

Public Release
June 8, 2018



**Town of Aurora
Additional Items to
Heritage Advisory Committee
Meeting Agenda**

Monday, June 11, 2018
7 p.m., Holland Room

- **Item 4 – HAC18-011 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 29 Church Street**
(Report to be provided at the meeting)
- **Item 5 – General Committee Report No. PDS18-069 – Renovation of the Aurora Armoury – 89 Mosley Street**

Recommended:

1. That General Committee Report No. PDS18-069 be received for information.



**Town of Aurora
Heritage Advisory Committee Report No.
HAC18-011**

Subject: Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
29 Church Street

Prepared by: Marco Ramunno, Director, Planning and Development Services

Department: Planning and Development Services

Date: June 11, 2018

Recommendation

1. That Report No. HAC18-011 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - a) That the property located at 29 Church Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest;
 - b) That future building elevations are subject to review by the Design Review Panel and approval of Planning Staff.

Executive Summary

The purpose of this report is to provide Council with recommendations from the Heritage Advisory Committee regarding the request to remove the property located at Street from the Aurora Register of Properties of Cultural Heritage Value or Interest.

- The structure was constructed circa 1870 and was moved from Victoria Street in 1948. A second storey was added in 1992.
- James Mosley, probably John Mosley's brother, purchased the lot in 1855.

Background

The owner of the property located at 29 Church Street submitted an Application to request that the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on May 19, 2018.

Location

The subject property is located South West of Church Street and Victoria Street, municipally known as 29 Church Street. More specifically, the building is located across the street from 22 Church Street (Aurora Cultural Centre).

Provisions of the Ontario Heritage Act for delisting process

According to Section 27 of the *Ontario Heritage Act*, a Municipal Register of Cultural Heritage Value or Interest may include properties that have not been designated under the *Ontario Heritage Act*, but that the Council of a Municipality believes to be of cultural heritage value or interest.

The principal implication of properties non-designated and listed on the Aurora Register pertains to subsection 27. (3) of the *Ontario Heritage Act* where,

If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2006, c. 11, Sched. B, s. 11 (2).

The purpose of providing Council with 60 days to determine the Notice of Intention is to provide time to determine whether or not the property should be designated under the *Ontario Heritage Act*. According to subsection 27(1.3) of the *Ontario Heritage Act*, the Council of a Municipality shall, before removing the reference to such a property from the Register, consult with its Municipal Heritage Committee.

Analysis

History of the Property

The property is listed and undesignated on the Aurora Register of Properties of Cultural Heritage Value or Interest and can be described as a 1 storey residential dwelling. The original structure was built c.1870, the residential unit was moved from Victoria Street in 1948. An addition was added onto the side of the residential building in 1992. The builder is unknown.

June 11, 2018

Page 3 of 6

Report No. HAC18-011

John Mosley had his extensive landholdings in the south-east quadrant of town subdivided into building lots in 1853, by means of Plan 68. The house originally stood on part of the northern section of lot 4, south side Mosley, within that plan. It stood immediately south of what was first the Disciples Church, later Health Hall, and now Victoria Hall.

James Mosley, (assumed as John Mosley's brother) purchased the whole of that lot 4 in 1855. Unfortunately land records do not usually mention buildings, and the assessment rolls for that period are not available.

In 1882 the house was sold to the Reynolds family, who would retain ownership for almost forty years. They owned the southern part of the north half, and about a year after Thomas Reynolds purchased that section the northern part of the north half was sold to the trustees of the Disciples of Christ Church.

For much of the Reynolds family's tenure the house was occupied by Elizabeth Grimshaw, who was the daughter of Thomas and Christiana Reynolds. Elizabeth, a widow, died in 1910 and thereafter the property was managed by her son Herbert Grimshaw. Herbert was a successful baker in town, so it is not surprising that the assessment rolls show us that the tenant in 1921, Russell Major, was a baker. Mr. Major purchased the property a bit later in 1921, thus removing it from the Reynolds/Grimshaw family.

Four years later the site was acquired by John and Jessie Gray [often seen as Grey]. This retired couple had been a grocer in Maple -Vaughan Township. They held properties large and small all over Aurora, from modest homes like this one to the Wells Block, still standing on the north side of Wellington Street just east of Yonge. Once again the house became a rental property.

Owner-occupation returned in 1934 when William and Annie Summers acquired the house on Victoria Street. They remained in possession of the property until 1947.

By 1947 the old public school on Church Street was overcrowded and the town was growing rapidly with post-war development. With the idea of expanding the Church Street structure or building anew, the Aurora Public School Board acquired the two properties immediately north of the school playground: a brick house immediately adjacent to the existing school, and the Summers house.

In the spring of 1948, the house was purchased by Mr. J. Fleury. The Joseph Fleury who (with his wife Lillian) purchased the house was *not* the Joseph Fleury of Fleury

plow fame. No close connection is immediately apparent, but a full genealogical search has not been conducted.

The Fleurys soon sold their lot with its “new” house. James and Sadie Wilson bought the property in 1949; the 1953 voters list shows Fred and Jean Anderson at 29 Church Street. The Andersons would go on to purchase the property in 1972. Fred Anderson was the executor for James Wilson’s estate. Mrs. Anderson became the owner in 1988, passing it on to her son and daughter-in-law in 1992. Jean Anderson died in May of 2018.

Heritage Features of the Existing Building

The existing building can be described as a 1 storey square shaped structure with a gabled roof. The front elevation of the building displays a one storey covered unenclosed front porch with a hipped roof. The roof of the building is currently brown shingled. The exterior walls of the building are coated with a cream stucco with the window frames brown matching the roof shingles.

Building Evaluation

The Evaluation Working Group met to perform an objective evaluation of the subject property on Wednesday January 24, 2018 (See Attachment 3). The Evaluation Criteria for assessing the cultural heritage value of cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. As per Section 13.3 e) of the Official Plan, Priority will be given to designating all Group 1 heritage resources in the Register.

The purpose of the Evaluation is to identify the design/physical value, historical/associative value, and contextual value of the property as per Ontario Regulation 9/06, which outlines the criteria for determining cultural heritage value or Interest under the *Ontario Heritage Act* in order to conserve significant heritage resources.

The Evaluation found the subject property to score at Group 2, suggesting that the property is “moderately significant, worthy of documentation and preservation as part of a historic grouping”.

June 11, 2018

Page 5 of 6

Report No. HAC18-011

Legal Considerations

None.

Financial Implications

There are no financial implications.

Communications Considerations

No communication required.

Alternative(s) to the Recommendation

1. Refuse the request and recommend that the property remain listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest.
2. Recommend Designation under Part IV of the *Ontario Heritage Act*.

Conclusions

The subject was evaluated using the Town of Aurora Heritage Building Evaluation Guide and was rated in Group 2, which encourages the retention of the building as well as designation under the *Ontario Heritage Act*. Should the property be removed from the Register, the future building elevations will be reviewed by the Urban Design Panel and Planning Staff prior to the issuance of a building permit.

