

MEMORANDUM

DATE: July 11, 2016

TO: Heritage Advisory Committee

FROM: Jeff Healey, Planner

CC: Marco Ramunno, Director of Planning & Development Services

RE: **Cultural Precinct Plan Update**

RECOMMENDATIONS

THAT the memorandum regarding Cultural Precinct Plan Update be received for information.

BACKGROUND

The Cultural Precinct Plan is bound by Yonge Street to the west, Larmont Street to the east, Mosley Street to the north and Metcalfe Street to the south. The Cultural Precinct Plan includes a number of town-owned structures which are Designated under Part IV of the *Ontario Heritage Act*, including the Church Street School, Victoria Hall and the Aurora Armoury. Other Part IV Designated properties within the Cultural Precinct Lands include the Wells Street Public School, The Grimshaw House (15 Mosley Street) and The Pines (78 Wells Street). An additional fourteen (14) properties within the Cultural Precinct Plan are Listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest.

In the spring of 2016, staff have updated the consultation process for the Cultural Precinct Plan. In addition, the Town is exploring potential repurposing strategies for existing Town assets such as Victoria Hall, the former Library and the Aurora Armoury. The reports attached to this memorandum provide further details into the proposed vision and repurposing for structures within the Cultural Precinct Plan.

ATTACHMENTS (Note: Attachments can be accessed at <http://www.aurora.ca/TownHall/Pages/Council-and-Committee-Meetings/Agendas-and-Minutes.aspx>)

Attachment 1 – General Committee Report No. PDS16-041

Attachment 2 – General Committee Report No. PRS16-028

Attachment 3 – Cultural Precinct Vision, prepared by Fotenn



**TOWN OF AURORA
GENERAL COMMITTEE REPORT No. PDS16-041**

SUBJECT: *Cultural Precinct Public Consultation Process & Timeline*

FROM: *Marco Ramunno, Director of Planning & Building Services*

DATE: *June 21, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-041 be received; and

THAT the public consultation and engagement process and timeline, as described in this report, be endorsed.

PURPOSE OF THE REPORT

The purpose of this report is to seek Council endorsement of the public consultation and engagement process and timeline for the Cultural Precinct as described. Staff have prepared a survey questionnaire and social media strategy for public input and outreach to occur during July, August and September; with additional community consultation to be scheduled in the early fall.

BACKGROUND

On April 19, 2016, Report No. PDS16-026 was before the General Committee of Council regarding the Cultural Precinct Conceptual Plans which were prepared by FOTENN; the Town's Planning and Design Consultants. The General Committee passed a resolution endorsing the planning approval process outlined in the report and directed staff to prepare reports and schedule public consultations. Furthermore, on May 3, 2016, Report No. PRS16-028 was before the General Committee regarding the Repurposing Study for the Town owned buildings located in Library Square. The General Committee passed a resolution in this regard notionally agreeing that regardless of the path chosen, a large investment would be required from the Town to move this project forward.

Report No. PDS16-026 identified four milestones with respect to the Cultural Precinct Planning Timelines as follows:

- **Milestone 1:** April 19, 2016 - Council Approval of the Guiding Principles for the Cultural Precinct;

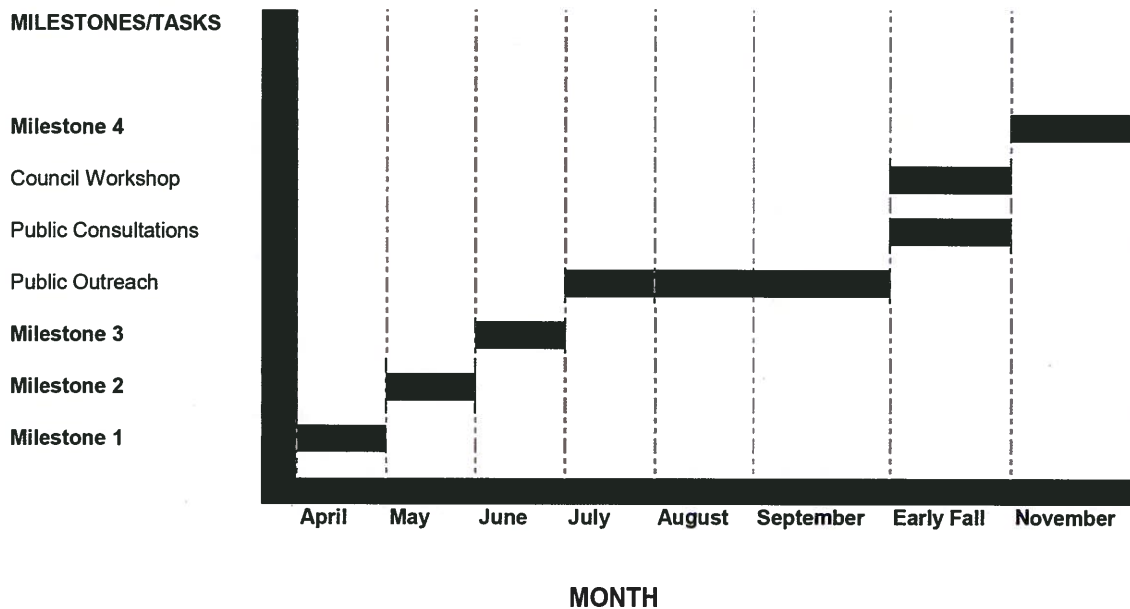
- **Milestone 2:** May 3, 2016 - Council receipt of the re-purposing study and approval of a “notional” budget for future investment in the Cultural Precinct;
- **Milestone 3:** June 21, 2016 - Council Endorsement of Public Consultation/Engagement process (subject of this report); and
- **Milestone 4:** Fall 2016 - Council Direction of a Concept Plan for the Cultural Precinct that will involve either the repurposing or demolition of Town owned buildings.

On May 10, 2016, Council outlined a number of initiatives that they would like to include as part of the public input with respect to the Cultural Precinct; which therefore changed the completion date for Milestone 3. Staff have therefore provided a public consultation process and revised timeline as follows. This is not expected to delay the completion of the final milestone.

COMMENTS

Revised Timeline and Strategy

The following public consultation process will be prefaced with the project background and the goal of revitalizing Yonge Street which dates back to the Aurora Promenade Secondary Planning Process. Therefore, and in accordance with Council direction, staff are proposing to revise the timeline for the Cultural Precinct planning/public consultation process as follows:



- **July/August/September 2016:**
 - Meet with Town Centre Ratepayers Group;
 - public outreach including short questionnaire targeted for various Town events such as Doors Open, the Farmer's Market and Concerts in the Park;
 - on-line survey; and
 - social media strategy.
- **Early Fall 2016**
 - Two public consultation sessions; one targeted for the area rate payers and the other for the general public as a whole;
 - meeting with interested community groups such as the Aurora Chamber of Commerce; and
 - facilitated Council Workshop where the results of the public consultation will be presented and Council will provide their input.
- **November 2016**
 - Council consideration of a final plan for the Cultural Precinct.

Consultation Details

Public Outreach in July/August

In an attempt to not be onerous, the questionnaire designed for the public outreach targeted for the Town events described above will be very short and direct. Generally, there will be two or three questions which will ask participants if they favour Block 1 (Library Square) and Block 3 (Town Park) remaining as is; or would they favour the implementation of the Concept Plans. Participants will also have the opportunity to provide their own ideas. Participants will be shown pictures of existing conditions and renderings/photos of the proposed concepts. Participants will then be asked if they wish to participate in a short, but detailed on-line survey regarding the proposed Concept Plans and the Repurposing Study.

The on-line survey will provide for an opportunity to provide greater information with respect to the project background. The questionnaire will be short but detailed and will contain specifics about existing conditions and proposed concepts;

including asking preferences with respect to the proposed repurposing of the former library, former seniors centre and armoury as identified in the Repurposing Study. The survey/questionnaire will focus on Blocks 1 and 3 as the potential for major structural changes are in those two blocks.

Social Media Strategy

The social media strategy will include video vignettes of each area of the Cultural Precinct, messaging regarding updates of the project, 'did you know's' of the area/project and information regarding upcoming consultations, paid ads and twitter poll. The social media strategy will be timed as follows:

Videos: Summer/Fall 2016

Twitter poll: Fall 2016

Messages: Summer/Fall 2016

Public Consultations in September

Staff will schedule two public consultation sessions in early fall. The first is intended to be primarily for the area rate payers and the second is intended to be for the general public as a whole. The public consultations will generally be structured as follows:

- Staff will briefly present the background for both the Cultural Precinct Conceptual Plans as well as the Repurposing Study;
- staff will then present the details with respect to the findings of the respective studies; and
- staff will then field any questions the public may have, as well as obtain any input with respect to the studies.

The consultations with interested community groups such as the Aurora Chamber of Commerce will follow a similar format.

Council Workshop/Meeting

The results of all of the above noted consultation methods will be collected, analyzed and presented to Council in a workshop in the fall. Council will then have the opportunity to give their input with respect to the results of the public consultation; and provide direction with respect to the Cultural Precinct. Staff are proposing that the final decision with respect to establishing a Concept Plan for the Cultural Precinct which would involve either the repurposing or demolition of Town owned buildings in Library Square could take place as early as November 2016.

LINK TO STRATEGIC PLAN

The Cultural Precinct Plan supports the Strategic Plan goal of **Supporting an exceptional quality of life for all** through the following key objectives:

- *Develop a Cultural Master Plan that includes heritage, music, and art to promote more cohesive and coordinated cultural services;*
- *expand opportunities and partnerships that contribute to the celebration of culture in the community; and*
- *actively promote and support a plan to revitalize the downtown that includes culture.*

ALTERNATIVE(S) TO THE RECOMMENDATIONS

1. Council may wish to direct staff to engage in an alternative public consultation approach or timeline.

FINANCIAL IMPLICATIONS

The financial implications associated with this project have and will be reported in other staff reports.

PREVIOUS REPORTS

- PR15-026 - Award of Request for Proposal PRS 2015-77 Cultural Precinct Plan, September 15 and December 1, 2015;
- PRS15-040 - Purchase Order Increase for Cultural Precinct Consultant, December 1, 2015;
- PRS16-006 - Status of the Cultural Precinct Plan, January 19, 2016;
- PDS16-026 - Cultural Precinct/Library Square Repurposing Endorsement of Planning Approvals Process, April 19, 2016; and
- PRS16-028 - Seeking Council Investment for Library Square Repurposing Study, May 3, 2016.

CONCLUSIONS

As stated in this report, staff and their consultants have undertaken a study and prepared some conceptual plans with respect to the Town's Cultural Precinct. In addition, a repurposing study was also undertaken regarding the Town owned buildings in the Precinct. In previous staff reports to Council, milestones have been identified with respect to establishing a Concept Plan for the Cultural Precinct which would involve either the repurposing or demolition of Town owned buildings in Library Square. Council has since expressed their desire for further public input with respect to the Cultural Precinct; which has therefore changed the completion date for Milestone 3; however, it is not expected to delay the final milestone. Staff have therefore provided a public consultation process and revised timeline for which Council endorsement is being requested.

ATTACHMENTS

Figures


Figure 1 - Location Map: Cultural Precinct Study Area

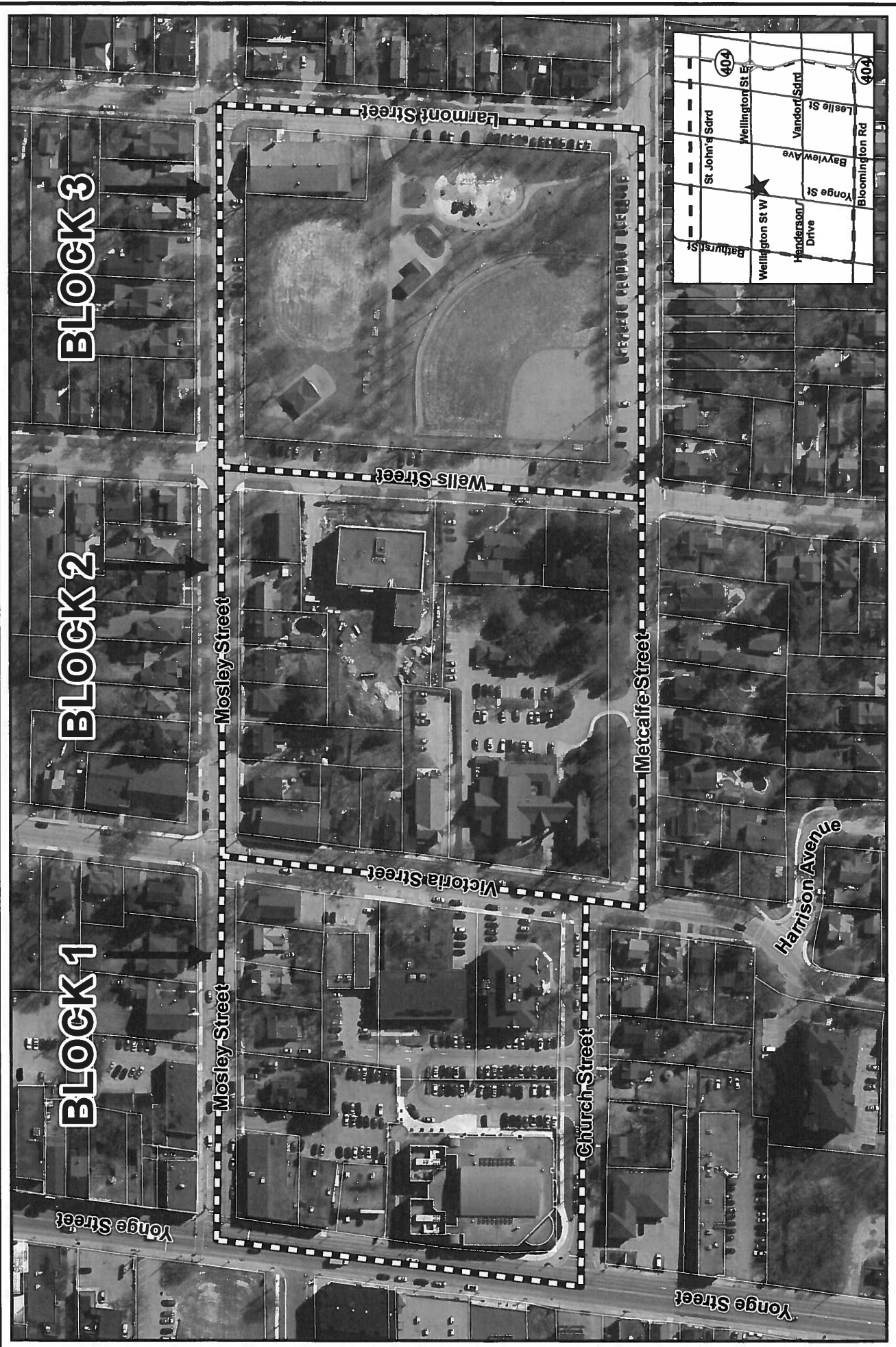
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting - June 2, 2016.

Prepared by: Fausto Filipetto, Senior Policy Planner, Extension 4342


Marco Ramunno, M.C.I.P., R.P.P.
Director of Planning & Building
Services


Doug Nadorozny
Chief Administrative Officer



BLOCK 1

BLOCK 2

BLOCK 3

Yonge Street

Mosley Street

Mosley Street

Victoria Street

Wells Street

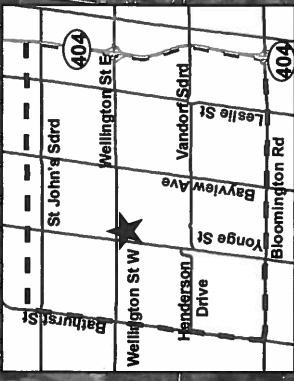
Larmont Street

Church Street

Metcalfe Street

Harrison Avenue

Yonge Street



LOCATION MAP

ATTACHMENT 1



STUDY AREA





**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

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

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

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

The attached Report (the "Report") has been prepared by AECOM Canada Ltd. ("Consultant") for the benefit of the client ("Client") in accordance with the agreement between Consultant and Client, including the scope of work detailed therein (the "Agreement").

The information, data, recommendations and conclusions contained in the Report (collectively, the "Information"):

- is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the "Limitations");
- represents Consultant's professional judgement in light of the Limitations and industry standards for the preparation of similar reports;
- may be based on information provided to Consultant which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and sections thereof should not be read out of such context;
- was prepared for the specific purposes described in the Report and the Agreement; and
- in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time.

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This Statement of Qualifications and Limitations is attached to and forms part of the Report and any use of the Report is subject to the terms hereof.

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:

Distribution List

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Revision Log

Revision #	Revised By	Date	Issue / Revision Description

AECOM Signatures

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 Amin Sadeghi, OAA
 Senior Architect

Report Reviewed By:

 Arthur Diamond, OAA, AAA
 Senior Architect

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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- Appendix C- Stakeholder Feedback

DRAFT

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?

DRAFT

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 Baldwin's- 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. Baldwin's also offers live bands, an amazing patio experience, fine dining, prime rib, international wines, lounges, caterings and a fully stocked bar.

The building also housed Baldwin'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

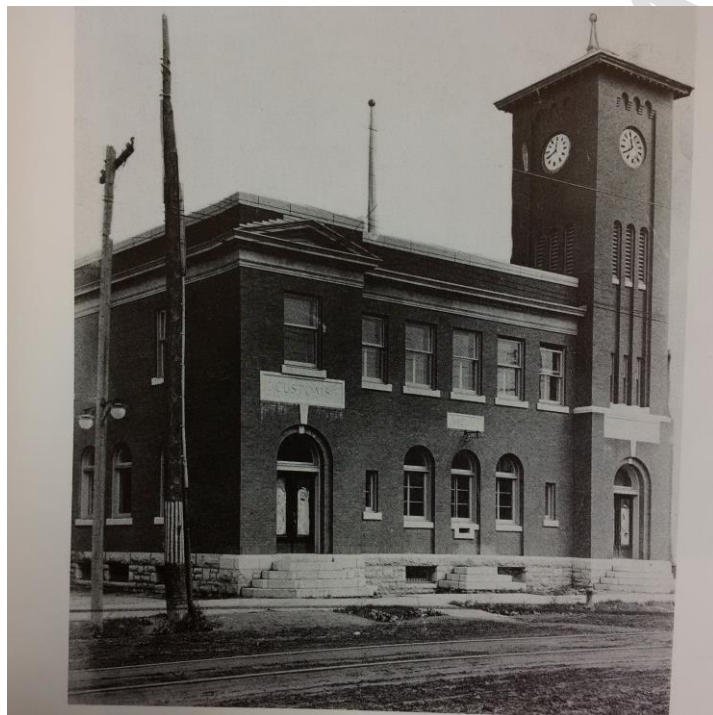
Wellington Street East, one of the earliest teachers in this one-room schoolhouse was Joseph Hartman. Joseph was the son of Quaker immigrants from Pennsylvania, and went on to become one of early Aurora's most prominent citizens. In addition to teaching and farming, he was a temperance advocate, radical 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 Chillwack. 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, Chillwack'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.

Adaptation 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

- 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 clad 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.

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 Balloon 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 coves 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 than 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.

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

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

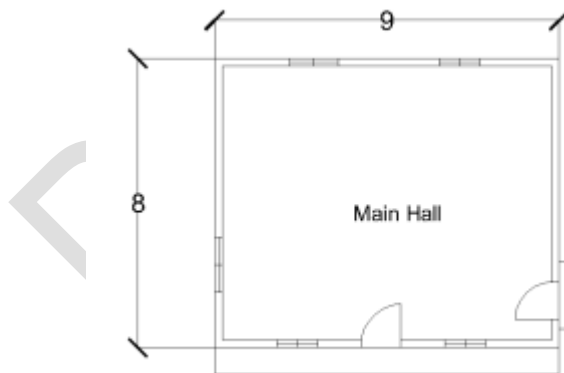
Repurposing is all about taking advantage of what already exists rather than developing previously untouched land or demolishing older structures in favor of the new. And while we certainly have nothing against brand-new construction from the ground up, there is something uniquely special about being 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.

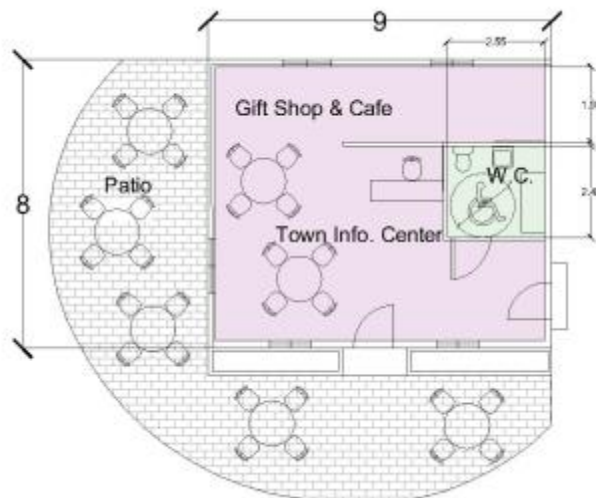
The final recommendation for the different buildings in this study will be to as follows:

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.



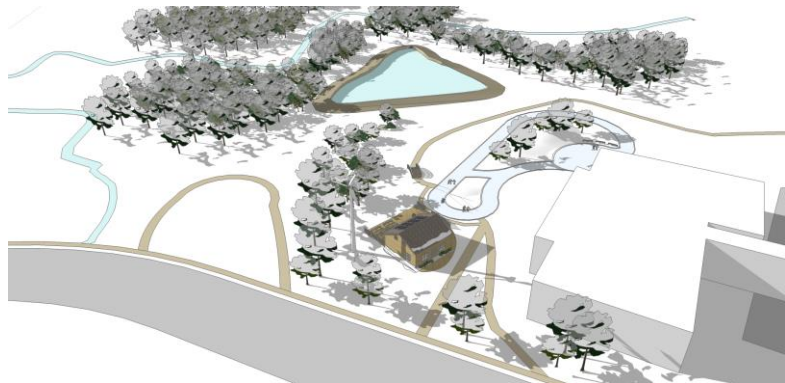
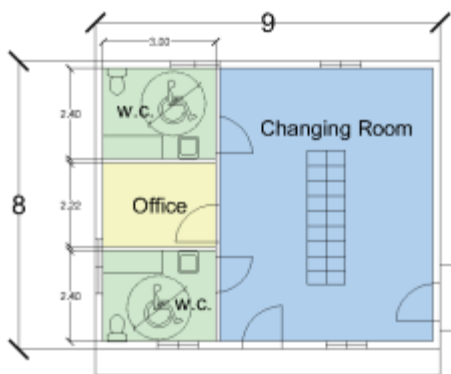
Option A: The Petch House will be transformed into a new Town of Aurora Tourism Center and Gift Shop with a small boutique coffee house with a patio at the back. Being located on the trails this rustic building can attract hikers, skaters and tourists alike throughout the year.



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.

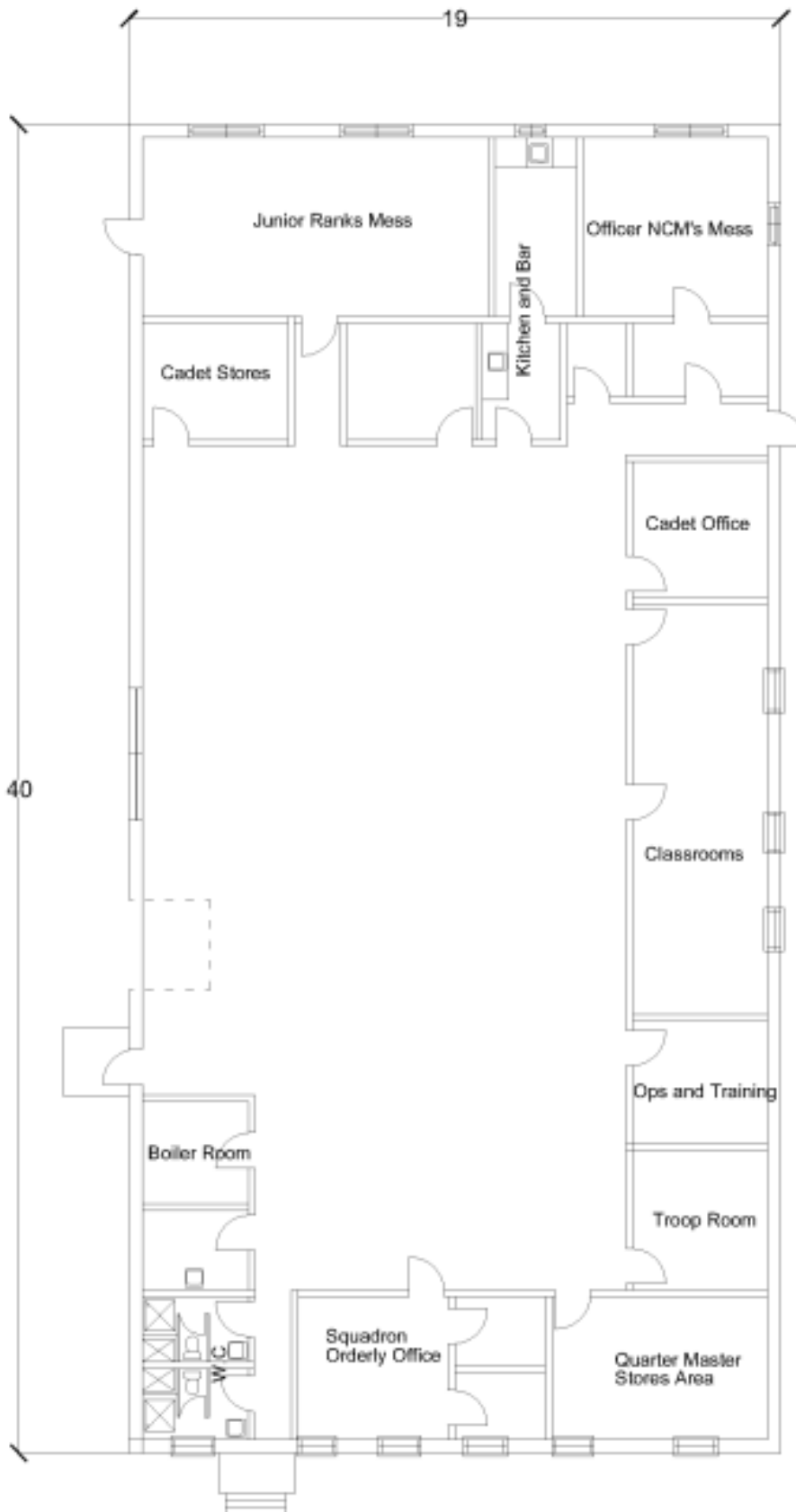
Option B: With the aim of providing more vitality and attracting more people to the area a new skating path will be constructed and the Petch House will be repurposed as a change room which can provide service to the ice skaters and roller bladders and hikers alike. This will require changes to the existing 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.

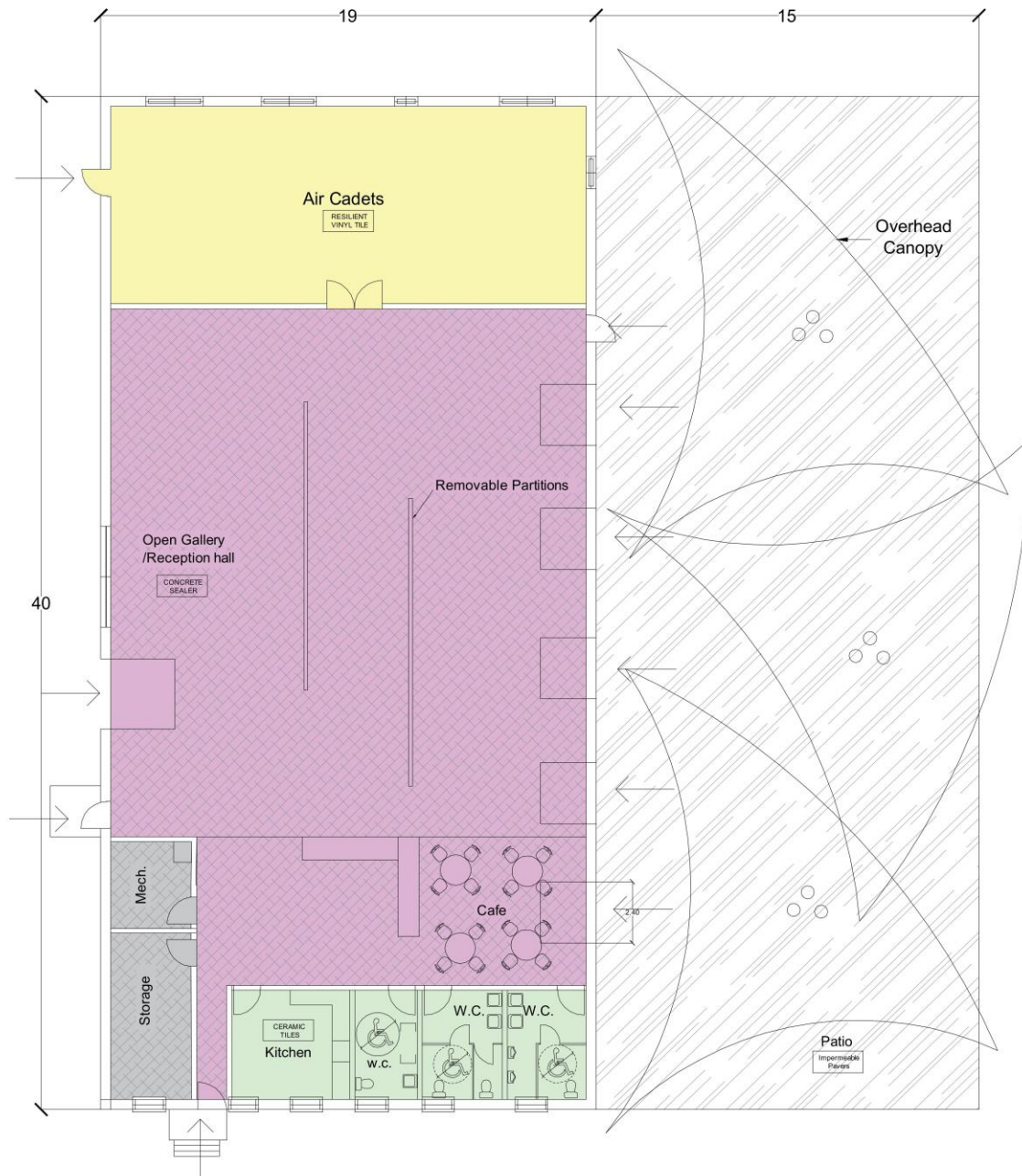
While the boiler room will be upgraded at its existing location, the existing washrooms will be relocated to create storage area for the new building.

