Included		\$41,500	\$112.16			
Z12 Fee	5.0%	Included		\$22,900	\$61.89	\$64,400	11%	
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)						\$480,000	84%	
Z2 ALLOWANCES 18.0%								
Z21 Design Allowance	10.0%			\$48,000	\$129.73			
Z22 Escalation Allowance	3.0%			\$16,560	\$44.76			
Z23 Construction Allowance	5.0%			\$24,000	\$64.86	\$88,600	16%	
GOOD & SERVICES TAX 0.0% Excluded					\$0	\$0.00	\$0	0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)						\$569,000	100%	
AREA :	370 m2			Cost / m2 :	\$1,537.84			
AREA :	3,983 sf			Cost / sf :	\$142.87			

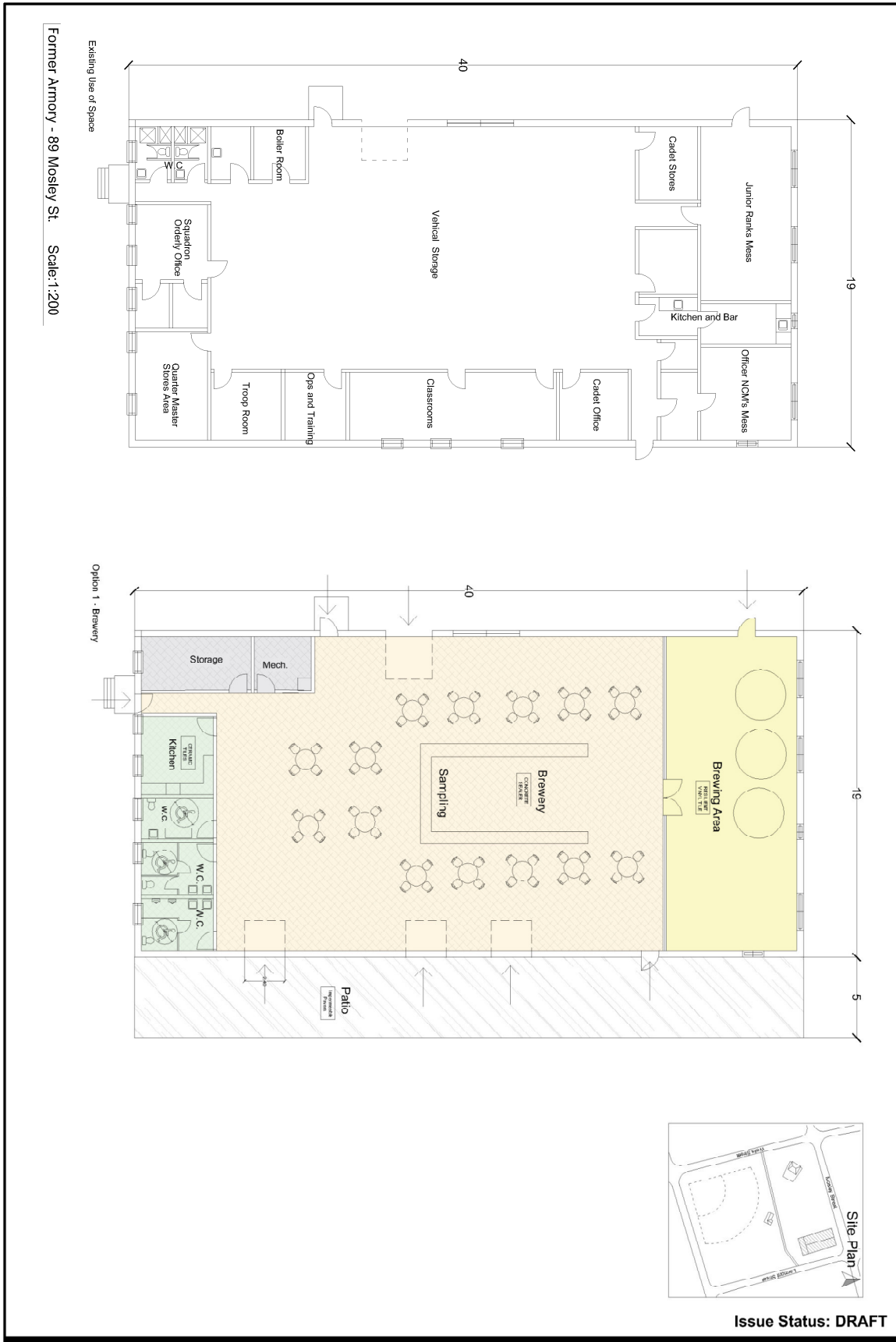


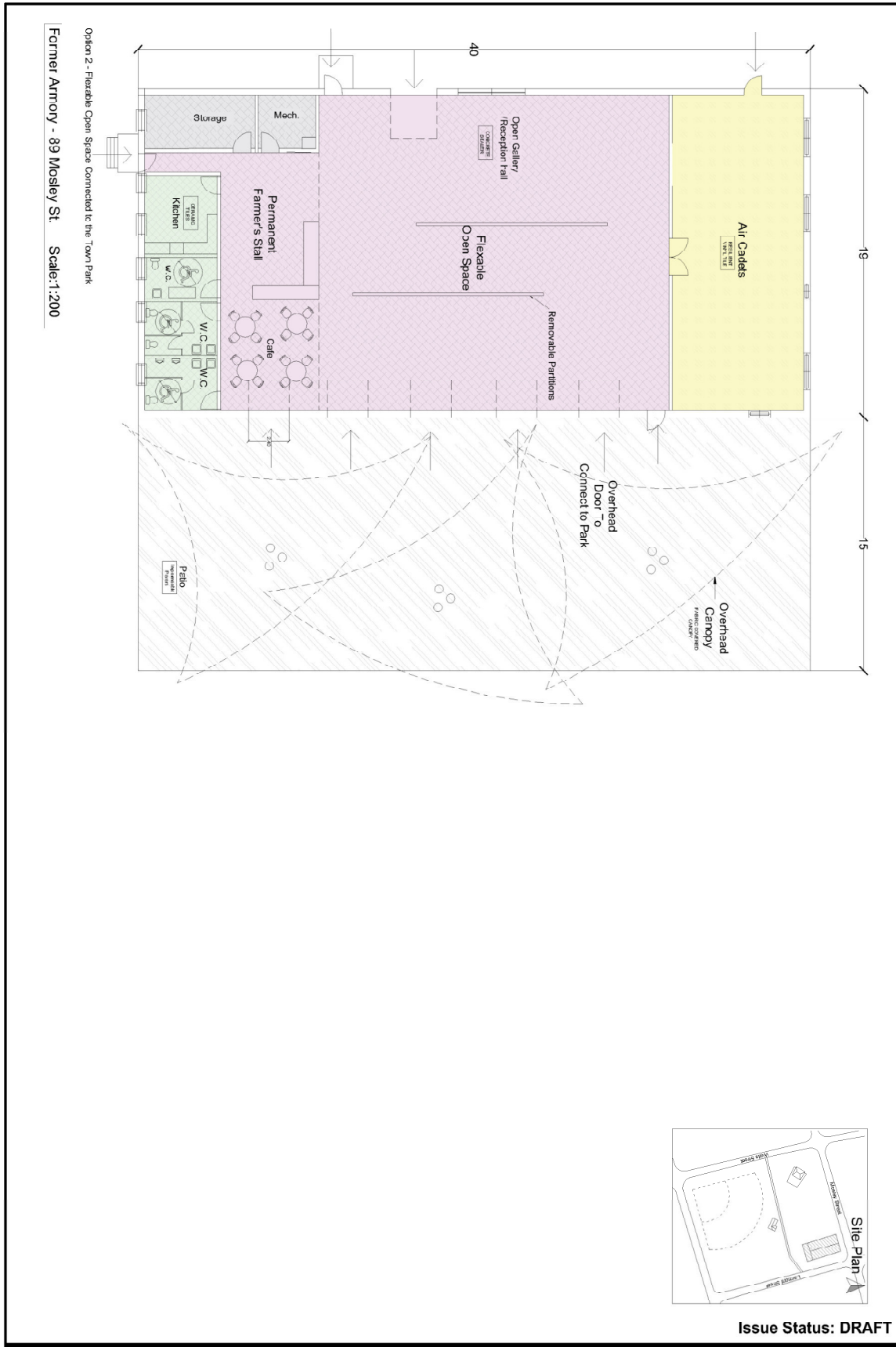
A - Drawings

Appendix **A**

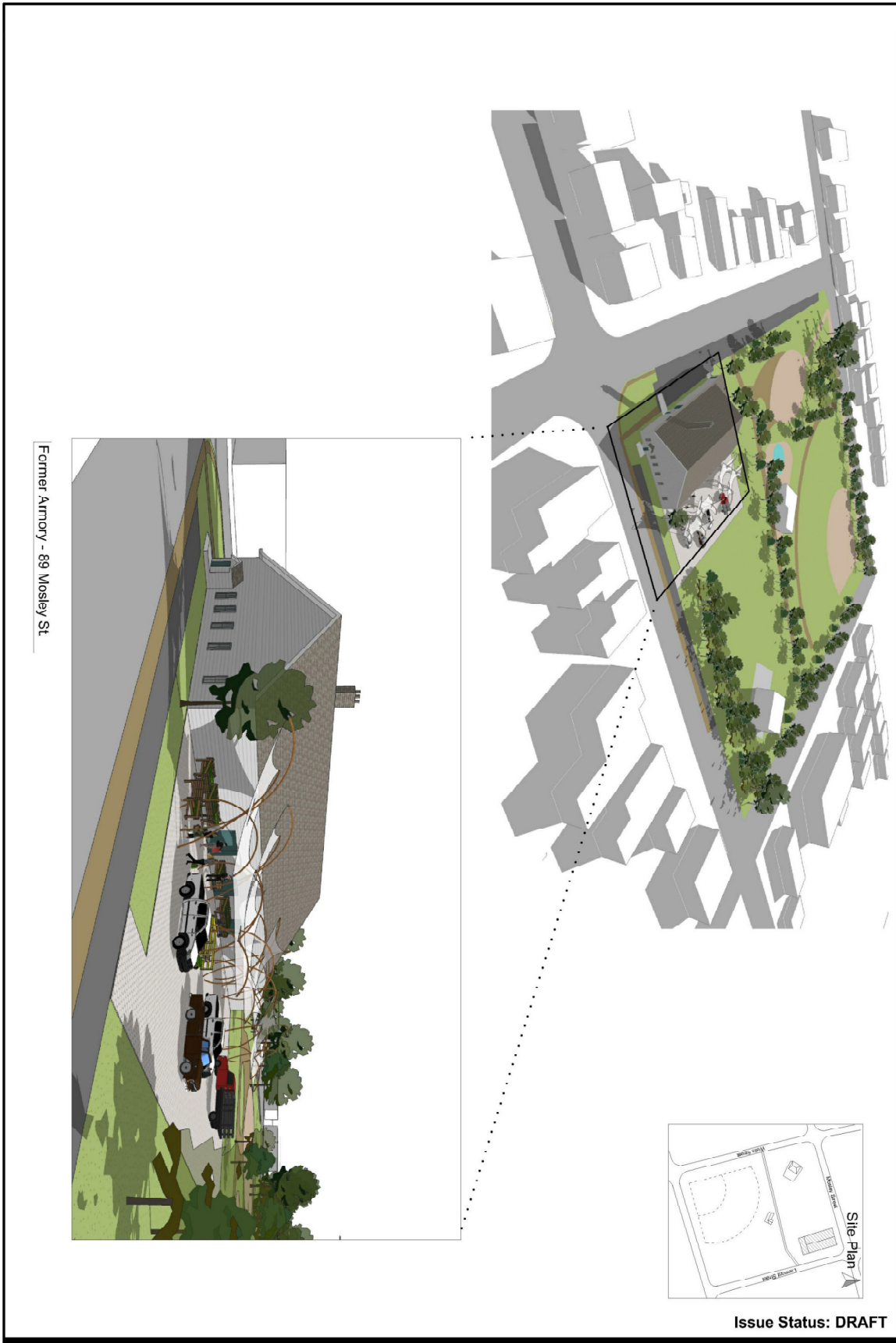
Drawings





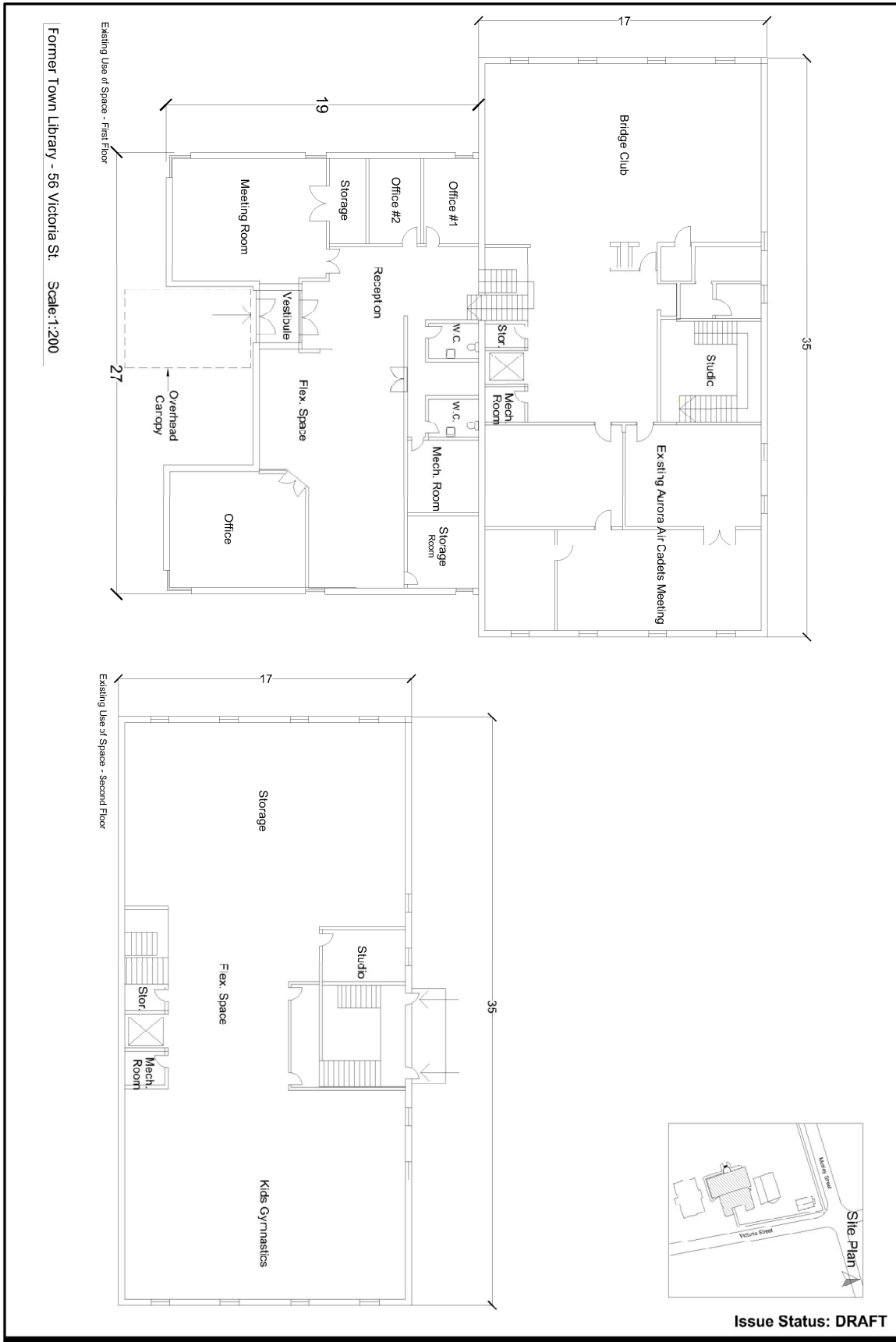


Issue Status: DRAFT



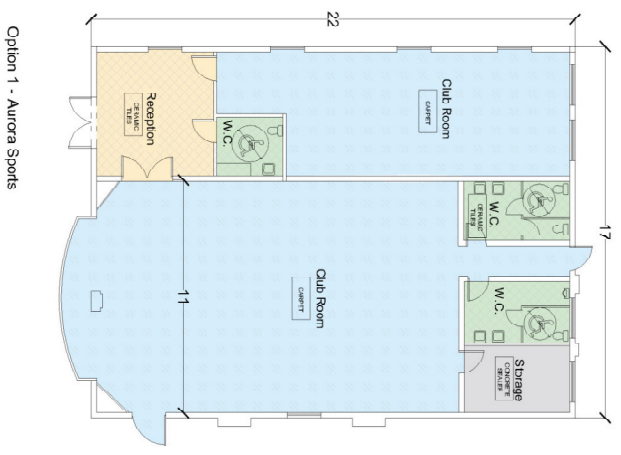
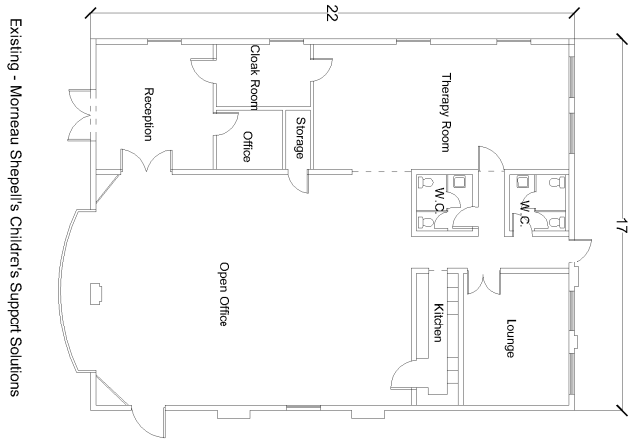
Issue Status: DRAFT







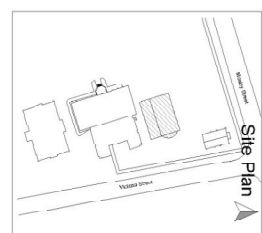
Issue Status: DRAFT



Existing - Morneau Shepell's Children's Support Solutions

Option 1 - Aurora Sports

Old Seniors Center - 52 Victoria St. Scale: 1:200



Issue Status: DRAFT





Appendix B

Stakeholder Questionnaires

**B – Stakeholder
Questionnaires**

ANSWERS TO STAKEHOLDER QUESTIONNAIRE

Date: Nov.16, 2015
Organization: Aurora Farmer's Market & Artisan Fair
Facility: Town Park & Wells Street
Respondent: Anna Kroeplin
Position: Market Manager & Past Chair 2011-2012 & 2013-2014
Phone: 647-669-0150
Email Address: annasmosaics@gmail.com

FUNCTION

Describe the function of your Organization

To organize and run a community and business based event every Saturday on a weekly basis for 6 months outdoors from May-October, and 6 times indoors on a monthly basis during the winter.

ORGANIZATION

Describe the organizational structure within your organization:

We are a self-governing organization made up of volunteers who are small business people, working as a collective. The AFM Committee has 13 members with a Chair, Vice-chair, Treasurer and Secretary, plus Directors.

The full-season vendors make up our membership, and we hold an Annual General Meeting where we present the previous season's wrap-up, a Treasurer's Report, plans for the following season, amendments to the Constitution (if any) and introduce new policies.

We adhere to the rules and regulations of the Health Department and the Farmers' Market Ontario criteria (51% farmers to 49% food vendors). The FMO holds our insurance.

BUILDING & SPACE

How many square feet are you currently occupying and what is your prospect for growth in the 1, 3 and 5 years?

Current space size: Wells St. from Mosley to Metcalf = approx.. 220' (L) x 40' (w)
Town Park along N/S/ pathway and E/W pathway = approx..120' x 30'