Attachments

Attachment #1 – Location Map

Attachment #2 – Heritage Resource Brief (2017)

Attachment #3 – Evaluation Working Group Score, 29 Church Street

Attachment #4 – Present photo of 29 Church Street (June, 2018)

Previous Reports

None.

June 11, 2018

Page 6 of 6

Report No. HAC18-011

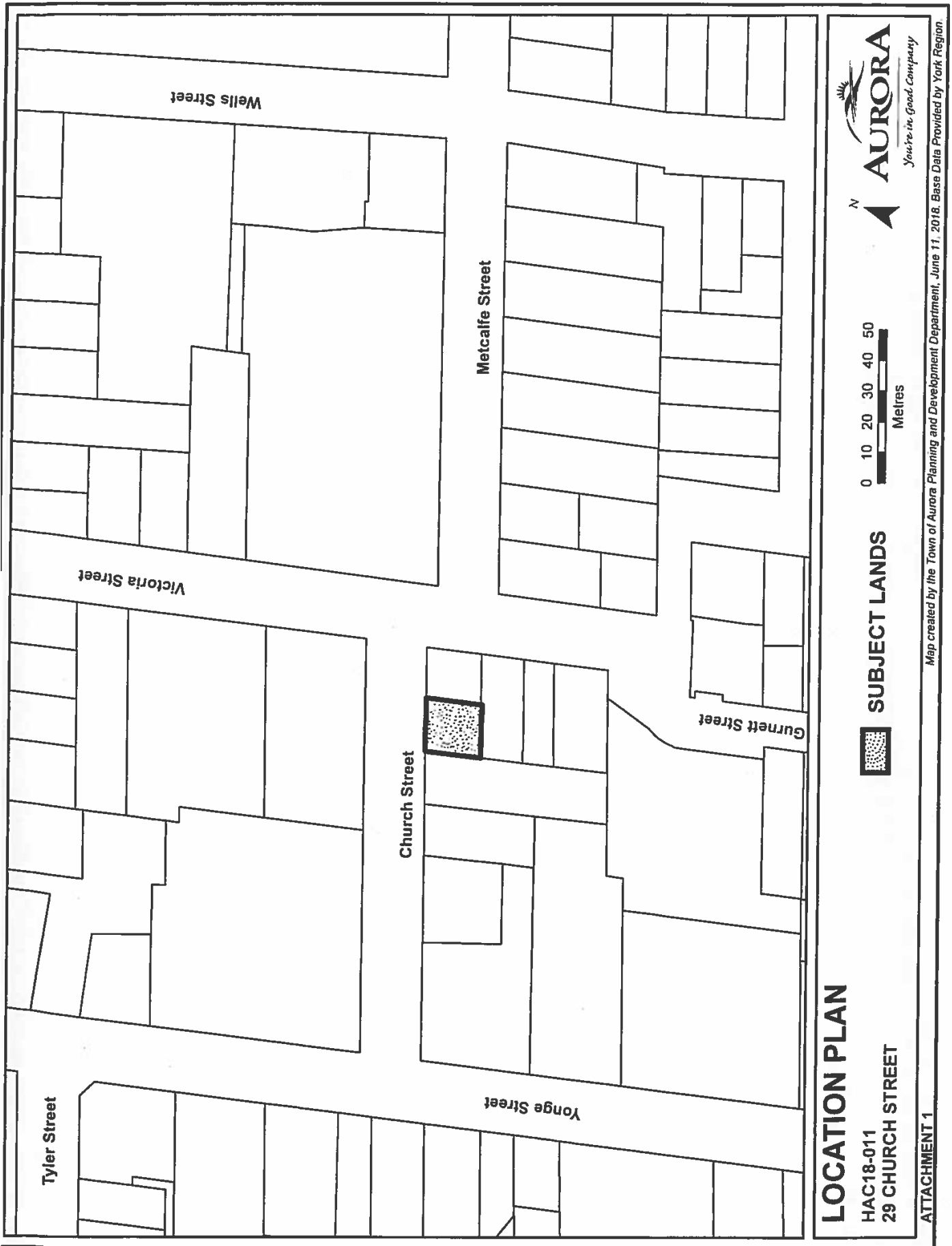
Departmental Approval

A handwritten signature in black ink, appearing to read 'M. Ramunno', with a long horizontal flourish extending to the right.



Marco Ramunno

Director

Planning and Development Services



**AURORA REGISTER OF PROPERTIES OF CULTURAL
HERITAGE VALUE OR INTEREST (Updated 2017)**

SITE	<p>Address: 29 Church Street</p> <p>Former Address:</p> <p>Legal Description: PLAN: 68 PART LOTS: 3, 4</p>
STATUS	<p>Current Use: Residence Original use: Residence</p> <p>Heritage Status: Listed & Undesignated By-law No. & Date:</p> <p>Official Plan: Stable Neighbourhood Residential Zoning: R3 (Detached dwelling 3rd density)</p> <p>HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	

**AURORA REGISTER OF PROPERTIES OF CULTURAL
HERITAGE VALUE OR INTEREST (Updated 2017)**

ARCHITECTURE

GENERAL INFORMATION:

Address:	29 Church Street	Builder:	
Construction Date:	C1870	Architect:	
Architectural Style:	Georgian Cottage	Original Owner:	
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:		Storey:	1
Foundation Materials:			
Exterior Wall Materials:	Stucco was applied over original materials		
Roof Type:	Gable; returned eaves	Windows:	
Entrance:		Bays:	

UNIQUE FEATURES:

Chimney (s):		Special Windows:	
Dormers:		Porch/Verandah:	
Roof Trim:		Door Trim:	
Window Trim:		Other:	This residence was moved from Victoria St in 1948. Second storey added in 1992.

HISTORY

Historical Society files include:

Town of Aurora files include:

PHOTOS:

HISTORICAL PHOTO
Photo date

INVENTORY PHOTO
Photo date

The Aurora Inventory of Heritage Buildings was compiled by the Aurora Heritage Advisory Committee (LACAC) between 1976 and 1981. The completed inventory was adopted by Council and released in 1981. On September 26, 2006 Aurora Council at its meeting No. 06-25, has officially changed the name of the Aurora Inventory of Heritage Building to the "Aurora Register of Property of Cultural Heritage Value or Interest" and all property included in the Inventory were transferred to the Register.