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.

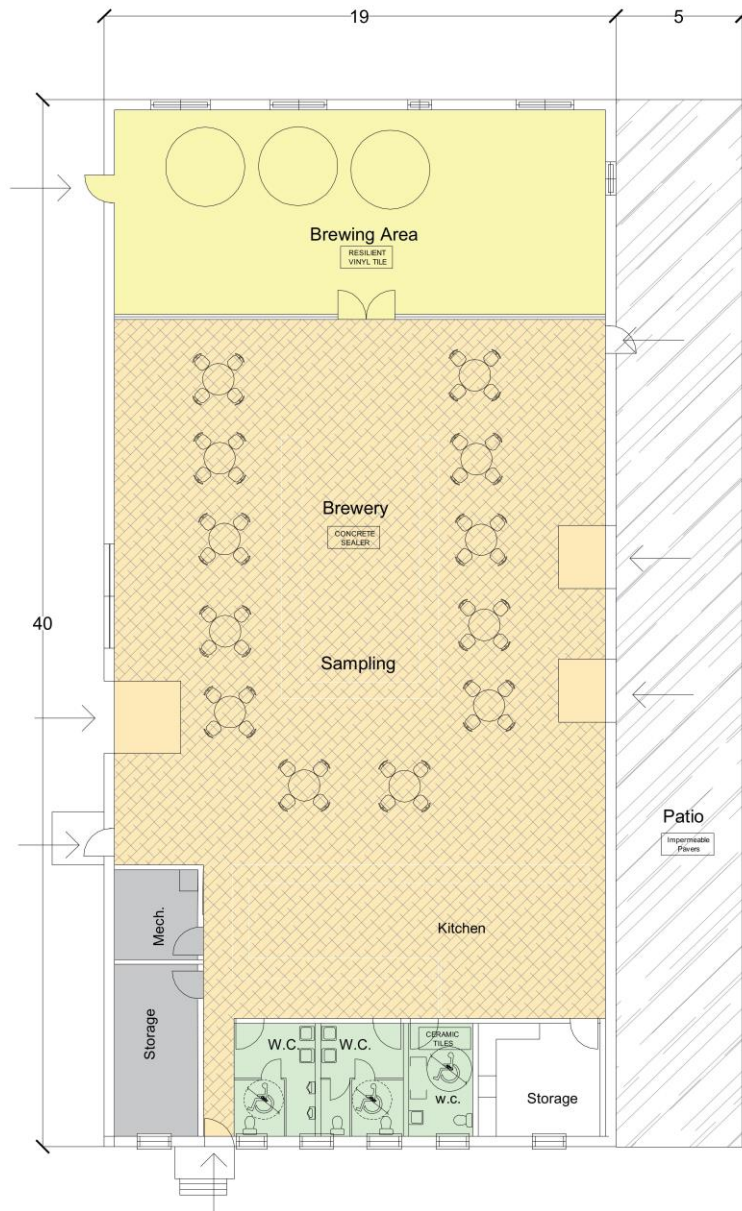
In the proposed scheme removable partitions will be available in the open gallery/caption area to provide additional wall space when required and also create a more flexible space.

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 are 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.

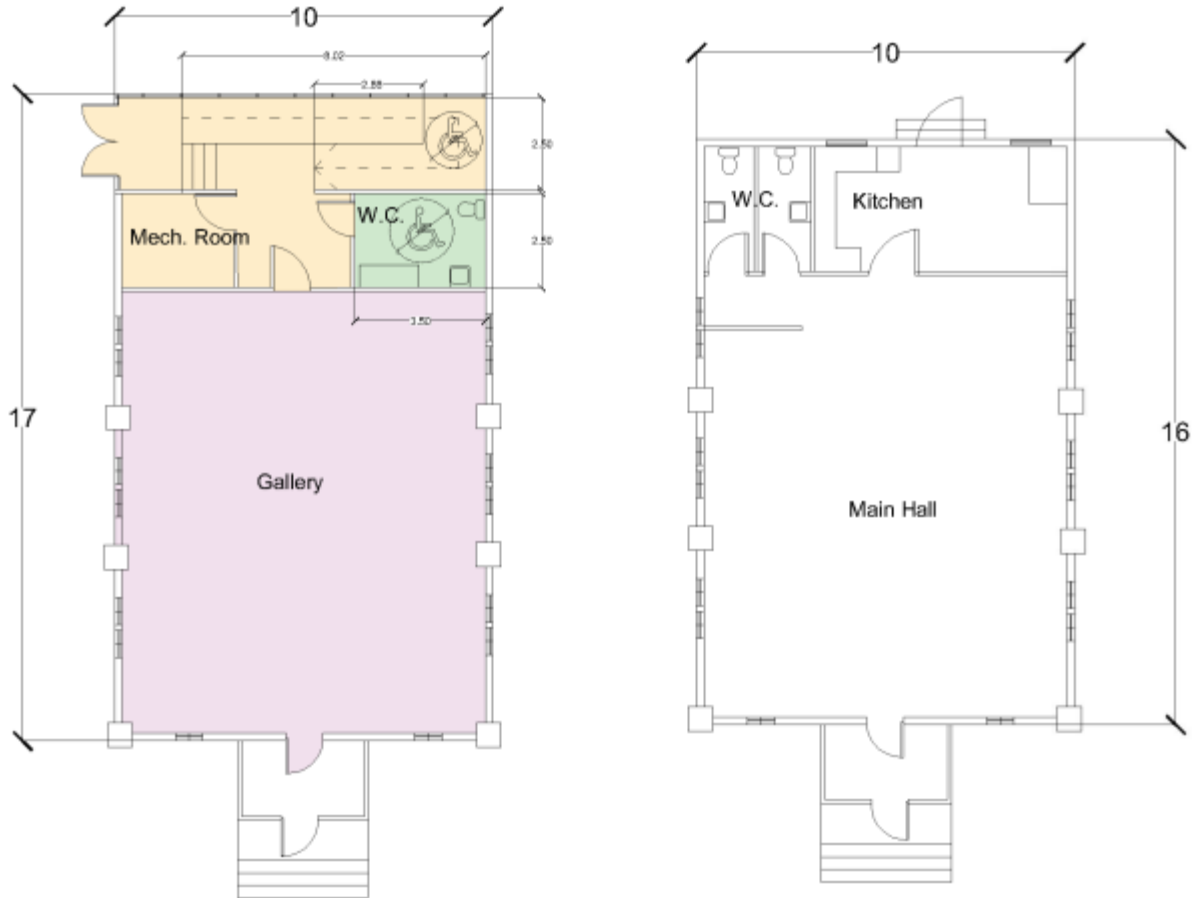
Additionally, the existing Squadron duty office and Quarter Master store area will be converted to new washrooms and kitchen for reheating food which could provide services to the building during receptions and events.

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.



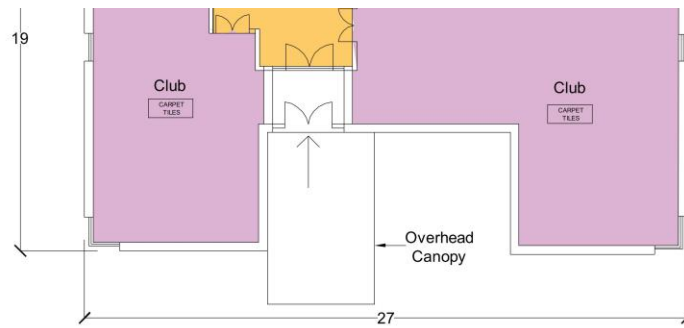
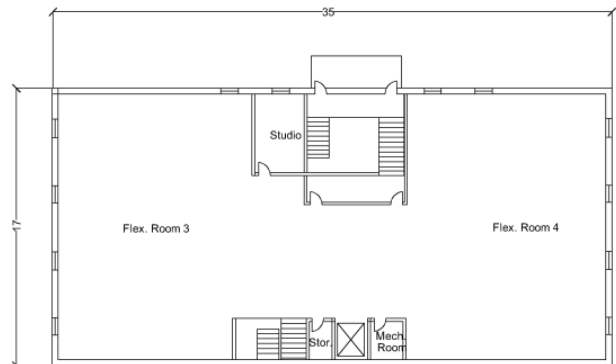
In order to maintain the historic context of the building and achieve the desired goal the main entrance to the church will remain as is and all the major spatial upgrades will be at the back of the building. This will include the removal of the existing kitchen and WC, allowing room for a barrier –free 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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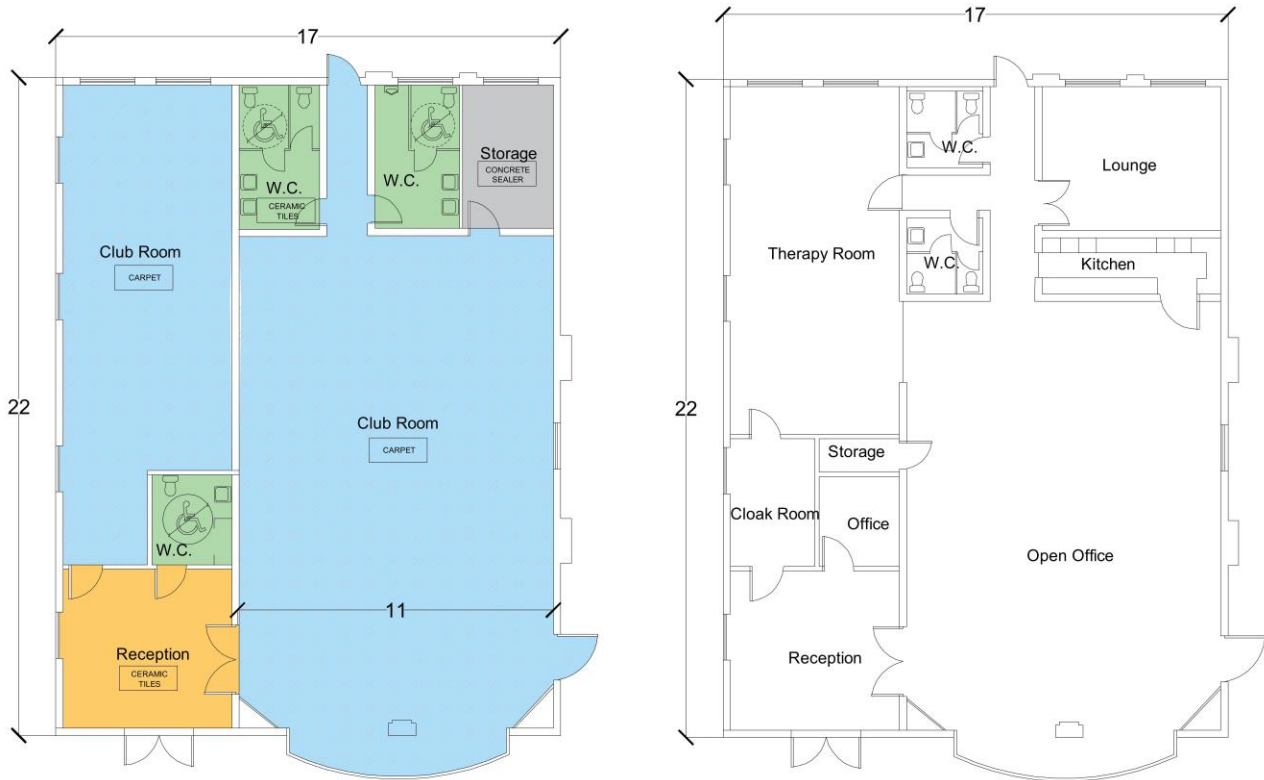


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9.5 The Former Senior's Center

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

**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.



ELEMENTAL COST SUMMARY

Petch House Renovation

Project: 86 John West Way Petch House
 Location: Town of Aurora, Ontario
 Owner/Client: Town of Aurora
 Consultant: AECOM Canada

Job # 60445083
 Date: March 4, 2016

Gross Floor Area: **77 m2**

Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/m2	Amount	
A SHELL							
A1 SUBSTRUCTURE					\$0.00		
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					\$64.94		
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					\$198.70		
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					\$112.42		
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					\$224.79		
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					\$114.39		
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					\$664.87		
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					\$335.65		
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					\$519.48		
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					\$25.97		
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					\$350.65		
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					\$0.00		
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					\$0.00	\$0	0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)						\$201,100	100%
AREA :	77 m2			Cost / m2 :	\$2,611.69		
AREA :	829 sf			Cost / sf :	\$242.63		

**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.



ELEMENTAL COST SUMMARY

Former Armoury Renovation

Project: 56 Victoria St. Former Armoury
 Location: Town of Aurora, Ontario
 Owner/Client: Town of Aurora
 Consultant: AECOM Canada

Job # 60445083
 Date: March 4, 2016

Gross Floor Area: **730 m2**

Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/m2	Amount		
A SHELL								
A1 SUBSTRUCTURE						\$0.00		
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						\$47.95		
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						\$132.19		
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						\$87.90		
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						\$106.71		
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						\$46.38		
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						\$600.00		
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						\$205.00		
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						\$573.29		
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			
D13 Electrical Site Services	1.00	730 m2	\$27.40	\$20,000	\$27.40	\$418,500	21%	
D2 ANCILLARY WORK						\$182.19		
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						\$307.26		
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						\$422.82		
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	
	7,858 sf					Cost / sf :	\$251.98	

**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.



ELEMENTAL COST SUMMARY

Victoria Hall Renovation

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

Gross Floor Area: **112 m2**

Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/m2	Amount		
A SHELL								
A1 SUBSTRUCTURE					\$0.00			
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					\$44.64			
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					\$230.36			
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					\$35.71			
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					\$203.29			
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					\$21.86			
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					\$395.00			
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					\$255.18			
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					\$343.75			
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					\$117.86			
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					\$256.25			
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					\$351.39			
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	\$0.00	\$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/m ²	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 m ³	\$0.00	\$0	\$0.00	\$12,300	5%
A2 STRUCTURE					\$97.96		
A21 Lowest Floor Construction	0.46	52 m ²	\$0.00	\$5,994	\$0.00		
A22 Upper Floor Construction	0.00	0 m ²	\$0.00	\$0	\$0.00		
A23 Roof Construction	0.46	52 m ²	\$211.00	\$10,972	\$97.96	\$16,966	6%
A3 EXTERIOR ENCLOSURE					\$8.93		
A31 Walls Below Grade	0.00	0 m ²	\$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 m ²	\$0.00	\$72,600	\$0.00		
A34 Roof Covering	0.46	52 m ²	\$159.62	\$8,300	\$0.00		
A35 Projections	0.01	1 m ²	\$1,000.00	\$1,000	\$8.93	\$82,900	30%
B INTERIORS							
B1 PARTITIONS & DOORS					\$32.14		
B11 Partitions	0.79	88 m ²	\$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 m ²	\$36.89	\$1,623	\$0.00		
B22 Ceiling Finishes	0.46	52 m ²	\$83.00	\$4,316	\$0.00		
B23 Wall Finishes	1.57	176 m ²	\$22.95	\$4,040	\$36.07	\$9,979	4%
B3 FITTING & EQUIPMENT					\$0.00		
B31 Fitting & Fixtures	0.46	52 m ²	\$33.38	\$1,736	\$0.00		
B32 Equipment	0.46	52 m ²	\$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 m ²	\$110.00	\$5,720	\$0.00		
C12 Fire Protection	0.46	52 m ²	\$0.00	\$0	\$0.00		
C13 H.V.A.C.	0.46	52 m ²	\$150.00	\$7,800	\$0.00		
C14 Controls	0.46	52 m ²	\$30.00	\$1,560	\$13.93		
C15 Process & Instrumentation	0.46	52 m ²	\$0.00	\$0	\$0.00	\$15,080	6%
C2 ELECTRICAL					\$23.21		
C21 Service & Distribution	0.46	52 m ²	\$90.00	\$4,680	\$0.00		
C22 Lighting, Devices & Heating	0.46	52 m ²	\$90.00	\$4,680	\$0.00		
C23 Systems & Ancillaries	0.46	52 m ²	\$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 m ²	\$25,000.00	\$25,000	\$223.21		
D12 Mechanical Site Services	0.01	1 m ²	\$0.00	\$0	\$0.00		
D13 Electrical Site Services	0.01	1 m ²	\$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 m ²	\$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%

**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		

**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.



ELEMENTAL COST SUMMARY

Old Seniors Centre Renovation

Project: 52 Victoria St. Old Seniors Centre
 Location: Town of Aurora, Ontario
 Owner/Client: Town of Aurora
 Consultant: AECOM Canada

Job # 60445083
 Date: March 4, 2016

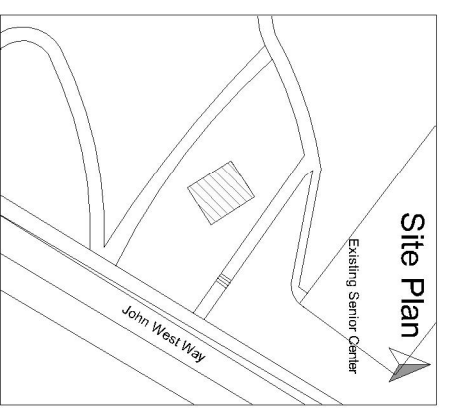
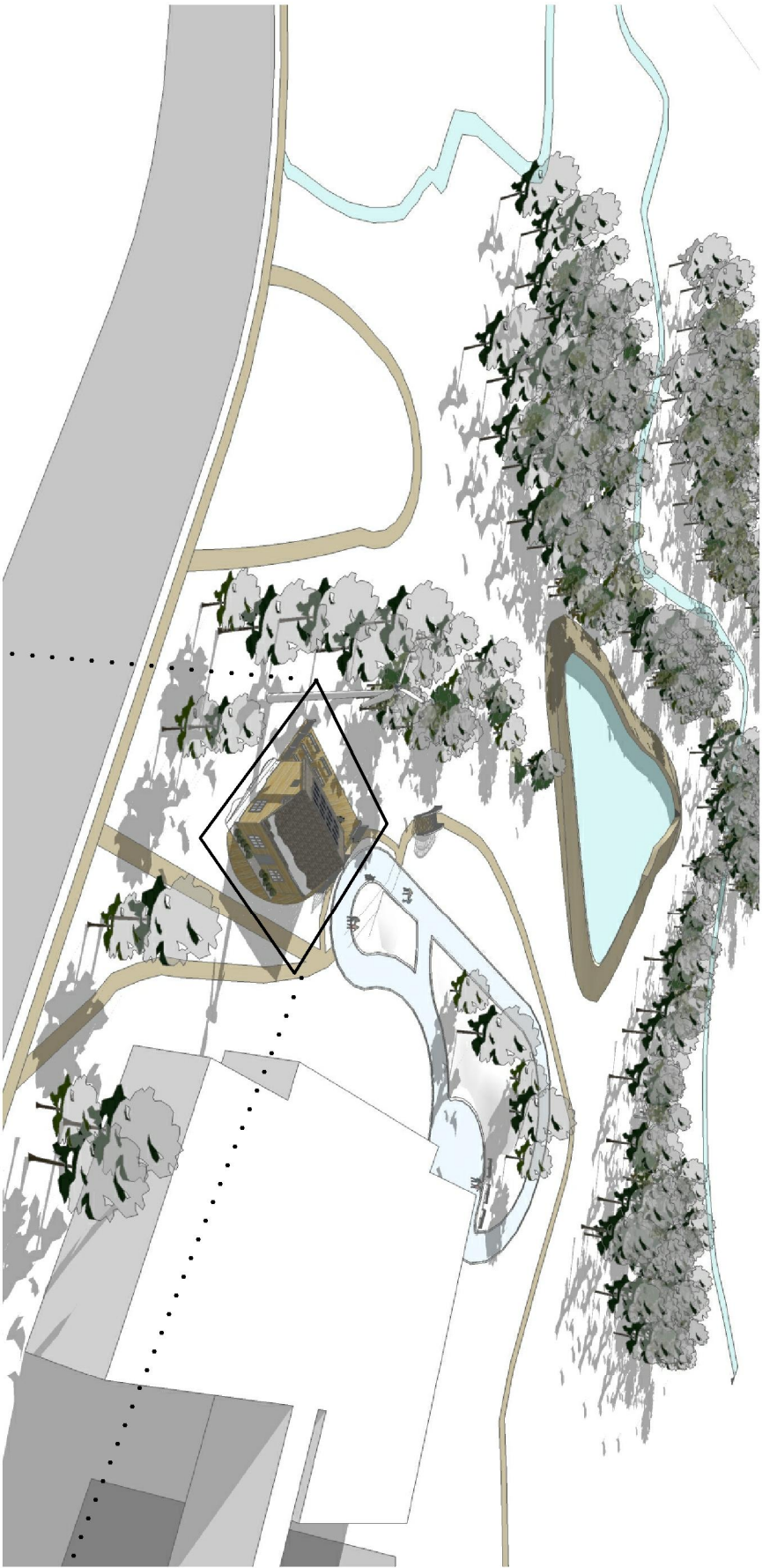
Gross Floor Area: **370 m2**

Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/m2	Amount		
A SHELL								
A1 SUBSTRUCTURE					\$0.00			
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					\$25.68			
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					\$219.19			
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					\$124.17			
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					\$144.33			
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					\$50.95			
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					\$210.14			
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					\$120.27			
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					\$101.35			
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					\$127.03			
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					\$174.05			
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					\$239.35			
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		
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)					\$0	\$0.00	\$569,000	100%
AREA :	370 m2				Cost / m2 :	\$1,537.84		
AREA :	3,983 sf				Cost / sf :	\$142.87		

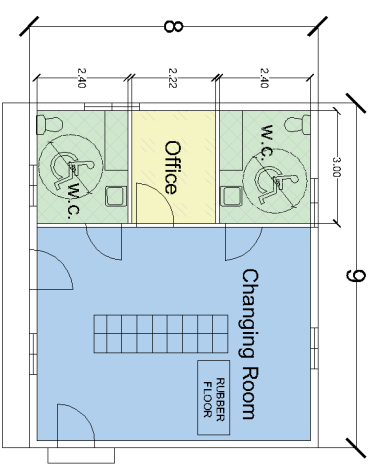
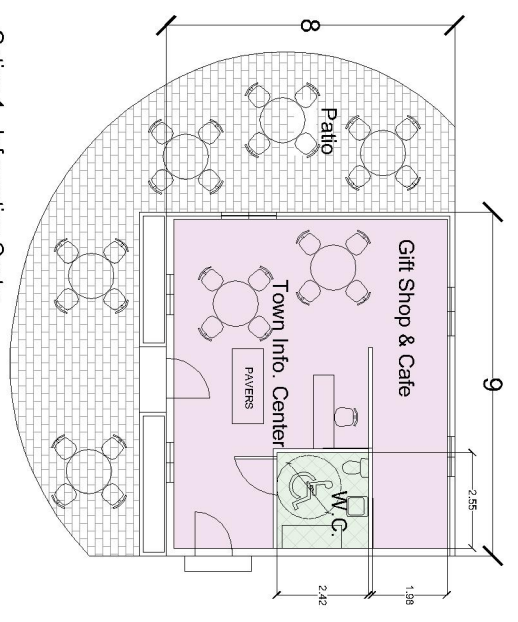
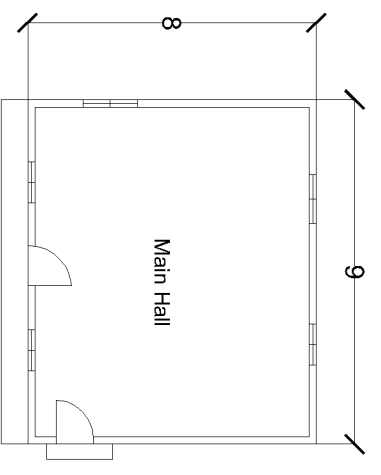


Appendix **A**

Drawings



Issue Status: DRAFT

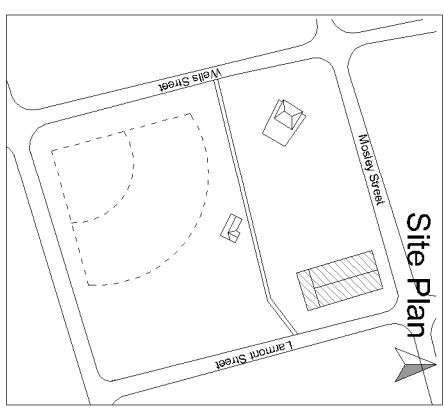
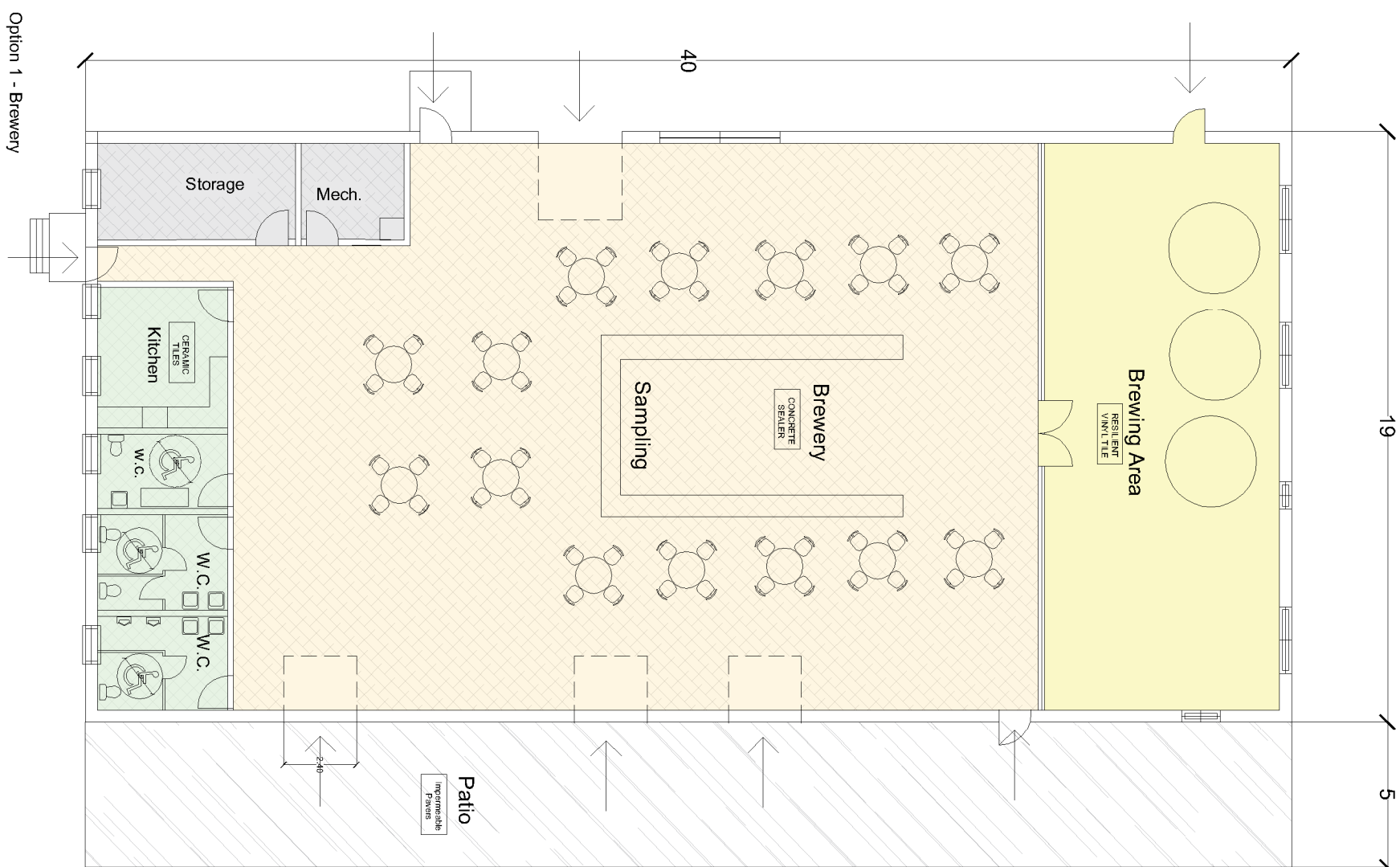
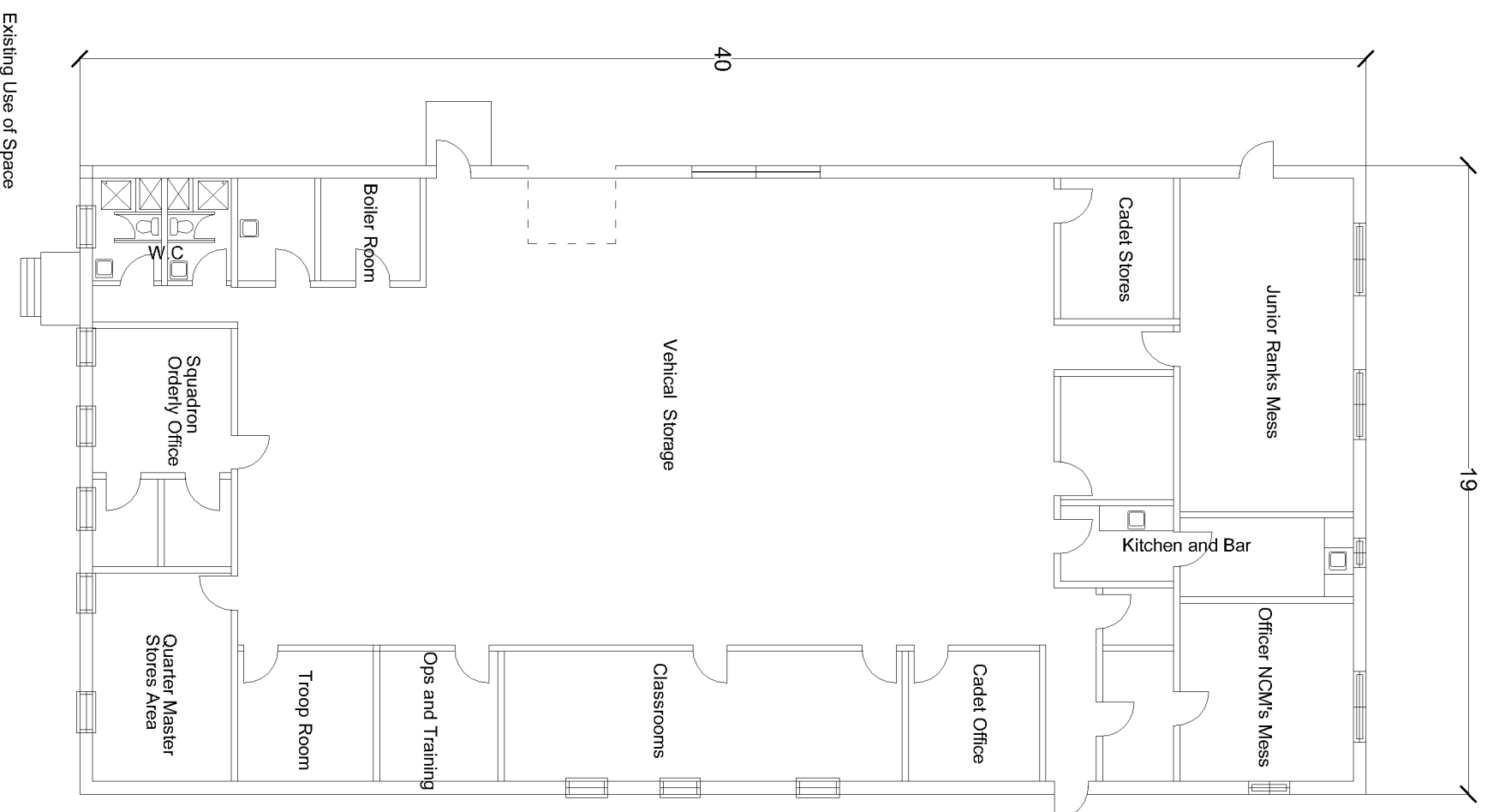