Projected space size for 2016: Wells St. from Mosley to Metcalf = approx.. 120' (L) x 40' (w)
Town Park along N/S/ pathway and E/W pathway = approx..220' x 30'
(due to new owners of Wells St. Schoolhouse Lofts moving in soon)

Projected space size for 2018: Wells St. from Mosley to Metcalf = approx.. 120' (L) x 40' (w)
Town Park along N/S/ pathway and E/W pathway = approx..260' x 30'

Projected space size for 2020: Wells St. from Mosley to Metcalf = approx.. 120' (L) x 40' (w)
Town Park along N/S/ pathway and E/W pathway = approx..260' x 30'

Describe pro's & cons of your existing space layout:

Pro's – excellent heritage environment; adequate parking on regular market days; accessible;
Family-friendly being close to the park play equipment.

Con's – parking is harder to find on a special event day.

What are the current constraints of your space, if any?

AFM is not allowed by Park's Dept. to have any vehicles in Town Park for vendors to unload products at 7 a.m. or load up booths & products at 2 pm. No vehicles for our group allowed in the Town Park, but it has been acceptable and common practice for other groups to have vehicles driving through or parked in the Town Park, such as for the Concerts in the Park series (Wednesday nights from 7 pm to 9 pm in July & August). The Winter Blues Fest had an actual Car Show in the baseball diamond field, plus the former Jazz Fest vendors were allowed vehicles in the park as well.

Describe any wish list items for your organization (identify special requirements)

We have been asking the Park's Department for these items for the last 4 years!:

- Community Board – weather resistant, enclosed, on the washroom building exterior wall;
- Access to Existing Water Spout located at the washroom building on the exterior wall;
- Storage space in the Armories building;
- Additional storage wooden box in the Town Park (west side by fencing);
- Use of band-shell each Saturday without rental fee.

What would your ideal space look like or consist of (i.e. amenities, access, finishes, flooring, lighting, etc.)

- Outdoors - We need to use more of the space along the pathways in the Town Park from the west gates to the splash pad area.
- Indoors – Armories building – Paint the walls, ceilings; remove storage over office rooms; remove west wall to open into Town Park; soften lighting; improve HVAC system; create windows.

What days and times does your organization require this space?

Outdoors - The first Saturday in May until the last Saturday in October (26 Saturdays), 8 a.m. – 1 p.m.
Indoors - The second Saturday each month from November to April (6 Saturdays), 9 a.m. – 1 p.m.

Does your organization require a dedicated space or could a shared space be a solution?

A shared space would work since we only need it on Saturday mornings/afternoons.