HERITAGE BUILDING EVALUATION: SCORESHEET

Municipal Address: 29 Church Street
 Legal Description: _____ Lot: _____ Cons: _____
 Date of Evaluation: June 6, 2018 Name of Recorder: _____

Group:

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	30 /30
Trends/Patterns/Themes	40	27	14	0	27 /40
Events	15	10	5	0	0 /15
Persons/Groups	15	10	5	0	5 /15
Archaeological (Bonus)	10	7	3	0	7 /10
Historic Grouping (Bonus)	10	7	3	0	3 /10
HISTORICAL TOTAL					72 /100

ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	13 /20
Style	30	20	10	0	20 /30
Architectural Integrity	20	13	7	0	13 /20
Physical Condition	20	13	7	0	13 /20
Design/Builder	10	7	3	0	0 /10
Interior (Bonus)	10	7	3	0	0 /10
ARCHITECTURAL TOTAL					59 /100

ENVIRONMENTAL	TOTAL				
Design Compatibility	40	27	14	0	27 /40
Community Context	20	13	7	0	7 /20
Landmark	20	13	7	0	0 /20
Site	20	13	7	0	0 /20
ENVIRONMENTAL TOTAL					34 /100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	$72 \times 20\% = 14.4$ $59 \times 35\% = 20.65$ $34 \times 45\% = 15.3$
Architectural Score	X 40% = _____	
Environmental Score	X 20% = _____	
TOTAL SCORE	<input type="text"/>	50.35

GROUP 1 = 70-100 **GROUP 2 = 45-69** GROUP 3 = 44 or less

Attachment 4





Town of Aurora

General Committee Report

No. PDS18-069

Subject: Renovation of the Aurora Armoury - 89 Mosley Street

Prepared by: Anthony Ierullo, Manager of Policy Planning and Economic Development

Department: Planning and Development Services

Date: June 5, 2018

Recommendation

- 1. That Report No. PDS18-069 be received; and**
- 2. That Council approve the design of the Aurora Armoury as outlined in this report; and**
- 3. That in accordance with the Aurora Hydro Sale Investment Reserve Fund By-law No. 5439.12, Council determines that completion of the Aurora Armoury project is in the best interests of the Town; and**
- 4. That, having provided the necessary public notice required of Bylaw No. 5439.12, the budget for the Armoury restoration and renovation be increased by \$4,618,800 to a total budget of \$4,883,800, and that the additional funding be sourced from the Aurora Hydro Sale Investment Reserve Fund; and**
- 5. That the above budget includes a 1% contribution in the amount of \$46,100 to the Town's Public Art Reserve Fund in accordance with the Official Plan requirements.**

Executive Summary

- The Aurora Armoury was acquired by the Town in 2014 with the intent to restore the property and secure an appropriate use that supports the Town's Strategic Plan.
- Council has approved funding to complete the design, interior demolition and removal of hazardous materials in conjunction with an approved provincial grant.
- The Town's Architects have completed detailed design for the building that is in line with the conceptual design previously presented to Council. The design effectively maximizes the short and long term utility of the building, while restoring the heritage elements of the building and strengthening the link between the Armoury and Town Park.

June 5, 2018

Page 2 of 10

Report No. PDS18-069

- The Town's new tenant Niagara College has reviewed the proposed design drawings and confirmed that the proposed scope of work is acceptable.
- Staff are recommending that Council approve funds and authorize the construction tender with the intent that the building can begin operating in early 2019.
- Staff are also recommending that 1% of the project budget be allocated to the Town's Public Art Fund.

Background

The Aurora Armoury (89 Mosley St) is unique in that it is located within a public park and was designed and operated as an Armoury under the Department of National Defense. The Armoury itself is a heritage structure that represents a significant piece of Canadian and Auroran heritage. The property was acquired by the Town of Aurora in September 2014 with the intent to restore the property and secure an appropriate use that supports the Town's Strategic Plan priorities. On November 28, 2017, Council directed staff to proceed with the detailed design of the building including the necessary landscaping elements to re-establish the connection between the Armoury and Town Park.

Staff have been working to with GOW Hastings Architects to complete detailed design for the site. These activities include the completion of all necessary plans and studies required to secure the necessary building permits and issue tender documents to procure a contractor to proceed with construction. These activities have resulted in the preparation of the attached drawings that are further summarized in the following paragraphs.

Staff have also completed the demolition of the interior of the building and the removal of any known hazardous materials within the building. This does not include a small area on the exterior of the building with a pre-existing heating fuel spill that is not recommended for remediation. This area is isolated, does not pose a significant risk for migration, does not pose a risk to human health and is not anticipated to impact the proposed renovation of the property.

Completing the required remediation and interior demolition during the design phase of the project is expected to assist in limiting cost overruns and accelerating project timelines. In order to proceed further with the project, staff require Council direction on the proposed renovation and the required budgets to issue tender documents and begin construction.

June 5, 2018

Page 3 of 10

Report No. PDS18-069

Analysis

Armoury Redesign builds on Conceptual Design

Staff have been working with GOW Hastings Architects to complete the design for the renovation of the property. The focus of the design was to produce a multi-purpose facility that can support the new tenant (Canadian Food and Wine Institute) and be used as a municipal facility. The drawings build on the concepts that were previously presented to Council in November 2017. As previously outlined in the conceptual design, the building continues to accommodate three distinct uses concurrently including:

- a 32 seat classroom/meeting space with limited office/administration space (northern side of the building);
- 250 person event/reception/multi-purpose space(central area in the building); and,
- a 12 seat teaching kitchen/demonstration area (southern side of the building).

These uses are supported by restroom facilities that are accessible both from within the building and by an exterior entrance into Town Park, basic kitchen facilities and storage. The building floorplan and related interior and exterior renderings are further illustrated in Attachment 1.

Heritage Consideration

The architect has reviewed the available historic documentation related to 89 Mosley St to identify the key historic design elements of the building. Based on this information, the restoration includes maintaining the original building and roof configuration, maintaining or restoring original openings (where possible) and removing and replacing the existing aluminum and vinyl siding with vertical wood siding that better replicates the original materials and design. As a result, a wood Board and Batten configuration is proposed for the exterior of the historic structure. The building addition has been designed using modern elements that complement the historic elements of the building, which is consistent with the advice of heritage consultant on the project.

As a result of comments received from consultation with the Town's Heritage Advisory Committee, the eastern and northern facades have been revised to be consistent with the original building design. This is highlighted by the removal of two roll up doors on the eastern façade from the conceptual design to create a design that better replicates the original building configuration. These facades now also feature significantly less glazing than previously envisioned and similar window and door openings, which will also help to

June 5, 2018

Page 4 of 10

Report No. PDS18-069

limit potential noise and light impacts on the neighboring land uses. The design also includes display of heritage images on several prominent interior walls to highlight the history associated with this building. The Architect has been working with the curator of the Aurora Museum to develop a design for the display walls.

Accessibility Requirements

The Architect has presented the proposed design to the Town's Accessibility Advisory Committee and has revised the design based on the feedback received. The most prominent revision was the redesign of the accessibility ramp at the front of the building to significantly reduce the pitch to allow for improved ease of use. The Architect also included one additional accessibility parking space and an electric door opener at the front entrance. The design is fully compliant with the requirements of the Ontario Building Code.