Option 2 - Skating Changing Room

Option 1 - Information Center



Petch House - 86 John West Way Scale: 1:200

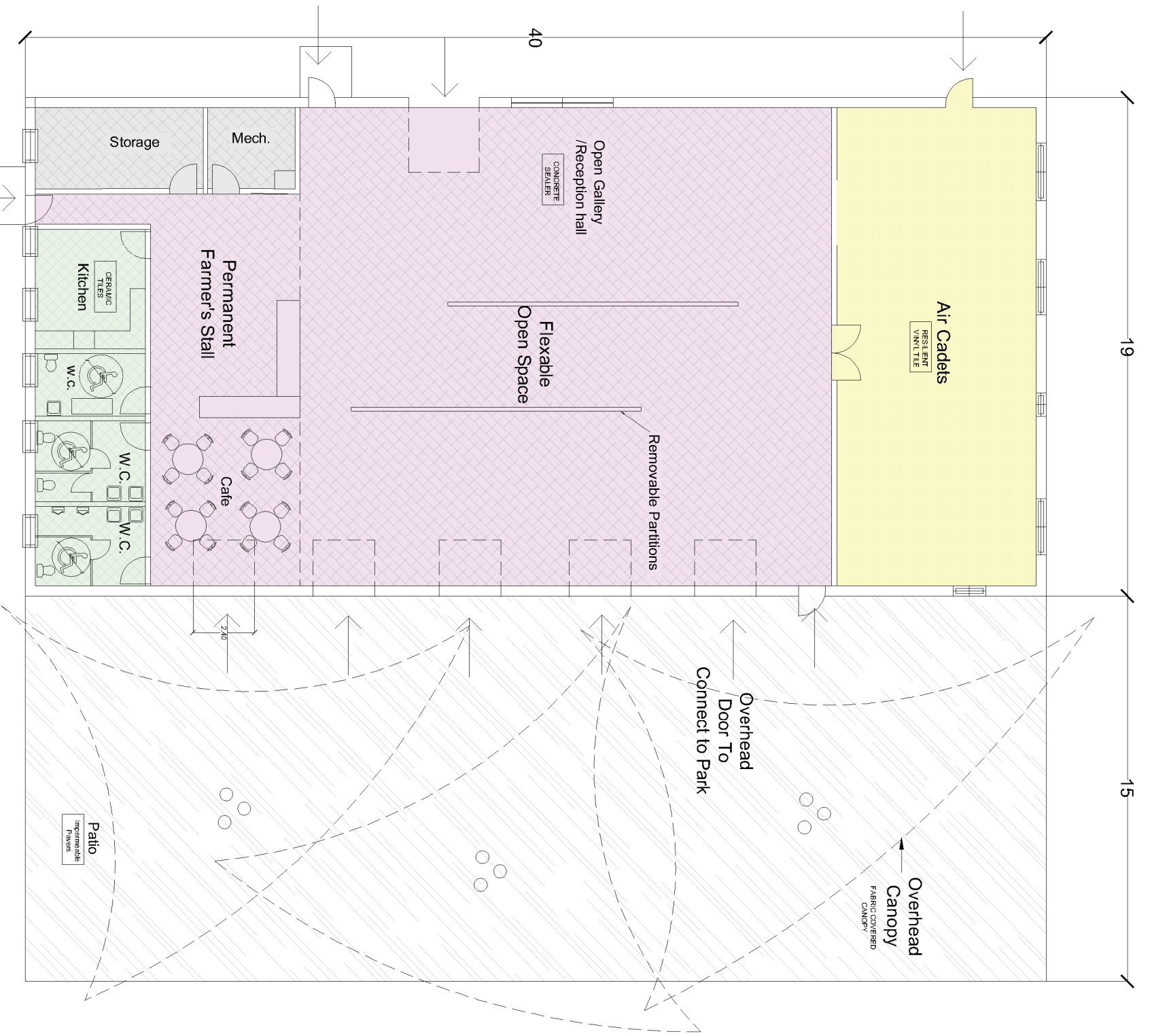


Issue Status: DRAFT

Former Armory - 89 Mosley St. Scale:1:200

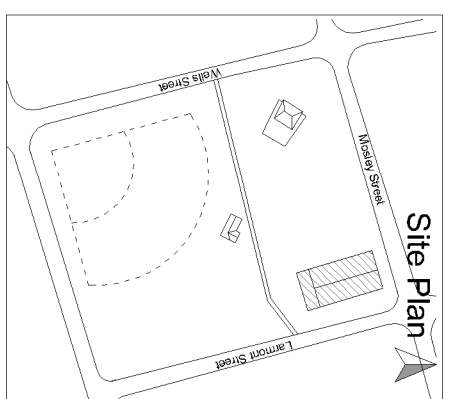
Existing Use of Space

Option 1 - Brewery

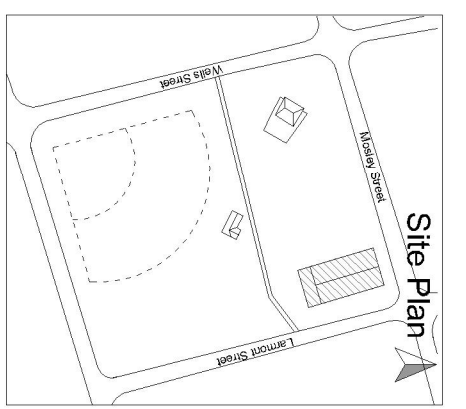


Option 2 - Flexible Open Space Connected to the Town Park

Former Armory - 89 Mosley St. Scale: 1:200



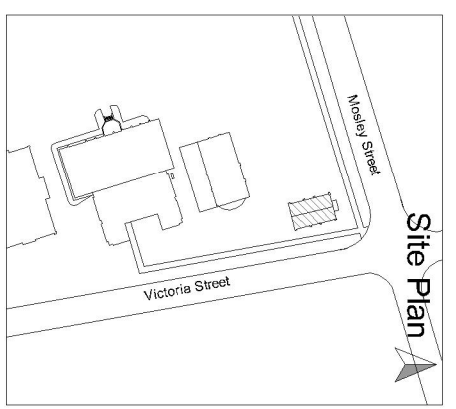
Issue Status: DRAFT



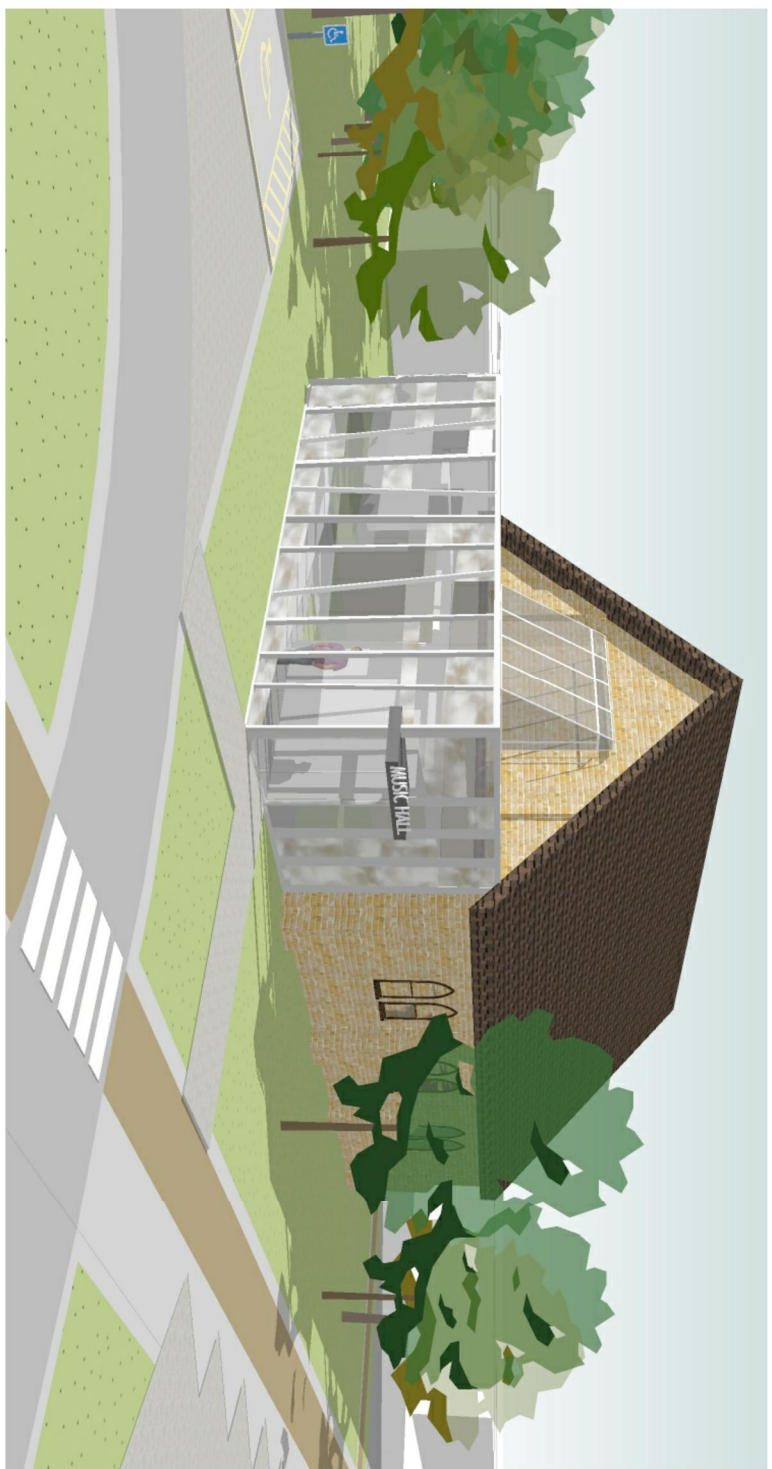
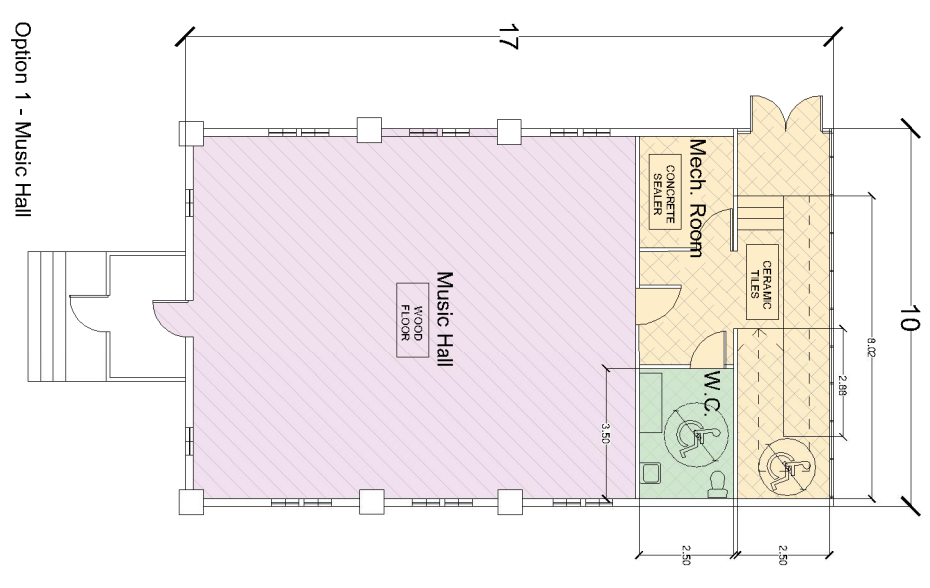
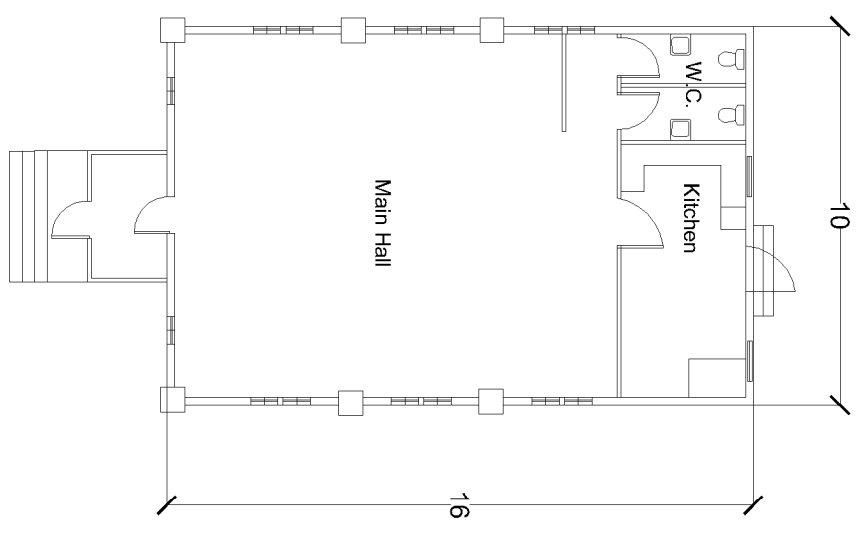
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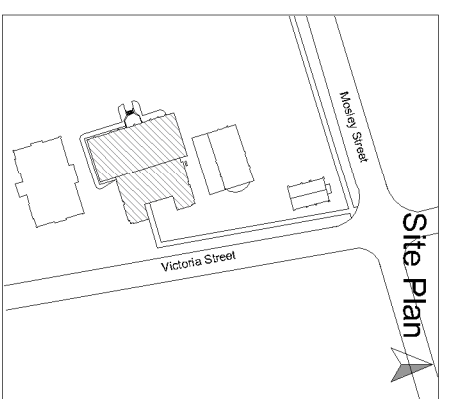
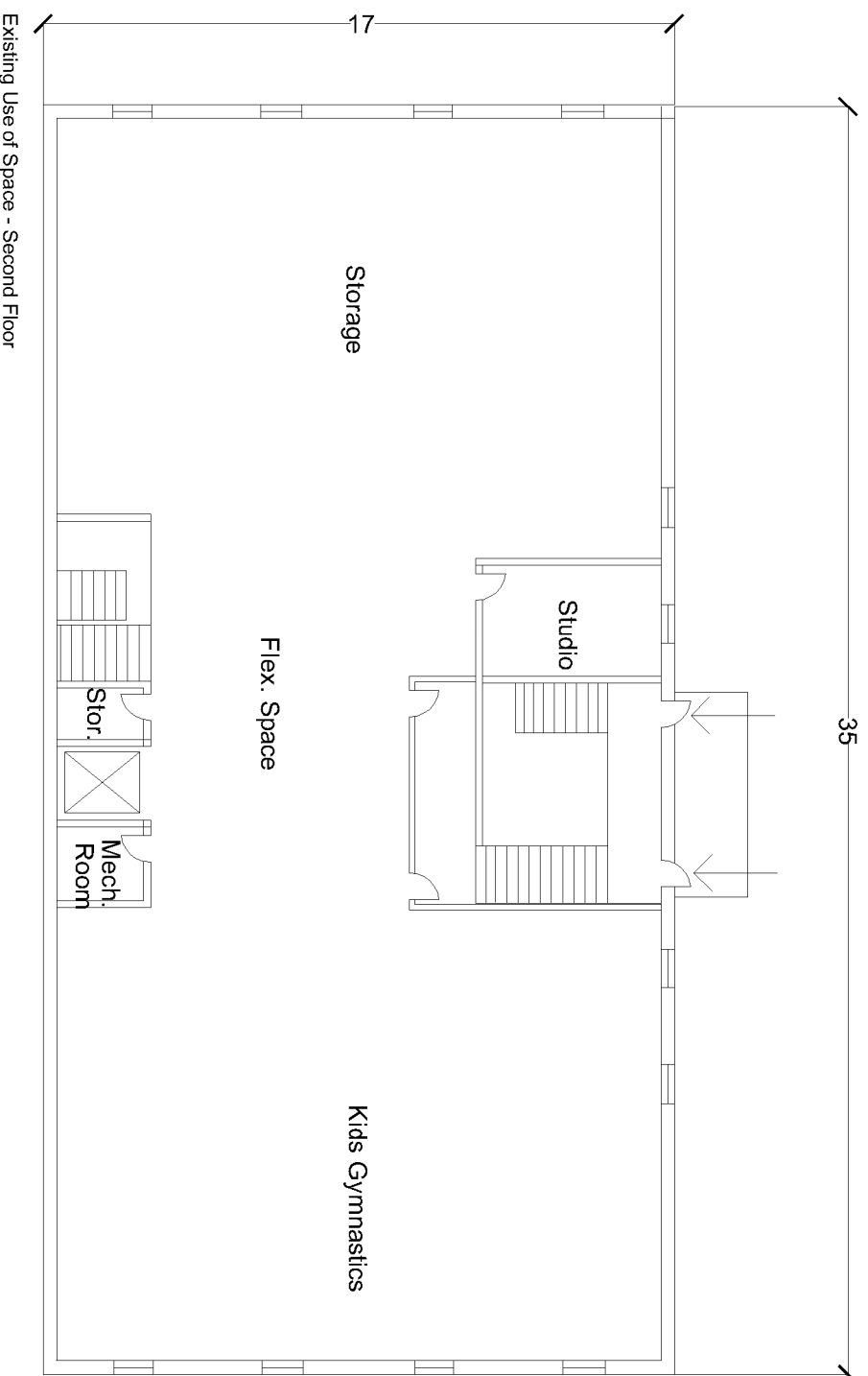
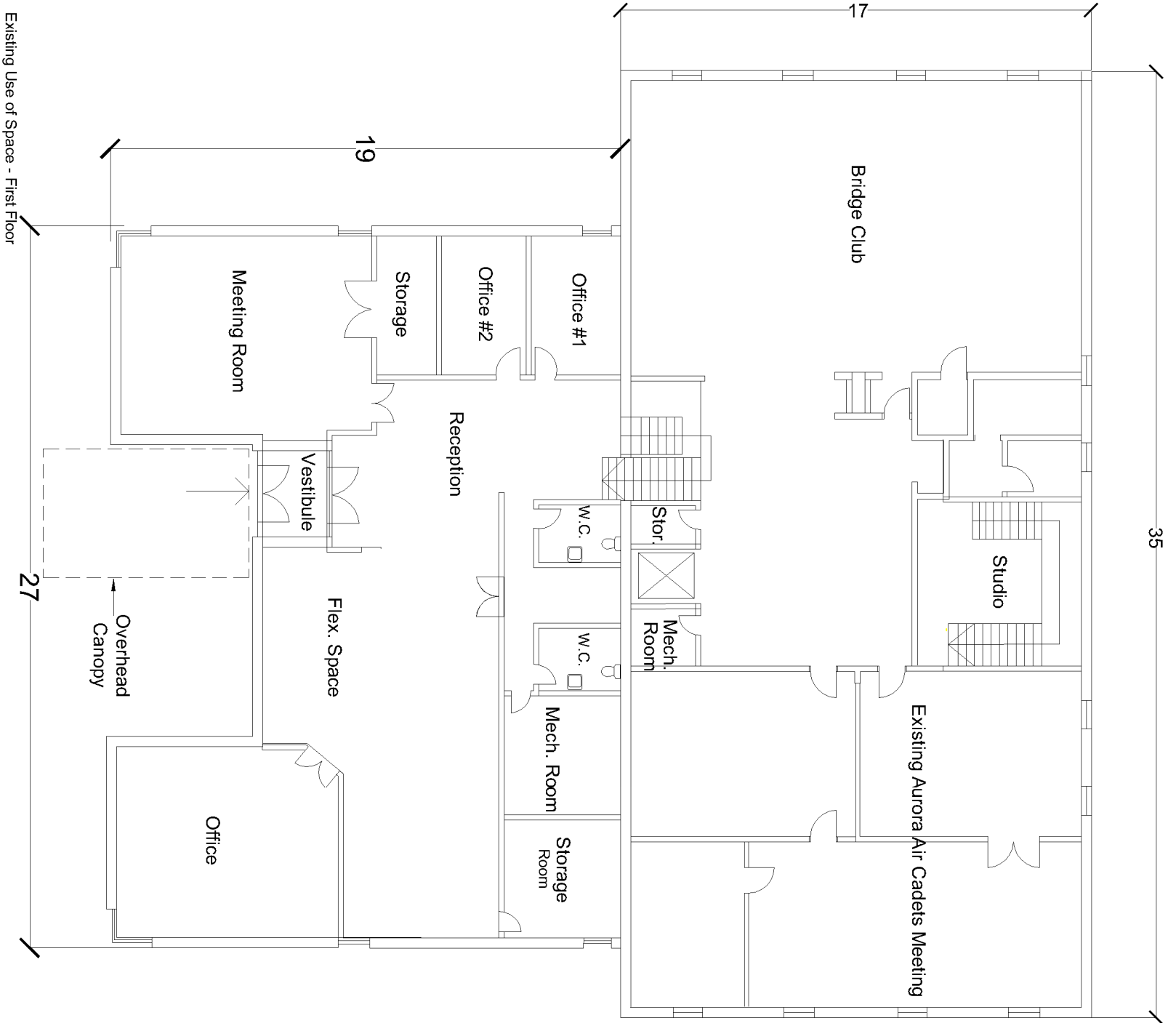
Former Armory - 89 Mosley St.



Issue Status: DRAFT

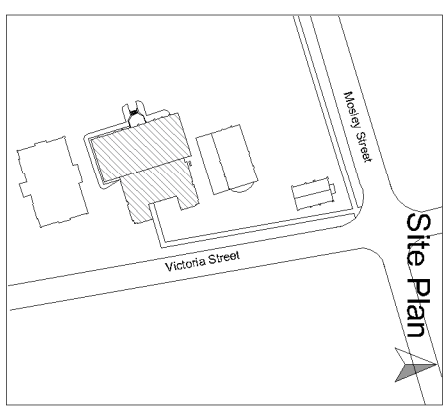
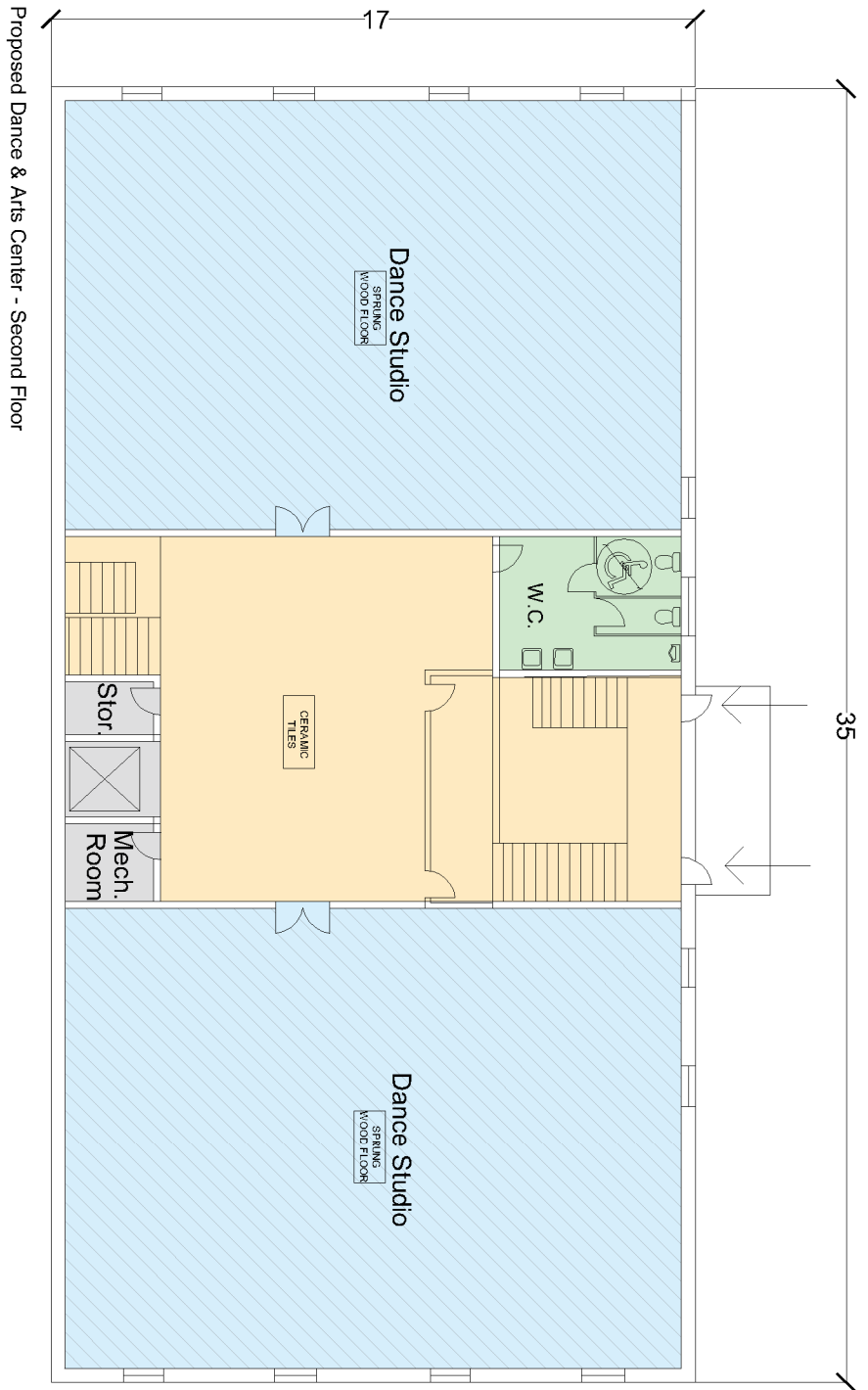
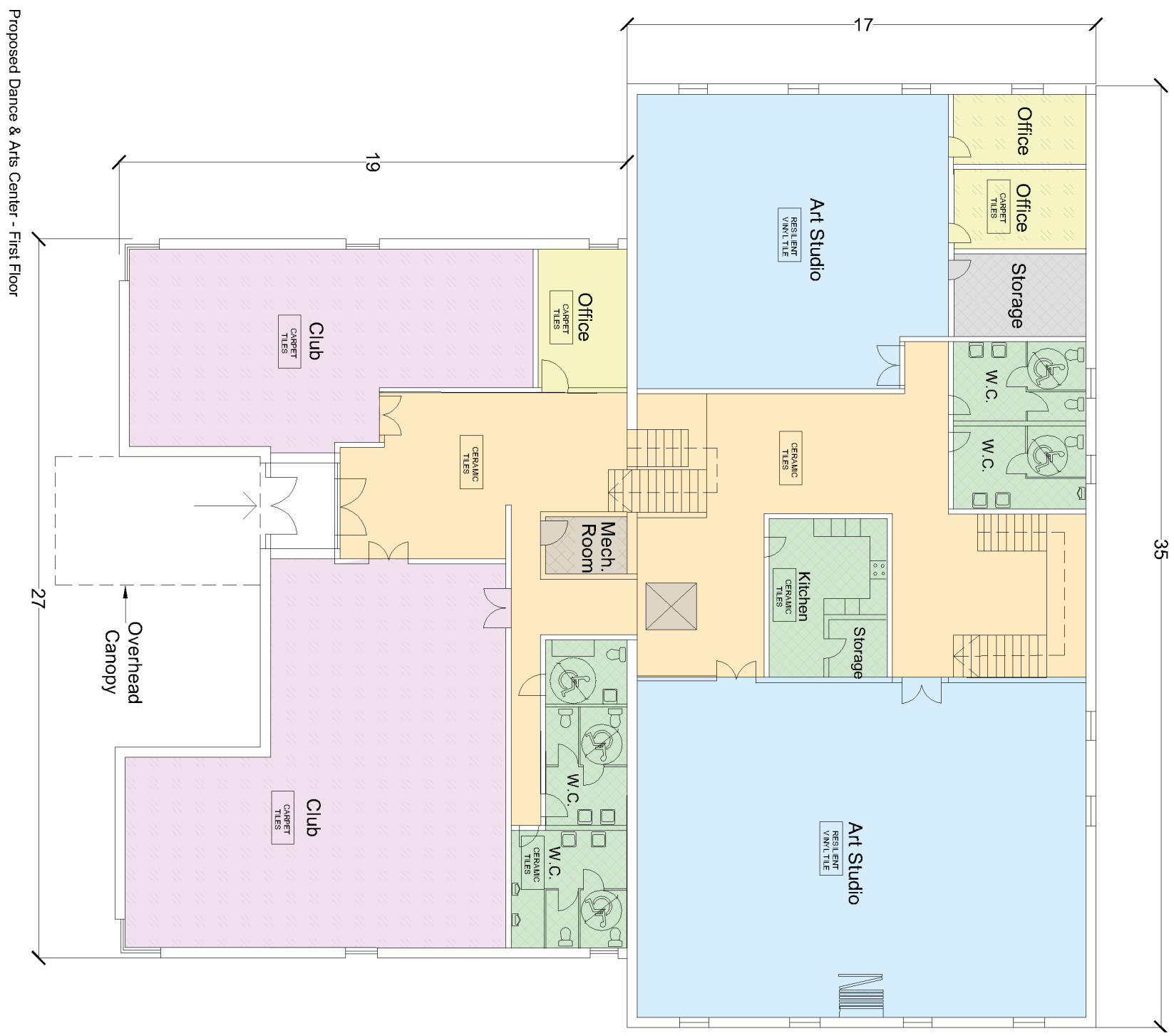