DESIRED PARTNERSHIPS

Are there other groups that you think you might be able to partner with?

- Lions, Rotary, Girl Guides, Optimist Club, etc. – any or all local service groups

DESIRED PHYSICAL SETTING

Generally describe the desired arrangement of the space or building:

- Climate controlled
- Ample Natural lighting
- Entertainment area (stage)
- access to municipal water
- storage space
- ample parking

SECURITY/ACCESS CONTROL

List the level of access control required from your facility, work areas and vehicle access.

- During the outdoor market, Vendors would need to enter the Town Park with their vehicles to safely unload their tent, products, etc. then safety relocate the vehicle to another area.
- Certain vendors (farmers) would need to safely park their vehicles behind their tents in the Town Park so that they can replenish their produce as required.

STORAGE NEEDS

What items does your organization store in the building?

Nothing.

The Park's Dept. Director said that it would cost an additional \$150 per month to rent a small space in the Armories, even though we are already renting it once a month from Nov.-Apr. for \$2,250 - (\$375 each month.)

Exterior storage box in Town Park on west side of park, beside fence:

- signs, 3 collapsible tents, promo materials, craft supplies, volunteer vests, cable covers, Market bags.

PARKING AND VEHICLE ACCESS

Is the current parking area adequate?

Yes: X No:

Comment on the adequacy of parking:

Customers park at the baseball diamond and around the Town Park, plus on the streets in the surrounding area; vendors relocate their vehicles to allow for more customer parking.

Identify the number of parking spaces required for employee personal vehicles:

Current: 50 Future: 60

NOTE: - vendors relocate their vehicles once they have unloaded their booth and products.

Identify the number of parking spaces required for visitors to your department:

Current: 80 Future: 100

NOTE: - customers arrive at different times, therefore we only need rotating or temporary parking for up to 80 vehicles at any one time

COMMENTS

List any concerns you have with the condition of the facility:

Town Park – it would be ideal if the Farmer’s Market could use the band-shell without rental cost

- The park is in excellent shape and an ideal setting for the farmer’s market with its mature trees

Wells Street – again, great location for the farmer’s market booths since there is ample space on the road, even with having to ensure that neighbouring resident apartment and the new condo unit owners of Wells Street Schoolhouse Lofts require accessibility to their parking lots.

Please comment on anything else you think we should know to help plan the overall layout of the existing building or site.

In 2016/2017, it is anticipated that the new condo unit owners of Wells Street Schoolhouse Lofts will be moving into the condo building, so in light of that, it would be extremely useful and aesthetically pleasing if the boulevard is paved in front of the Well St. Schoolhouse Loft building.

This would not only protect the boulevard, but would increase parking spaces in the area.

Thank you for this opportunity!

Anna Kroeplin



Appendix **C**

Stakeholder Feedback

C – Stakeholder
Feedback

STAKEHOLDER QUESTIONNAIRE



Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

INSTRUCTION SHEET

This questionnaire is intended to provide a broad base of information pertinent to the programming and planning study.

1. Please answer all relevant questions. Whenever you cannot supply exact figures for answers, please estimate the answer, and mark as such. You know your operation best, so your judgment and knowledge will be most helpful.
2. Please complete this questionnaire and be prepared to discuss it. Use additional sheets if more room is required. Retain a copy of the completed material for your file.
3. If you have any questions, please contact:

Arthur Diamond
AECOM Canada Architects Ltd.
300 Water Street
Whitby, ON L1N 9J2

Office - (905) 668 9363
Fax - (905) 668
0221 Cell - (905) 242
4230

arthur.diamond@aecom.com

The best planning information can be provided by those who work in the facility on a daily basis. Your input to this study is crucial to the planning and development of your facility.

Thank you in advance for taking the time and effort required to complete this questionnaire.

STAKEHOLDER QUESTIONNAIRE



Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

DATE: _ **November 4,, 2015**

ORGANIZATION: **Aurora Group**

FACILITY: **Old Library**

RESPONDENT: _David Hanna

POSITION: _Town contact

PHONE: 905-758-2583

EMAIL ADDRESS: david.hanna@sympatico.ca

FUNCTION

Describe the function of your Organization.
Closed meetings, for study and discussion.

STORAGE NEEDS

What items does your organization store within the building

Books and literature

PARKING AND VEHICLE ACCESS

Is the current parking area adequate?

No: X

Comment on the adequacy of parking:

There is no dedicated parking for the Old Library

Identify the number of parking spaces required for employee personal vehicles: Current:
0 Future: 0

Identify the number of parking spaces required for visitors to your meetings:

November 4, 2015

2

STAKEHOLDER QUESTIONNAIRE



Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

Current: 25____ Future: 25____

STAKEHOLDER QUESTIONNAIRE



Town of Aurora, Repurposing Study
For the Determination and Disposition of five town Facilities

COMMENTS

List any concerns you have with the condition of the facility:

- 1) The carpets are moldy, and dirty
- 2) The chairs are old, in disrepair and uncomfortable
- 3) The private meeting room shares storage with other groups.
- 4) The acoustics are terrible.
- 5) The rectangular shape of the room is inappropriate for our meetings.
- 6) The heating/air conditioning is not controlled within the room. ____

ANSWERS TO STAKEHOLDER QUESTIONNAIRE

Date: Nov.16, 2015
Organization: **Aurora Farmer's Market & Artisan Fair**
Facility: Town Park & Wells Street
Respondent: Anna Kroeplin **Jan Freedman**
Position: Market Manager & Past Chair 2011-2012 & 2013-2014
Phone: 647-669-0150
Email Address: annasmosaics@gmail.com

Thurs. 1:30 pm

FUNCTION

Describe the function of your Organization

To organize and run a community and business based event every Saturday on a weekly basis for 6 months outdoors from May-October, and 6 times indoors on a monthly basis during the winter.

ORGANIZATION

Describe the organizational structure within your organization:

We are a self-governing organization made up of volunteers who are small business people, working as a collective. The AFM Committee has 13 members with a Chair, Vice-chair, Treasurer and Secretary, plus Directors.

The full-season vendors make up our membership, and we hold an Annual General Meeting where we present the previous season's wrap-up, a Treasurer's Report, plans for the following season, amendments to the Constitution (if any) and introduce new policies.

We adhere to the rules and regulations of the Health Department and the Farmers' Market Ontario criteria (51% farmers to 49% food vendors). The FMO holds our insurance.

BUILDING & SPACE

How many square feet are you currently occupying and what is your prospect for growth in the 1, 3 and 5 years?

Current space size: Wells St. from Mosley to Metcalf = approx.. 220' (L) x 40' (w)
Town Park along N/S/ pathway and E/W pathway = approx..120' x 30'

Projected space size for 2016: Wells St. from Mosley to Metcalf = approx.. 120' (L) x 40' (w)
Town Park along N/S/ pathway and E/W pathway = approx..220' x 30'
(due to new owners of Wells St. Schoolhouse Lofts moving in soon)

Projected space size for 2018: Wells St. from Mosley to Metcalf = approx.. 120' (L) x 40' (w)
Town Park along N/S/ pathway and E/W pathway = approx..260' x 30'

Projected space size for 2020: Wells St. from Mosley to Metcalf = approx.. 120' (L) x 40' (w)
Town Park along N/S/ pathway and E/W pathway = approx..260' x 30'

→ JOHN ABLE
→ OPEN COMMO. LEZZ SPAC
→ LOAD TOWN PARK.

Describe pro's & cons of your existing space layout:

Pro's – excellent heritage environment; adequate parking on regular market days; accessible;
Family-friendly being close to the park play equipment.

Con's – parking is harder to find on a special event day.

What are the current constraints of your space, if any?

AFM is not allowed by Park's Dept. to have any vehicles in Town Park for vendors to unload products at 7 a.m. or load up booths & products at 2 pm. No vehicles for our group allowed in the Town Park, but it has been acceptable and common practice for other groups to have vehicles driving through or parked in the Town Park, such as for the Concerts in the Park series (Wednesday nights from 7 pm to 9 pm in July & August). The Winter Blues Fest had an actual Car Show in the baseball diamond field, plus the former Jazz Fest vendors were allowed vehicles in the park as well.

Describe any wish list items for your organization (identify special requirements)

We have been asking the Park's Department for these items for the last 4 years!:

- Community Board – weather resistant, enclosed, on the washroom building exterior wall;
- Access to Existing Water Spout located at the washroom building on the exterior wall;
- Storage space in the Armories building;
- Additional storage wooden box in the Town Park (west side by fencing);
- Use of band-shell each Saturday without rental fee.

What would your ideal space look like or consist of (i.e. amenities, access, finishes, flooring, lighting, etc.)

- Outdoors - We need to use more of the space along the pathways in the Town Park from the west gates to the splash pad area.
- Indoors – Armories building – Paint the walls, ceilings; remove storage over office rooms; remove west wall to open into Town Park; soften lighting; improve HVAC system; create windows.

What days and times does your organization require this space?

Outdoors - The first Saturday in May until the last Saturday in October (26 Saturdays), 8 a.m. – 1 p.m.
Indoors - The second Saturday each month from November to April (6 Saturdays), 9 a.m. – 1 p.m.

Does your organization require a dedicated space or could a shared space be a solution?

A shared space would work since we only need it on Saturday mornings/afternoons.

DESIRED PARTNERSHIPS

Are there other groups that you think you might be able to partner with?

- Lions, Rotary, Girl Guides, Optimist Club, etc. – any or all local service groups

DESIRED PHYSICAL SETTING

Generally describe the desired arrangement of the space or building:

- Climate controlled
- Ample Natural lighting
- Entertainment area (stage)
- access to municipal water
- storage space
- ample parking

SECURITY/ACCESS CONTROL

List the level of access control required from your facility, work areas and vehicle access.

- During the outdoor market, Vendors would need to enter the Town Park with their vehicles to safely unload their tent, products, etc. then safely relocate the vehicle to another area.
- Certain vendors (farmers) would need to safely park their vehicles behind their tents in the Town Park so that they can replenish their produce as required.

STORAGE NEEDS

What items does your organization store in the building?

Nothing.

The Park's Dept. Director said that it would cost an additional \$150 per month to rent a small space in the Armories, even though we are already renting it once a month from Nov.-Apr. for \$2,250 - (\$375 each month.)

Exterior storage box in Town Park on west side of park, beside fence:

- signs, 3 collapsible tents, promo materials, craft supplies, volunteer vests, cable covers, Market bags.

PARKING AND VEHICLE ACCESS

Is the current parking area adequate?

Yes: X

No:

Comment on the adequacy of parking:

Customers park at the baseball diamond and around the Town Park, plus on the streets in the surrounding area; vendors relocate their vehicles to allow for more customer parking.

Identify the number of parking spaces required for employee personal vehicles:

Current: 50 Future: 60

NOTE: - vendors relocate their vehicles once they have unloaded their booth and products.

Identify the number of parking spaces required for visitors to your department:

Current: 80 Future: 100

NOTE: - customers arrive at different times, therefore we only need rotating or temporary parking for up to 80 vehicles at any one time

COMMENTS

List any concerns you have with the condition of the facility:

Town Park – it would be ideal if the Farmer’s Market could use the band-shell without rental cost

- The park is in excellent shape and an ideal setting for the farmer’s market with its mature trees

Wells Street – again, great location for the farmer’s market booths since there is ample space on the road, even with having to ensure that neighbouring resident apartment and the new condo unit owners of Wells Street Schoolhouse Lofts require accessibility to their parking lots.