Design Re-establishes the link between the Aurora Armoury and Town Park

Following the demolition of the interior of the building, the Town was able to confirm the historic existence of a prominent roll up door on the westerly façade of the building. This demonstrates that the building did at one time feature a more direct connection to Town Park as envisioned in the proposed design. The Town's Repurposing Study first identified an opportunity to establish a physical and operational connection between the Aurora Armoury and Town Park. The architects also found photographic evidence of a connection between the Armoury and Town Park. The current situation reflects efforts to minimize potential land use conflicts with the use of fencing and signage as well as the historic removal of windows along the western edge of the building. The goal of the design was to remove these barriers and introduce new elements that allow the two properties to better complement each other from both a design and use perspective.

This connection is reintroduced with the removal of exterior barriers/fencing and the introduction of glass elements within the central areas of the building and the proposed extension. This is further supported by a new outdoor patio/deck area as well as new exterior elements along on southern and western facades. These areas are designed to integrate with activities planned inside the building as well as service activities in Town Park. This includes the introduction of two new service counters that will provide food and beverage service into Town Park. The landscape design includes approximately 2000 square feet of new exterior space, while preserving all of the existing trees in Town Park. The conceptual landscape plan for 89 Mosley is highlighted in Attachment 2.

Design Options

Exterior Wood Finish

The design includes unstained cedar wood exterior that will weather naturally. However, the architect has also highlighted the option to install a more durable chemically treated Pine product known as Accoya as the exterior wood finish. This product comes with a 25% premium with a promise of an extended life on the product (3 to 4 time's traditional Cedar). The Town's cost estimate suggests that the Accoya product will cost approximately \$50,000 more than traditional cedar wood. Staff recommend the installation of the Accoya product due the long term longevity and durability of the product.

Roof Materials

The architect identified wood, zinc and copper as roof materials that are most likely to be used at the time when the Armoury was constructed. The Architect is not recommending a wooden roof due to the cost and upkeep associated with this material particularly when considering the recommended exterior wood finish.

As a cost effective alternative, the Architect is recommending a grey metal roof material with an option to install either a copper or zinc roof. The premium to install a copper roof in lieu of the metal standard is \$800,000, while the premium for the zinc roof is \$380,000. It is recommended that Council proceed with the metal roof due the cost of the alternatives.

Exterior Deck Finish

The Architect has identified two potential finishes for the new exterior deck area. The base option includes a coloured permeable asphalt product with permeable rubber surrounding the existing trees in Town Park. The permeable asphalt material could be replaced with a composite deck material at an additional cost of \$30,000. Staff are recommending that Council proceed with the permeable asphalt material due to the additional costs and potential risk that the required deck foundation could damage the root structure of the existing trees.

Design has been reviewed and approved by Post-Secondary partner

The Town recently agreed to lease the Armoury to the Canadian Food and Wine Institute as a post-secondary facility. The lease requires that the Town receive confirmation that the college is satisfied with the proposed design of the facility. Staff have confirmed that

June 5, 2018

Page 6 of 10

Report No. PDS18-069

the college has reviewed the proposed design drawings and confirmed that the proposed scope of work is acceptable.

Advisory Committee Review

The design has been presented to the Town's Heritage Advisory Committee and Accessibility Advisory Committee and staff have incorporated comments.

Legal Considerations

The renovation of 89 Mosley is required to satisfy the requirements of an executed Lease Agreement with the Canadian Food and Wine Institute.

Financial Implications

Estimated Construction Costs

The Town's Class A cost estimate suggests that the median cost for the proposed renovation and addition is approximately \$3,741,000 including design contingency, landscaping and other potential costs related to the integration of the site into Town Park. It is also recommended that the budget include a 10% construction contingency as is customary with capital projects. The design contingency is meant to address the costs associated with minor changes to the current design, while the construction contingency will address the costs associated with change orders during construction due to site conditions. The detailed cost estimate for the proposed renovation is summarized in Attachment 3.

Additional Fees and Allowances

In addition to the construction costs, it is recommended that the Town carry a \$200,000 cash allowance for refrigeration, venting and kitchen equipment. Moreover, the administrative fees for the continuation of the Architectural contract fees are estimated at \$215,000.

Cost Considerations

There are a number of factors that contribute to the increased project costs. These costs include the cost to construct a raft foundation for the proposed addition rather than a traditional foundation to address the unusually poor soils in the area. The cost consultant

June 5, 2018

Page 7 of 10

Report No. PDS18-069

has also noted larger than typical allowances to address the added volatility in the construction trade market since the time of preparation of the Class D cost estimate. The architect has also included two small mechanical mezzanines to contain mechanical and electrical equipment and reduce the amount of equipment on the exterior of the building. The reduction of equipment on the exterior of the building is meant to reduce potential noise impacts on neighboring properties as highlighted in the community consultation. It is also important to note that estimate considers the median cost rather than the low bid cost through a competitive procurement. It is anticipated that the low bid through a competitive bid process would be lower than the median cost outlined above.

External Funding

Staff have submitted an application for \$130,000 in provincial funding from the Municipal GHG Challenge Fund. Staff is also recommending that the \$75,292 in provincial funding under the Main Street Revitalization Fund be applied to this project. There is an additional \$140,000 in funding approved under the Canada 150 Fund that will be applied to this project. The Town is also in discussions with York Region as well as the respective federal and provincial representatives regarding potential funding options for the project. In addition to potential public sector funding, staff have been in discussions with private sector partners regarding sponsorship opportunities that could contribute to the construction costs. These revenues will be deducted from the project costs as funds are secured.

Shared Project Management Fees

The Town of Aurora will be supporting this project with specialized internal project management resources as we undertake corporately to enrich our project management discipline to major projects. A specialized internal resource will be hired to assist with this and is being funded by a charge to each affected project internally. The internal charge apportioned for this project is \$9,100.

Public Art Contribution

It is also recommended that the Town allocate 1% of the final project cost for public art as stipulated in the Town's Official Plan. Staff are currently developing a public art policy that will help to direct expenditures from the Public Art Fund. The new policy will be presented to Council for approval at a later date.

Budget Summary

The estimated project budget is summarized in Table 1 below:

	Estimated Budget
Design Costs (4.09% of Construction)	\$215,000
Construction Costs	3,741,000
Equipment Allowance	200,000
Construction Contingency	374,000
Non-refundable taxes	79,700
Sub-total	\$4,609,700
Contribution to Public Art Reserve	\$46,100
Internal project management fees	\$9,100
Total Budget	\$4,664,900

Staff are recommending that Council approve budget for the project from the Aurora Hydro Sale Investment Reserve Fund.

Communications Considerations

Staff will continue to inform Council and the community through the construction phase of this project through the use of Council highlights, the Armoury Webpage and social media.

Link to Strategic Plan

This report was prepared in support of the Strategic Plan and directly relates to various key action items.