Victoria Hall - 27 Mosley St. Scale:1:200



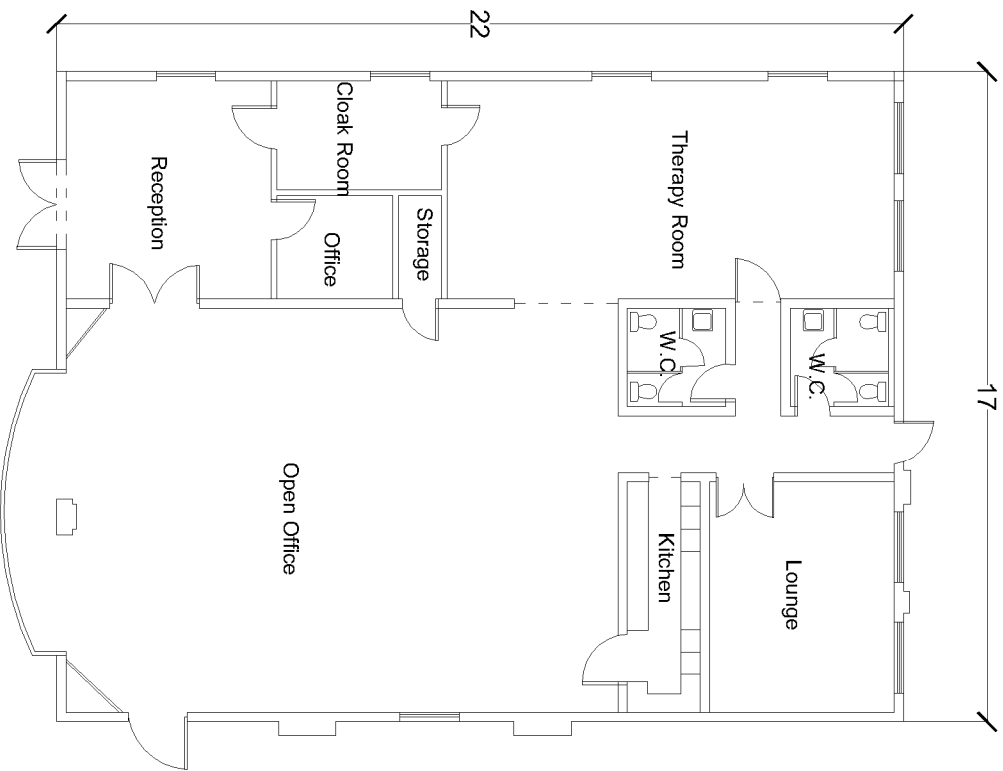
Issue Status: DRAFT

Former Town Library - 56 Victoria St. Scale: 1:200

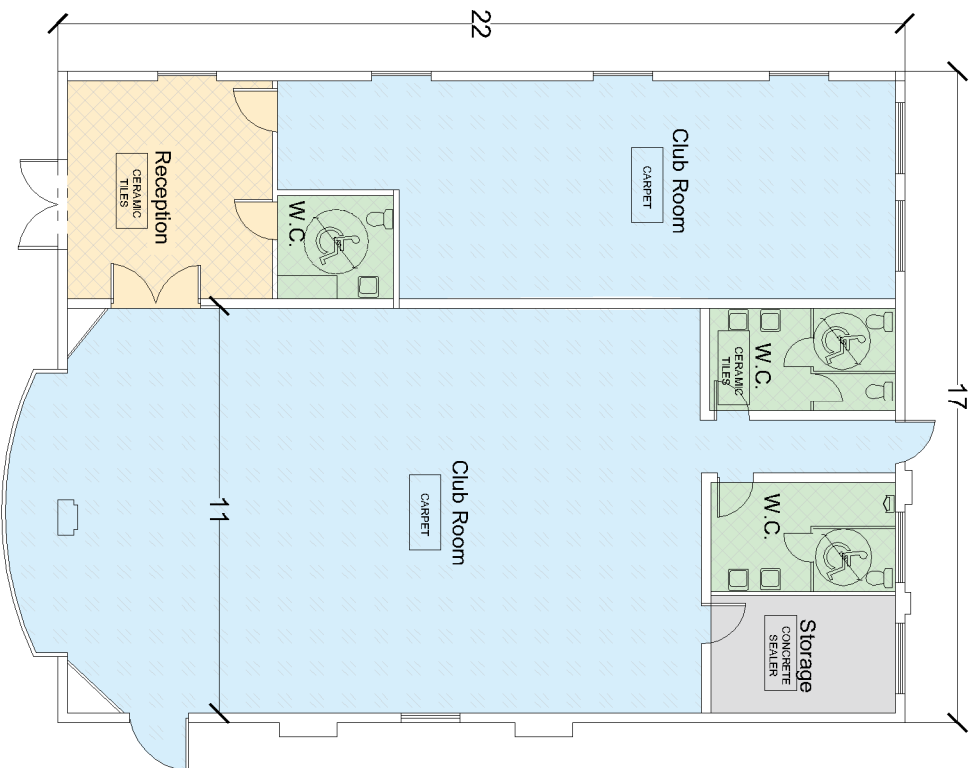


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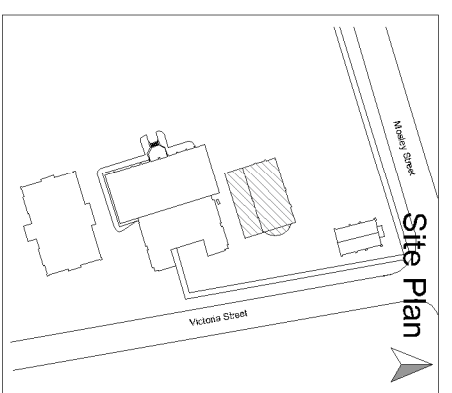
Former Town Library - 56 Victoria St. Scale: 1:200



Existing - Morneau Shepell's Children's Support Solutions



Option 1 - Aurora Sports



Issue Status: DRAFT

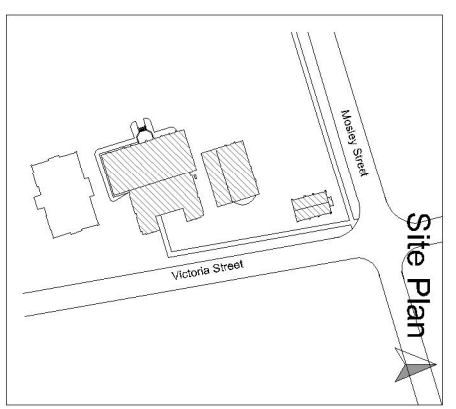
Old Seniors Center - 52 Victoriast. Scale: 1:200



FORMER TOWN LIBRARY

OLD SENIORS CENTER

VICTORIA HALL



Issue Status: DRAFT



Appendix **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 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



Appendix **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:

STAKEHOLDER QUESTIONNAIRE



Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

Current: 25____ Future: 25____

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 Kroepflin 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

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→ JOHN ABLE
→ OPEN CONDO. LOZZR SPAC
→ LOAD TOWN PMPW.

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Thank you for this opportunity!

Anna Kroeplin

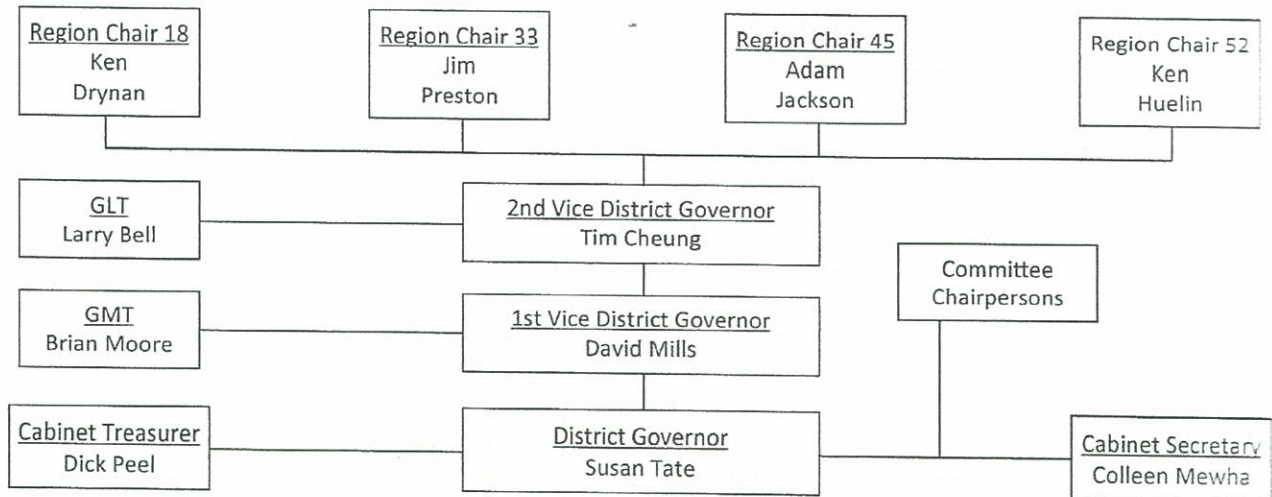
Aurora Lions Club - Kathy Lewis

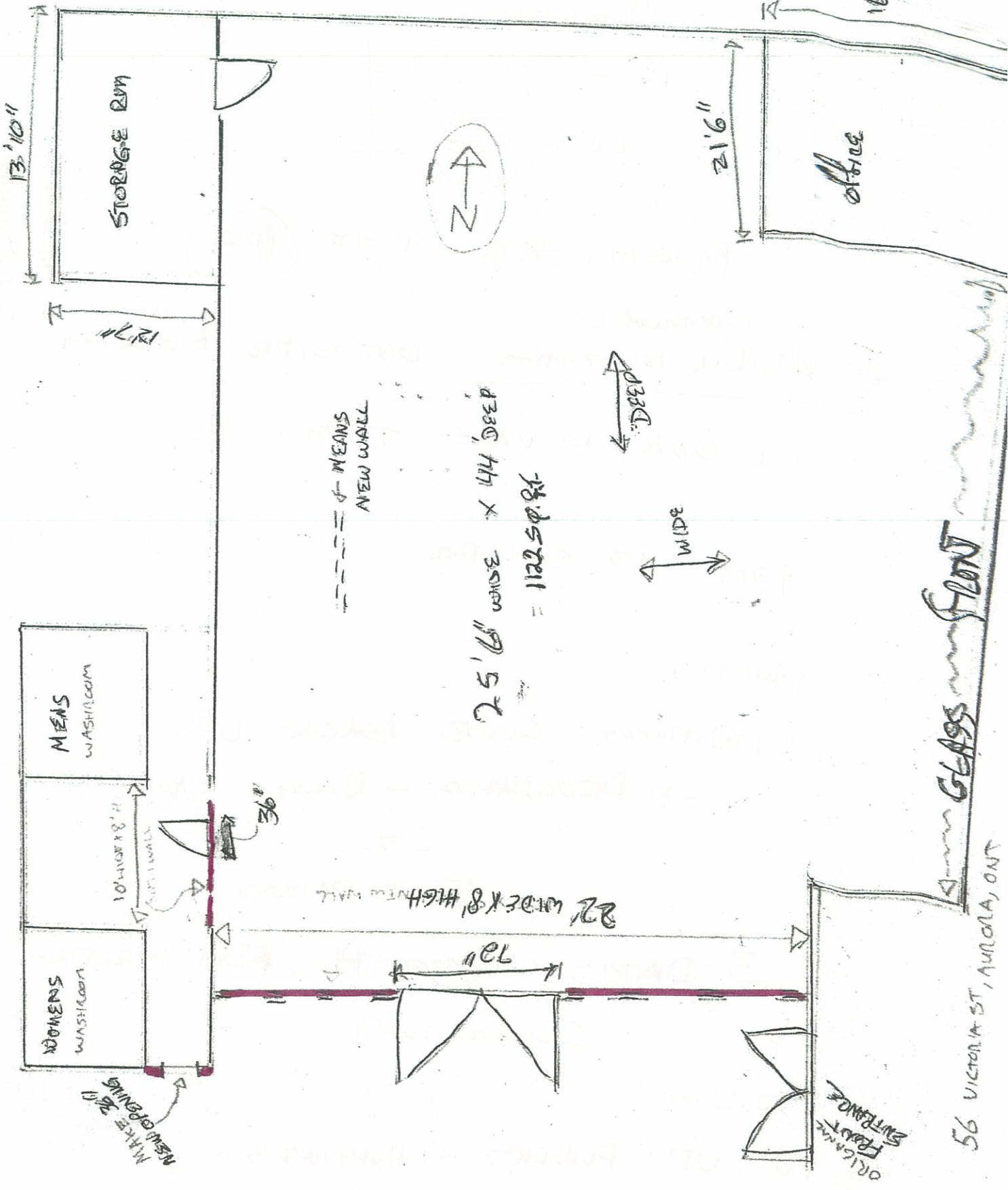
District A-16 Chart 2015-16

2:30 pm

Zone 18E	Zone 18W	Zone 33E	Zone 33W	Zone 45E	Zone 45W	Zone 52N	Zone 52S
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		Ormeau

Zone Chair 18E	Zone Chair 18W	Zone Chair 33E	Zone Chair 33W	Zone Chair 45E	Zone Chair 45W	Zone Chair 52N	Zone Chair 52S
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.

STAKEHOLDER QUESTIONNAIRE



Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

ORGANIZATION*

OPERA 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 MEMBERS NOW 26 MEMBE*

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.

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 function - such as table, chairs, game equipment.

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:

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.

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 yor 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 suport their independent living.

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.

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: 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

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.

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?

DEPENDING OF FUNCTIONS COULD EITHER DAY OR EVENING FUNCTIONS

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 BANUSHELL AND ENLARGING THE WASHROOMS & IMPROVING THE KITCHEN & EATING 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?

SOON'S 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 8 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: 8 Future:

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

Current: Future: 100

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 OF 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

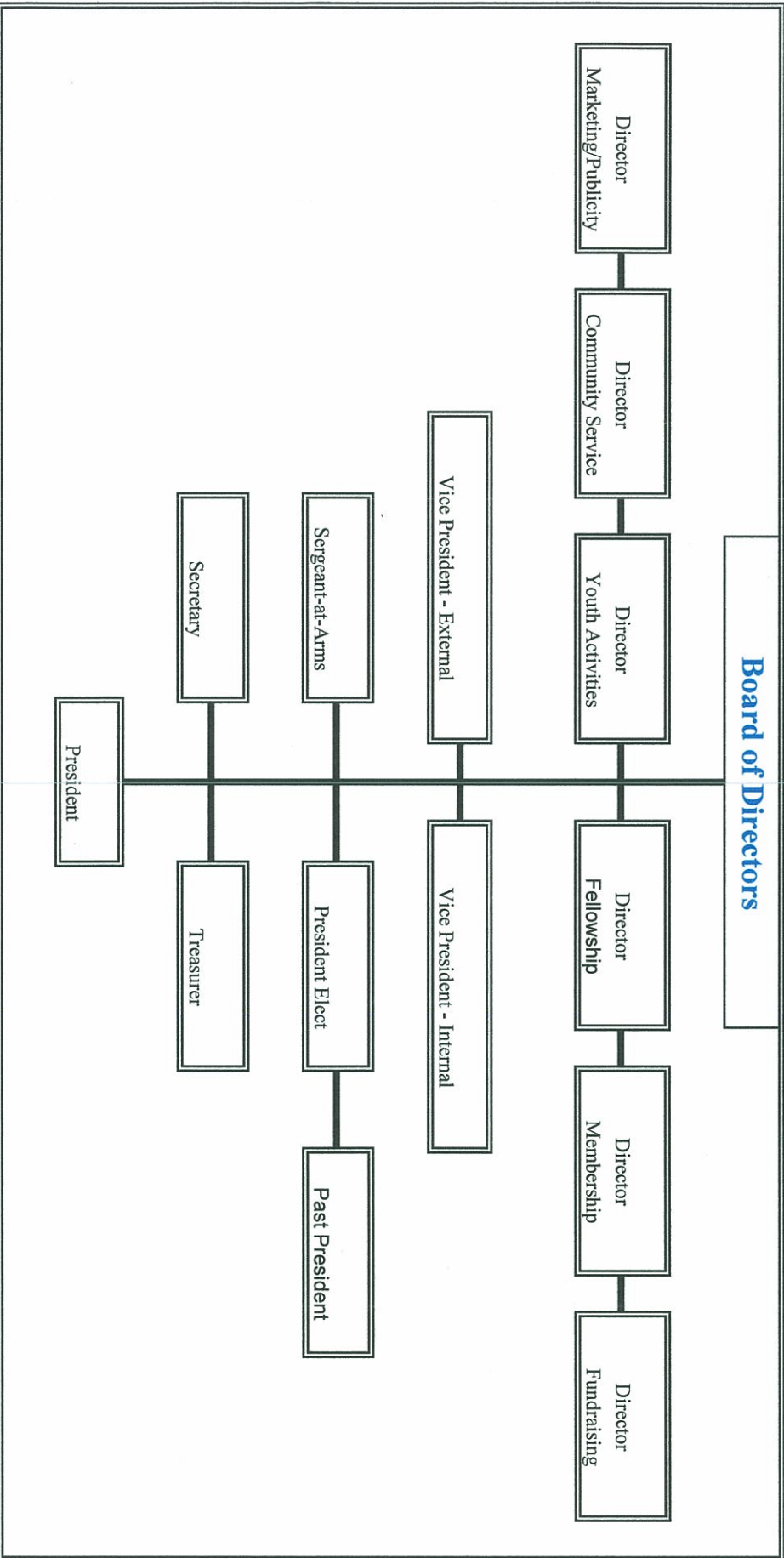
6 AND PAINT

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

Optimist Club of Aurora Members



STAKEHOLDER QUESTIONNAIRE

Town of Aurora, Repurposing Study

For the Determination and Disposition of five town Facilities

INSTRUCTION SHEET

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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.

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: ____

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



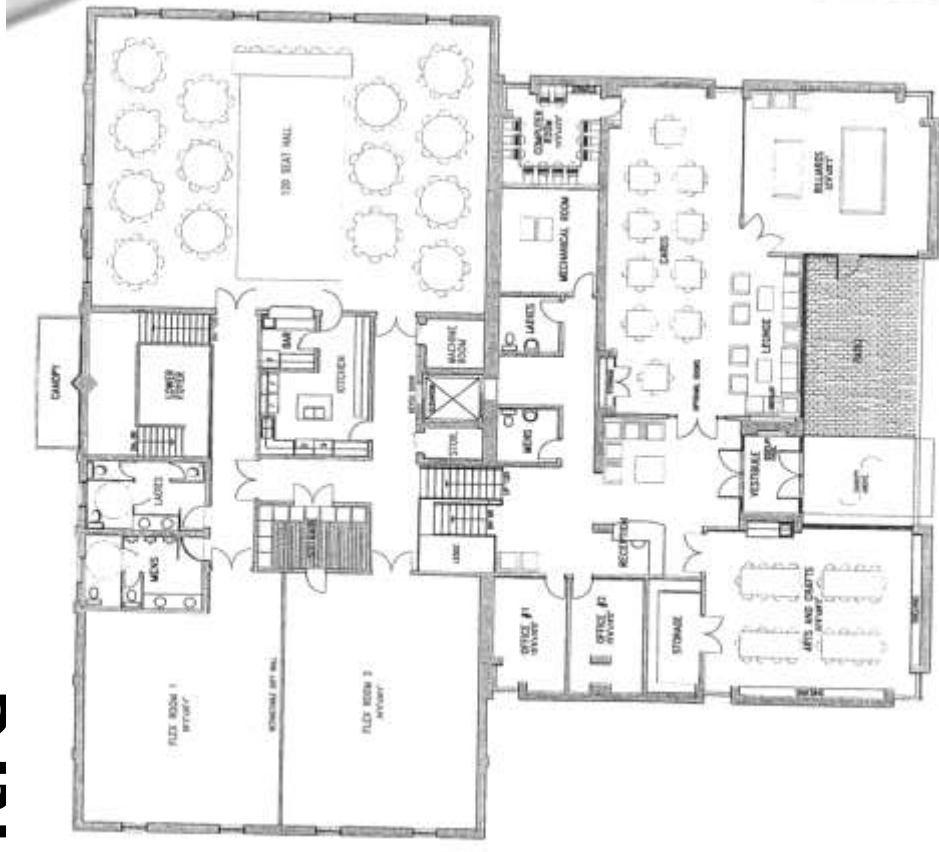


52 Victoria Street
Former Seniors Centre



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

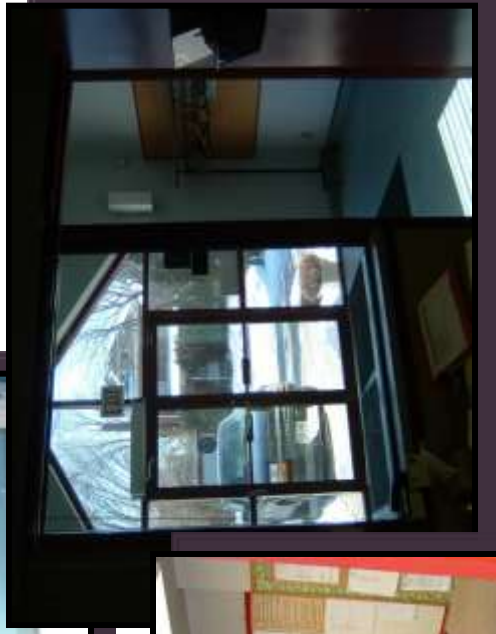
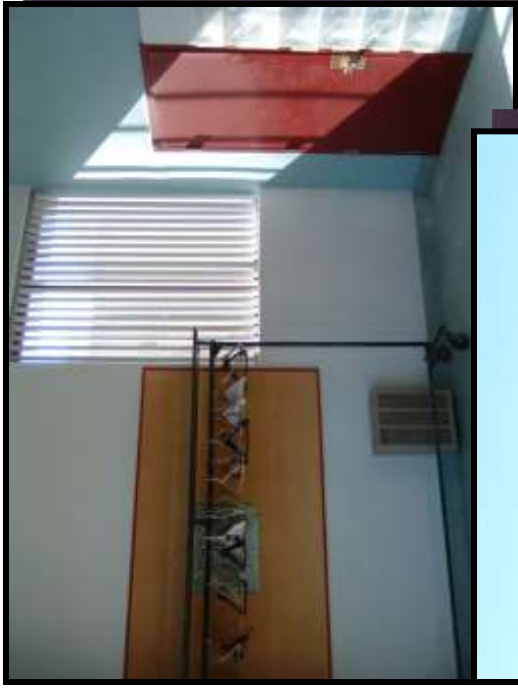


- North side of building neighbouring private residential property



- 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



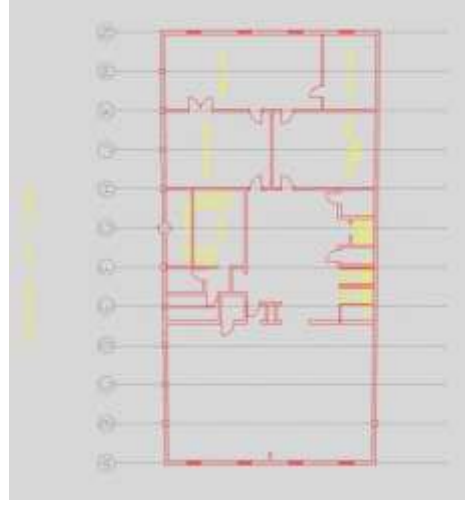
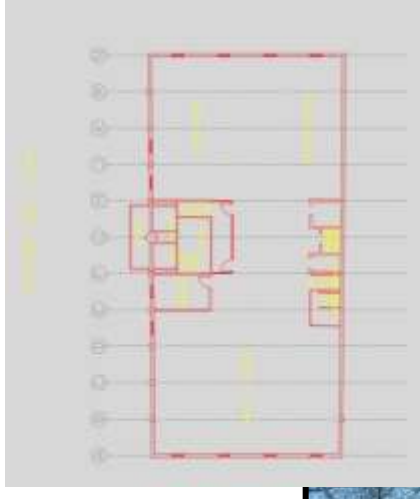
- One of 2 washrooms (2 units each)

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 foyer to stairs to upper level



● View from stairs to foyer & south wing

● 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



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



● Lower stairs from rear entrance and washrooms



● Kitchenette in foyer



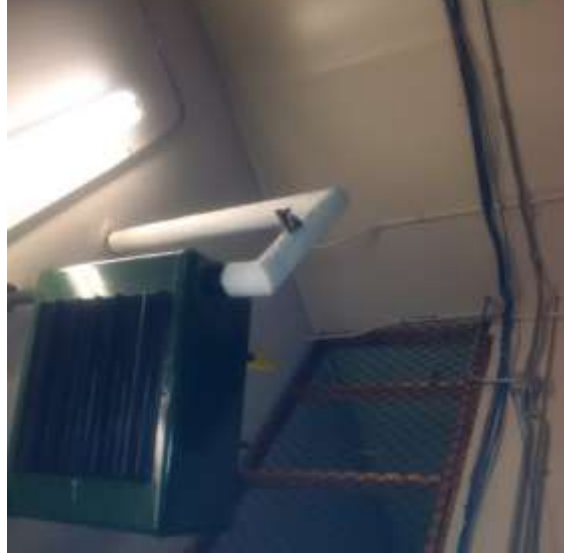
138 Larmont Street
(also known as 89 Mosley St)
Former Armory



Former Armoury Exterior



Former Armory Interior



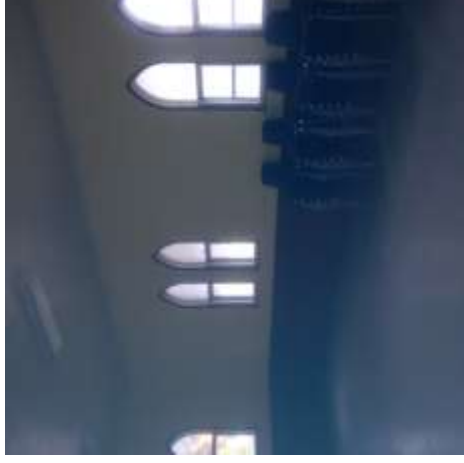
27 Mosley Street
Victoria Hall



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

- Arthur Dimond
- Mike Strehli

- AURORA STAFF :
- Karie Papillon
- Jim Tree
- A1

- send AD sample report.

- Carrie Eastwood - thoughts about the Armories.
- Parcels Market.
- Mecom report - early 2016.
- no demolition of bldgs.
-
- John Farnon - facility rentals
- also marketing opps.

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

- Carrie - senior coordinator of 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

- we need to help them define vision for user.

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

Monika's 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 AP - podium presentations

① Vic Hall -

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

③ Patch - after egg hunt, tree lighting event -

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 after options

- not ideal due to age etc
- they make it work.
- pre-school tumbler program is permanent upstairs which uses a lot 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 spaces (flexible) could be a benefit
- call it = ARTS in Motion =
- full range of ages.
- need storage

Conno - fantastic bldg = "cup date"

- rec. = awesome windows - "marriage tool"

Mr dekk - ① better clubs, performing arts practice space
- insh 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.

Al. = ~~want to get~~ users.

" - Arts Centre "

- needs to be

- groups a variety of groups =

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

- Arts - find out - different clubs / activities.

example =

Jim Tree: ~~want~~ 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 ~~not~~ 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 ~~east~~ ^{seniors?} centre

- lighting outside of the bldg is too dark.

Al. - lowest profile → big opportunity for "community sports" groups to

- Aurora minor hockey, badminton, 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.

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?

AI - 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 sunny vestibular space
 - ideally - remove partitions and open the full west wall into the park = "Barn style".

AVNOVOY cont'd.

- extended to park.

Come = the bldg is uninviting

- = should ~~be~~ include dedicated special event storage.

Middle = massive mezzanine has alot of storage.

= 2,000 people @ birdshell crowd into AVNOVOY

- could be a good catch for Spats' group
- good for Famen Market = double doors
- icicles on roof -

Jim = team 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 antiques fair etc, air cadets. etc.
- empty lands etc.
- great location / tremendous potential

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

picnic pavillion.

PEACH HOUSE.

Jmi = AUDA, ~~etc~~ etc required.

- need addition for workshop etc
- moved + renovated but not with the previous on engineered slab.
- would fished in through the building

- weddings ? chapel,

- ~~ceremonies~~ ceremonies ? civil ceremony.