Please comment on anything else you think we should know to help plan the overall layout of the existing building or site.

In 2016/2017, it is anticipated that the new condo unit owners of Wells Street Schoolhouse Lofts will be moving into the condo building, so in light of that, it would be extremely useful and aesthetically pleasing if the boulevard is paved in front of the Well St. Schoolhouse Loft building.

This would not only protect the boulevard, but would increase parking spaces in the area.

Thank you for this opportunity!

Anna Kroeplin

**Additional Items for General Committee Meeting
Tuesday, May 3, 2016**

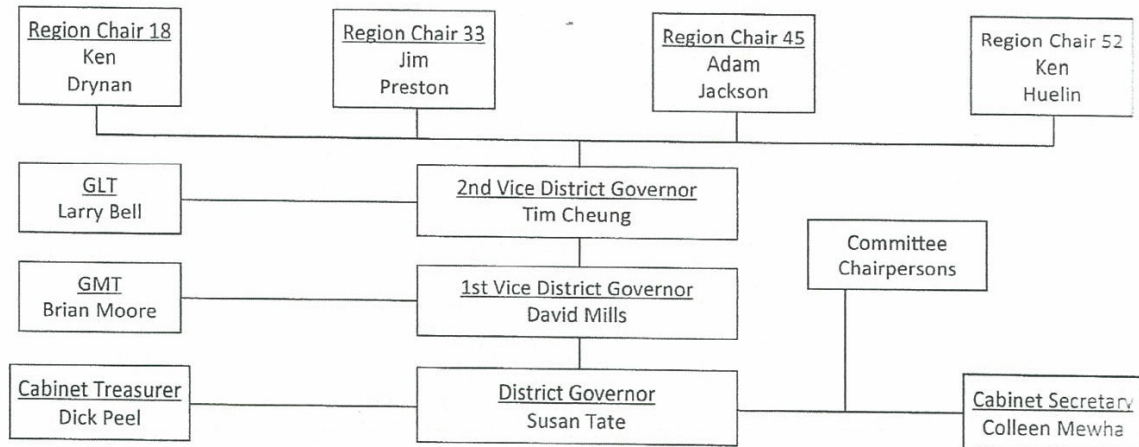
Aurora Lions Club - Kathy Lewis

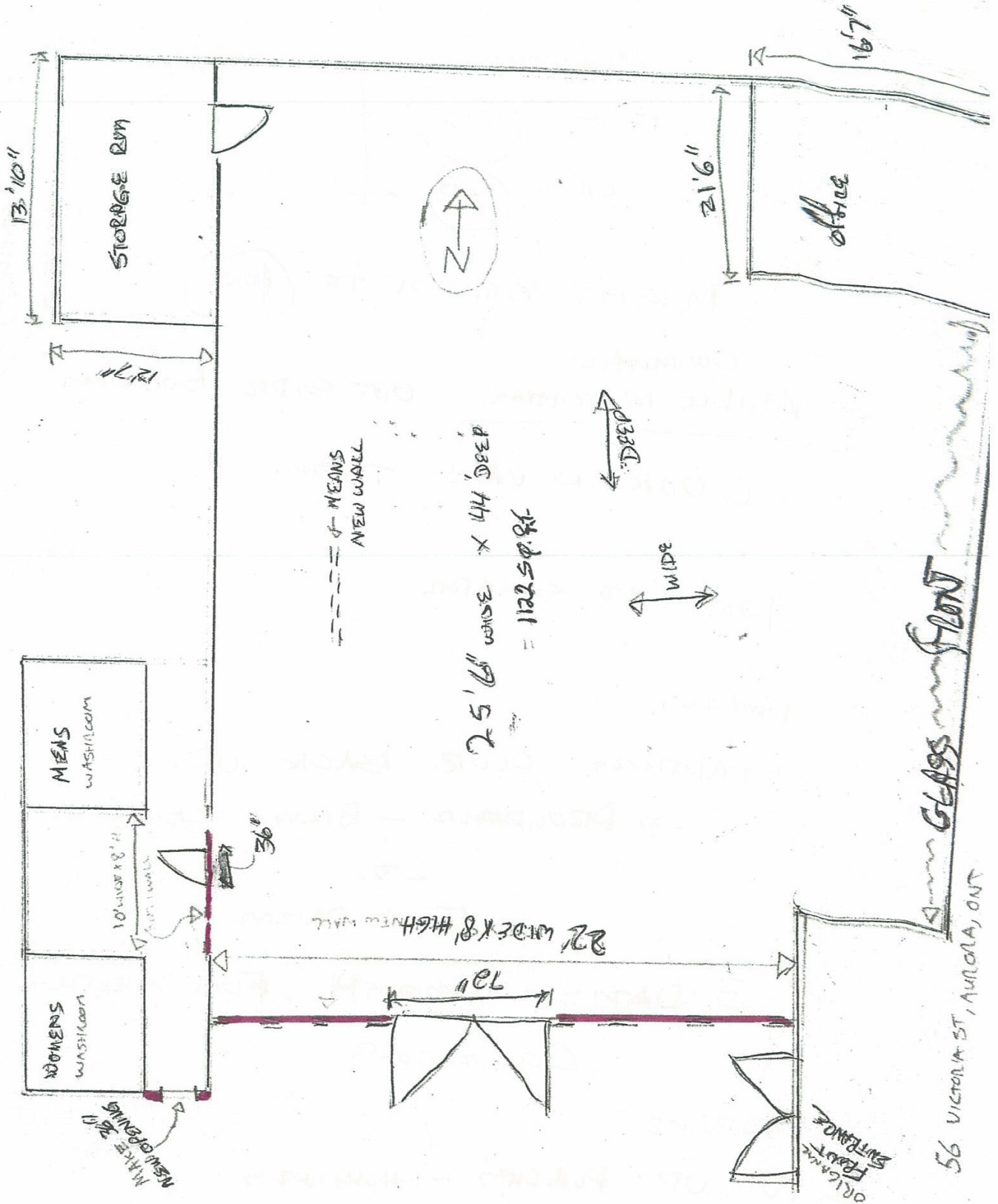
District A-16 Chart 2015-16

2:30 pm

<u>Zone 18E</u>	<u>Zone 18W</u>	<u>Zone 33E</u>	<u>Zone 33W</u>	<u>Zone 45E</u>	<u>Zone 45W</u>	<u>Zone 52N</u>	<u>Zone 52S</u>
Ajax	Box Grove	Blackstock	Beaverton	Claremont	Aurora	Brechin	Bobcaygeon
Brooklin Ashburn Myrtle	Canada Hong Kong New Horizon	Cannington	Keswick	Goodwood	Holland Landing	Coboconk	Dunsford
Durham Region Community	Markham	Greenbank	Mt. Albert	Maple	King City	Haliburton	Fenelon Falls
Oshawa Airport	Markham Milliken Mills	Port Perry	Pefferlaw	Stouffville	Newmarket	Kinmount	Fowler's Corners
North Oshawa	Ontario York Region Heritage	Sunderland	Sutton	Uxbridge	North Newmarket	Kirkfield	Lindsay
Oshawa West	Richvale	Woodville	Udora Leaskdale	Victoria Markham Square	Oak Ridges	Minden	Oakwood
Whitby	Thornhill				Sharon		Omeme

<u>Zone Chair 18E</u>	<u>Zone Chair 18W</u>	<u>Zone Chair 33E</u>	<u>Zone Chair 33W</u>	<u>Zone Chair 45E</u>	<u>Zone Chair 45W</u>	<u>Zone Chair 52N</u>	<u>Zone Chair 52S</u>
Micheline Lush	Patty Ko	Bo Enss	Donald Philp	Paul Crowe	Ra'ed Dallal	J.C. Lagrange	Gail Neiman





→ Lions → Club

Mr. Mayor and Members of Council, I am Don Lewis, President of the Aurora Lions Club. I am here to ask you for the use of the North-East room, storage area and office space in the front section of the old library building, commonly referred to as Library Square.

We are currently without a home. We are asking for this space to become the new Home for our Club – for our meetings, dinners, and fund raisers. We are also asking for this space at no cost to us.

Some of you may remember back to 1978, the then Mayor, Dick Illingsworth approached the Lions Club and myself for help in paying the balance owed for the Library. The Lions Club stepped up and raised \$7500.00 to pay off the balance owing. Here is a photo of the cheque being given to the Mayor.

If Council agrees to allow the Lions Club to have this space, there are some renovations that will need to be made. What we would like done is to construct a wall with a double set of doors between the entrance and the north-east hall allowing us to lock the doors when we are not there. We will also need to create a single door opening to access the bathrooms without going through our requested area. Attached is a schematic of the area in question with the proposed changes.

The Lions Club has served the community of Aurora for 70 plus years. Here is a short list of some of the services we have provided. The Club is presently in the process of rebuilding. We have recently increased our membership by 10 and 4 new members to be processed. We need a Home and a place to work as we strengthen and grow so that we can continue to serve the community of Aurora.

Thank you for your time and consideration.

STAKEHOLDER QUESTIONNAIRE



Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

DATE: Nov 14, 2015

ORGANIZATION: Aurora Lions Club

FACILITY: Old Library
(The Petch House, Armoury, Old Library, Old Seniors Centre, or Victoria Hall)

RESPONDENT: Don Lewis

POSITION: President

PHONE: 905-727-9205 cell 905-727-9611 home

EMAIL ADDRESS: lewaj@sympatico.ca

FUNCTION

Describe the function of your Organization.

We are part of the International Lions Club, a community service organization that works within the community to help those in need and the less fortunate. We were established in Aurora in April 1944.

November 4, 2015

2

STAKEHOLDER QUESTIONNAIRE



Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

ORGANIZATION*

OPSTAR'S LIONS

Describe the organizational structure within your organization.

We are an incorporated non-profit organization with a president, vice presidents, secretary, treasurer and 4 directors.

We are a member of District A-16 which has 52 clubs.

*Please attach an organizational chart if available.

BUILDINGS & SPACE

How many square feet are you currently occupying and what is your prospect for growth in the next 1, 3, and 5 years?

Current space size (sq. ft. area) **2015** _____

Projected space size (sq. ft. area) **2016** _____ **2018** _____ **2020** _____

Describe the pros and cons of your existing space layout _____

We currently hold our meeting at the Legion in Aurora. We use 1/2 a banquet room for our dinner meetings and the Board room for our business meetings.

TO SMALL - 7 MEMBERS NOW 20 MEMBERS

What are the current constraints of your space, if any?

The 1/2 banquet room is sufficient for our dinners but the Boardroom is much too small for our business meetings. We currently have 26 members and hope to grow to 40 this Lions year.

November 4, 2015

3

STAKEHOLDER QUESTIONNAIRE



Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

Describe any wish list items for your organization (identify special requirements).

We wish to have enough space to run card parties, bingos and community functions.
We also need storage space, office space, and meeting space

What would your ideal space look like or consist of (i.e. amenities, access, finishes, flooring, lighting, etc.)?