Alternative(s) to the Recommendation

Council may choose to not authorize funding to complete the restoration of 89 Mosley Street. Council may also approve the following draft recommendations authorizing an increase to the budget for alternate design options:

1. That the budget for the Armoury restoration and renovation be increased by \$800,000 to allow for the installation of the copper roof alternative in lieu of the budgeted metal steel roof, and that the additional funding be sourced from the Aurora Hydro Sale Investment Reserve Fund; and
2. That the budget for the Armoury restoration and renovation be increased by \$380,000 to allow for the installation of the zinc roof alternative in lieu of the budgeted metal steel roof, and that the additional funding be sourced from the Aurora Hydro Sale Investment Reserve Fund; and
3. That the budget for the Armoury restoration and renovation be increased by \$50,000 to allow for the installation of the treated pine Accoya exterior alternative in lieu of the budgeted cedar exterior, and that the additional funding be sourced from the Aurora Hydro Sale Investment Reserve Fund; and
4. That the budget for the Armoury restoration and renovation be increased by \$30,000 to allow for the installation of the composite exterior deck alternative in lieu of the budgeted permeable pavement exterior deck, and that the additional funding be sourced from the Aurora Hydro Sale Investment Reserve Fund.

Conclusions

The Aurora Armoury was acquired by the Town in 2014 with the intent to restore the property and secure an appropriate use that supports the Town's Strategic Plan. As directed by Council, the Town's Architects have completed the detailed design for the building that is in line with the conceptual design previously presented to Council. The design effectively maximizes the short and long term utility of the building, while restoring the heritage elements of the building and strengthening the link between the Armoury and Town Park. Staff are recommending that Council approve funds and authorize the construction tender with the intent that the building can begin operating in early 2019.

June 5, 2018

Page 10 of 10

Report No. PDS18-069

Attachments

Attachment 1 – Floor Plan and Renderings for 89 Mosley Street

Attachment 2 – Landscape Plan for 89 Mosley Street

Attachment 3 – Project Cost Estimate

Previous Reports

Report PBS17-095 dated November 28, 2018.

Pre-submission Review

Agenda Management Team Meeting review on May 17, 2018.