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

- aquarium - Education centre / Interpretive centre
- gathering centre.

Pavillani / Centre - ~~Info~~ -

Energy Centre = renewable energy = interpretation

Info /

Tourist info centre.

- antipod ice vial = = charge hot.

ATTENDANCE :

NAME :	GROUP/DEPT.	EMAIL.
LISA WARTH	RECREATION	lwarth@aurora.ca
Karie Papillon	Recreation - Youth	kpapillon@aurora.ca
Shelley Ware	Recreation - Sp Events	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

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.

See how we deliver what others can only imagine at aecom.com and [@AECOM](https://twitter.com/AECOM).

Contact

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TOWN OF AURORA
CULTURAL
PRECINCT

Agenda

01
VISION

02
TIMELINE

03
GUIDING PRINCIPLES

04
CONSULTATION

05
CONCEPT PLAN
TO DATE

06
SITE SPECIFIC
DEVELOPMENT
OPPORTUNITIES

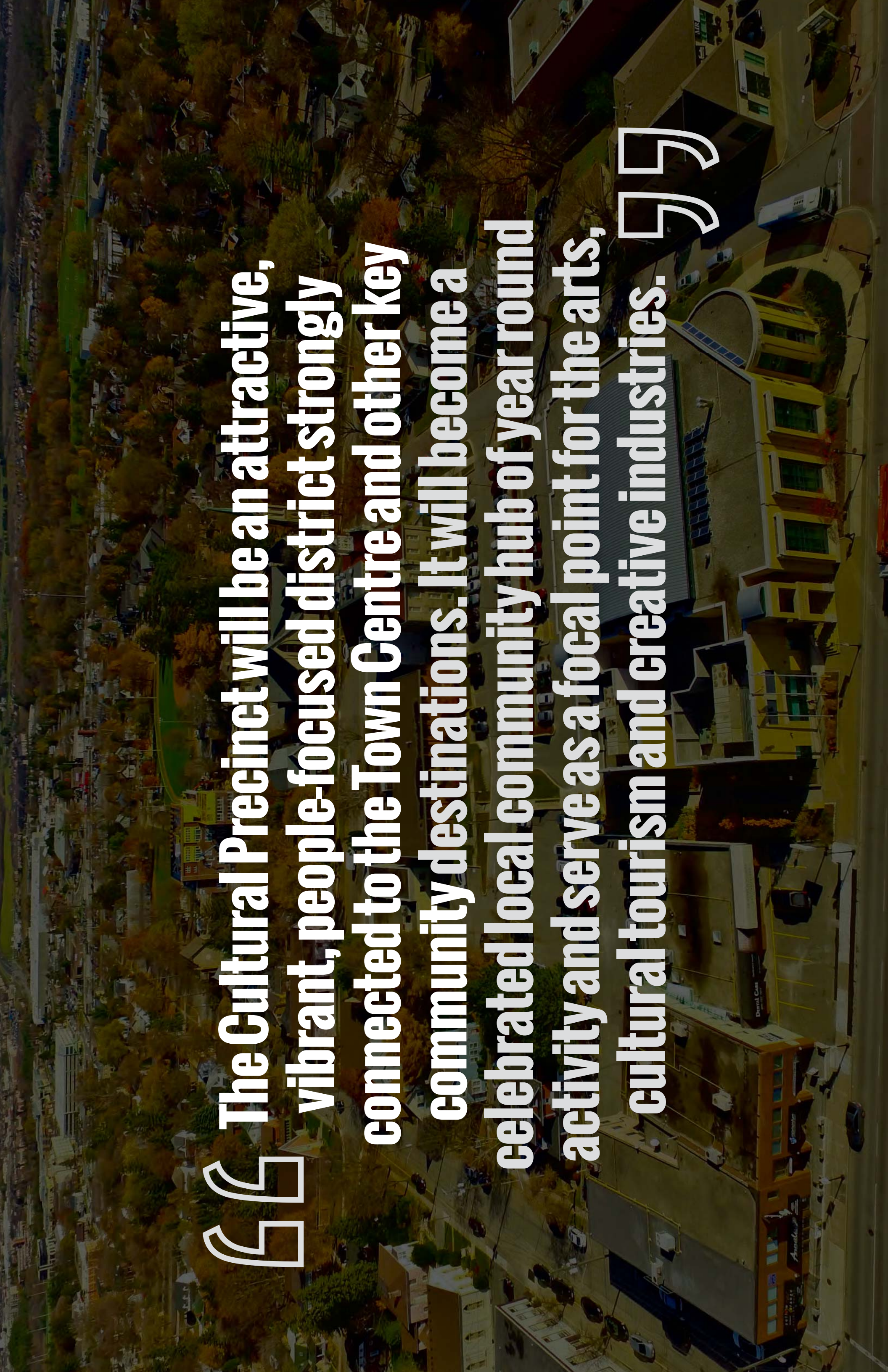
07
STREET
TYPOLOGIES

08
FUTURE
DEVELOPMENT
OPPORTUNITIES

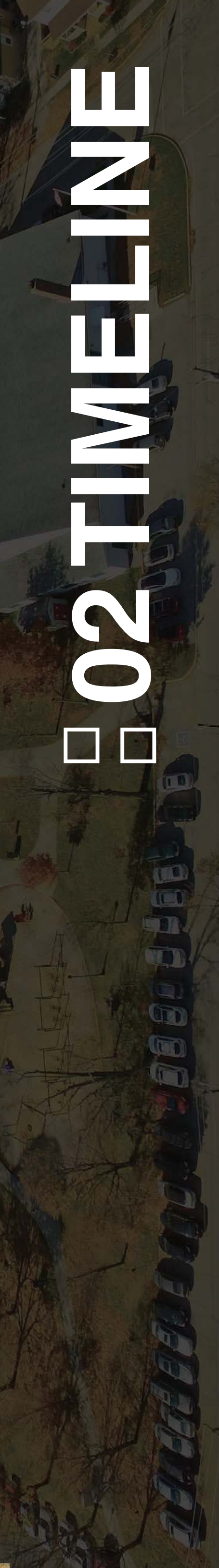
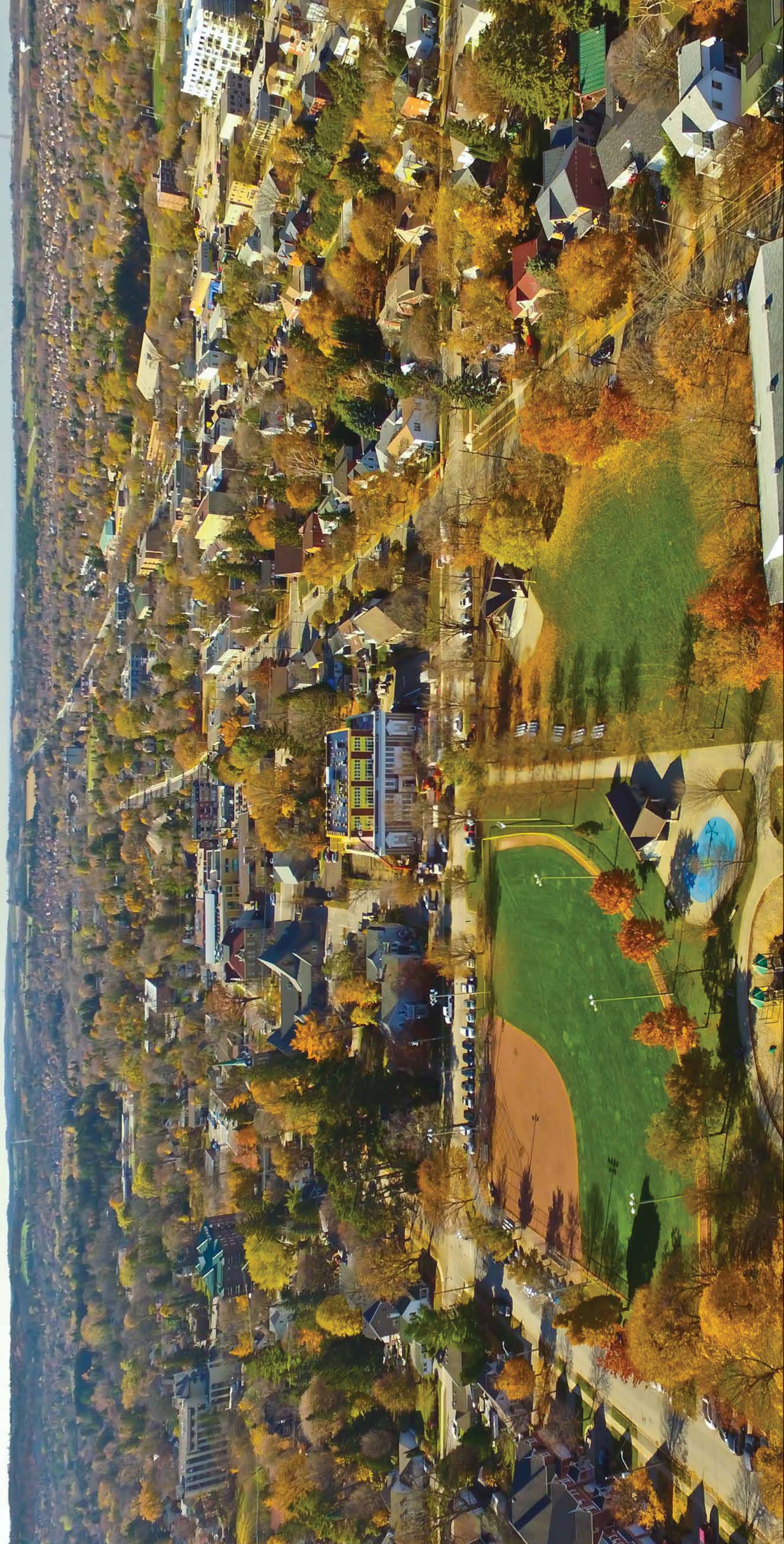
09
NEXT STEPS



01 VISION

An aerial photograph of a city street, likely in Denver, Colorado, showing a mix of residential and commercial buildings, trees with autumn foliage, and a streetcar. The image is used as a background for the text.

☞ The Cultural Precinct will be an attractive, vibrant, people-focused district strongly connected to the Town Centre and other key community destinations. It will become a celebrated local community hub of year round activity and serve as a focal point for the arts, cultural tourism and creative industries. ☞



2025 TIMELINE

TIMELINE

	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY
VISIONING PHASE	CONTRACT AWARD	INTRODUCTORY MEETING	STAFF WALKING TOUR + COUNCIL VISIONING SESSION	PUBLIC MEETING #1	DRAFT VISION REPORT
CONCEPT PHASE	VISION REPORT TO COUNCIL	DRAFT CONCEPT PLAN REVIEW WITH STAFF	STAKEHOLDER ROUNDTABLES + DESIGN REVIEW WITH STAFF + COUNCILLORS	PUBLIC MEETING #2	REVISED CONCEPT PLAN
	FINAL VISION + DRAFT CONCEPT PLAN TO COUNCIL				

WE ARE HERE

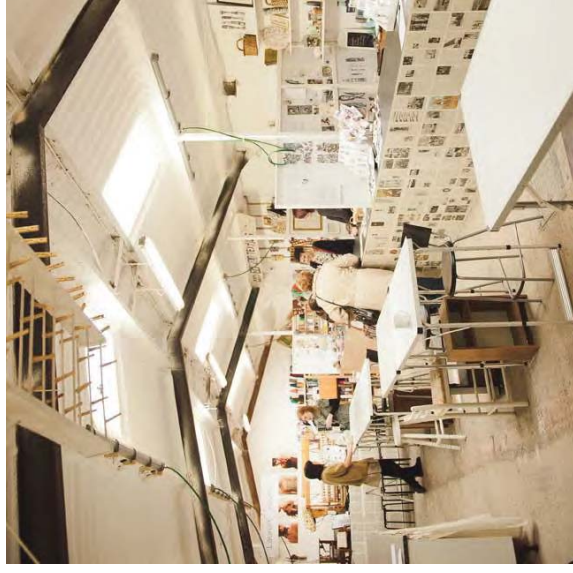




03 GUIDING PRINCIPLES



ENHANCE CONNECTIONS
Create a coherent and complete precinct, connected to its surrounding neighbours. Investment in the public realm and increased permeability will enhance connectivity and contribute to placemaking. New urban squares, courtyards and other public realm features will be developed to accommodate local users and visitors to the Precinct.



Building on the foundation established through the Aurora Cultural Master Plan (2014), the guiding principles for the Cultural Precinct contextualize the town's overarching cultural goals, and set the framework for the development of a community focused, economically viable and culturally vibrant district for Aurora.

CREATE A HUB OF ARTISTIC CREATION, INNOVATION, PRODUCTION AND PRESENTATION.
Ensure the Precinct has the necessary vision and resources to foster the establishment of cultural businesses and encourage uses that promote, produce, create and present culture.

THINK BIG AND LOCAL

The Cultural Precinct should be the true heart of Aurora. Its innovative design elements, integrated land uses, engaging programming and a creative economy will celebrate the living heritage of the Town, recognizing both past and present in order to catalyze opportunities for the future of all Aurora residents.

CONSIDER CONTEXT AND SCALE

Development and intensification within the Precinct will support the creation of a complete and vibrant community. New development will be primarily mid-rise in scale with layered uses that make more efficient use of land, and encourage civic, arts-based and cultural activity throughout the day and evening. A broad mix of retail and commercial uses will be located at and above grade, ensuring a mix of uses to support local residents, shoppers, visitors and the broader community.

CREATE A DESTINATION

Establish a clear sense of arrival and transition into the Cultural Precinct. Incorporate a range of public indoor and outdoor amenities and activities that connect buildings, uses, and users to each other. Give residents, businesses and tourists alike a reason to be in the Precinct through innovative architecture, engaging social programming, commercial and culinary uses, and attractive public spaces.



BUILD ON EXISTING COMMUNITY ASSETS

Look for opportunities to build on existing strengths through retrofit and adaptive re-use, while leveraging the full development potential of adjacent private and publicly owned lands.

SUPPORT ACTIVE TRANSPORTATION

Create better pedestrian connections within the Cultural Precinct and to adjacent areas and transit stops and encourage people to walk and cycle within the Precinct. The addition of high quality pedestrian and bicycle infrastructure, both on and off street, will create new movement patterns and serve as a model for active transportation within the Town. Existing parking spaces and traffic patterns will be rationalized to understand where the challenges exist and how the new plan can mitigate them.



04 CONSULTATION

CONSULTATION: CONCEPT DEVELOPMENT

- / Municipal Staff Design Review Workshop
- / Councillors Open House
- / Landowners Design Review Workshop
- / Building Industry Forum #1
- / Key Stakeholder Roundtables
- / CultureQuest! Aurora Community Event

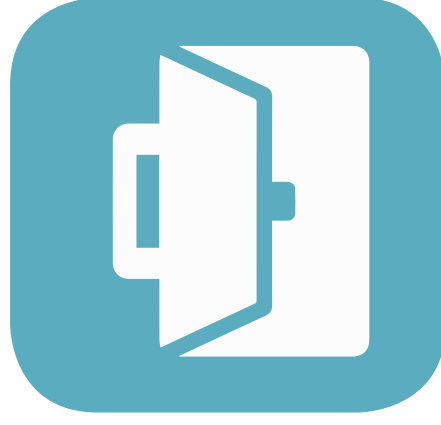
STAKEHOLDER GROUPS:

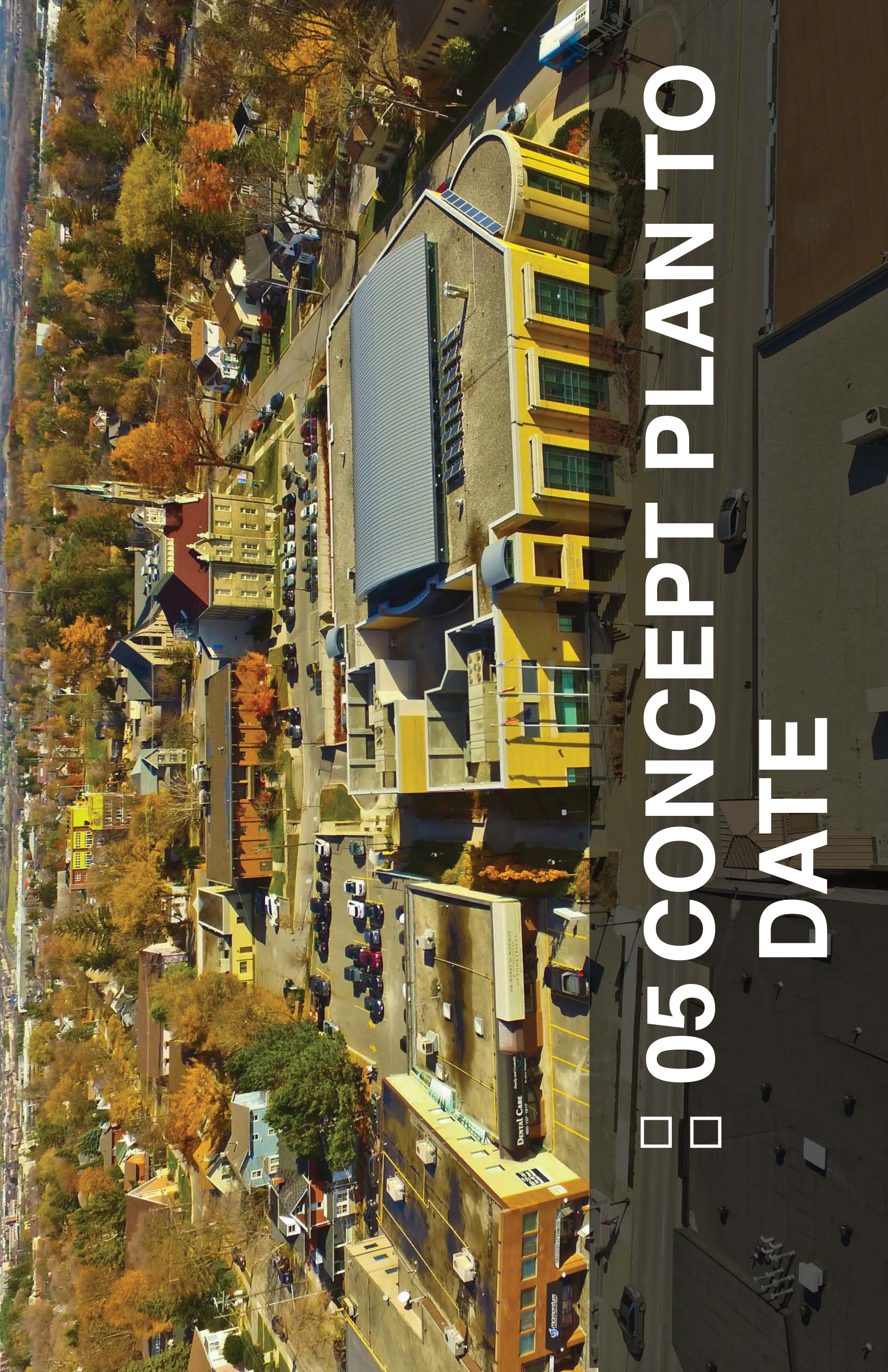
LOCAL RESIDENTS

BUSINESS COMMUNITY

SERVICE PROVIDERS

COMMUNITY GROUPS

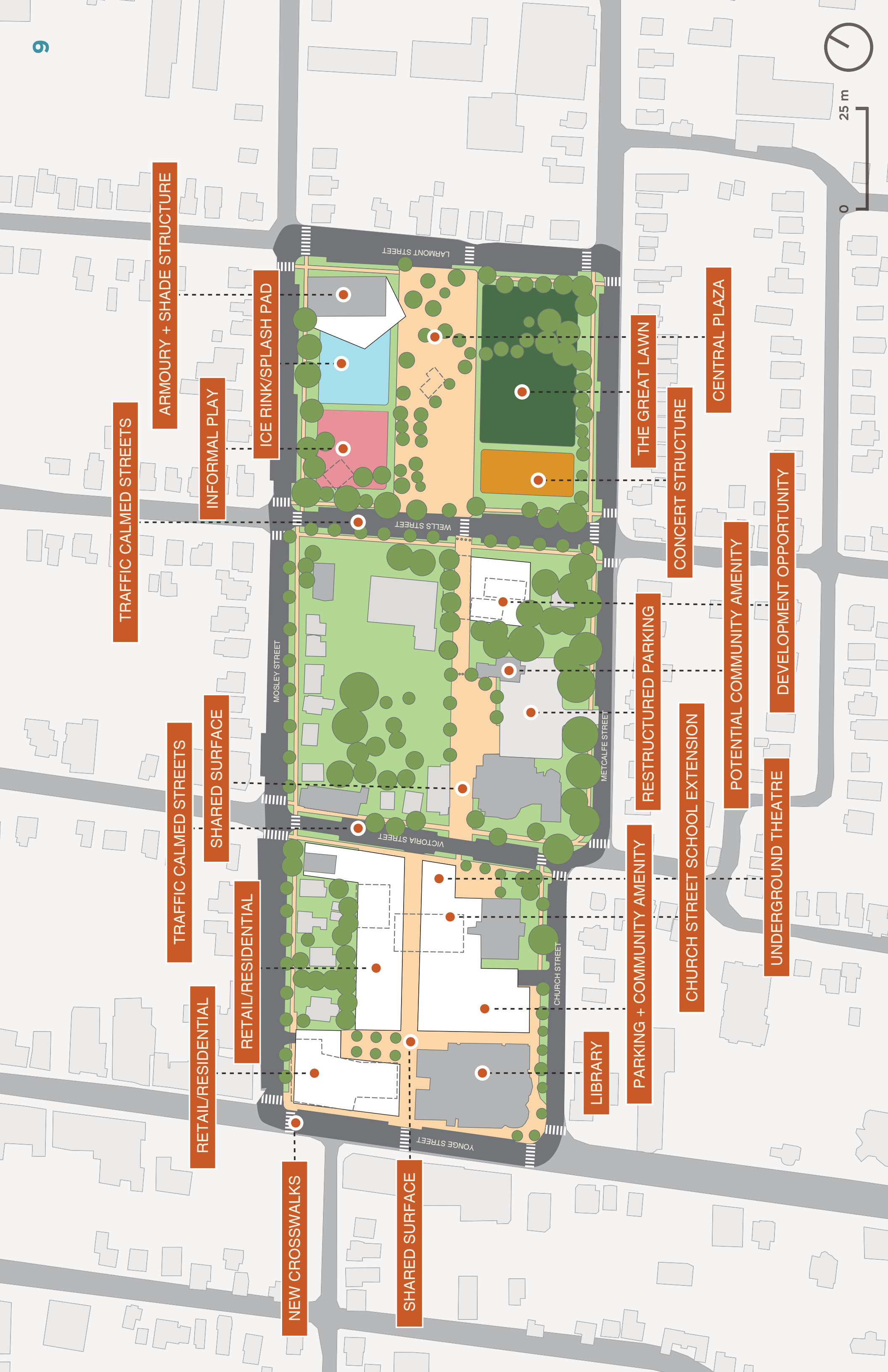




05 CONCEPT PLAN TO DATE



25 m



TRAFFIC CALMED STREETS

ARMOURY + SHADE STRUCTURE

INFORMAL PLAY

ICE RINK/SPLASH PAD

THE GREAT LAWN

CONCERT STRUCTURE

CENTRAL PLAZA

TRAFFIC CALMED STREETS

SHARED SURFACE

RESTRUCTURED PARKING

POTENTIAL COMMUNITY AMENITY

DEVELOPMENT OPPORTUNITY

RETAIL/RESIDENTIAL

RETAIL/RESIDENTIAL

PARKING + COMMUNITY AMENITY

CHURCH STREET SCHOOL EXTENSION

UNDERGROUND THEATRE

NEW CROSSWALKS

SHARED SURFACE

LIBRARY

MOSLEY STREET

WELLS STREET

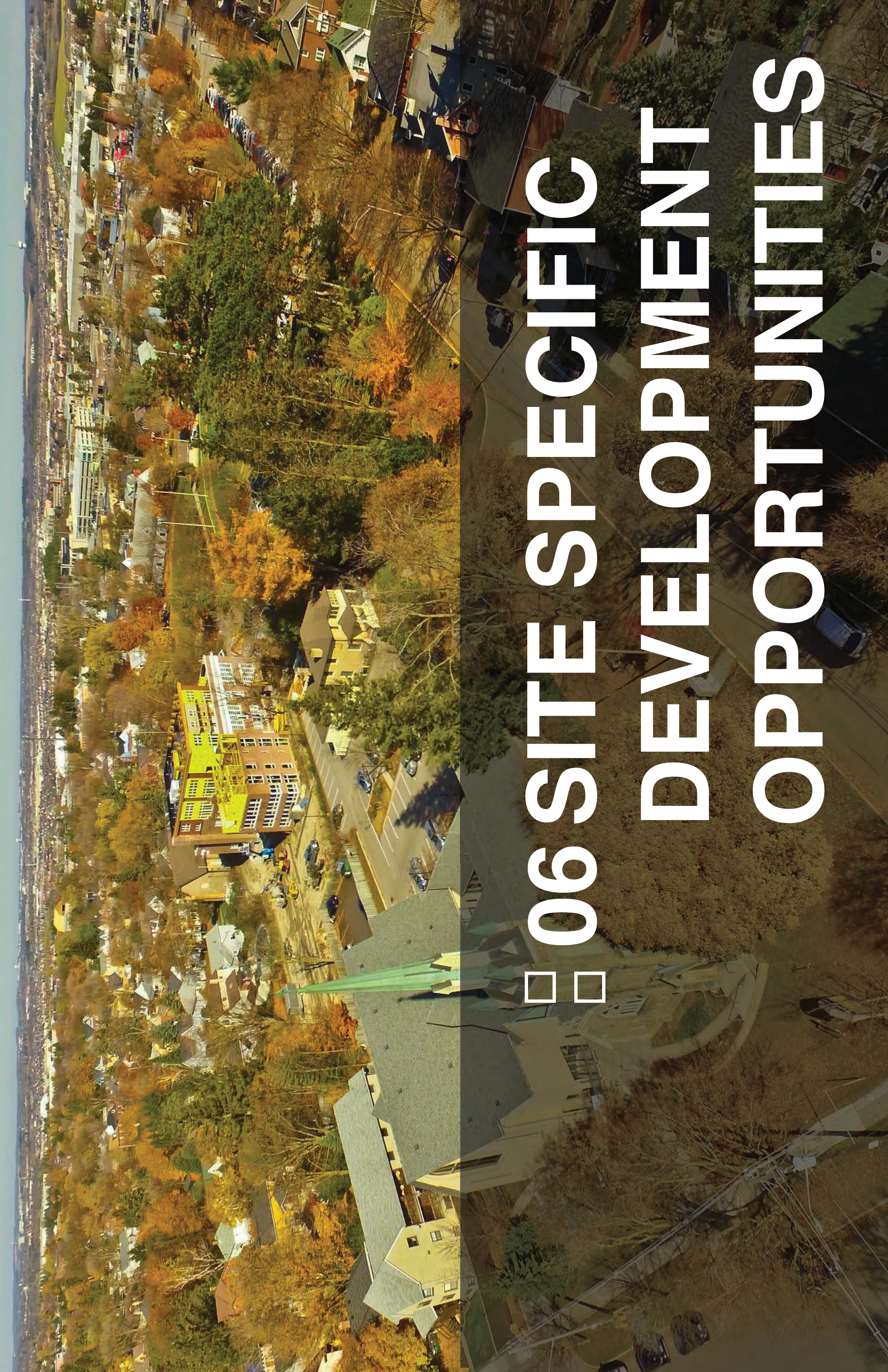
VICTORIA STREET

LARMONT STREET

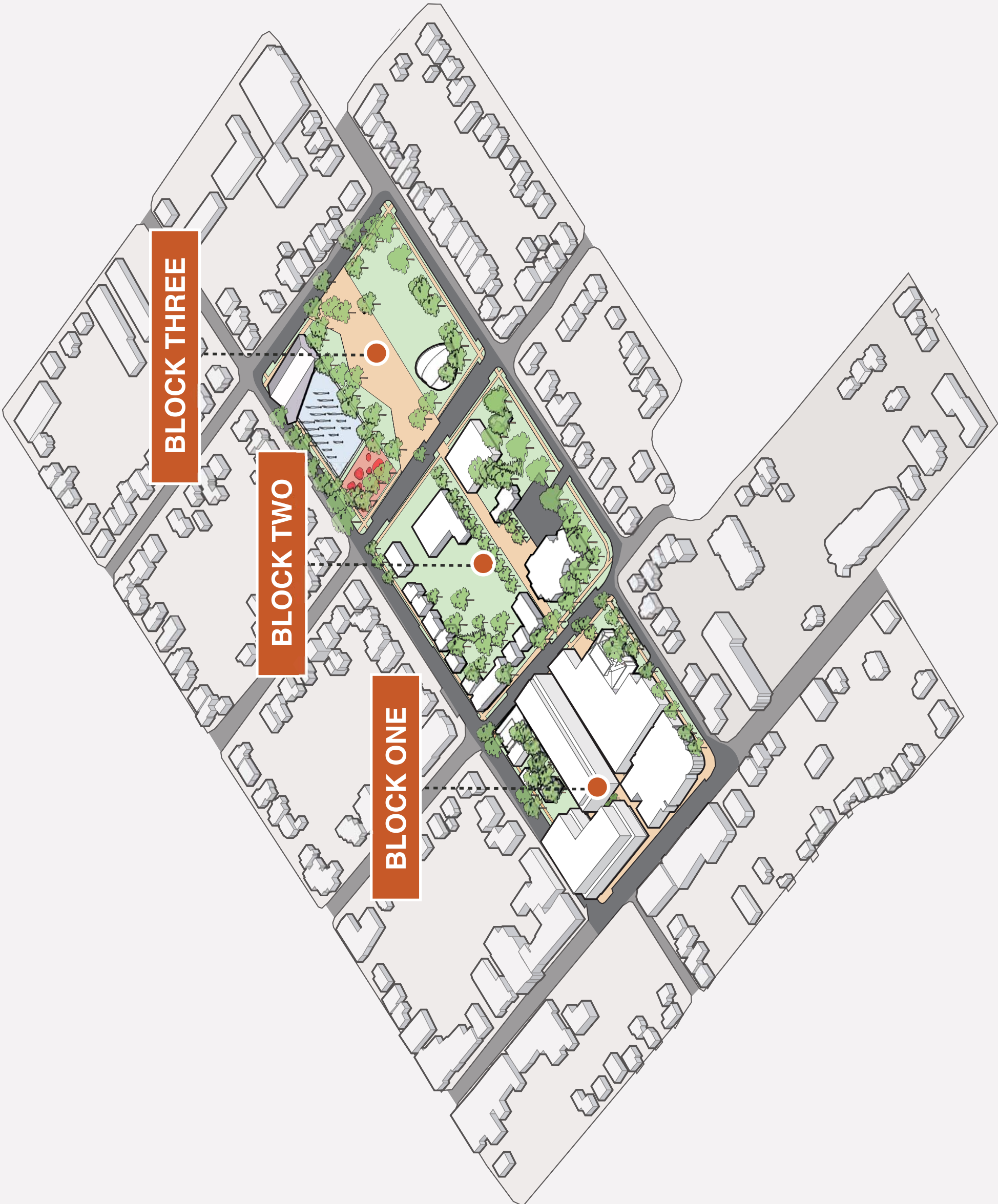
CHURCH STREET

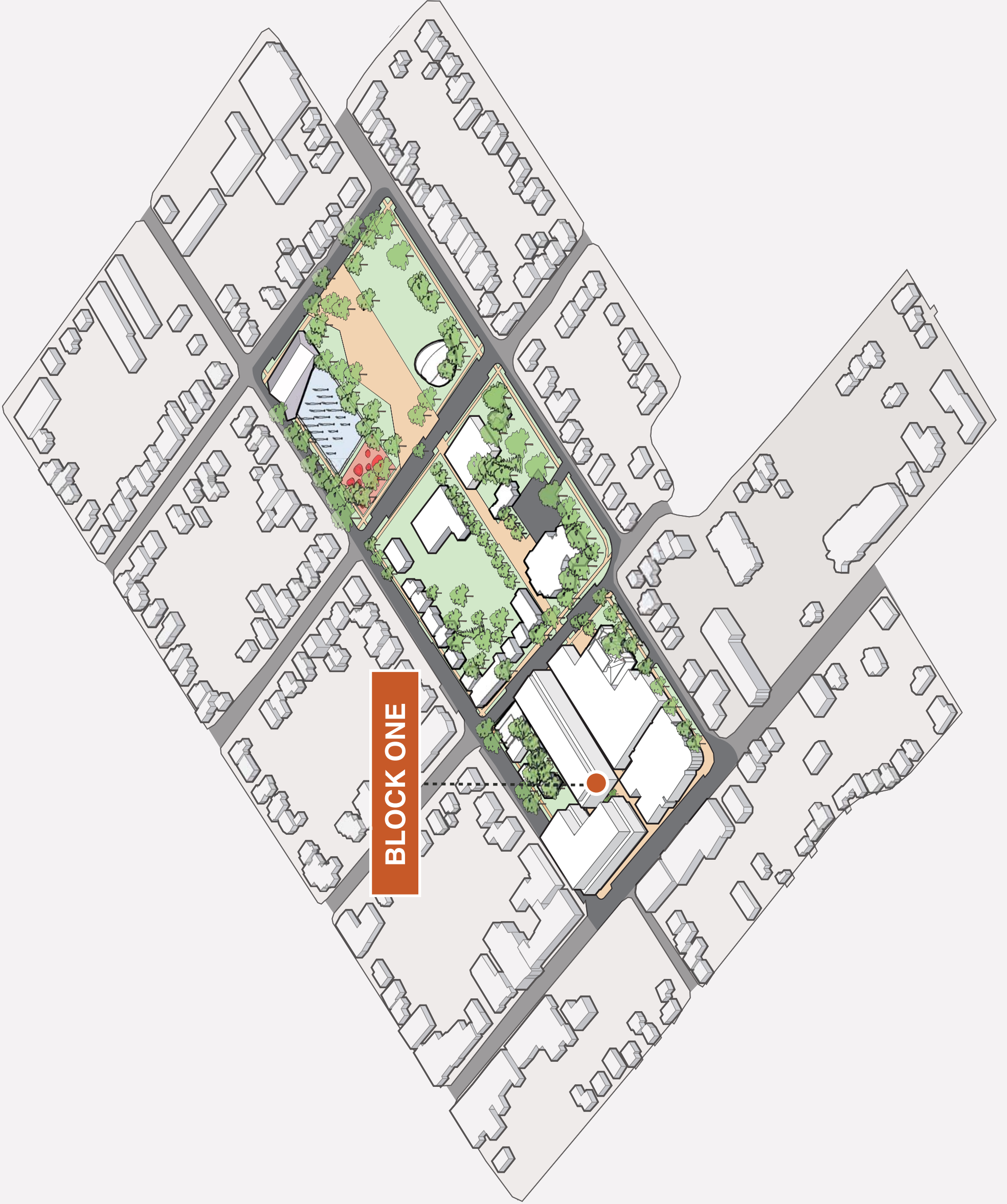
METCALFE STREET

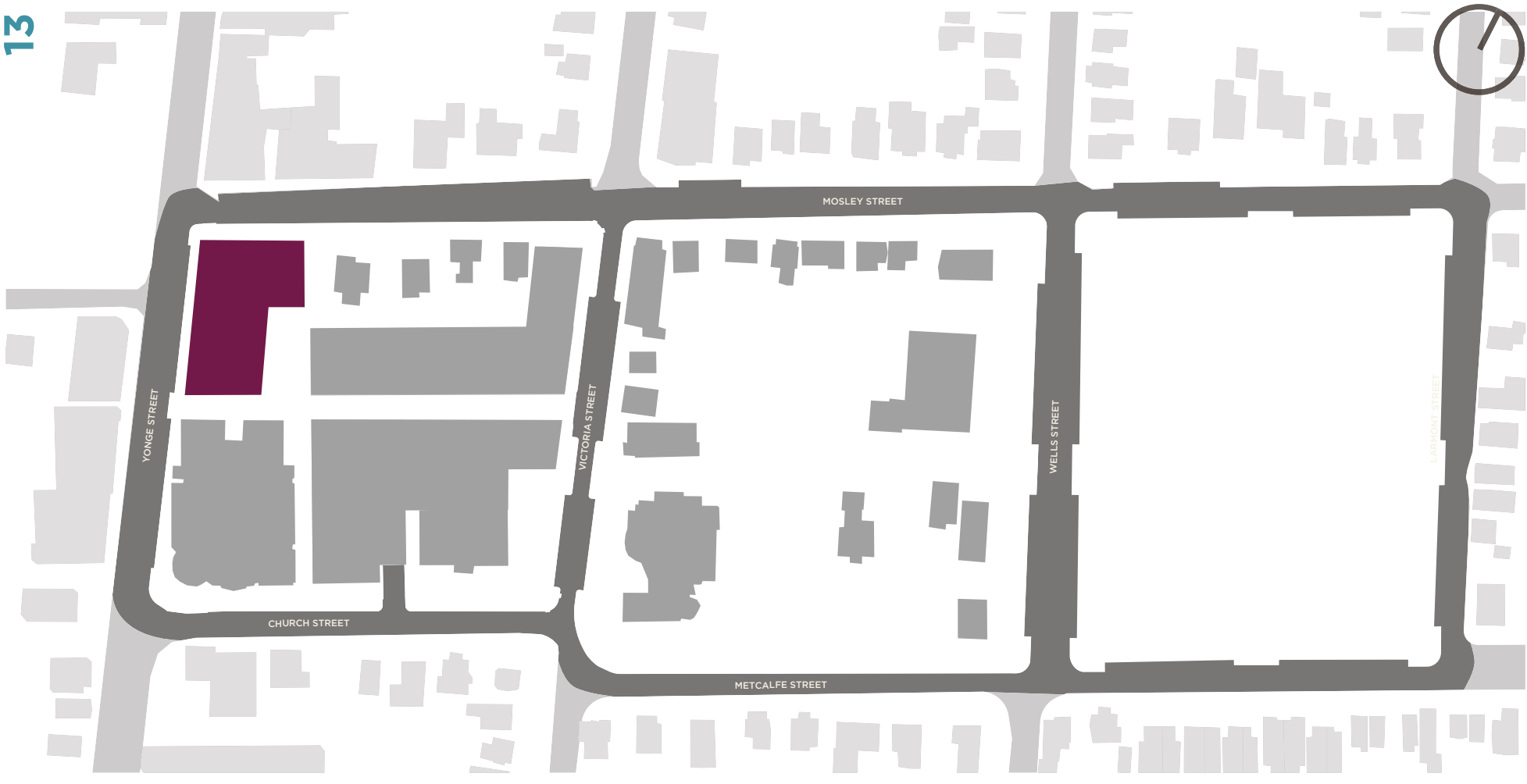
YONGE STREET

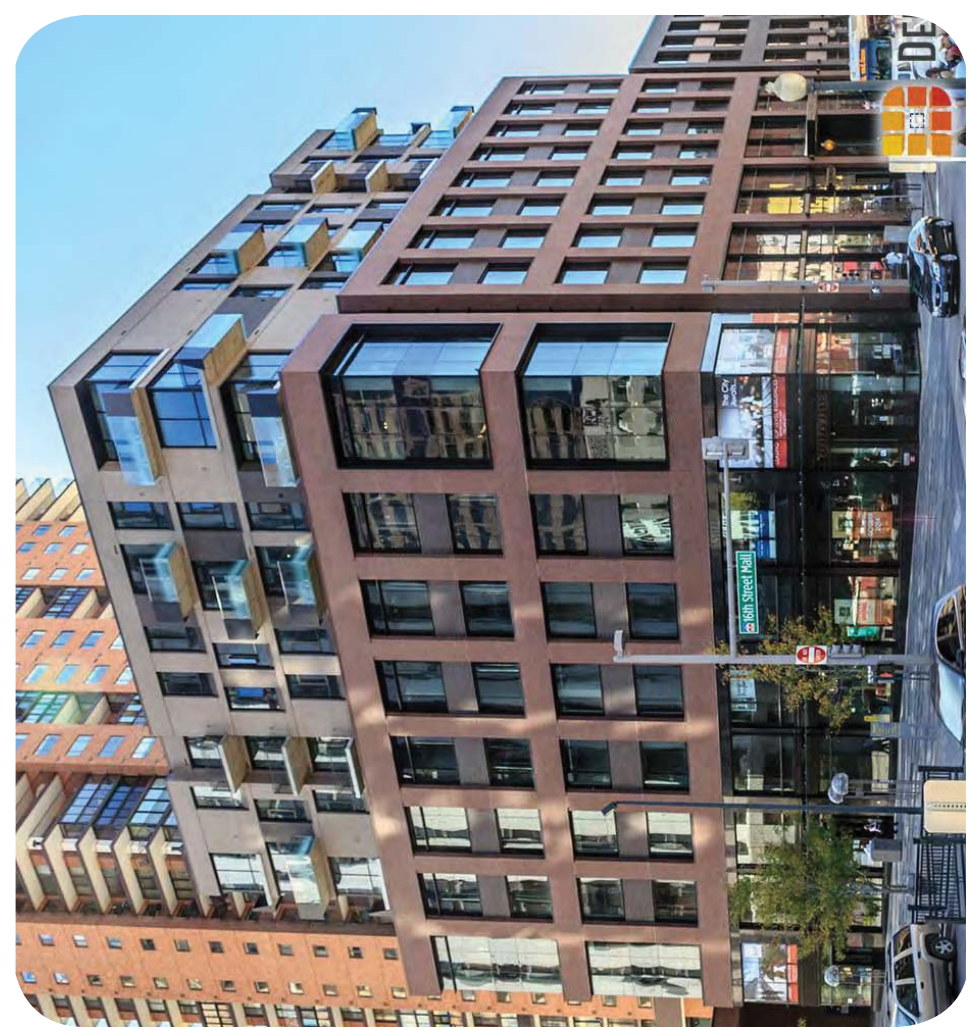
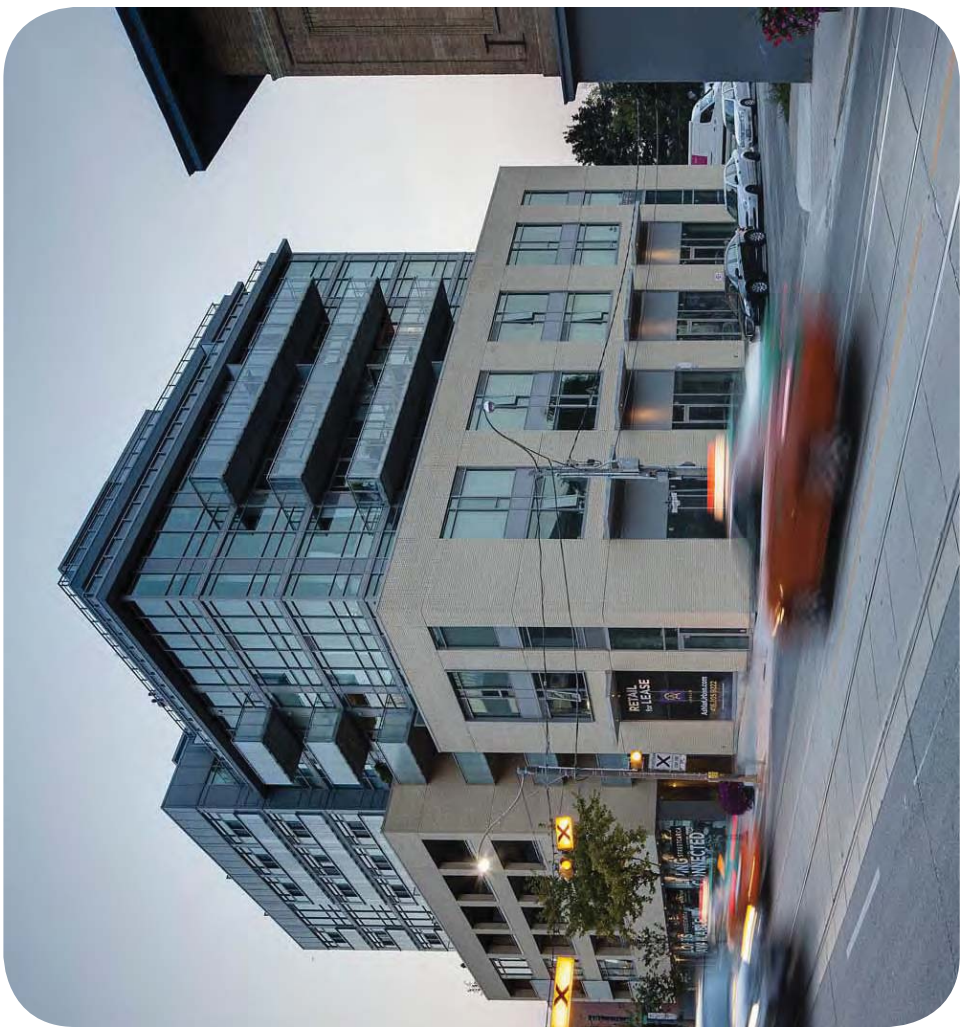
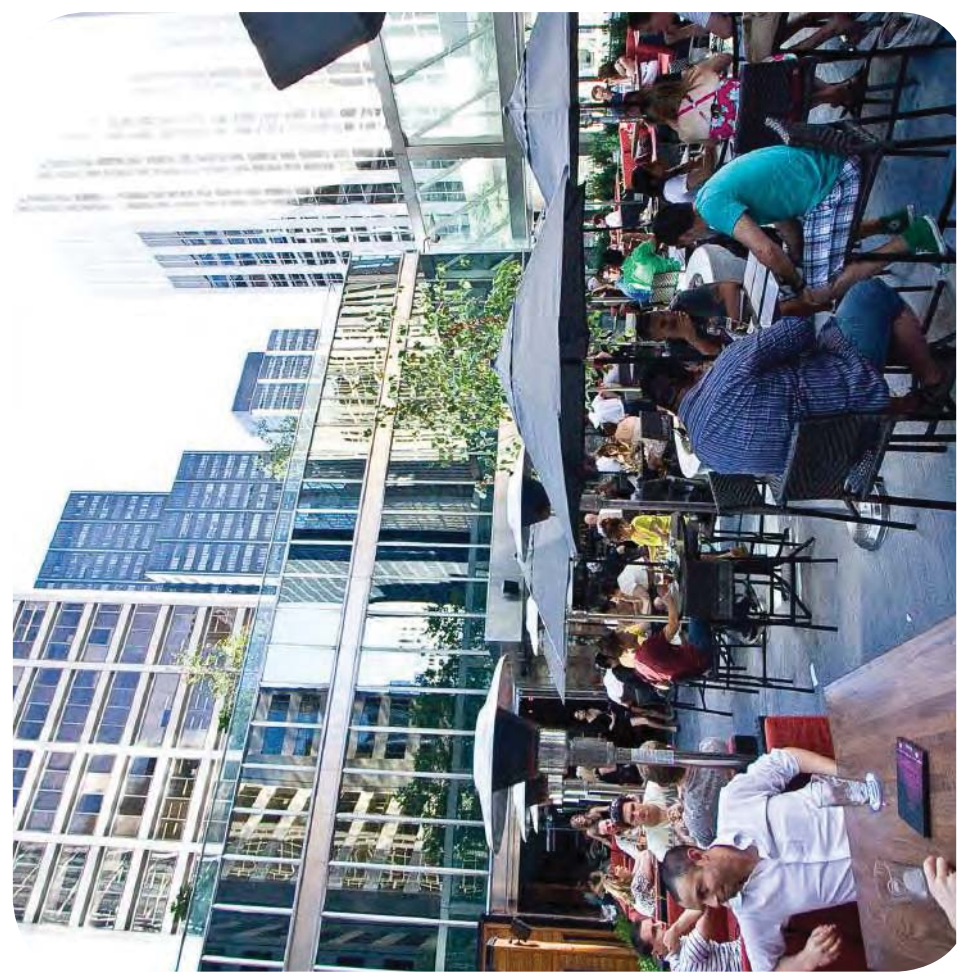
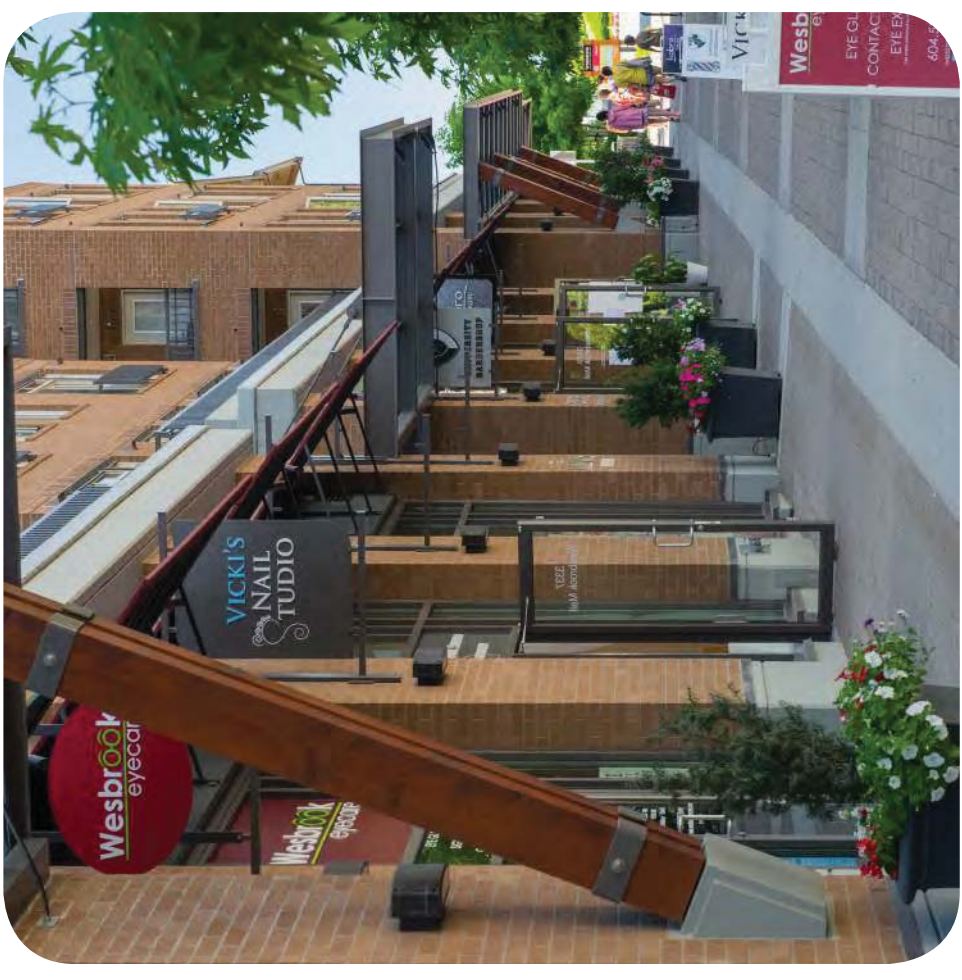
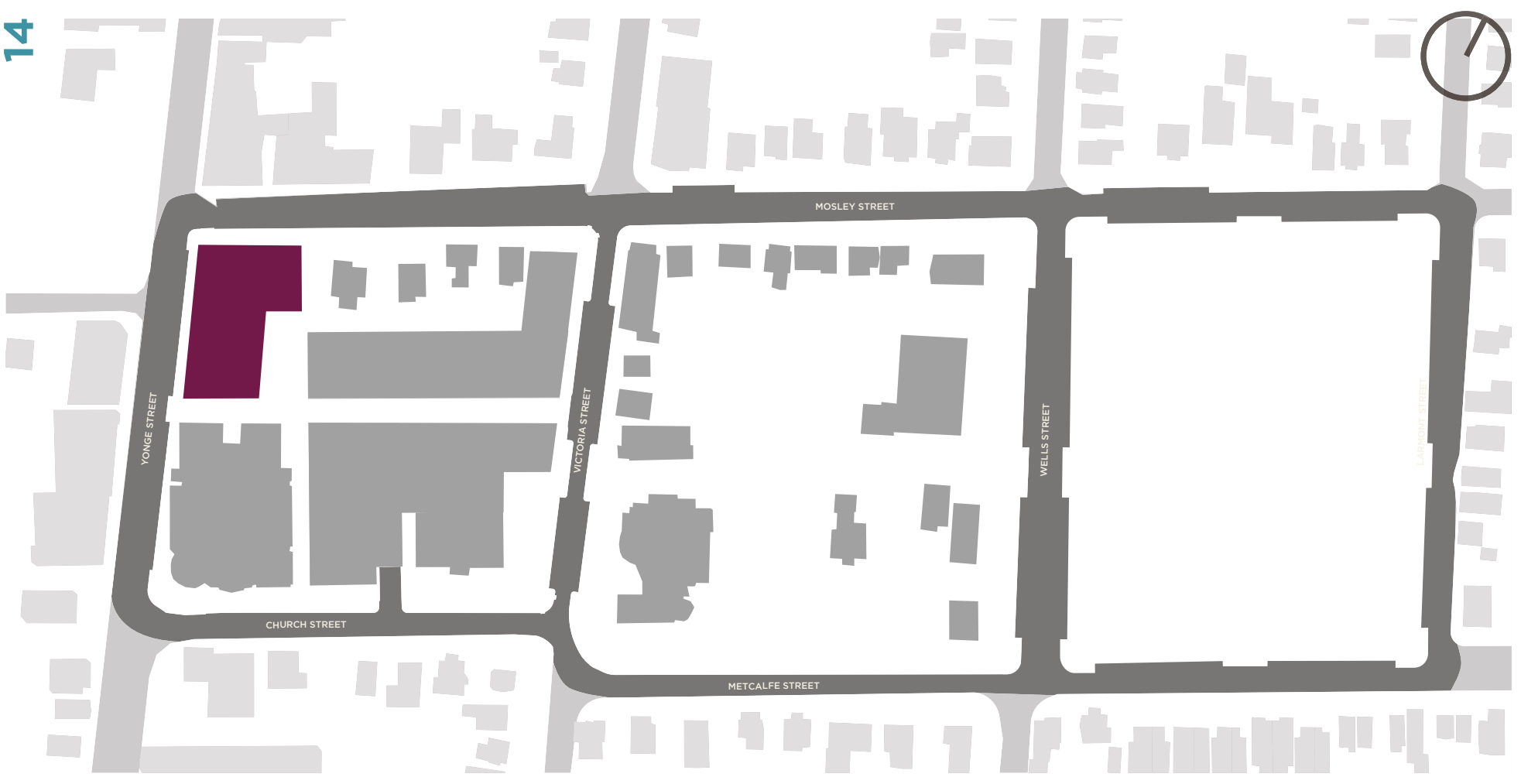


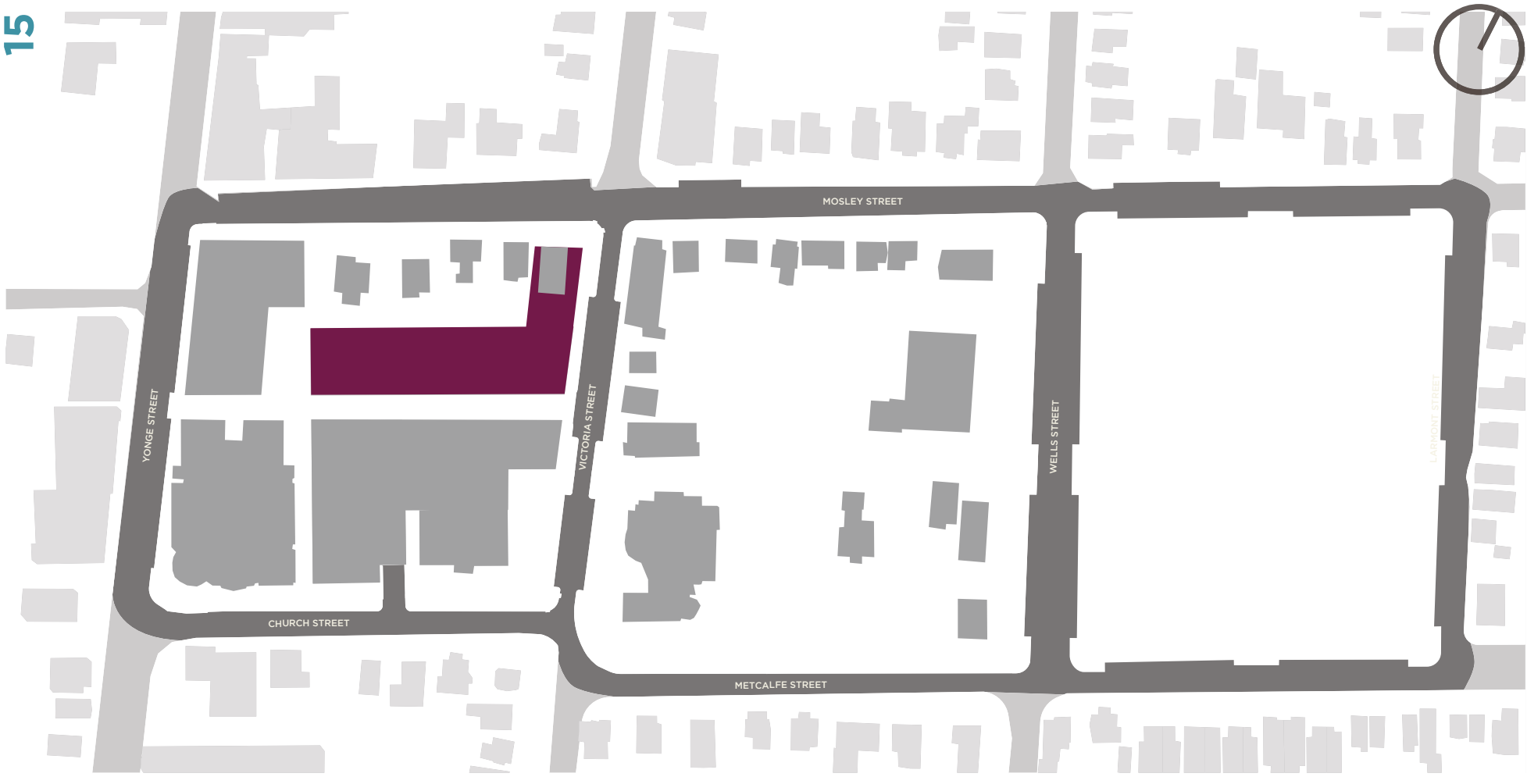
06 SITE SPECIFIC DEVELOPMENT OPPORTUNITIES

