

The City of Greater Sudbury  
Main Library, Archives, and  
Heritage Museum Complex

**Program Development and  
Site Selection Parameters**

September 18, 2014

PREPARED BY:





The Program Development and  
Site Selection Parameters for a new  
Main Library, Archives, and  
Heritage Museum Complex

Report Submitted to:  
Greater Sudbury Public Library Board  
September 18, 2014

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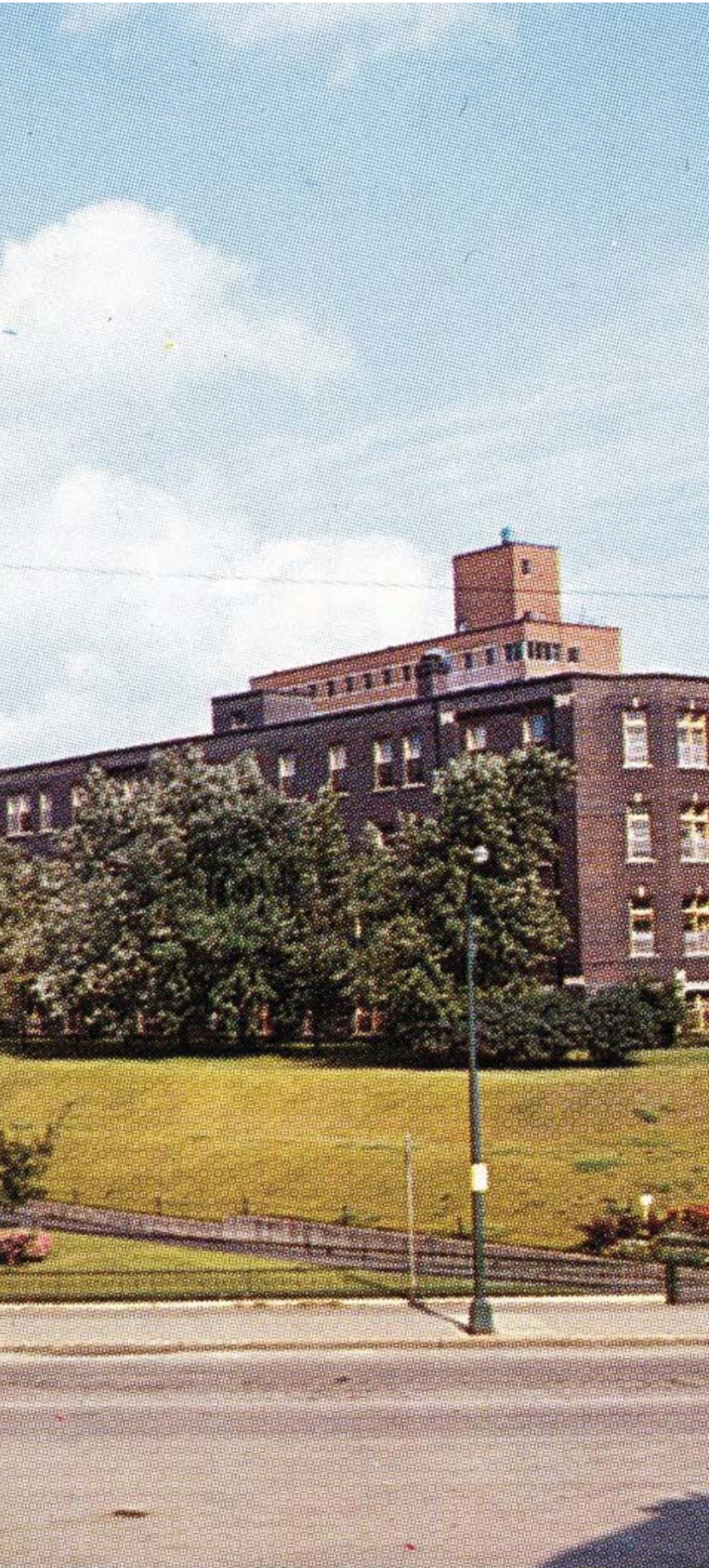
## EXECUTIVE SUMMARY

In 2013, the City of Greater Sudbury Library Staff and Board began the process of searching for a new site for **a new Central Library, Archives and Heritage Museum Complex**. The consulting team of Yallowega Bélanger Architecture (YBA) and Urban Strategies Inc. (USI) were selected to determine a functional program for such a facility in Greater Sudbury as well as potential sites which would bring the existing Main Library, Archives, and a Heritage Museum under one roof.