Departmental Approval



Marco Ramunno
Director
Planning and Development Services

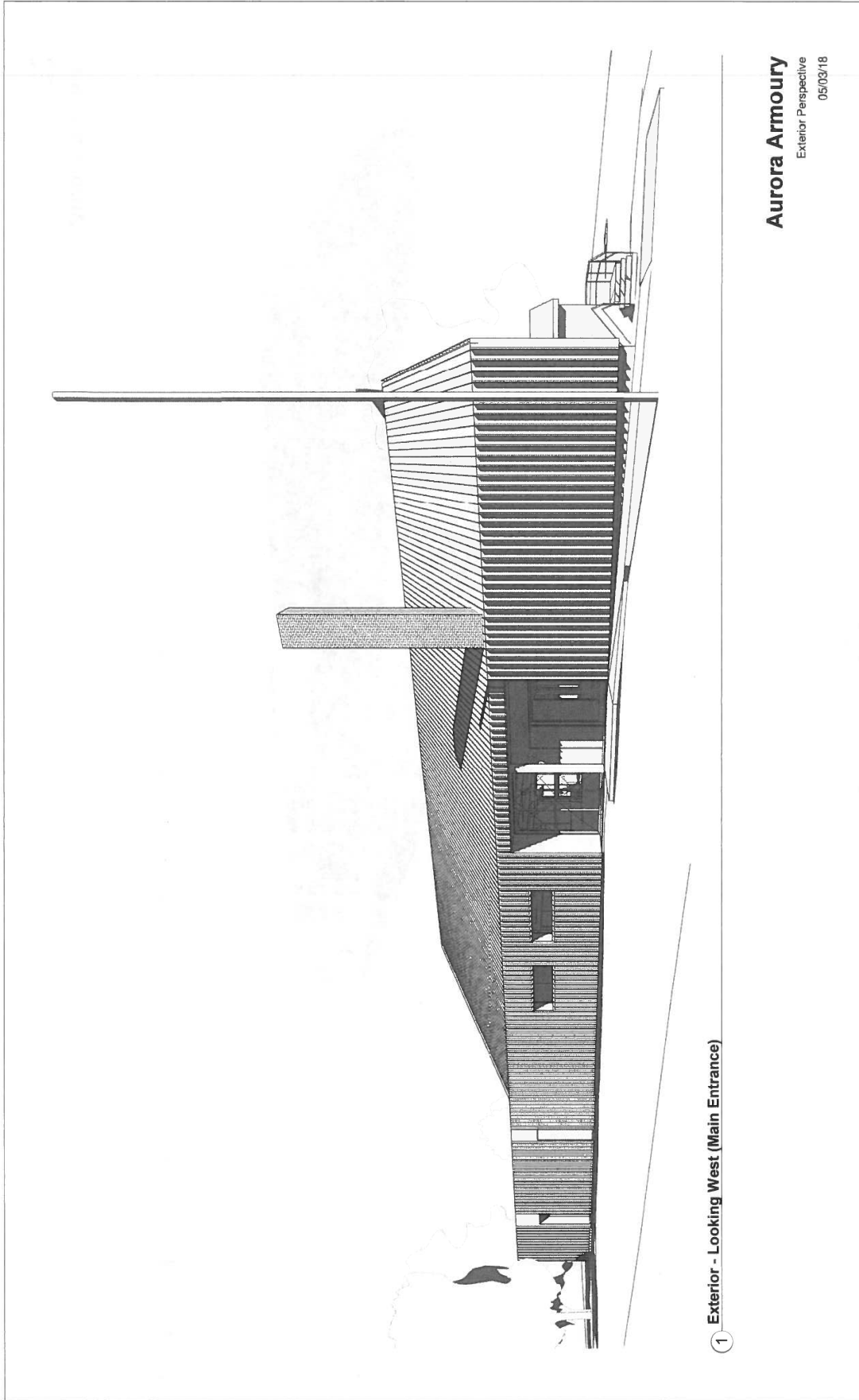
Approved for Agenda



Doug Nadorozny
Chief Administrative Officer

Attachment 1

GOW HASTINGS ARCHITECTS

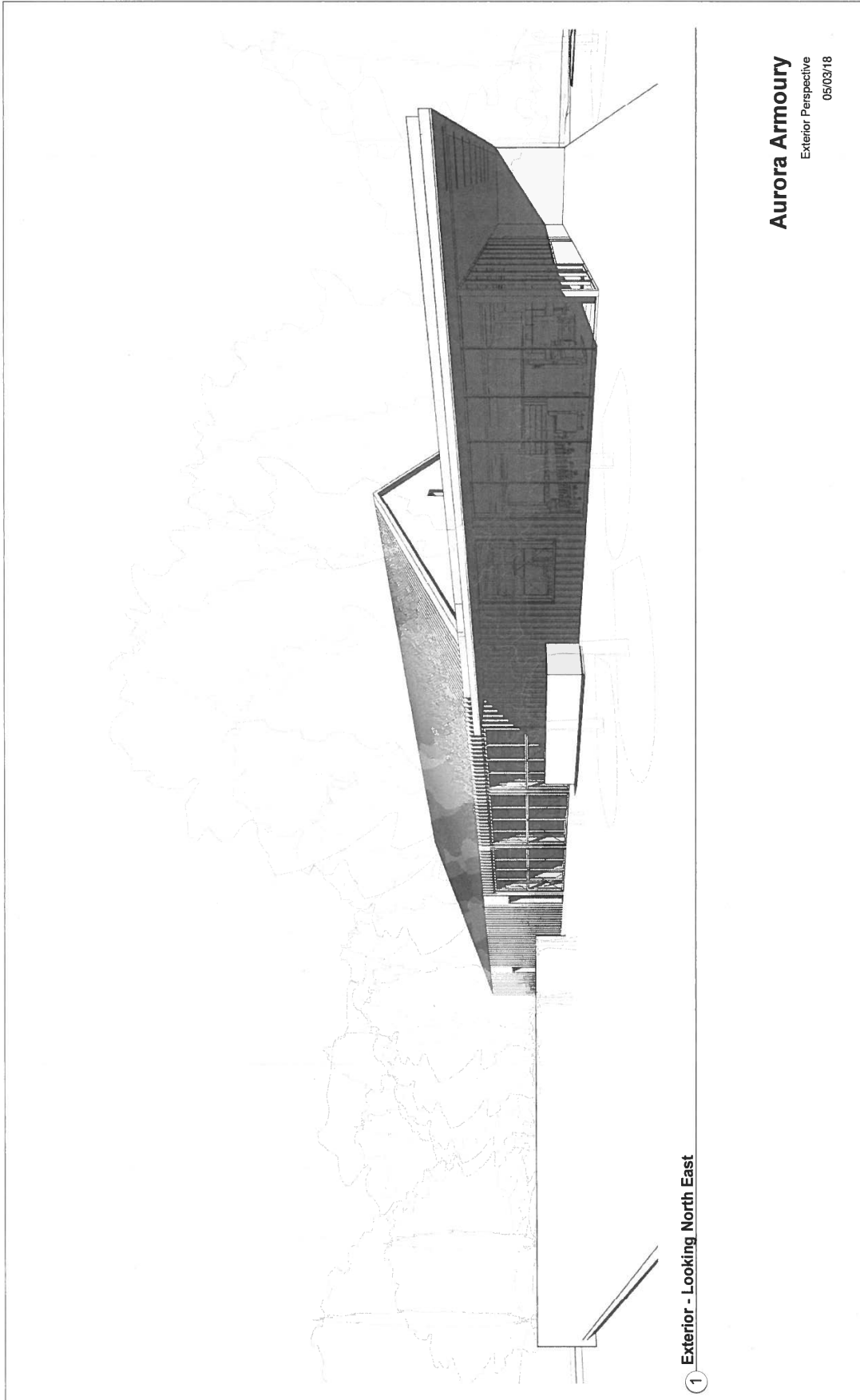


① Exterior - Looking West (Main Entrance)