We would like an enclosed area in which we can leave our club regalia and banners.
We need space for tables and chairs, and game equipment. We need handicap access for wheelchairs and walkers

What days and times does your organization require this space?

Currently we meet 3 times a month in the evenings and anytime an emergency meeting is needed. We need this space in order to increase our community service functions to include daytime activities.

Does your organization require a dedicated space or could a shared space be a solution?

We need a dedicated space in order to display our pictures and memorabilia. We need locked space to store our files and equipment. When we have a large function, we need to set up a few days in advance without concern for our equipment.

STAKEHOLDER QUESTIONNAIRE



Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

DESIRED PARTNERSHIPS

Are there other groups that you think you might be able to partner with?

No

DESIRED PHYSICAL SETTING

Generally describe the desired arrangement of the space or building:

We have examined Library Square and would like the area on the ground floor to the right of the entrance. We would like a wall erected to close off this area with double door that lock. A doorway will be needed from the main entrance hall to the washroom as we will be blocking the current entrance with a wall. Please refer to the attached diagram.

SECURITY / ACCESS CONTROL

List the level of access control required for your facility, work areas and vehicle access.

We would like our area to be locked and access limited to our members and maintenance staff. The existing vehicle access is sufficient.

STORAGE NEEDS

What items does your organization store within the building?

We will be storing our memorabilia, our Photos, our plaques and certificates. We will also be storing the supplies for our mobile kitchen and equipment for our various functions such as table, chairs, game equipment.

November 4, 2015

5

STAKEHOLDER QUESTIONNAIRE



Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

PARKING AND VEHICLE ACCESS

Is the current parking area adequate?

Yes: No:

Comment on the adequacy of parking:

The street parking on Victoria and Mosley is adequate.

Identify the number of parking spaces required for employee personal vehicles: Current:

Future:

Identify the number of parking spaces required for visitors to your department:

Current: Future:

STAKEHOLDER QUESTIONNAIRE



Town of Aurora, Repurposing Study
For the Determination and Disposition of five town Facilities

COMMENTS

List any concerns you have with the condition of the facility:

Our only concern is having the walls and doors constructed to divide the area off.

Please comment on anything else you think we should know to help plan the overall layout of the existing building or site.



STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

INSTRUCTION SHEET

This questionnaire is intended to provide a broad base of information pertinent to the programming and planning study.

1. Please answer all relevant questions. Whenever you cannot supply exact figures for answers, please estimate the answer, and mark as such. You know your operation best, so your judgment and knowledge will be most helpful.
2. Please complete this questionnaire and be prepared to discuss it. Use additional sheets if more room is required. Retain a copy of the completed material for your file.
3. If you have any questions, please contact:

Arthur Diamond
AECOM Canada Architects Ltd.
300 Water Street
Whitby, ON L1N 9J2

Office - (905) 668 9363
Fax - (905) 668 0221
Cell - (905) 242 4230
arthur.diamond@aecom.com

The best planning information can be provided by those who work in the facility on a daily basis. Your input to this study is crucial to the planning and development of your facility.

Thank you in advance for taking the time and effort required to complete this questionnaire.

November 4, 2015

1

Friday 10:00am
AECOM

STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

DATE: November 13, 2015

ORGANIZATION: **Aurora Bridge Club**

ALLY. SMOLAK

FACILITY: Old Library

(The Petch House, Armoury, Old Library, Old Seniors Centre, or Victoria Hall)

RESPONDENT: **Margaret MacFarlane**

POSITION: President

PHONE: 905-535-3343

EMAIL ADDRESS: mpmacf@rogers.com

FUNCTION

Describe the function of your Organization.

We are a non-profit club affiliated with the American Contract Bridge League (ACBL). Our membership is approximately 200 - 250 and we run six bridge games a week for our membership. Our games are open to the public and we are supported mainly by seniors. There are several classes run throughout the year to help people learn bridge. The game of bridge is promoted around the world as a brain-saving activity for seniors. Seniors are known to play bridge well into their nineties. We have several ninety-year-olds in our club. Five reasons why playing bridge is good for seniors:

1. It is a mentally stimulating game that keeps the mind sharp.
 2. It is an ideal way to socialize.
 3. Bridge requires you to use multiple parts of your brain with logic and risk management.
 4. Bridge promotes quick decision making.
 5. Bridge requires pattern recognition and problem solving.
- All of these help keep our seniors healthier and happier and support their independent living.

November 4, 2015

2



STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

ORGANIZATION*

Describe the organizational structure within your organization.

President, Past President, Vice-President, Secretary, Treasurer, Club Manager, Head Director, Webmaster and two members at large form an Executive Board.

*Please attach an organizational chart if available.

BUILDINGS & SPACE

How many square feet are you currently occupying and what is your prospect for growth in the next 1, 3, and 5 years?

Current space size (sq. ft. area) **2015** approximately 2500 sq. ft.

Projected space size (sq. ft. area) **2016** same **2018** possibly more **2020**

Describe the pros and cons of your existing space layout

Pro: Centrally located, adequate space for current membership, adjoining space with sink accommodates overflow for special events.

Con: Accessibility - no wheel chair ramp, no entrances or bathroom facilities suitable for persons with disabilities; unsuitable stairway for seniors; poor or no air conditioning during summer.



STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

What are the current constraints of your space, if any?

- Inaccessibility for disabled persons
- Insufficient parking
- Lack of air conditioning
- Not enough toilets
- Kitchen facilities inadequate - would like kitchen and coffee area together
- Electrical doesn't support more than one item at a time
- Toilets and kitchen area run down

Describe any wish list items for your organization (identify special requirements).

- Ramp for disabled
- Appropriate kitchen area
- Cloak room
- More cubicles in toilets
- Secure storage area
- Florescent lighting
- Acoustical ceiling tiles to reduce noise
- Carpeting to reduce noise
- Reliable heating and air conditioning

What would your ideal space look like or consist of (i.e. amenities, access, finishes, flooring, lighting, etc.)?

- One large room for 25 bridge tables, chairs, and side tables, 3 computer desks, overhead projector, screen
- Kitchenette with suitable storage and counter room to make coffee, tea, etc.

What days and times does your organization require this space?

- Tuesday evening, Wednesday afternoon and evening, Thursday afternoon, Friday afternoon, Sunday] afternoon. Lessons Monday afternoon and Thursday evenings. Occasionally special events on Saturdays or Sundays.



STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

Does your organization require a dedicated space or could a shared space be a solution?

Dedicated space - require secure premises and taking down tables etc. very onerous especially for senior membership

DESIRED PARTNERSHIPS

Are there other groups that you think you might be able to partner with?

No

DESIRED PHYSICAL SETTING

Generally describe the desired arrangement of the space or building:

One large room for playing (25 tables on occasion). Kitchen could be separate or part of room. Require room for storage (bridge supplies, kitchen supplies, extra tables etc. In the playing area require room for 3 computer desks, overhead projector and screen, table for bridge supplies. Separate cloak room would be desirable although could use racks if room large enough.

November 4, 2015

5



STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

SECURITY / ACCESS CONTROL

List the level of access control required for your facility, work areas and vehicle access.

- Require secure premises - 3 computers, printer, photocopier, dealing machine, coffee makers, bridge and kitchen supplies.
- Disability access and disability washroom facilities
- Wheelchair parking

STORAGE NEEDS

What items does your organization store within the building?

- 3 computers, printer, photocopier, dealing machine, coffee maker, refridgerator, microwave, overhead projector, screen, extra tables and chairs, bridge supplies, coffee supplies, kitchen supplies including dishes, computer desks, tables for bridge supplies, approx. 25 card tables, 100 chairs, 50 side tables

PARKING AND VEHICLE ACCESS

Is the current parking area adequate?

Yes: X No:

Comment on the adequacy of parking:

- Sometimes parking at a premium if there is a simultaneous function at the cultural centre or the Anglican Church

Identify the number of parking spaces required for employee personal vehicles:

Current: N/A Future:

Identify the number of parking spaces required for visitors to your department:

Current: 20/40 Future: Could increase

November 4, 2015



STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study


For the Determination and Disposition of five town Facilities

COMMENTS

List any concerns you have with the condition of the facility:

The portable air conditioner provided was inadequate and cost us membership.
Pipe leaks over the entrance.
Our main access was improved but the regular alternate access was barricaded .
If top floors were rented, we would have only one access/exit available.

Please comment on anything else you think we should know to help plan the overall layout of the existing building or site.

OPTIMIST CLUB 

STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

INSTRUCTION SHEET

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Thank you in advance for taking the time and effort required to complete this questionnaire.



STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

ORGANIZATION*

Describe the organizational structure within your organization.

WE HAVE ELECTIONS YEARLY IN APRIL WHICH CONSIST OF
PRESIDENT
2 VICE PRESIDENTS
SECRETARY & TREASURER
6 DIRECTORS
& A SARGEANT AT ARMS

*Please attach an organizational chart if available.

BUILDINGS & SPACE

How many square feet are you currently occupying and what is your prospect for growth in the next 1, 3, and 5 years?

Current space size (sq. ft. area) 2015 500

Projected space size (sq. ft. area) 2016 ? 2018 ? 2020 ?

Describe the pros and cons of your existing space layout _____

PROS IT IS HANDY AT THE TOWN PARK WITH RUNNING WATER
& HEATED

CONS IS A LITTLE CRAMPED AT TIMES DURING THE BUSY
SEASON WITH SUPPLIES ETC.



STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

What are the current constraints of your space, if any?

Describe any wish list items for your organization (identify special requirements).

What would your ideal space look like or consist of (i.e. amenities, access, finishes, flooring, lighting, etc.)?

ALL OF THE ABOVE

What days and times does your organization require this space?

DEPENDENT OF FUNDING COULD EITHER DAY OR EVENING PERIODS



STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

Does your organization require a dedicated space or could a shared space be a solution?

DESIRED PARTNERSHIPS

Are there other groups that you think you might be able to partner with?

DESIRED PHYSICAL SETTING

Generally describe the desired arrangement of the space or building:

THE SPACE IS AMPLE. KNOCKING SOME WALLS ON THE WEST SIDE TO OPEN UP MORE SPACE & POSSIBLY WINDOWS ON WEST SIDE FACING THE BANDSHELL AND ENLARGING THE WASHROOMS & IMPROVING THE KITCHEN & EAT IN AREA.



STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

SECURITY / ACCESS CONTROL

List the level of access control required for your facility, work areas and vehicle access.

ALL IS GOOD

STORAGE NEEDS

What items does your organization store within the building?

SOUND EQUIPMENT SUPPLIES FREEZER(S) AND POSSIBLY THE OPTICIST WAGON

PARKING AND VEHICLE ACCESS

Is the current parking area adequate?

Yes: No:

Comment on the adequacy of parking:

*THERE ARE ABOUT 6 PARKING SPOTS
AVAILABLE ON THE EAST SIDE PLUS NUMEROUS PARKING SPOTS AROUND
TOWN PARK*

Identify the number of parking spaces required for employee personal vehicles:

Current: 6 Future:

Identify the number of parking spaces required for visitors to your department:

Current: Future: 100

November 4, 2015

6



STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

COMMENTS

List any concerns you have with the condition of the facility:

1. THE ARMORY ITSELF WOULD NEED A NEW ROOF & THE REMOVAL ASBESTOS IF ANY

2. LIGHTING COULD BE IMPROVED

3. AS MENTIONED BEFORE OPEN UP THE WEST WALL WITH A COUPLE OF ENTRANCE DOORS AND WINDOWS OVERLOOKING THE BANDSHED & MAYBE MOVE THE FENCE BACK 20 FEET & HAVE A FEW TABLES UNDER THE TREES ETC.