This report is the conclusion of almost a year of public consultations, research, and planning.

### The report speaks to the following:

- 1. The community's vision for a new Central Library, Archives and Heritage Museum Complex.**
- 2. The current conditions of the main library facilities.**
- 3. Design parameters for the new facility.**
- 4. A proposed space program and adjacencies within.**
- 5. A costing model that aligns with the scale of the project.**





# 1

INTRODUCTION

## 1 INTRODUCTION

The need for a new facility to house the Main Library for the Greater Sudbury Public Library system has been debated and studied for a number of years. In 1993, **a study had shown that the current facilities were half of what they should be**, and totally inadequate in its function as a main library for a major community. Ten years later, the Library Board commissioned another study to provide a space needs analysis of the facilities and services. Once again, that report concluded that **the Main Library was vastly undersized to serve the needs of the community**. The report went on to state that the age of the building and its configuration would likely never serve all of the functions associated with a main library in a community the size of Greater Sudbury. Due to space limitations, the collection size was inadequate and the number computers available to the public did not meet library standards. The report recommended that a new main library in a new location be considered.

This report confirms and expands upon the findings of those past - that the Main Library is drastically undersized and underutilized. This report also intends to aid Library and City Staff in planning for a new community facility which will house the Main Library, a portion of the City Archives, and a Heritage Museum. It undertakes two exercises in forming the recommendations for a modern facility:

1. An examination of the current facilities: what is required provincially for today's libraries, and the added benefits of a modern building to the community as a whole.
2. Site selection requirements which are to be applied when selecting a site, along with potential options within the downtown core of the City.

Taking inspiration from other communities that have updated library facilities, administration and staff of Sudbury's library system are actively working to involve its current and potential users in planning for a facility that is culturally, environmentally, socially, and economically beneficial to the City. In support of these aspirations, **this report strongly recommends that the Main Library remain in the downtown core** where it can be the most accessible and maintain service to its current user population.

In addition to the services already offered at the Mackenzie Street facility, **the new complex would include a significant portion of the city Archives – a demand that was made clear by the community via multiple surveys and discussions**. Users also conveyed a strong interest in the addition of a heritage museum that - unlike the existing city museums with their own specific focus - would highlight the birth and growth of this dynamic city.

Library services in the Sudbury area have existed almost as long as the City itself. Having been in existence since 1897, the **city library found a permanent home in 1952 with the construction of what we know today as the Main Library, located on Mackenzie Street in the historic downtown**.

During the last six decades, the main library has undergone a number of small- and large-scale renovations in an attempt to keep up with the growing city population. **The sixty-year-old plus facility, which was originally designed to accommodate a population of about 47,000. Today, the same facility is tasked with serving a community almost four times its size**. With the anticipated growth of the community, estimated to be 160,000 to 170,000 by 2036, the demand for a new main library facility is clear, and to much of the community, an imperative.



This report confirms and expands upon the findings of those past - that the Main Library is drastically undersized and underutilized. This report also intends to aid Library and City Staff in planning for a new community facility which would house the Main Library, a portion of the City Archives, and a Heritage Museum.

**1912**

The first library in Sudbury opened in one room on Elm Street

Members had to pay a fee to use it and it's 400 volumes.

**1917**

The library moves to the second floor of the old Post Office building with 900 books and finally becomes a public place.

**1932**

The library moves again into the upper floor of the CP Telegraph building; now with 7,000 volumes.

**1942**

Expanding still, it moves to a larger space on Cedar Street.

**1949**

The library is gifted the property on MacKenzie Street.

**1952**

The Main Library officially opens.

**2000**

Amalgamation results in the library system expanding from 4 locations to 14.