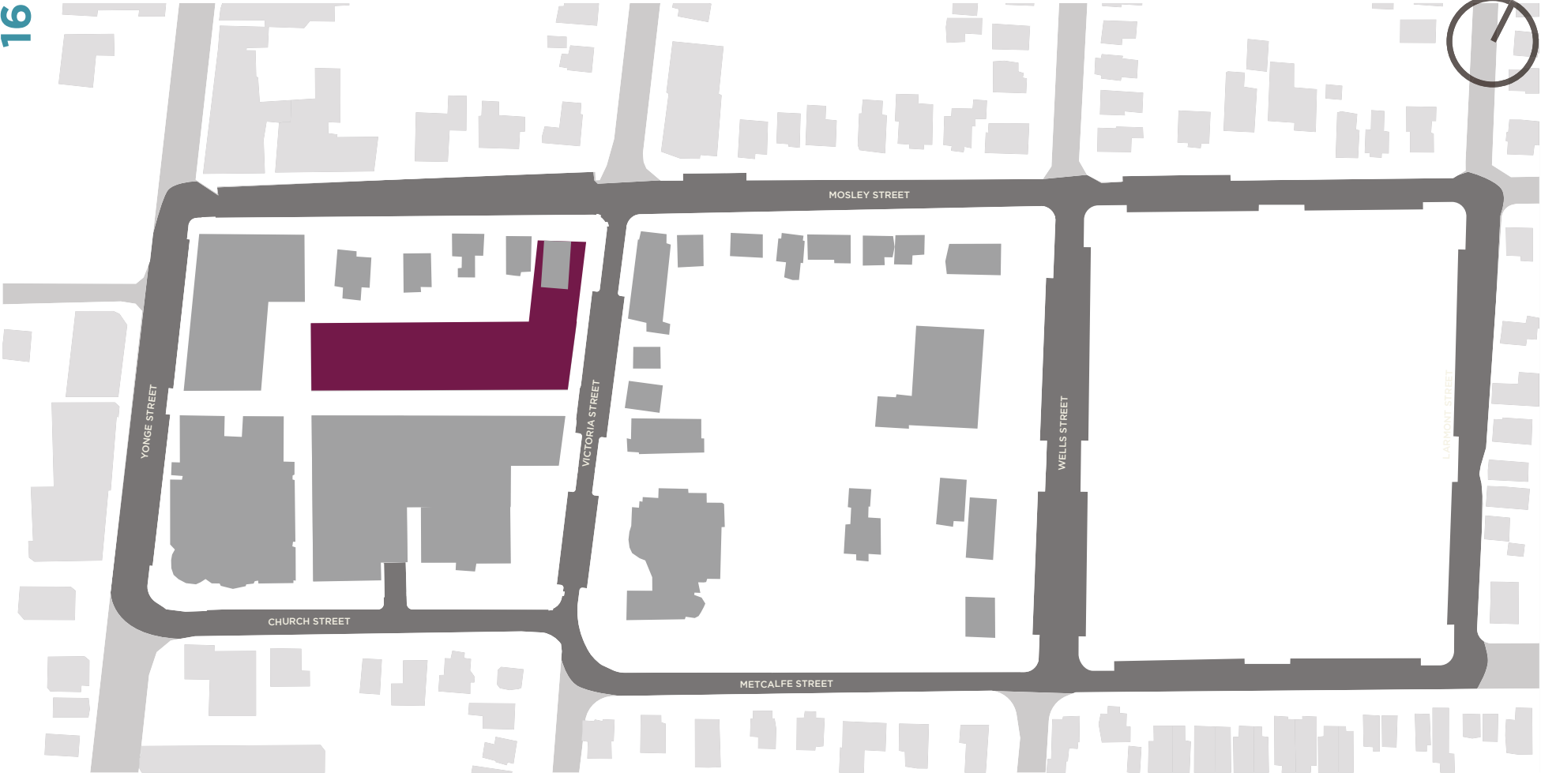




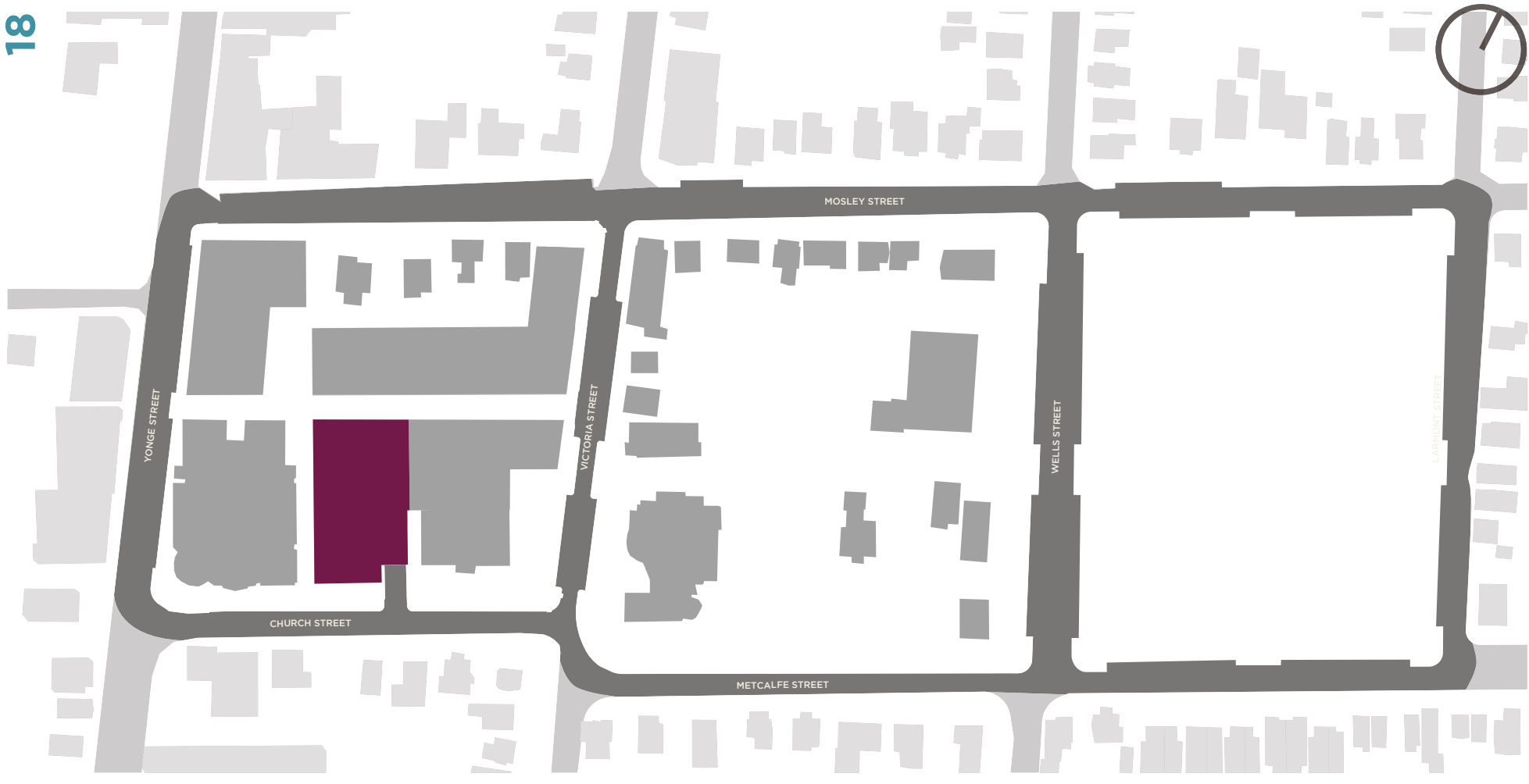


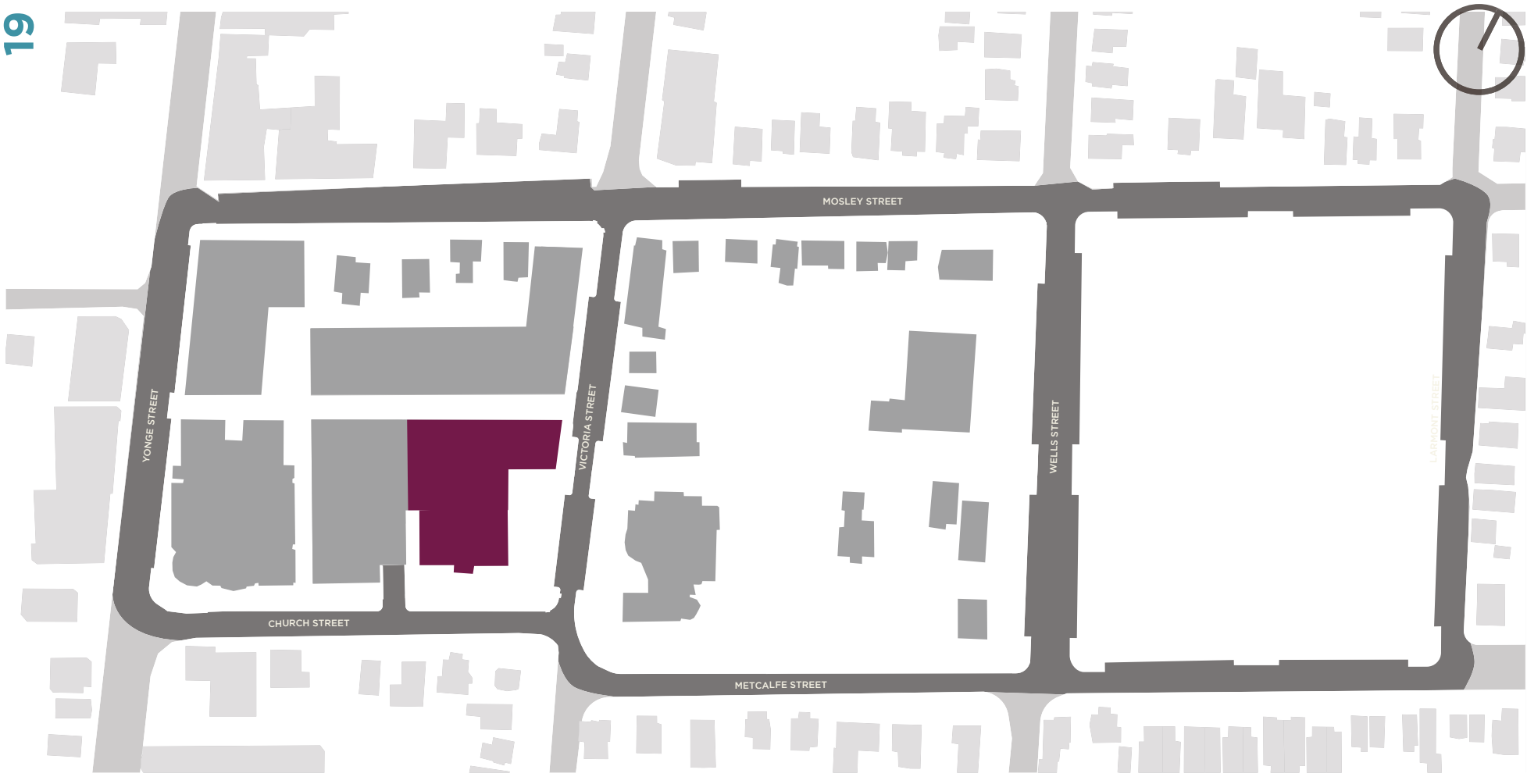


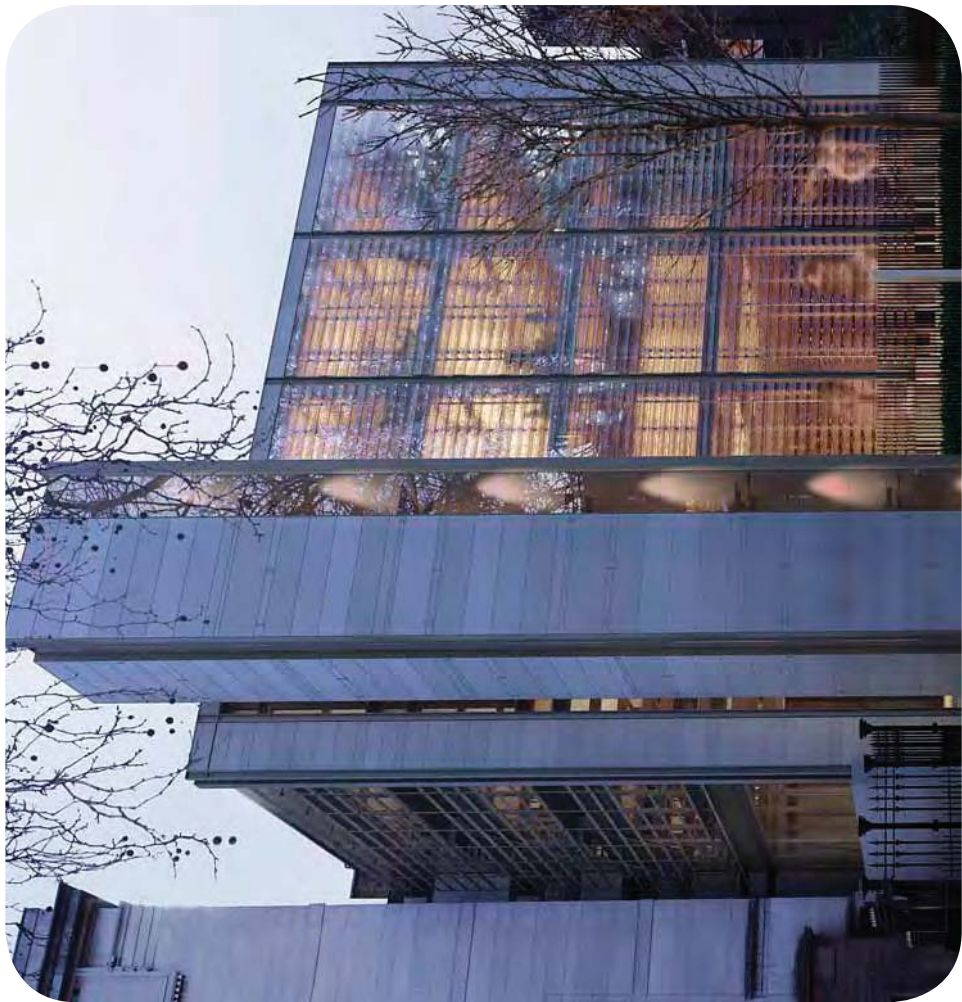
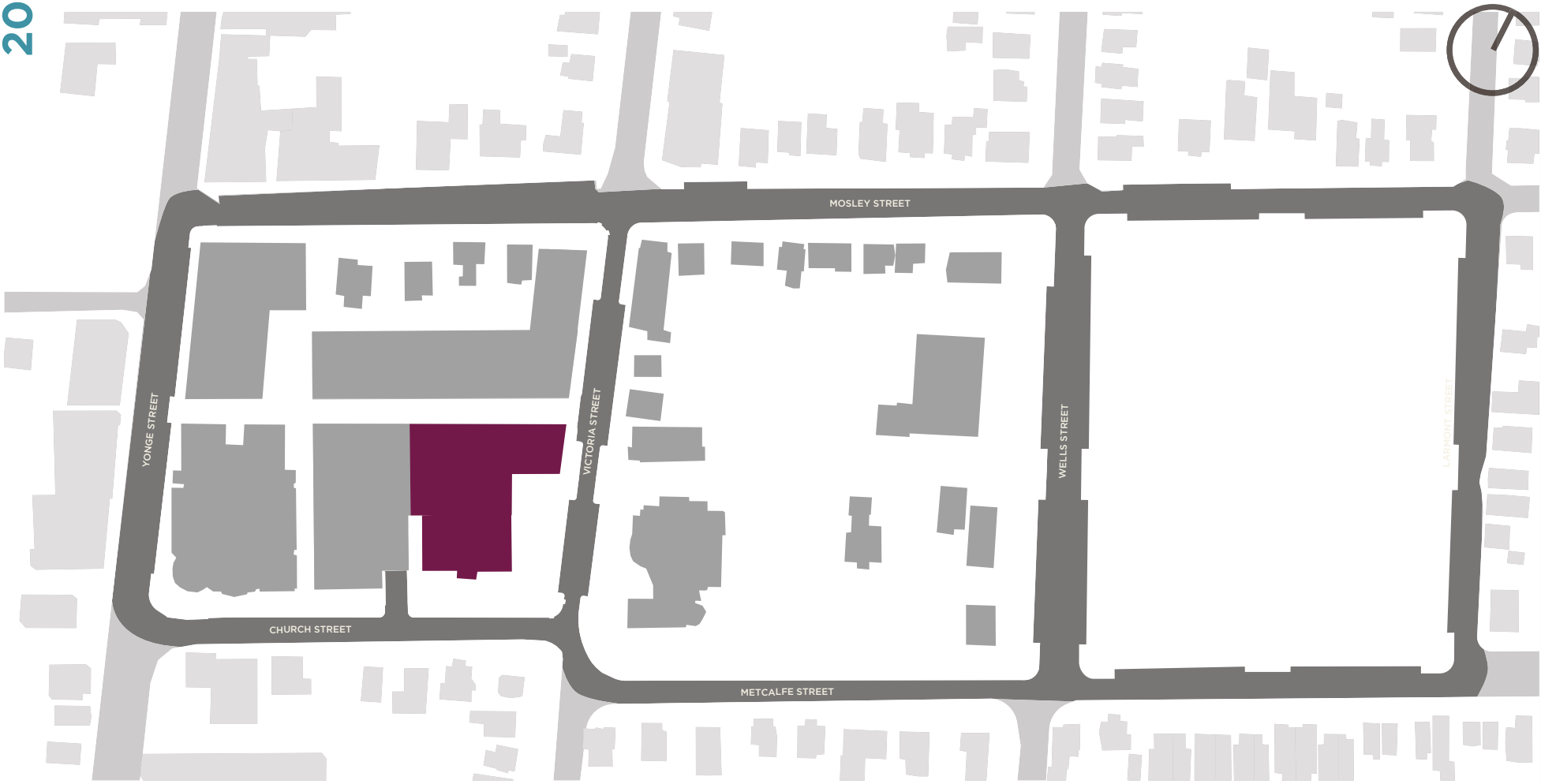