Aurora Armoury

Exterior Perspective
05/03/18

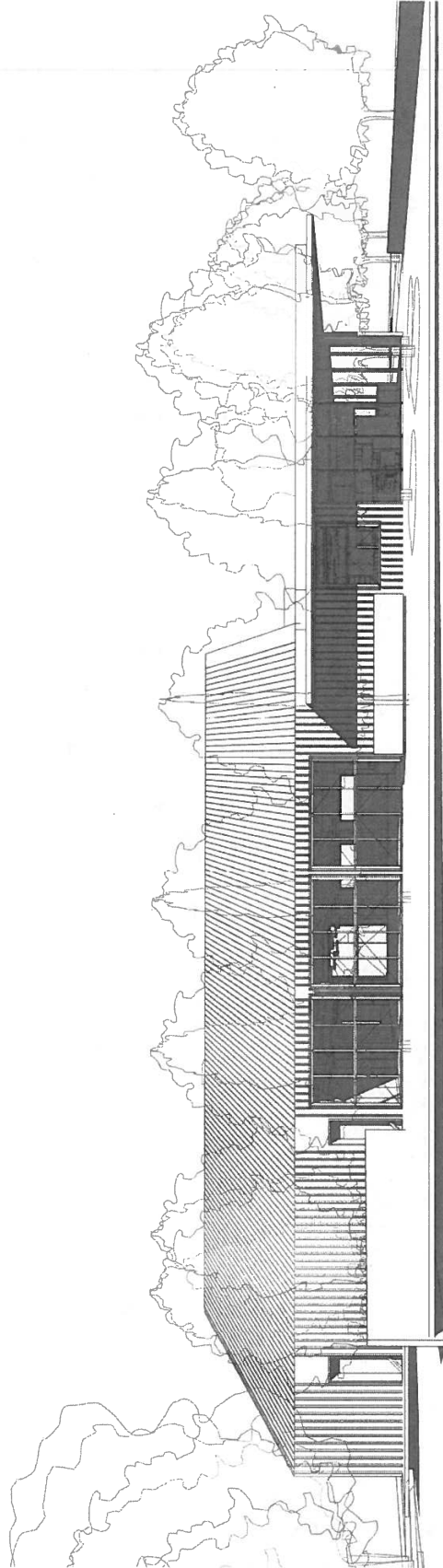
GOW HASTINGS ARCHITECTS



① Exterior - Looking North East

Aurora Armoury
Exterior Perspective
05/03/18

GOW HASTINGS ARCHITECTS

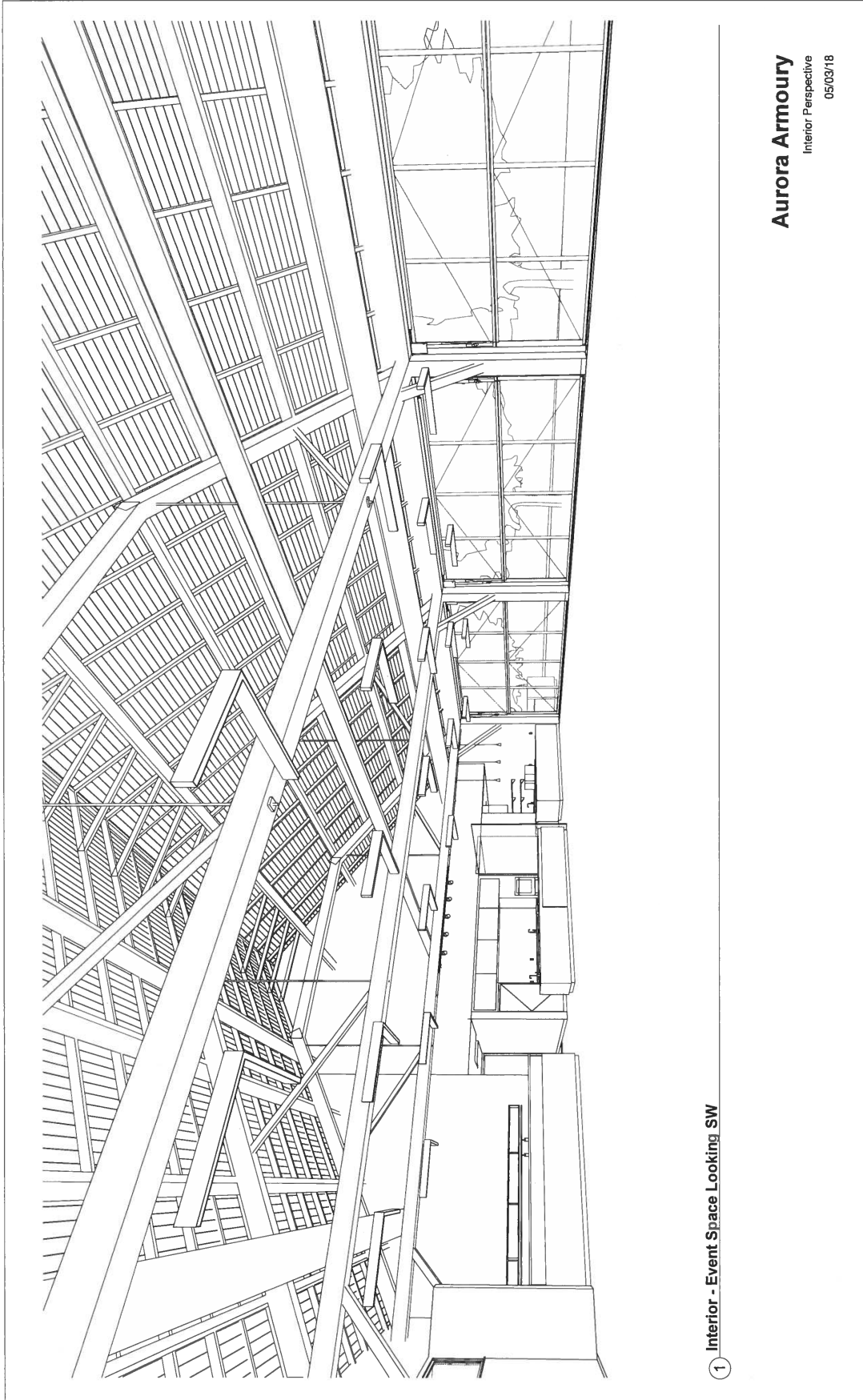


1 Exterior - Looking East

Aurora Armoury

Exterior Perspective
05/03/18

GOW HASTINGS ARCHITECTS

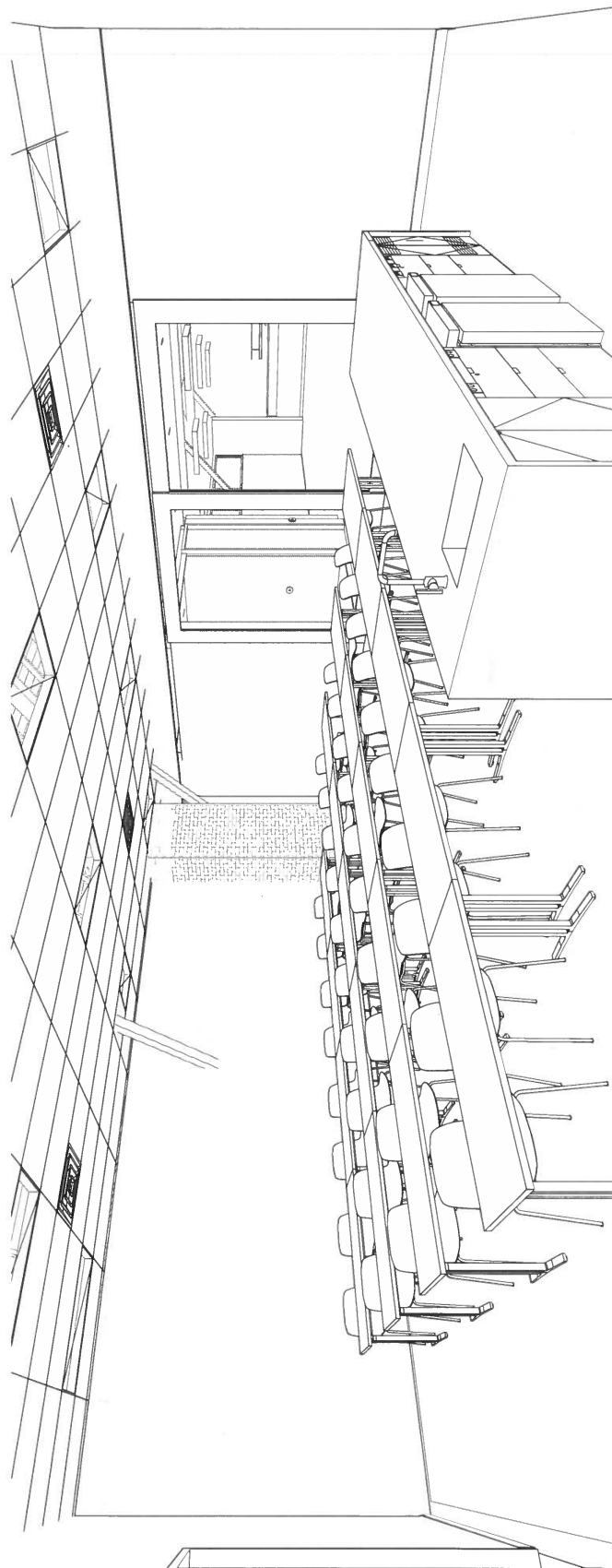


① Interior - Event Space Looking SW

Aurora Armoury

Interior Perspective
05/03/18

GOW HASTINGS ARCHITECTS



1 Interior - Classroom

Aurora Armoury

Interior Perspective
05/03/18

GOW HASTINGS ARCHITECTS



② Interior - Event Kitchen Looking West

Aurora Armoury
Interior Perspective
05/03/18

Attachment 2

Change and conditions, a statement of work, and other documents shall be provided to the contractor by the architect prior to the start of construction. The contractor shall be responsible for obtaining all necessary permits from the appropriate authorities.

The architect is not responsible for obtaining any necessary permits or for any delays or costs incurred by the contractor as a result of the contractor's failure to obtain any necessary permits or for any delays or costs incurred by the contractor as a result of the contractor's failure to obtain any necessary permits.

Do not make changes.