**2014**

The Main Library now services 3,600 sq. km and approximately 165,000 people

## 1.1 Project Background

This report has been prepared by consultants and the Library Staff in consultation with the Greater Sudbury Public Library Board and Staff, City Staff and the community,

The consulting team was comprised of Sudbury's Yallowega Bélanger Architecture in association with Toronto's Urban Strategies Inc. Both firms have extensive experience in community engagement, project planning, and site analysis/selection. Altus Group Limited provided the work behind the cost estimation for the project and Mallette-Goring Inc. provided assistance in gathering the necessary property information.

## 1.2 Process & Methodology

The project process began from a Request for Proposal calling for consulting services for the proposed Central Library, Archives, and Heritage Museum; a project being led by Ron Henderson, Director of Citizen Services, and Claire Zuliani, Manager of Libraries & Heritage Resources.

As the successful team, Yallowega Bélanger Architecture proposed a work plan that would engage the community, key stakeholders, and library staff in an effort to best determine the future needs for a new main library complex.

For the past 20 years, the Greater Sudbury Public Library and its predecessor library has worked to identify the deficiencies with its current Main Library facility, a 60-year old building that does not live up to the Library's potential. **The objective of this study is to propose some of the key elements that, if implemented in a new facility, would result in a Main Library Complex fit for the 21st century.** These elements include: a clear vision for the role of the Main Library in the community, the services it is anticipated to provide, the historical considerations of being within the city core, and the built qualities that will provide a high-performance, environmentally friendly, accessible and aesthetically pleasing facility.

In order to accomplish this, the study has explored the following:

1. The vision and guiding principles for a new Main Library, Archives, and Heritage Museum.
2. Programmatic elements and projected space requirements.
3. The organization and adjacencies of program elements.
4. Design parameters for selecting the location and creating the building and site.
5. High-level cost projections for accomplishing a desired product.

## 1.2.1 Community Input

Throughout the process of preparing this report, the consulting team and Library Staff consulted with the community with two goals in mind. First, it was important to engage citizens in an understanding of the potential a Main Library would have if given the proper facilities. Second, the goal was to identify the key themes and ideas users have for a new building. Library staff also spent time with the consulting team, talking about how they currently interact with the facilities, what they like and what they would change. As people who are intimately involved in the space on a daily basis, this information proved to be extremely rich and valuable. The comments from both groups are discussed later in this report, in Section 3.1. Specific events are as follows:

1. Online bilingual survey, advertised through posters, bookmarks, and local media
2. A Community Open House
3. Issuing of a summary of survey comments
4. Library Staff workshop
5. Multiple Library Board Presentations

**What are your thoughts about a new MAIN LIBRARY?**

**OPEN HOUSE**

**March 20  
4pm to 7pm  
Main Library  
74 Mackenzie  
Reader's Lounge**

The City of Greater Sudbury has begun a process for the site selection of a new Central Library, Archives, and Heritage Museum Complex and looks forward to hearing the Community's ideas.

The City has retained Yellowega Bélanger Architecture (YBA) and Urban Strategies Inc. to lead this important initiative.

Join us for an Open House where YBA will be on hand to get your thoughts on what a Central Library, Archive, and Heritage Museum complex could be.

**Your thoughts are important to the success of the project!**

Can't make it that day?  
The survey is available ONLINE at [www.sudburylibraries.ca](http://www.sudburylibraries.ca)

Displays and surveys will also be available at the Main Library until Monday, March 24th.

**GREATER SUDBURY PUBLIC LIBRARY**  
BIBLIOTHÈQUE PUBLIQUE DU GRAND SUDBURY

**yellowega bélanger**  
ARCHITECTURE

**URBAN STRATEGIES INC.**

**Que pensez-vous d'un projet pour une nouvelle BIBLIOTHÈQUE CENTRALE?**

**Journée portes ouvertes**

**Le 20 mars  
de 16 h à 19 h  
bibliothèque centrale  
74, rue Mackenzie  
Salon de lecture**

La Ville du Grand Sudbury a entamé un processus de choix d'emplacement pour un nouveau COMPLEXE BIBLIOTHÈQUE-ARCHIVES-MUSÉE et tient à recevoir des idées de la communauté.