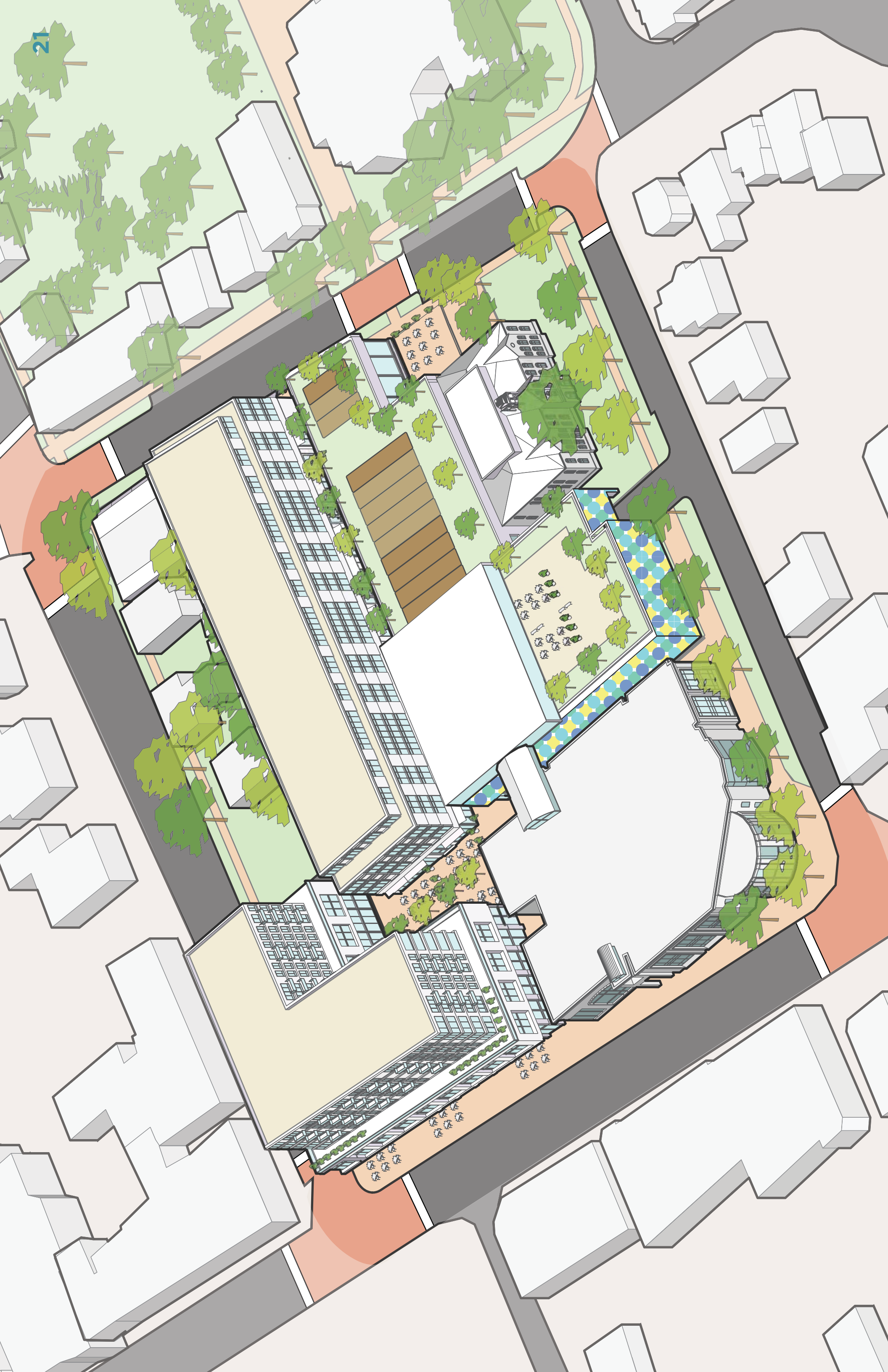


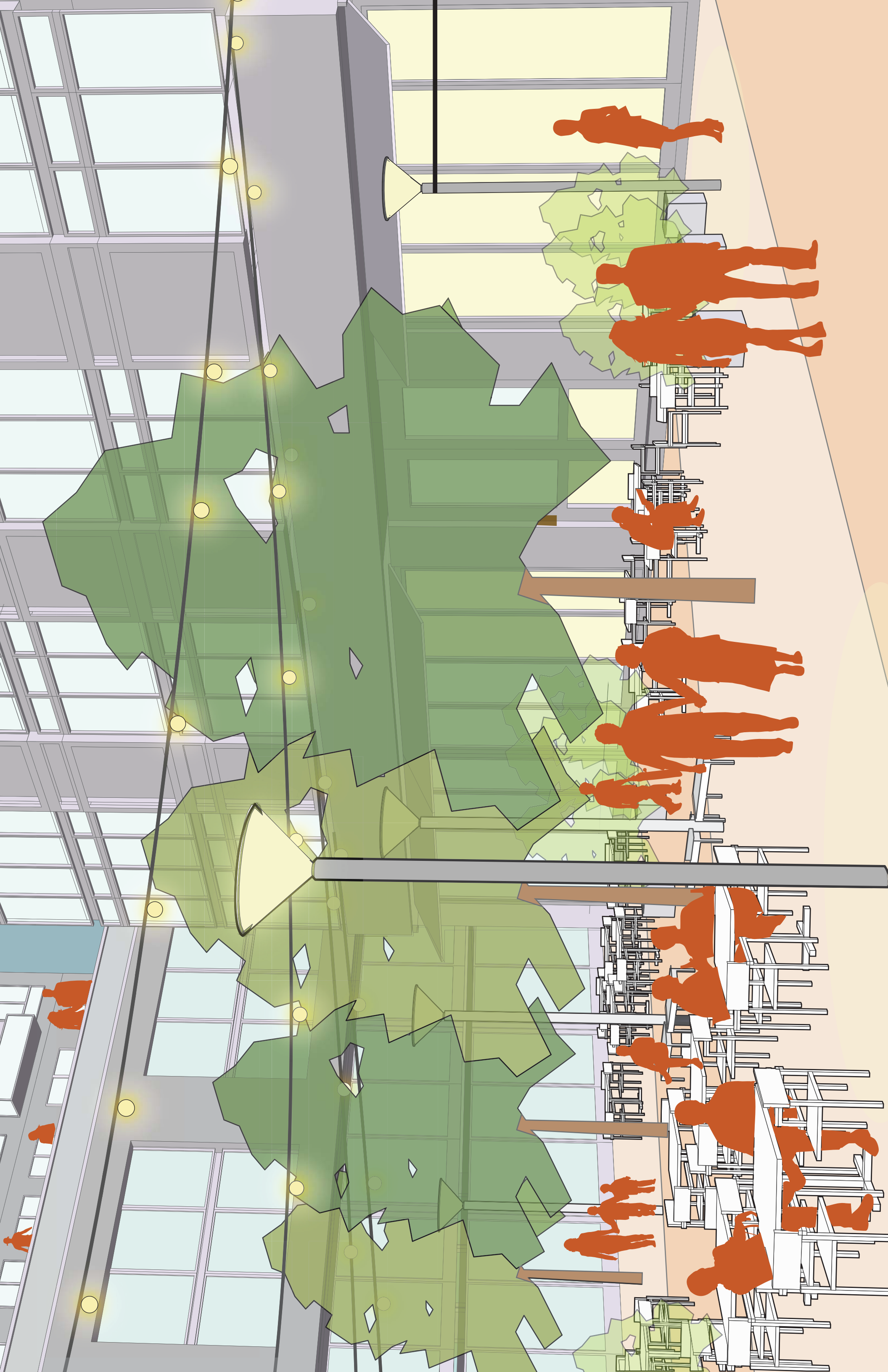


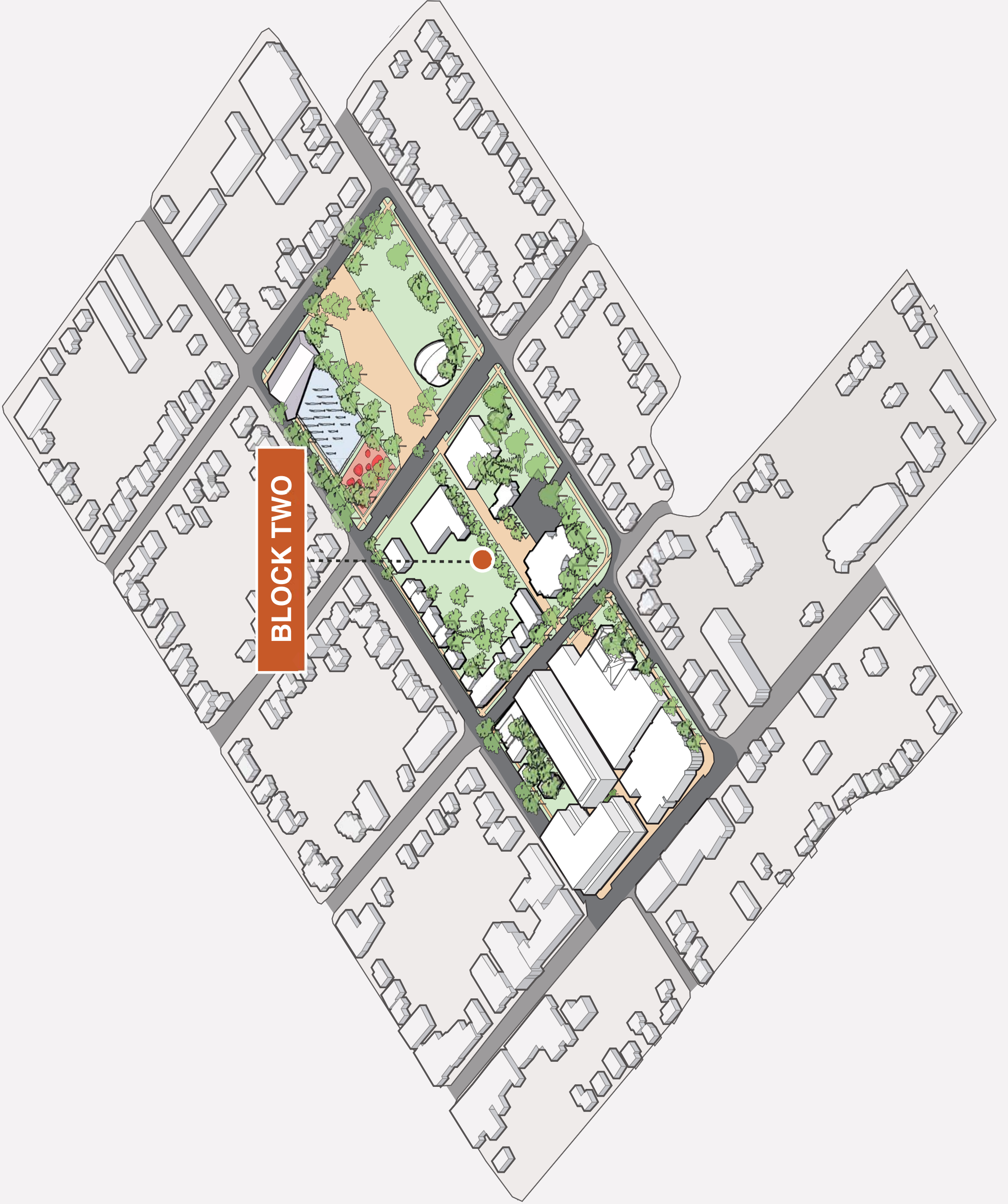




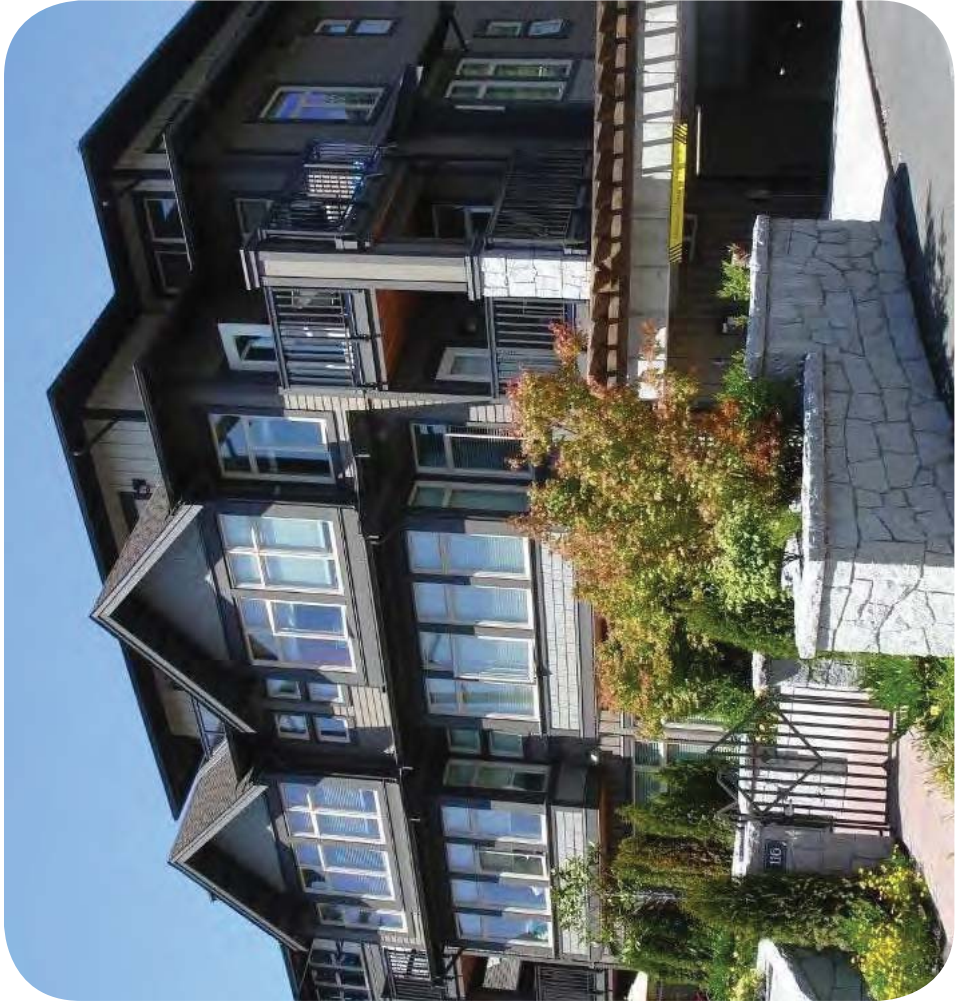
Restaurants



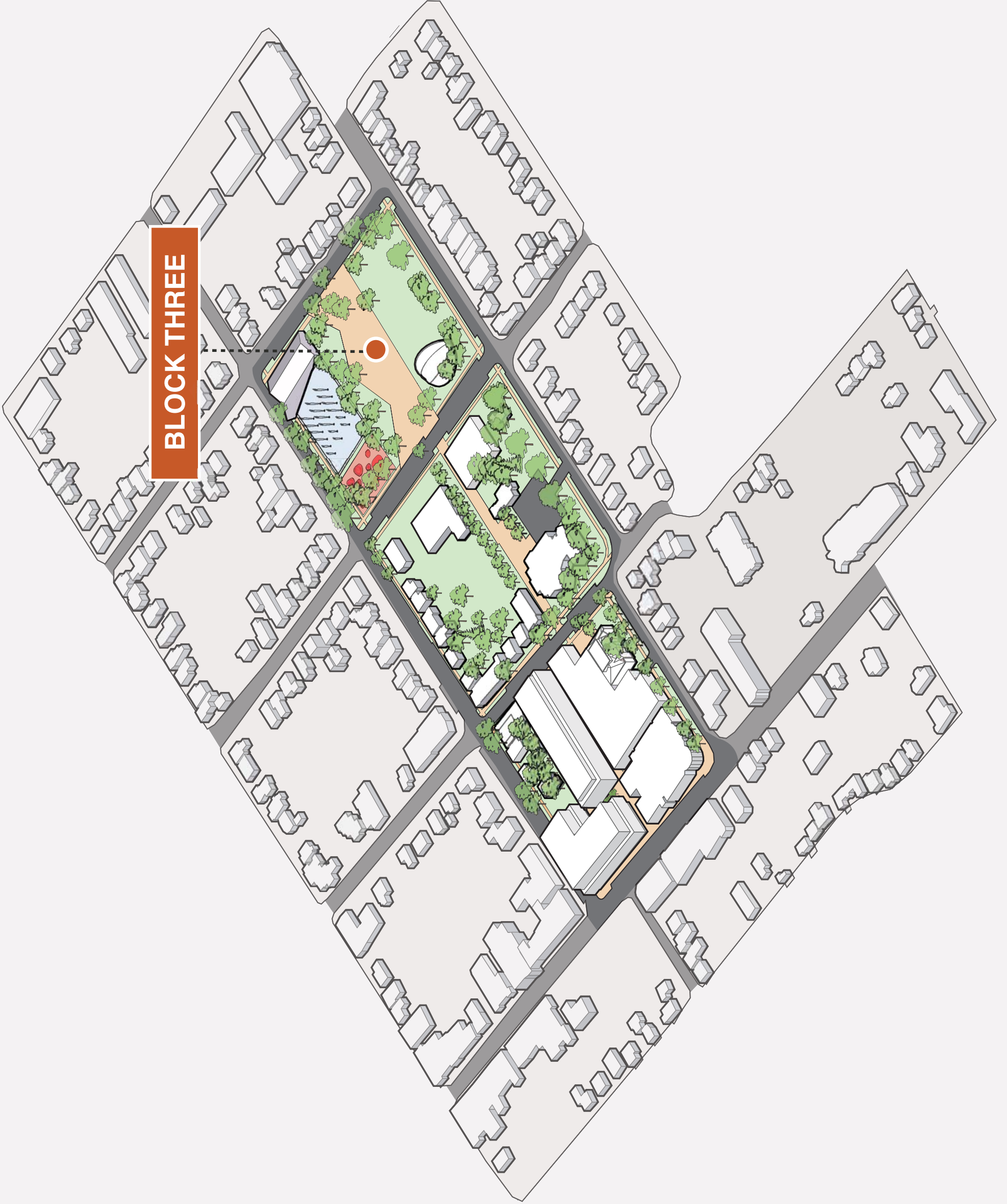








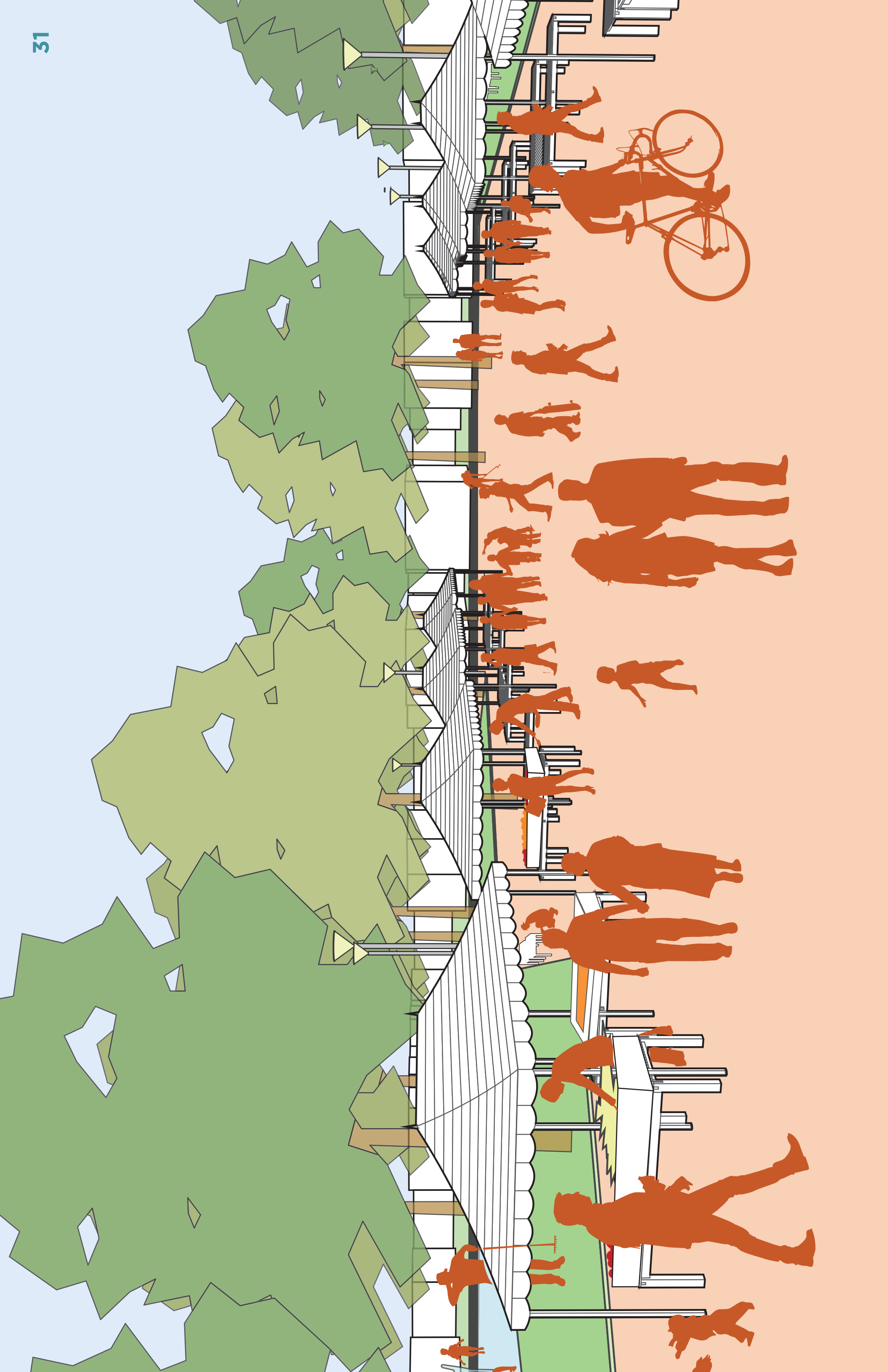








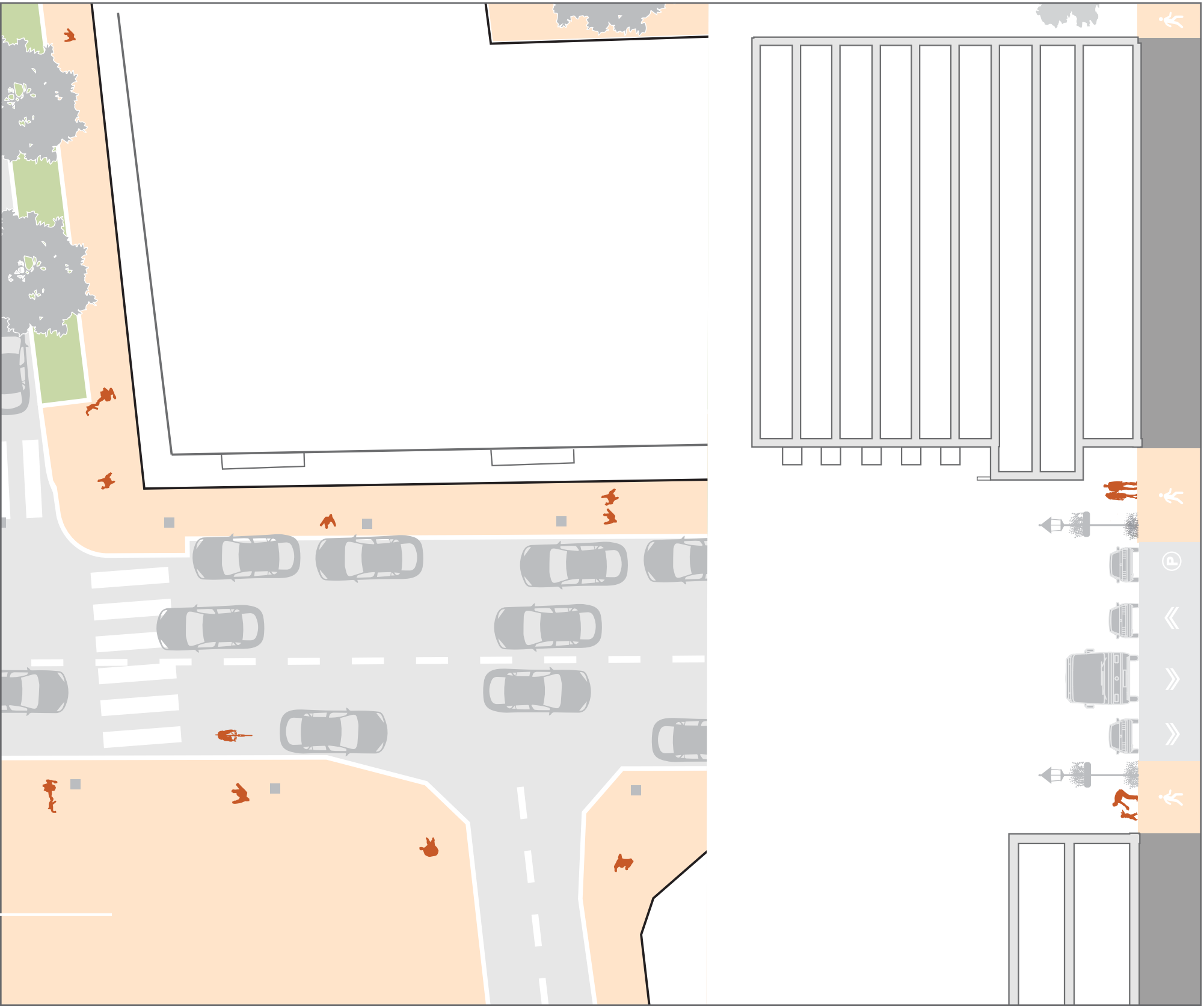






07 STREETS POLYGLIES

YONGE STREET



0 10 m



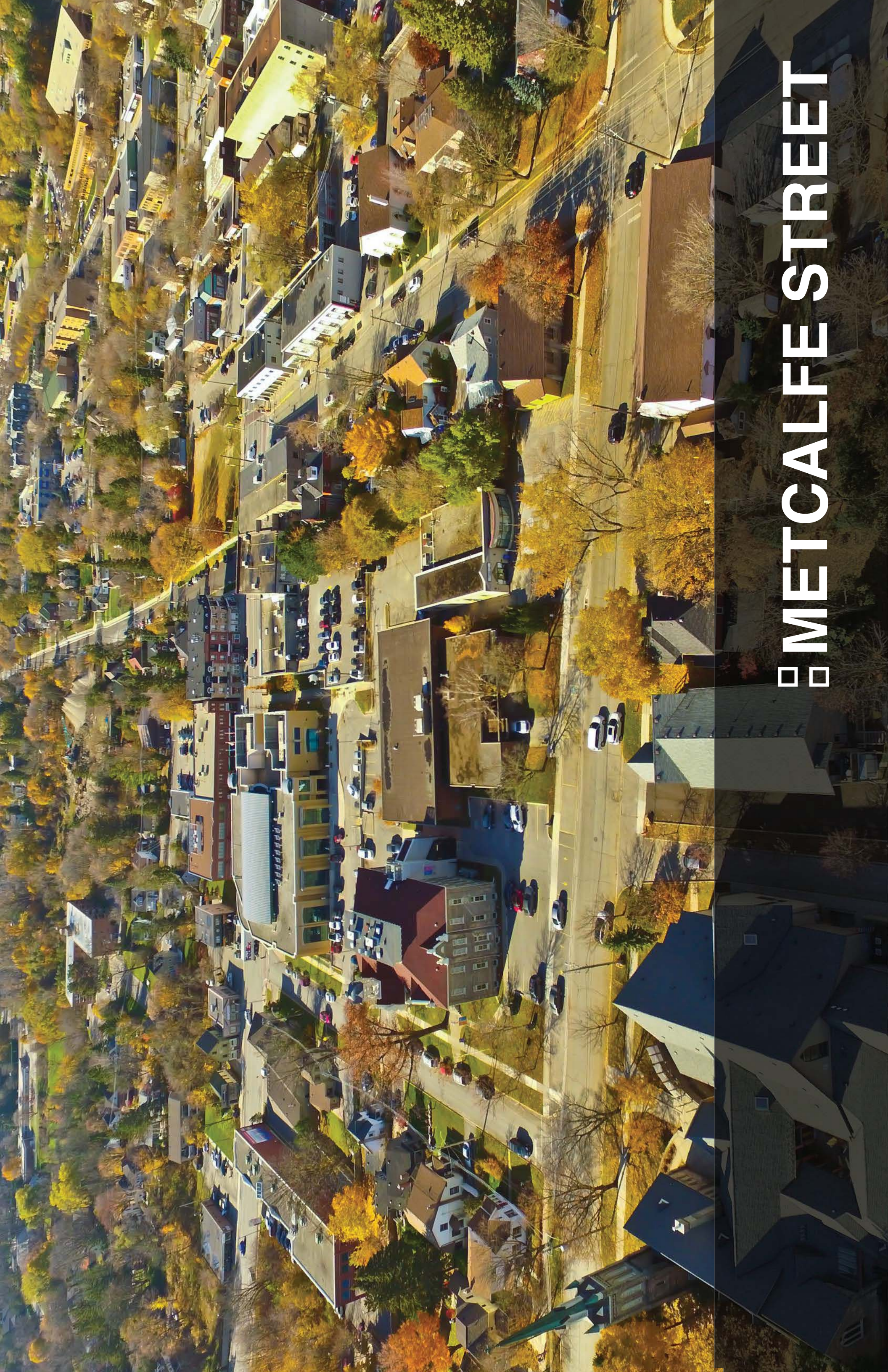
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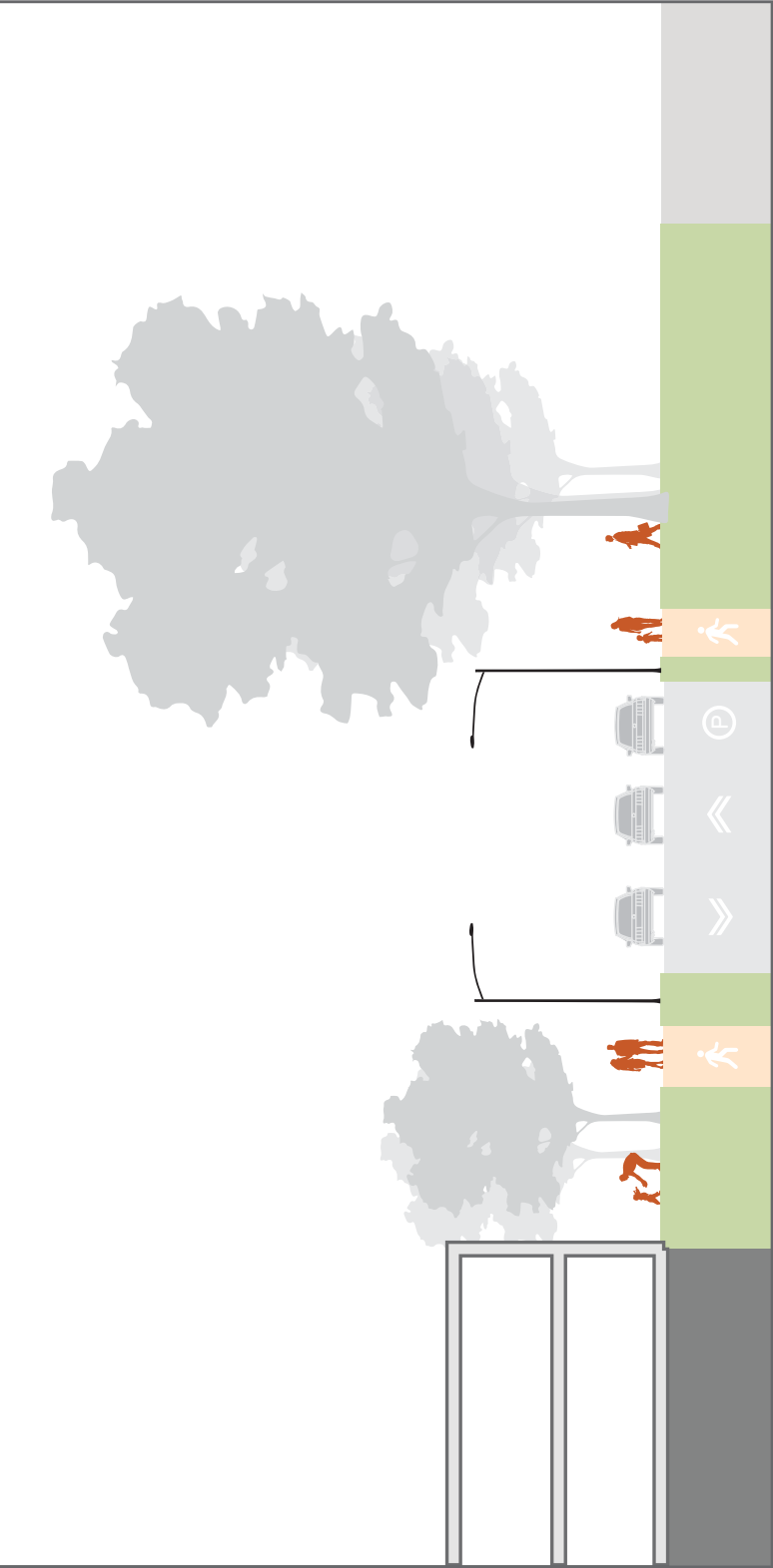
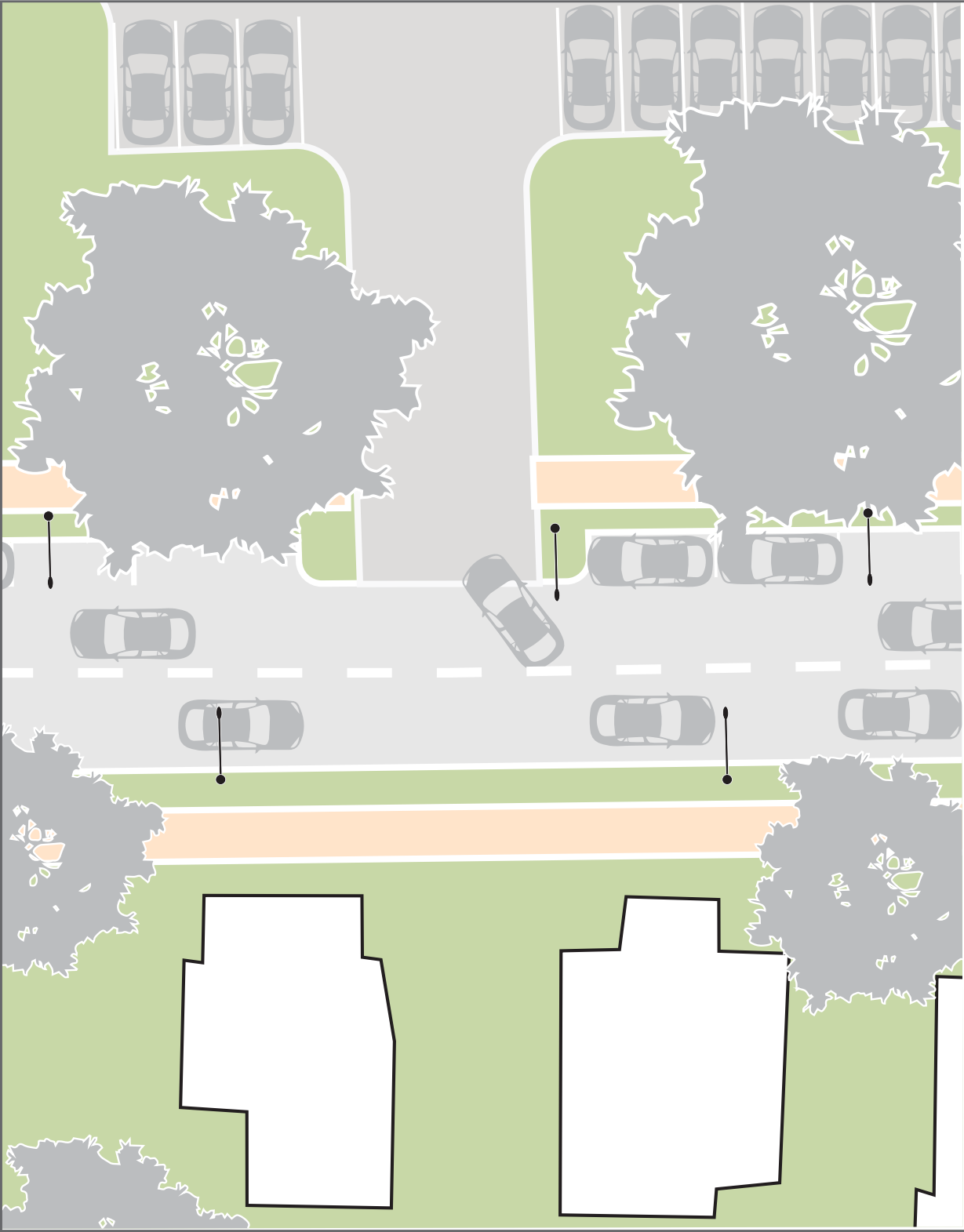
▣ VICTORIA STREET



2.0 2.25 3.5 3.5 2.25 3.0 2.0



▣ METCALFE STREET



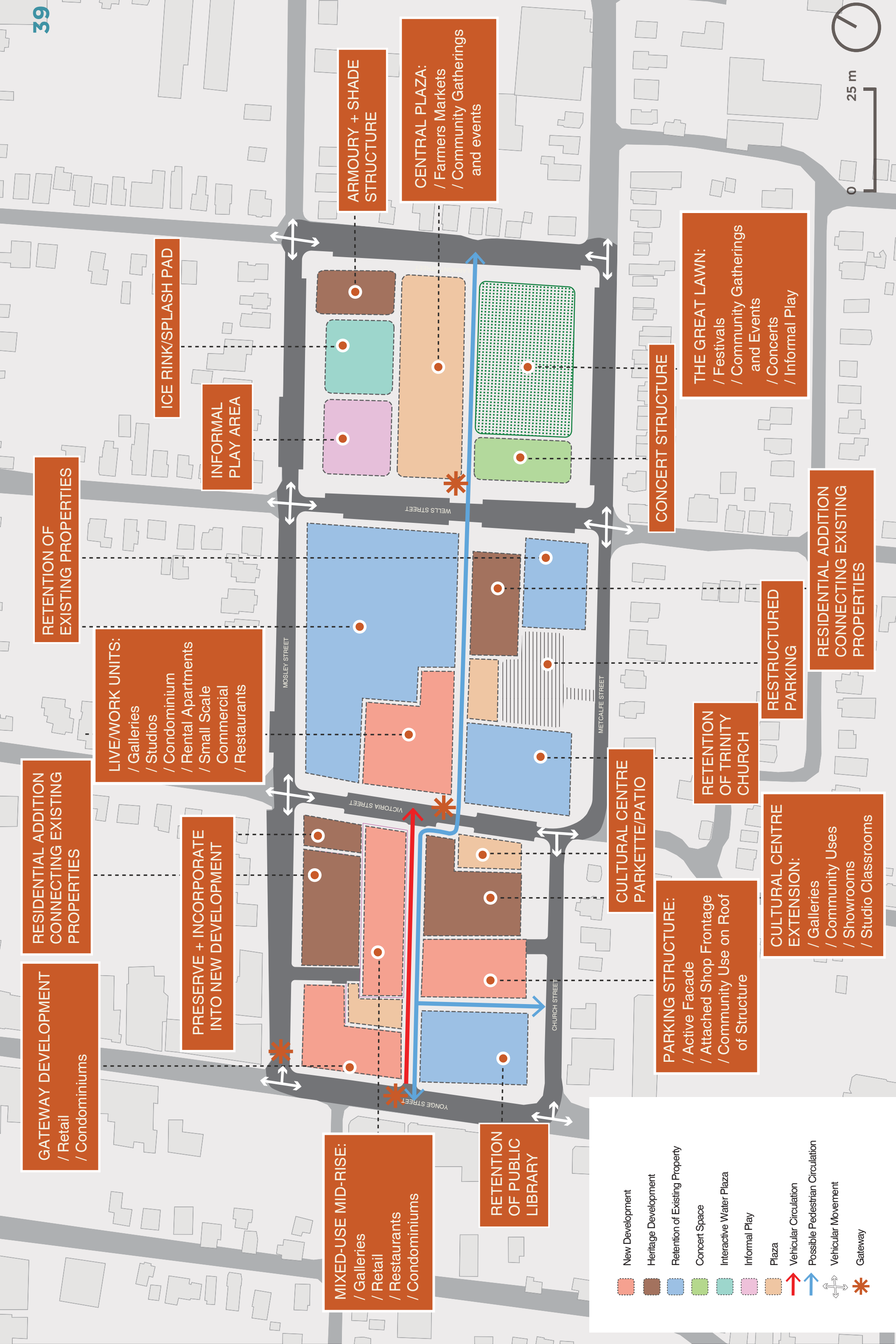
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08 FUTURE DEVELOPMENT OPPORTUNITIES



GATEWAY DEVELOPMENT
/ Retail
/ Condominiums

RESIDENTIAL ADDITION
CONNECTING EXISTING
PROPERTIES

RETENTION OF
EXISTING PROPERTIES

LIVE/WORK UNITS:
/ Galleries
/ Studios
/ Condominium
/ Rental Apartments
/ Small Scale
Commercial
/ Restaurants

ICE RINK/SPLASH PAD

**INFORMAL
PLAY AREA**

PRESERVE + INCORPORATE
INTO NEW DEVELOPMENT

MIXED-USE MID-RISE:
/ Galleries
/ Retail
/ Restaurants
/ Condominiums

**RETENTION
OF PUBLIC
LIBRARY**

**ARMOURY + SHADE
STRUCTURE**

CENTRAL PLAZA:
/ Farmers Markets
/ Community Gatherings
and events

PARKING STRUCTURE:
/ Active Facade
/ Attached Shop Frontage
/ Community Use on Roof
of Structure

**CULTURAL CENTRE
PARKETTE/PATIO**

**RETENTION
OF TRINITY
CHURCH**

**CULTURAL CENTRE
EXTENSION:**
/ Galleries
/ Community Uses
/ Showrooms
/ Studio Classrooms

**RESTRUCTURED
PARKING**

RESIDENTIAL ADDITION
CONNECTING EXISTING
PROPERTIES

CONCERT STRUCTURE

THE GREAT LAWN:
/ Festivals
/ Community Gatherings
and Events
/ Concerts
/ Informal Play

- New Development
- Heritage Development
- Retention of Existing Property
- Concert Space
- Interactive Water Plaza
- Informal Play
- Plaza
- Vehicular Circulation
- Possible Pedestrian Circulation
- Vehicular Movement
- Gateway



25 m



□ □ 09 NEXT STEPS

NEXT STEPS:

- / Building Industry Forum #2 (December 2015)
- / Online Survey Extension (December 2015)
- / Phase 3 Implementation (commencing January 2016)





TOWN OF AURORA