**FOR TENDER
(DRAFT)**

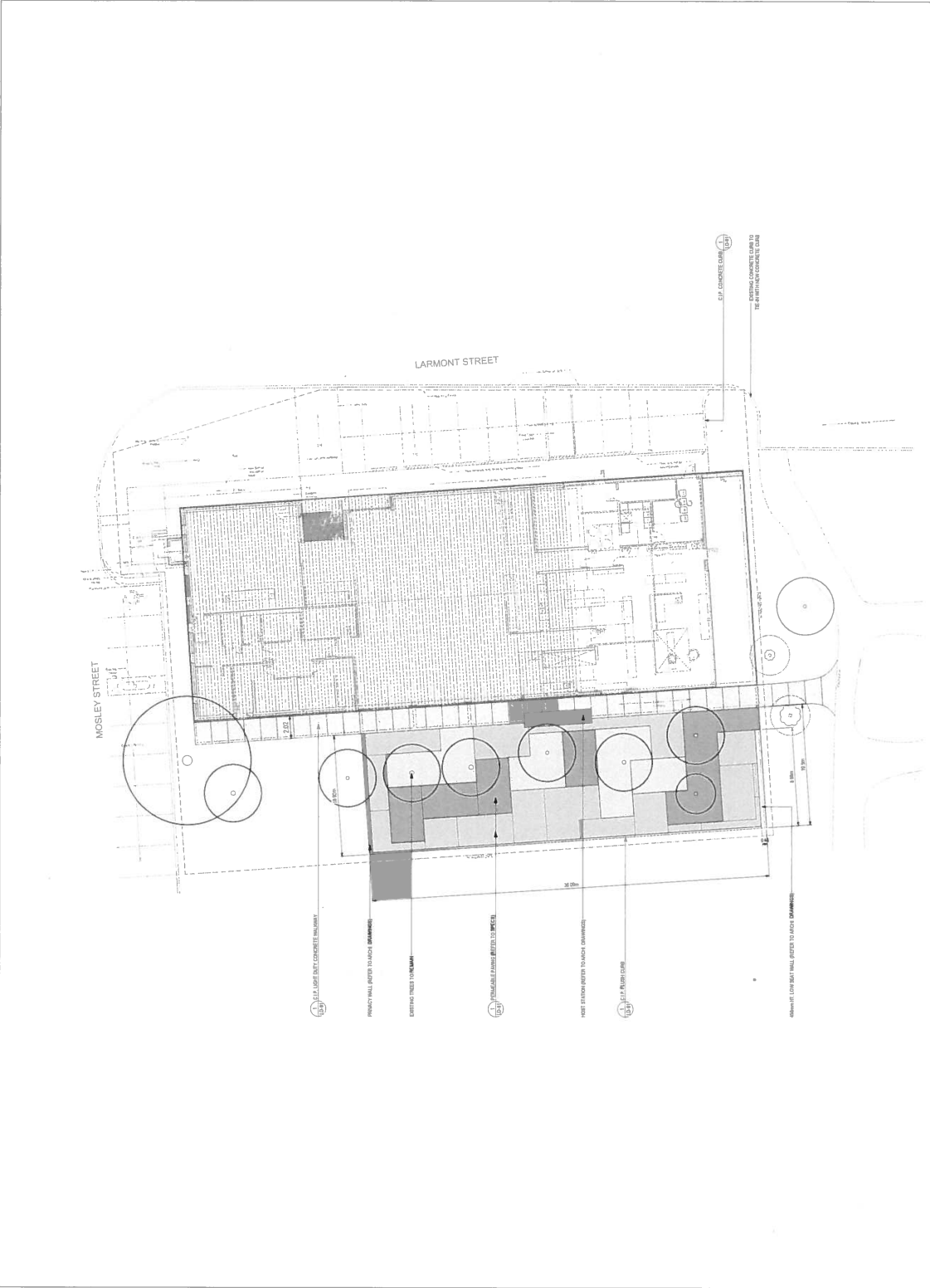
NO.	REVISION	DATE	BY

FM
LANDSCAPE ARCHITECTURE
1000 SHEPPARD AVENUE EAST
SUITE 100
AGINCOURT, ONTARIO M1T 3X5

ANDREA CANADIAN FOOD & WINE INSTITUTE
AGINCOURT, ONTARIO

LAYOUT PLAN

Scale: 1/8" = 1'-0"
Drawing No.: 18007
Revision: 1A
Date: 2018-05-14
Sheet: L-02



**MASTER ESTIMATE SUMMARY
TOWN OF AURORA CANADIAN FOOD & WINE INSTITUTE
CLASS A ESTIMATE
MAY 23, 2018**



Hard Construction Costs		GFA (m2)	Unit (Cost/m2)	Sub Total	Estimated Total	% of Total
1	Building Shell	917	\$1,107.20		\$1,015,300	24.7%
	- Sub Structure		\$173.14	\$158,773		
	- Structure		\$202.25	\$185,460		
	- Exterior Enclosure		\$731.81	\$671,066		
2	Building Interiors	917	\$793.14		\$727,308	17.7%
	- Partitions and Doors		\$190.10	\$174,326		
	- Finishes		\$278.73	\$255,600		
	- Fittings and Equipment		\$324.30	\$297,383		
3	Mechanical	917	\$907.46		\$832,138	20.2%
	- Plumbing and Drainage		\$346.13	\$317,403		
	- Fire Protection		\$56.36	\$51,682		
	- Heating, Ventilation, Air Conditioning		\$449.76	\$412,428		
	- Controls		\$55.21	\$50,625		
4	Electrical	917	\$274.41		\$251,636	6.1%
	- Service and Distribution		\$92.26	\$84,606		
	- Lighting, Devices, and Heating		\$122.24	\$112,098		
	- Systems and Ancillaries		\$59.90	\$54,932		
5	Site Work	917	\$274.85		\$252,041	6.1%
	- Site Development (prep, surfaces, landscaping)		\$208.59	\$191,276		
	- Mechanical Site Services		\$32.72	\$30,000		
	- Electrical Site Services		\$33.55	\$30,766		
6	Ancillary Work	917	\$146.70		\$134,520	3.3%
	- Demolition		\$146.70	\$134,520		
	- Alterations		\$0.00	\$0		
7	Contractor's General Requirements	8.0%	917	\$341.88	\$313,500	7.6%
8	Contractor's Fees (OH&P)	4.0%	917	\$153.76	\$141,000	3.4%
9	Design Contingency	2.0%	917	\$80.04	\$73,400	1.8%
Sub Total (current dollars)		917	\$4,079.61		\$3,741,000	
10	Escalation Contingency		Excluded			0.0%
Sub Total (Excluding Escalation)		917	\$4,079.61		\$3,741,000	
11	Construction Contingency (post contract)	10.0%	917	\$407.96	\$374,100	9.1%
Total Estimated Hard Construction Cost		917	\$4,487.46		\$4,115,000	
Imperial Conversion		9,871	\$416.90		Per SF	

Estimated Construction Costs (Breakdown by Major Component)		GFA m2	Unit Cost/m2	Estimated Total	% of Total
1	Building	917	\$3,947.66	\$3,620,000	88.0%
2	Alterations and Demolition	917	\$187.57	\$172,000	4.2%
3	Site Work (including M&E site services)	917	\$352.24	\$323,000	7.8%
4	Soft Costs	917	\$0.00	Excluded	0.0%
Total Estimated Hard and Soft Construction Costs		917	\$4,487.46	\$4,115,000	
Imperial Conversion		9,871	\$416.90	Per SF	