La Ville a retenu les services de Yellowega Bélanger Architecture (YBA) et Urban Strategies Inc. pour mener cette importante initiative.

Assistez à la journée portes ouvertes avec YBA qui sera sur place pour recueillir vos réflexions sur ce que pourrait devenir le complexe bibliothèque-archives-musée.

**Vos idées sont essentielles au succès du projet!**

Vous serez occupé ce jour-là? Alors, répondez au sondage en ligne au [www.sudburylibraries.ca/fr](http://www.sudburylibraries.ca/fr)

Venez visionner les affiches et remplir le sondage à la Bibliothèque centrale jusqu'au lundi 24 mars.

**GREATER SUDBURY PUBLIC LIBRARY**  
BIBLIOTHÈQUE PUBLIQUE DU GRAND SUDBURY

**yellowega bélanger**  
ARCHITECTURE

**URBAN STRATEGIES INC.**



# 2

THE NEED FOR A NEW MAIN LIBRARY

The Library in Greater Sudbury has been a vital element in the community for over a hundred years. It provides access to collections, programs for a diversity of groups, provides a place for people to meet, to read, is a primary destination for newcomers to the city and provides resources and information to anyone and everyone, and is the community's memory bank.

## 2 THE NEED FOR A NEW MAIN LIBRARY

### 2.1 Role in the Community

A new Main Library, Archives, and Heritage Museum complex will be an active, accessible place for information, reflection, and community engagement for all members of the Greater Sudbury area. A new facility would enhance the City's library system's ability to provide services and resources to the local and out-reaching communities within the 3,600 sq. km. region. With this in mind, a new facility must be designed to be flexible and timeless, prepared for the evolving technological future – a character that is noticeably absent in the existing facility.

**The Greater Sudbury community deserves a Main Library, Archives, and Heritage Museum complex that will be:**

1. **An active part of daily life in the city.**
2. **A resource for lifelong learning, professional development, and personal growth.**
3. **A modern facility that showcases its resources and services.**
4. **A vibrant part of Greater Sudbury's cultural history.**
5. **An environment where every citizen is welcome and is able to feel both empowered and enlightened.**
6. **An asset to its branch libraries, enhancing their collections, services, and programming.**

The City of Greater Sudbury is a growing community. Over the span of the library's existence on Mackenzie Street, the population has ballooned from 47,000 to 165,000 people - significant growth which is predicted to continue. As part of the Official Plan, the city presented the population projection up to 2036 which is expected to reach over 173,000.

## HOW IS A MAIN LIBRARY DIFFERENT FROM A BRANCH LIBRARY?

**A Main Library is the theoretical core of the public library system within a City, Region or Municipality.**

**Typically, it is the largest of all the libraries in the library system.**

**It's the library which houses the most comprehensive collections as well as special collections relevant to the community it serves.**

**It is located within the City core and is an architecturally distinguished building that often becomes an easily identified municipal "icon."**

**It's a resource and provides a supportive role to the other branch libraries.**

## 2.1.1 Potential Partnerships

The role of public libraries and the way communities interact with them have changed significantly over the past decades. They have become arenas that offer much more than a place to seek information in the printed form. **Libraries today are centre's of culture, community, and of civic activity. They are places that embrace technology while offering vital public services in an effort to marry traditional library services with new and innovative spaces and collections. New libraries are built in response to the expansion of their services – more public meeting spaces, pervasive technology, cafés, fireplaces, even wine bars.**

The new Main Library, Archives, and Heritage Museum, in an effort not to blend into the urban landscape, must be thought of as iconic and green, creating excitement and captivate the interest of those who currently use the library and those who don't yet.

In developing this report, the consulting team explored a number of community partnerships for a new library facility. While outlining requirements for site selection, the team included 'expansion room' to accommodate a partnership if it were to materialize.

## 2.2 Vision Statement

For over a century, the library has been a strong and vital presence in minds and hearts of the people of Greater Sudbury. The Greater Sudbury Public Library is embarking on new journey, heading in a new direction to build a library, Archives and museum complex at the heart of the expanding downtown core. This new complex will offer more services and resources in a space responsive to today's users and adaptable to the needs of the future. It will be a place for everyone that will proudly represent the people of Greater Sudbury and reflect our northern heritage.