4. MORE WASHROOM STALLS/URINALS & REMOVE THE SHOWERS

5. EVENING OF THE FLOORS

6. AND PAINT

Please comment on anything else you think we should know to help plan the overall layout of the existing building or site.

OUR PLAN AS THE OPTIMIST CLUB WE WOULD LIKE TO HAVE A WORKING RELATIONSHIP WITH THE TOWN LIKE THEY HAVE WITH "THEATRE AURORA" IF ALL POSSIBLE

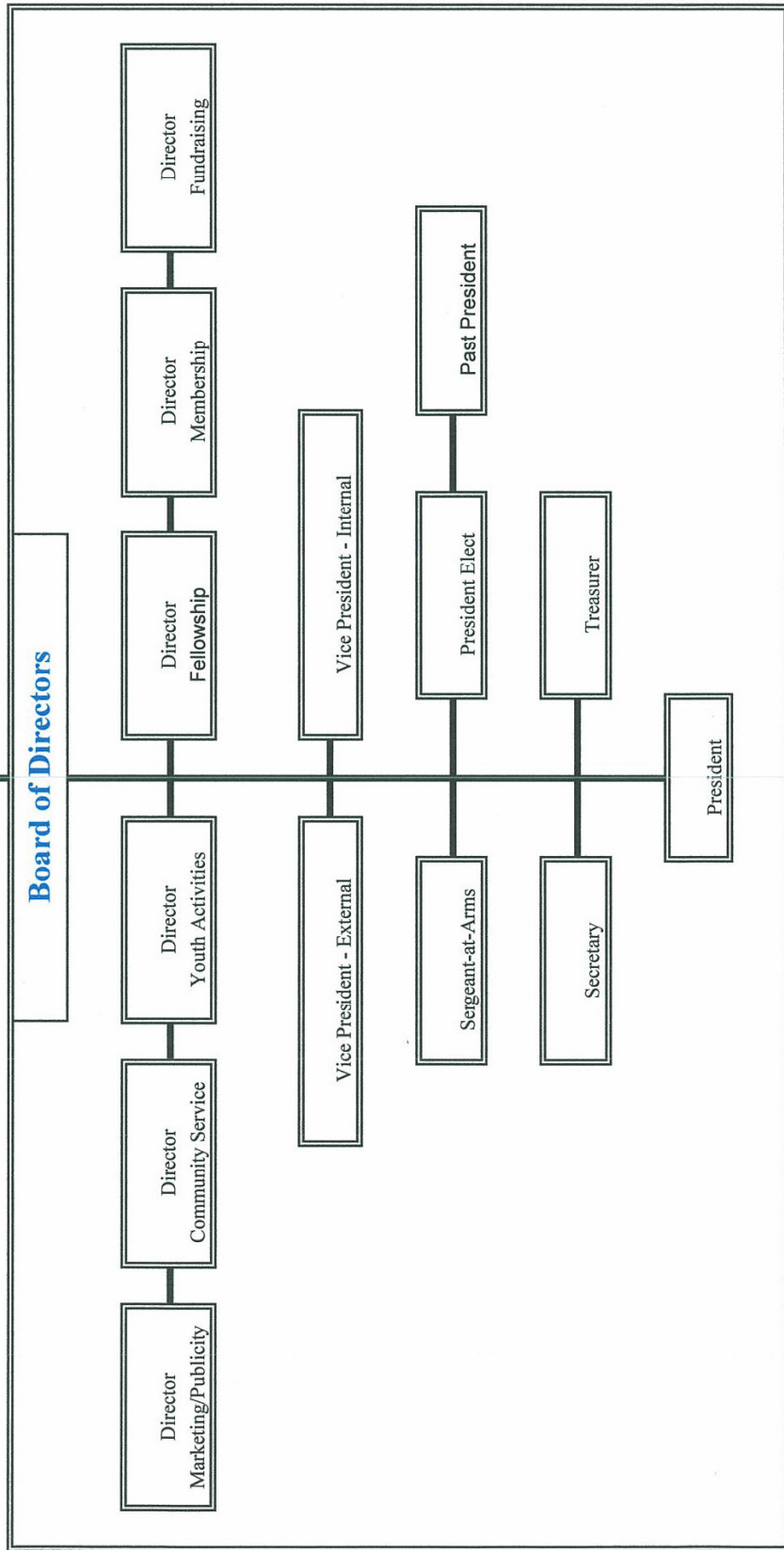
IT WOULD BE A GREAT VENUE FOR PARTIES, ART SHOWS, CRAFTS, FARMERS MARKET, WEDDINGS ETC. & GARAGE SALES



Organization
~~2014-2015~~
Sample



Optimist Club of Aurora Members





STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

INSTRUCTION SHEET

This questionnaire is intended to provide a broad base of information pertinent to the programming and planning study.

1. Please answer all relevant questions. Whenever you cannot supply exact figures for answers, please estimate the answer, and mark as such. You know your operation best, so your judgment and knowledge will be most helpful.
2. Please complete this questionnaire and be prepared to discuss it. Use additional sheets if more room is required. Retain a copy of the completed material for your file.
3. If you have any questions, please contact:

Arthur Diamond
AECOM Canada Architects Ltd.
300 Water Street
Whitby, ON L1N 9J2

Office - (905) 668 9363
Fax - (905) 668 0221
Cell - (905) 242 4230
arthur.diamond@aecom.com

The best planning information can be provided by those who work in the facility on a daily basis. Your input to this study is crucial to the planning and development of your facility.

Thank you in advance for taking the time and effort required to complete this questionnaire.

Friday 9:30 am



STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

DATE: Nov. 12, 2015

ORGANIZATION: **Horo Aurora - Bulgarian folk dancing**

FACILITY: Victoria Hall
(The Petch House, Armoury, Old Library, Old Seniors Centre, or Victoria Hall)

RESPONDENT: **Vania Alexandrova**

POSITION: Organizer

PHONE: 905-751-0148

EMAIL ADDRESS: vania.milko@ymail.com

FUNCTION

Describe the function of your Organization.

We get together to enjoy Bulgarian folk music and dancing for fun, fitness and social interaction.



STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

ORGANIZATION*

Describe the organizational structure within your organization.

Myself as volunteer organizer and participants.

START

*Please attach an organizational chart if available.

BUILDINGS & SPACE

How many square feet are you currently occupying and what is your prospect for growth in the next 1, 3, and 5 years?

Current space size (sq. ft. area) **2015** Victoria Hall

Projected space size (sq. ft. area) **2016** same **2018** no idea **2020**

Describe the pros and cons of your existing space layout

We like Victoria Hall because it offers large free space with wooden flooring (under the vinyl) suitable for dancing. Tables and chair are available on the side if we need them for special events like Christmas party. Cost is also a big factor - Victoria Hall is the only affordable facility of this size.



STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

What are the current constraints of your space, if any?

Adequate ventilation is a bit of an issue.

Describe any wish list items for your organization (identify special requirements).

I wish we could control the room temperature and the fresh air access.

What would your ideal space look like or consist of (i.e. amenities, access, finishes, flooring, lighting, etc.)?

Hardwood flooring, mirror wall, build-in sound system and direct access of fresh air.

What days and times does your organization require this space?

Currently we use Victoria Hall biweekly Tuesdays from 7:30 to 8:30pm. We also have special two hour events twice a year.

November 4, 2015

4



STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

Does your organization require a dedicated space or could a shared space be a solution?

We do require a dedicated space due to the loud music and space necessary for dancing.
I don't think we could share a space.

DESIRED PARTNERSHIPS

Are there other groups that you think you might be able to partner with?

I don't think so.

DESIRED PHYSICAL SETTING

Generally describe the desired arrangement of the space or building:

We need facility with free space suitable for dancing with hardwood flooring and good ventilation. Affordability is also a big factor because we are a small group.



STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

SECURITY / ACCESS CONTROL

List the level of access control required for your facility, work areas and vehicle access.

Free parking is a must.

STORAGE NEEDS

What items does your organization store within the building?

We don't require storage.

PARKING AND VEHICLE ACCESS

Is the current parking area adequate?

Yes: No:

Comment on the adequacy of parking:

Sometimes when there are other events going on in adjacent buildings there is not enough parking spaces available. Currently we need about 6 to 8 parking spaces.

Identify the number of parking spaces required for employee personal vehicles:

Current: ___ Future: ___

Identify the number of parking spaces required for visitors to your department:

Current: ___ Future: ___

November 4, 2015



STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

COMMENTS

List any concerns you have with the condition of the facility:

Victoria Hall is currently a very good fit for our needs in terms of size, cost and location.

It is very well maintained for its age.

Please comment on anything else you think we should know to help plan the overall layout of the existing building or site.

Please consider that there is no other town facility (at least to my knowledge) with this size and cost. For our community group the availability of such type of facility will determine whether we will continue to exist in Aurora as such community group or not.



**REPURPOSING STUDY
FOR 5 TOWN FACILITIES
STAFF STAKEHOLDER
MEETING**

Friday November 6, 2015

Purpose of the Meeting

- The purpose of the meeting is to receive input from the Town Staff regarding the possible future uses of the Petch House, Armoury, Old Library, Old Seniors Centre, and Victoria Hall, located on Victoria St. north of Church St.
- The meeting will be conducted in an open format



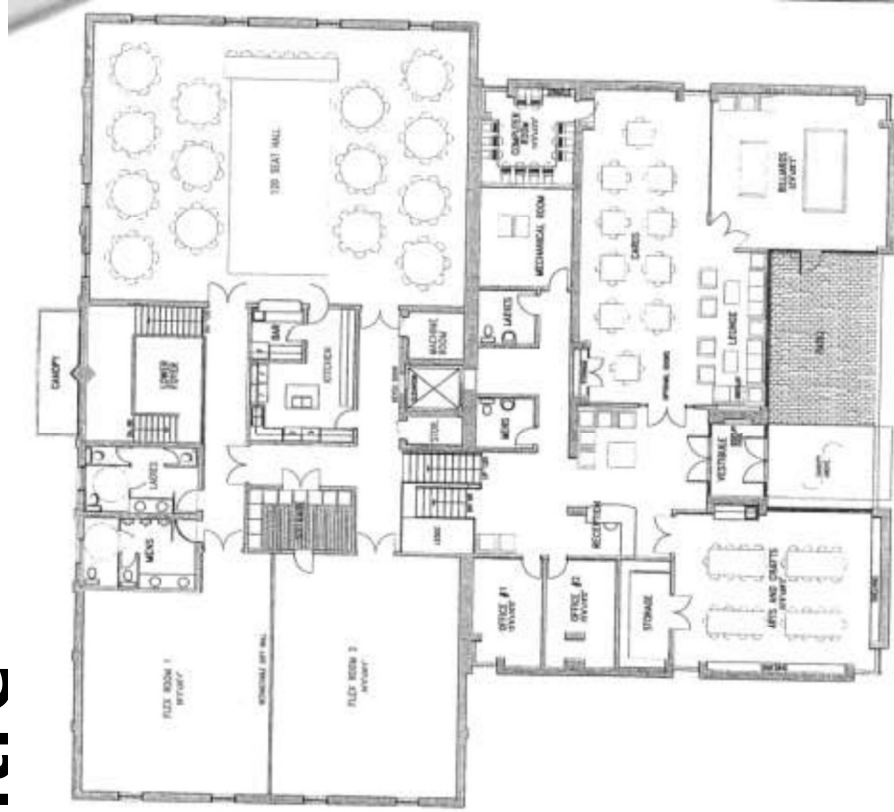


**52 Victoria Street
Former Seniors Centre**



52 Victoria Street Former Seniors Centre

- Site area: 0.29 acres
- 4,000 square feet
- Last renovation was in 1990
 - Previously a fire hall & parks office
- Single storey
- Steel frame construction with stucco finish
- Associated parking: 21 spaces



