

CITY OF LONDON

Performing Arts Centre
Site Analysis + Criteria

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Site Requirements for Performing Arts Centre

PURPOSE OF THIS DOCUMENT

This document provides a starting point and a continuous frame of reference for selecting a performing arts centre (PAC) site.

This information will enable testing for suitability for a single site and for comparing multiple potential sites.

The site selection process will cover each and every information category listed below.

GENERAL SPECIFICATIONS FOR PAC

The following information has been prepared as guidelines for site selection for a live performance facility with the following characteristics:

- Main hall seating 1,200
- Secondary hall seating 400
- Public space for 1,600
- "Road house" format backstage space for 200
- Administration suite

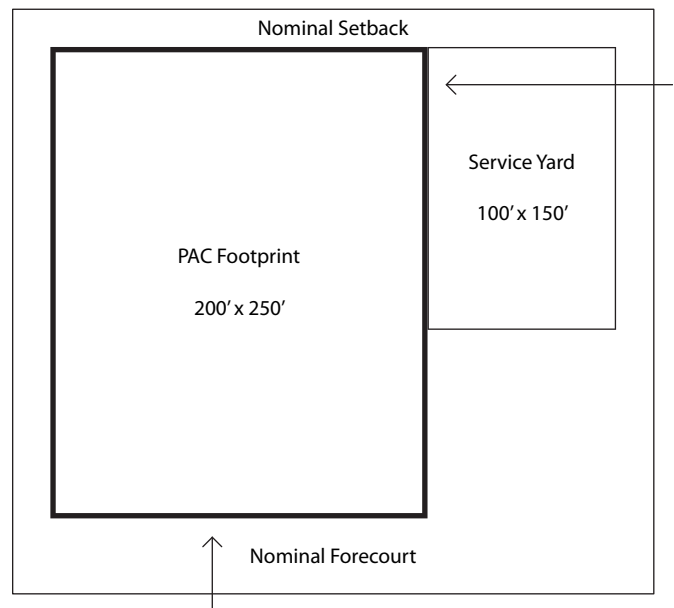
SITE AREA

The site will be large enough to accommodate:

- Building footprint
- Backstage service yard
- Public forecourt

Plan of Typical Site

The following diagram illustrates the size and relationship of the principal components on the site.



Site Selection Guidelines and Criteria

AVAILABILITY

Ownership and Title

Search and verify title; confirm legal survey

Fair Market Value

Commission property evaluation

Anticipated Closing Date

Confirm purchaser's readiness

Form of Sale

Cash or cash plus

ZONING

Allowable Uses

Confirm institutional

Allowable Heights

Confirm maximum height

Density, Coverage and Setbacks

Conform requirements for site plan approval

Requirement to Provide Parking

If no by-law, assume 500 car spaces before allowing for transit capacity

Requirement for Public Art

Identify dollar value and cost of selection process

ADJACENCIES AND URBAN PLANNING

Public Realm

Identify streetscape impact

Neighborhood Relations

Identify all uses in the precinct (500 meters)
Anticipate impact on abutting Uses

Related Amenities

Identify hotels, restaurants, other cultural uses, specialized retail, etc in the vicinity

ENCUMBRANCES

Easements/Covenants

Identify encumbrances on title

Rights of way (ground and air)

Identify encumbrances which exist as-of-right

Contamination

Confirm that entire site is free of need for remediation

Existing features

Identify historic structures, significant trees, etc on the site

SITE SURFACE

Site Area and Dimensions

Confirm area in the order of 2 acres

Confirm dimensions roughly square proportion

Frontages

Identify road allowances and street widths

Identify one/way and two/way traffic

Grade

Determine elevations at four corners of site

Above Grade

Identify rights-of-way at and above grade

SITE SUB-SURFACE

Geophysical Conditions

Confirm soils conditions for entire site area including underground water, bedrock, etc

Existing Services

Identify existing or proposed sub-grade services and rights-of-way

AMBIENT NOISE

Overhead/Flyover

Identify flight paths over site area

Train, transit, heavy vehicle traffic

Determine soil borne and air borne noise and vibration levels

VISIBILITY

View Corridors

Explore the potential for view corridors to/from the site

TRAFFIC AND ACCESS

Level of Pedestrian Traffic

Determine pedestrian traffic volume on all perimeter streets day and night

Level of Vehicular Traffic

Determine vehicular traffic volume on all perimeter streets day and night

Public Transit Capacity

Identify capacity at nearest stop day and night

Patron Drop Off

Identify site area for car and bus drop off

Patron Parking

Identify dedicated parking for private cars
Identify location for patron buses to park

Delivery and loading

Identify driveway with direct line to loading dock

Touring Vehicle Parking

Identify site area for service vehicles near loading dock

Staff Parking

Identify location for staff parking