The mission of the Greater Sudbury Public Library is to provide open access for all, bringing people, information and ideas together to enrich lives and strengthen community through discovery, lifelong learning and a love of reading.

The new central library complex will be **a place for everyone, where people can share and connect, in a learning environment that nurtures creativity and discovery; a place that protects our heritage and celebrates our northern lifestyle and who we are as people.**





The new central library complex will be **A PLACE...**

**...rich in resources, supported by friendly and knowledgeable staff.** It will continue to remain true to its core services by providing free and equitable access for all, and it will be a technological hub where all people can access new technologies in a safe and secure environment.

**...to share and collaborate.** The new library complex will offer more meeting rooms and study spaces both large and small, for groups to connect and work together. It will have lounge areas, flexible program spaces and a café for people to make the library part of their daily lives. It will also provide quiet areas for private study, personal reflection and to read.

**...that supports a strong local economy; where job seekers and small business owners have access to reference services as well as to relevant materials and collections.** The newly developed Makerspace will be a centre of innovation and exploration, where people of all ages can explore, create and test out new ideas. It will be a digital hub equipped with 3D printers, sound and video recording equipment, hand tools and crafts combining technology with hands-on learning in new and exciting ways.

**...as the caretaker our cultural identity, celebrating Greater Sudbury's richness and diversity.** As a centre, the new library, Archives and museum complex will house precious records, publications and artifacts that document our community's history. As a trusted caretaker, it will tell the stories of our people through exhibits, displays and seminars for residents and visitors to enjoy.

**...about books, learning and a love of reading, where children, families, youth and adults can all share their passion for books, knowledge, ideas and imagination.**



## 2.3 Existing Conditions

The Main Library for the City of Greater Sudbury has been located at 74 Mackenzie Street since 1949. The property was a gift to the Library, but the lack of funding delayed erecting a building until 1952. Since then, much effort has been taken to determine how the facility could best serve the community. In the late seventies, the reference collection moved to City Hall in an effort to alleviate an already existing space problem. In the 1990's the reference collection was brought back to the Main Library and resulted in the relocation of the core Children's collection to the New Sudbury Library.

In subsequent years, a library system was formed with the creation of the New Sudbury and South End Libraries and the addition of the Copper Cliff Library. By 2001, the library system had grown to 14 branches as a result of the municipal amalgamation.

### 2.3.1 Current Challenges

In its current form, the Main Library faces many challenges, the largest being a lack space. Designed over sixty years ago to accommodate for a population of 47,000, the same facility now serves a population nearly four times in size.

**In its current home, nothing seems to quite fit. The parking is inadequate, the children's area is far too small, and though the administration and staff do amazing things within the space they have, many users are left feeling underwhelmed.**

In a recent building conditions report, independent consultants identified \$1.1 million in needed upgrades to maintain existing conditions.

Through the community and staff consultations, it became clear that the major challenges and concerns with the current facilities are:

#### **Public Spaces and Events**

- Large events have to be held in the lounge which is disruptive to library users. Program attendees also find it difficult to hear what is going on amid the regular activities of the library.
- Public meeting rooms are too small and are located in an area designated as a quiet area.
- Too few meeting rooms to meet program requirements and public bookings.
- Poor site lines to most of the collections upstairs and downstairs.



### **Parking**

- Inadequate number of parking spaces.

### **Building Health**

- Climate control issues for staff and public resulting from previous renovations. Some areas of the building are cold while others are too warm.
- Drainage and ventilation problems in the garage.
- Tiled flooring in staff areas in poor condition. Carpeting is wearing and needs replacement.
- Public address system does not work in some areas of the library.
- The missing element of 'home-like' qualities and comforts.
- Natural light, an appealing exterior, great views, and an engaging street presence are all virtually nonexistent.
- Inadequate lighting in the book stacks.

### **Washrooms**

- Public washrooms and staff washrooms do not meet the current needs.