Former Seniors Centre Exterior

● Rear (west) of building with parking



● North side of building neighbouring private residential property



● South side of building next to Old Library

Former Seniors Centre Interior



● Views of entrance, foyer and office, showing door to storeroom

Former Seniors Centre Interior Cont'd



● Storeroom off
foyer leading
through to the
pool room



● Pool room



● Lounge



Former Seniors Building Interior cont'd



● Bow window of main hall from exterior and interior



● 2 Cupboards to left and right



● Main hall with kitchen on right



● Kitchen off main hall



Former Seniors Centre Interior cont'd



- Corridor leading off main hall with door to kitchen and lounge on right, washrooms and cupboards on left



- Double cupboards near washrooms



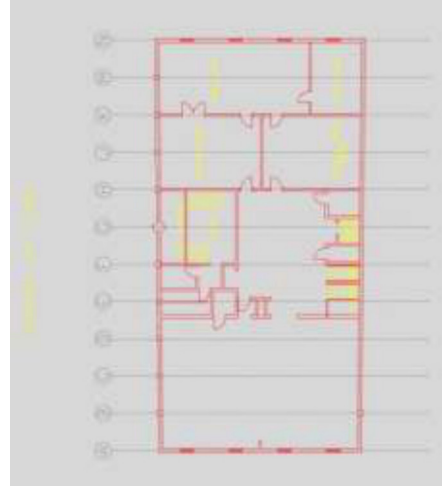
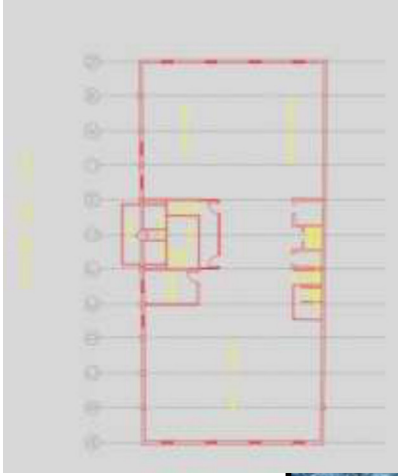
- One of 2 washrooms (2 units each)

**56 Victoria Street
Former Town Library**



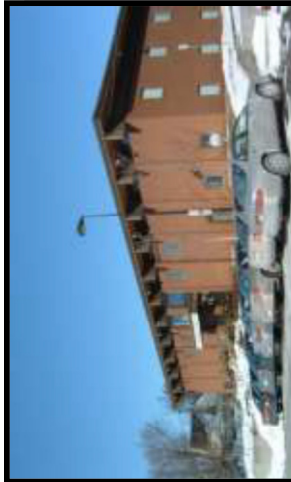
56 Victoria Street Former Town Library

- Site area: 0.63 acres
- Original construction in 1963: 4,390
Expansion in 1976: 13,310
Total area: 17,700
- Two storey structure – split level
- Wood / steel frame construction with brick veneer
- Associated parking: 4 spaces on street
- List of required repairs: see next slide



Former Town Library Exterior

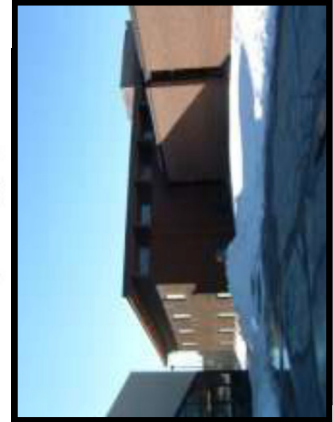
- Rear of building facing west: a) from former seniors building parking lot; b) from new library parking lot



- Front elevation on Victoria St. showing the 4 street parking spaces



- Architectural details at front



- South side of building adjacent to Church Street Museum, from west & east



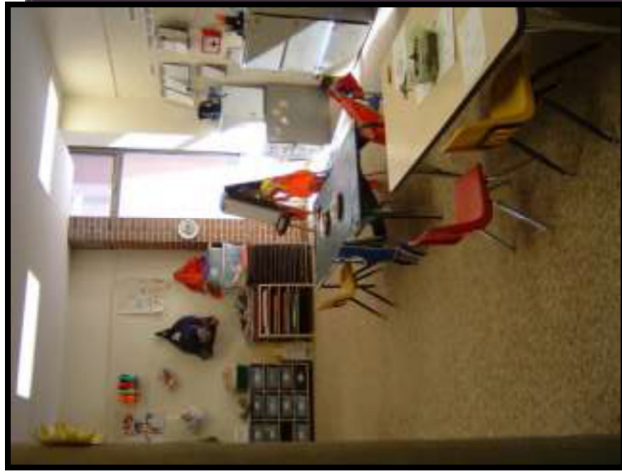
Former Town Library Interior Ground Level Floor at Victoria St. Entrance



● North wing from foyer



Front vestibule



● South wing, west end



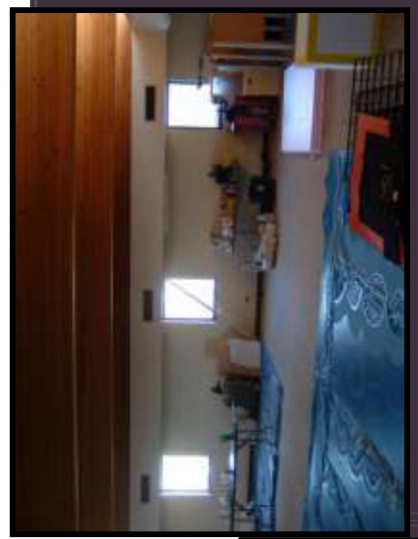
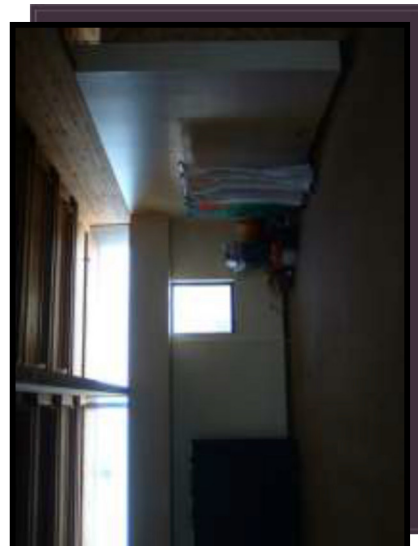
● View from stairs to foyer & south wing



● View from foyer to stairs to upper level

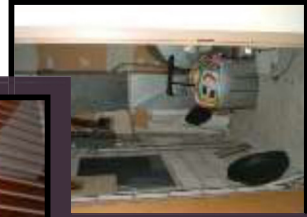
● Washrooms and storage area

Former Town Library Interior Upper Floor: Main Access at Rear Entrance



● South wing

● North wing



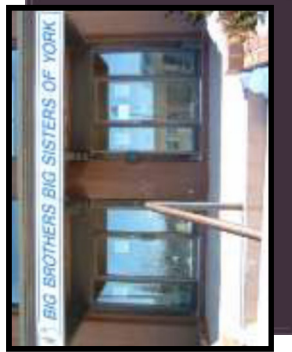
● Rear entrance, stairs, elevator, storage rooms (2)

Former Town Library Interior

Lower Floor – North Wing: Main Access at Rear Entrance



• Main activity room



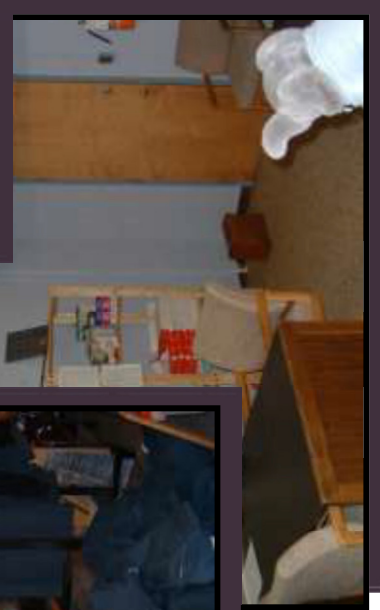
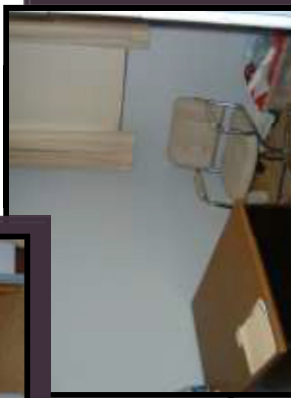
• 3 Office rooms



• Entrance room



• Meeting room



Former Town Library Interior

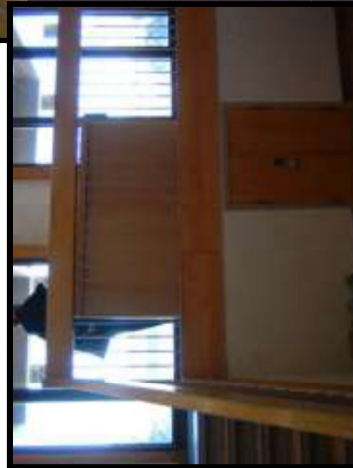
Lower Floor – South Wing: Main Access at Rear Entrance



● Foyer



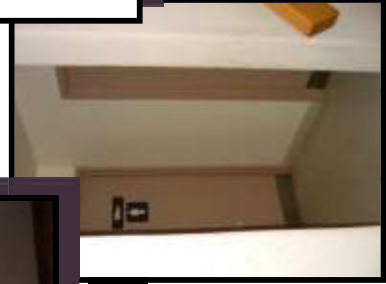
● Kitchenette in foyer



● Lower stairs from rear entrance and washrooms



● Marjorie Andrews Hall accommodates 225 people with access via separate entrance or from foyer



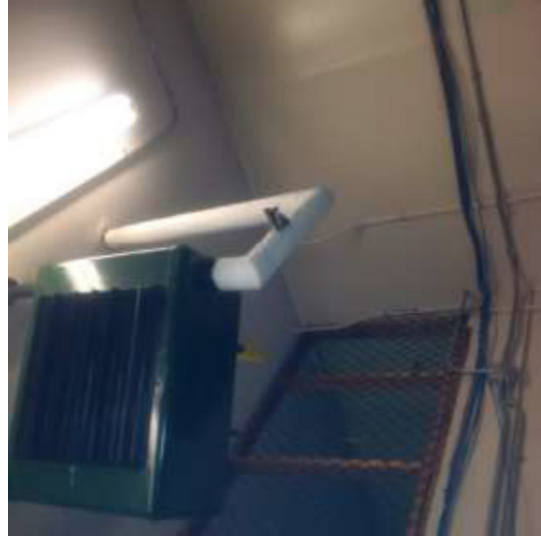
**138 Larmont Street
(also known as 89 Mosley St)
Former Armoury**



Former Armoury Exterior



Former Armoury Interior



**27 Mosley Street
Victoria Hall**



Victoria Hall Exterior



Victoria Hall Interior



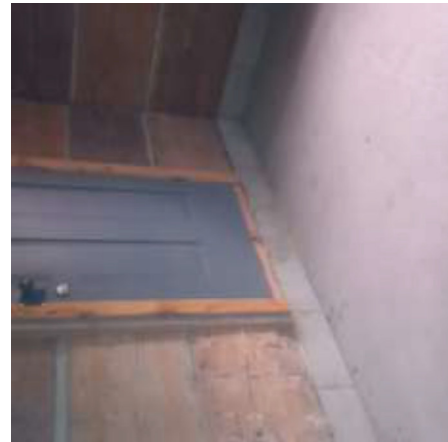
**86 John West Way
Petch House**



Petch House Exterior



Petch House Interior



Options For Consideration

- Declare the land and buildings surplus and sell them on the open market is considered not a viable option.
- Demolish some or all of the buildings on the property to increase parking for the New Library and Church Street School after assessing the need for parking in the area is considered not viable
- Identify the needs for facility of the current Community Stakeholders, though use of a questionnaire process.
- Work with existing Permiters to develop primary tenants and lease the buildings to the primary tenant.
- Bring the current facilities up to date, through renovations and or additions to make them B.F. Accessible, code compliant and to town standards.
- Use some or all of the facilities for Town purposes

Further Information

- The best planning information can be provided by those who work in the facility on a daily basis. Your input to this study is crucial to the planning and development of your facility.
- If you have any questions, please contact Arthur Diamond, AECOM Canada Architects Ltd. by phone (905) 668 9363 or by email arthur.diamond@aecom.com

AECOM

JOB TITLE AURORA - BLDG. REPURPOSING
JOB NO. _____ CALCULATION NO. _____
ORIGINATOR _____ DATE NOV. 6. 2015.
REVIEWER _____ DATE _____
SCALE _____ SHEET NO. 1 OF _____

- Arthur Dizon
- Mike Heibel
- AURORA STAFF:
- Karie Papillon
- Jim Tree
- AT

- send AD sample report.

- Carrie Eastwood - thoughts about the Armories.
- Farmers Market.
- AECOM report - early 2016.
- no demolition of bldgs.

- John Farmer - facility rentals
- also marketing opps.

- Lisa - community rec programming.
- looking for space to run program -

- Carrie - senior coordinator & youth program for 1 year

- Selley - special events
- multiple groups

- Cori - Ann - rec - supervisor for special events
- user #'s, staff

- Jim Tree - new. of Parks -
- ancillary uses

Grid: 4x4 = 1"

AVL/UTA

2

- we need to help Bur define vision for user.

Cultural Precinct Study: another consultant, 4 of 5 bldgs which is different approach - they can look @ demolition

Monteiths Brown - Park & Rec Master Plan -
- timing - MB has presented findings
- P.I.C. next Nov. 26. 15 = for M.B. - Park & Rec - M. Plan.

Cultural M-Plan complete

existing bldg assessments are available

Multi-Consultant w/ky - in December = 15th maybe.

10:20 AD - podium presentations

① Vic Hall -

② Arroyo - indoor courts or skateboarding? BMX facility
- Finis Market.

③ Petch - alien egg hunt, tree lighting event -

AECOM

JOB TITLE AVRORA
JOB NO. _____ CALCULATION NO. _____
ORIGINATOR _____ DATE Nov. 6. 2015
REVIEWER _____ DATE _____
SCALE _____ SHEET NO. 3 OF _____

1. Old Library.

JF

- shortage of good quality public programming
- great location, more private / quieter
- good & longer spaces that accommodate 60-70-80 people
- need to update I.T. it rooms to be maxed out.
- open concept is a challenge if more than 1 user present.
- not large enough for community theatre, current space is 150 seats.

Lisa - a variety of programming since limited other options

- not ideal due to age etc
- they make it work.
- pre-school tumbler program is permanent upstairs which uses alot of equipment
- wanting space to centralize visual / performing arts
i.e. 100 seats, small stage,
- all thru the year.
- great location but parking can be a small issue
- partitioning of space (flexible) could be a benefit
- call it = Arts in Motion =
- full range of ages.
- need storage

Caro - fantastic bldg = "big data"

- rec. = awesome windows - "marriage tool?"

Maddie - ① better clubs, performing arts practice space
- inst. dancing
- ribbon

② complex = space + atmosphere = link to
Town Park - get rid of ball diamond -
- reconfigure Band shell - FOTEN is rec'd
removal of ball diamond.

Grid: 4x4 = 1"

Al. = ~~wants higher~~ users.

- "Auto Wests Centre"

- needs to be

- groups a variety of groups =

- not the right place for ongoing permitted users such as bridge club, air cadets.

- Arts - fine art - different clubs / artists.

example =

Jim Tre: ~~wants~~ asked about the financial returns for each option.

- wants to demolish the library.

★ parking is @ the old arena site = which is 50-60 spots.
- not town ~~had~~ owned. flood plain:

~~John~~ = old seniors Centre =

John - - could connect the 2 bldgs = one large complex.

- good open space if partition removed.

- could get up to 150 people in the Old ~~seniors~~ centre ^{seniors?}

- lighting outside of the bldg is too dark.

Al. - lowest profile → big opportunity for "community spots".

groups to - Aurora minor hockey, Lads, soccer uniform pickups,

★ - could a second story be added for storage etc.

Lorraine = new home of "Sport Aurora" = sport Hall of Fame & other sporting groups.

AECOM

JOB TITLE MURORA.
JOB NO. _____ CALCULATION NO. _____
ORIGINATOR _____ DATE _____
REVIEWER _____ DATE _____
SCALE _____ SHEET NO. 5 OF _____

Victoria Hall - "designated"
- Dialogue building
- haunted? spirit walk
- upgrade utilities.

- poetry, song circle, drumming,

Love this building
- needs vestibule
- floor is icy in winter, too cold.
- update to storage
- yoga.

- has a kitchen. / would it need a sprinkler system?
A/ - ideal bldg to lease to private sector for commercial usage.
- Town could also consider selling the bldg.

could be a great restaurant location.

popular space for family events - but could be
much more popular if building improvements completed.
- only need a fridge in kitchen.

Armony :-
use = they do not use for Town programming.
- challenges -

John = current configuration = obvious + large swimming pool area
- ideally - remove partitions and open the field
west wall into the park = "Barn style".

Grid: 4x4 = 1"

Armory cont'd.

- entrance to park

Carrie = the bldg is unusable

- = should include dedicated special event storage.

Middle = massive mezzanine has a lot of storage.

= 2,000 people @ birdshell crowd into Armory

- could be a good center for Spats' group
- good for Francis Meadit = double doors
- icicles on roof-

Jim = tear down.

A1 = park should be front of the bldg.

- this warrants a strong municipal identity & connection to Town Park.
- no need for offices
- New museum = including atmosphere controls etc
- plus also antique fair etc, air cadet. etc.
- empty lands etc.
- great location / tremendous potential

- rain ~~stop~~ site of concert > etc.

picnic pavilion.

AECOM

JOB TITLE MURORA REPURPOSING.
JOB NO. _____ CALCULATION NO. _____
ORIGINATOR _____ DATE _____
REVIEWER _____ DATE _____
SCALE _____ SHEET NO. 7 OF _____

PEACH HOUSE.

- Jmi = MURORA, ~~etc~~ etc required.
- need addition for washroom etc
 - wood + renovated but not with no program on engineered slab.
 - wood finished in through the building

- weddings ? chapel.

- ~~ceremonies~~ ? civil ceremony.

Event space = tree lighting, doors open
Santa's chair,

- arkoverton - Education Centre / Interpretive centre
- gathering centre.

Pavillion / Centre - ~~etc~~ -

Energy Centre = renewable energy = interpretation

info

fruit info centre.

- arkoverton ice rink = charge not.



JOB TITLE AURORA REPURPOSING STUDY
JOB NO. _____ CALCULATION NO. _____
ORIGINATOR _____ DATE NOV. 6. 2015
REVIEWER _____ DATE _____
SCALE _____ SHEET NO. _____ OF _____

ATTENDANCE :

NAME :	GROUP/DEPT.	EMAIL.
LISA WARTH	RECREATION	lwarth@aurora.ca
Karie Papillon	Recreation-Youth	kpapillon@aurora.ca
Shelley Ware	Recreation-SpEvents	sware@aurora.ca
LORIANN Ierullo	Recreation Supervisor-Special Projects	lierullo@aurora.ca
John Firman	Manager, Business Support	jfirman@aurora.ca
Jim Tree	Manager of Parks	jtree@aurora.ca

Grid: 4x4 = 1"

About AECOM

AECOM (NYSE: ACM) is built to deliver a better world. We design, build, finance and operate infrastructure assets for governments, businesses and organizations in more than 150 countries.

As a fully integrated firm, we connect knowledge and experience across our global network of experts to help clients solve their most complex challenges.

From high-performance buildings and infrastructure, to resilient communities and environments, to stable and secure nations, our work is transformative, differentiated and vital. A Fortune 500 firm, AECOM companies had revenue of approximately US\$19 billion during the 12 months ended June 30, 2015.

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aecom.com



NOTICE OF MOTION

Councillor Jeff Thom

DATE: May 3, 2016

TO: Mayor and Members of Council

FROM: Councillor Thom

RE: Victoria Day Congratulations to Her Majesty Elizabeth II, Queen of Canada

WHEREAS Victoria Day is the official celebration of the birthday of the Queen of Canada; and

WHEREAS Victoria Day falls upon the last Monday preceding the 25th of May, this year falling on May 23; and

WHEREAS Victoria Day has been officially celebrated by Canadians since 1845; and

WHEREAS Canadians from coast to coast will be celebrating with fireworks and festivities to mark the occasion; and

WHEREAS this year Canadians will be celebrating the 90th birthday of Her Majesty Elizabeth II, and Her Majesty's 64 glorious years as Queen of Canada;

NOW THEREFORE BE IT HEREBY RESOLVED THAT the Council of the Town of Aurora, on behalf of all Aurorans, extends our most heartfelt congratulations to Her Majesty Elizabeth II, Queen of Canada, on the occasion of Her 90th birthday, and may we also extend our gratitude to Her Majesty for over 64 years of service to Canada as our Queen, and our hope for many more years to come; and

BE IT FURTHER RESOLVED THAT this motion be sent to Her Majesty Elizabeth II, Queen of Canada, to His Excellency, the Right Honourable David Johnston, Governor General of Canada, and the Honourable Elizabeth Dowdeswell, Lieutenant Governor of Ontario.