### **Staff Work Areas**

- Storage space is inadequate.
- Lack of space to properly organize collections.
- Lack of space to properly coordinate the delivery and cataloging of new books.
- Staff is forced to be scattered arbitrarily through the building which has resulted in missed coordination opportunities and internal partnerships
- Lack of proper, quiet work spaces for staff. Many staff work in open areas and are often disrupted by others.

### **Children's Programming**

- The Children's area is too small, poorly defined, and poorly located.
- There isn't a space for children's program activities.

### **Teen Collection**

- There isn't a defined teen area for the collection.

### **Technology**

- More space is required for the number of public computers needed throughout the building.
- There is no room to incorporate advancing library technologies.



# 3

## BUILDING PROGRAM AND SPACE REQUIREMENTS

### 3 BUILDING PROGRAM AND SPACE REQUIREMENTS

The building program developed for Greater Sudbury's proposed Main Library, Archives, and Heritage Museum complex establishes the types of spaces necessary for today's library. The following pages outlines what will eventually be used to develop the design.

#### 3.1 Public Consultation Input

A major step in determining the building program for the new Main Library, Archives, and Heritage Museum complex involved consultation with the community and staff to gain a better understanding of the limitations of the current space and to develop a sense of what a new space would look and feel like. The feedback was tremendous.

##### 3.1.1 Community Input

The community wants a new facility that is contemporary, open, and welcoming. It must be designed so that it is able to provide:

- Be a new approach to traditional library services which is able to reflect the on-going developments in technology as well as the evolving learning styles
- Celebrate Sudbury's cultural, educational, and civic identity
- Embrace aspects of being in a 'northern community'
- Be an active part of daily life where people meet and to work collaboratively or individually
- Be a resource that supports lifelong learning, professional development, and personal growth
- Be an environment where new and current citizens feel welcomed and enlightened.

"The Library anchors the city because it is the repository of our memories and holds the keys to our future - a knowledgeable and engaged public. It is a center that opens its doors indiscriminately and offers sanctuary to those who are in need of a comfortable place to rest. Its programming offers something of interest for the entire range of ages in our city."

*A response from the community survey*

# **THANK YOU!**

## **Over 400 surveys were completed!**

**Here are some of your thoughts...**

**“Whenever we moved to a new town, the first place we would locate was the library.”**

**“I envision that the library will keep pace with new formats for information and bring the citizens along on that journey. It will provide opportunities for informal life long learning.”**

**“[The Library] is a nice way to reconnect with the community.”**

**“Build it in a more accessible location.”**

**“Make it a meeting place and a focal point.”**

**“I think the Maker Space is an awesome initiative.”**

**“Feels like a home away from home.”**

**“I bring my kids there to get them out of the house and let them explore.”**

**“A place to learn a lot of different types of things through doing rather than reading about.”**

**“It can be a creative and entrepreneurial incubator.”**

**“A space that is architecturally beautiful and inspiring is very important...libraries need to be a space that is intrinsically attractive and appealing.”**

**“I think bringing the outdoors inside would make the library unique.”**

### 3.1.2 Staff Input

Key comments from the staff input session are as follows:

#### For the Community

- Ensure the library is a community hub
- It should be a community draw, a destination, pulling people in
- Improve transparency

#### Architecture and Aesthetics

- Welcoming, bright, crisp, and fresh
- Respective of its surroundings
- A landmark building
- Consider that it's the community's memory
- A destination
- Create a facility that allows and anticipates future change and is responsive to new technology

#### The Outdoors

- Bring green and water type space indoors
- Include an outdoor space, even on the roof to view the local geography and surroundings

#### Lighting and Technology

- Flexible lighting layouts
- Better natural lighting
- Electrical outlets and charging stations everywhere
- Provide well-lit, functional meeting spaces

#### Unique Qualities

- Incorporate local art
- Include a library-dedicated café, lounge, or wine/ coffee bar
- Create a facility that is useful for all age groups, specifically addressing local demographics
- Consider a community kitchen and community garden
- Make it a library that represents the whole person
- Create spaces for imagination, exploring, introspection, conversation

#### Internal Spaces

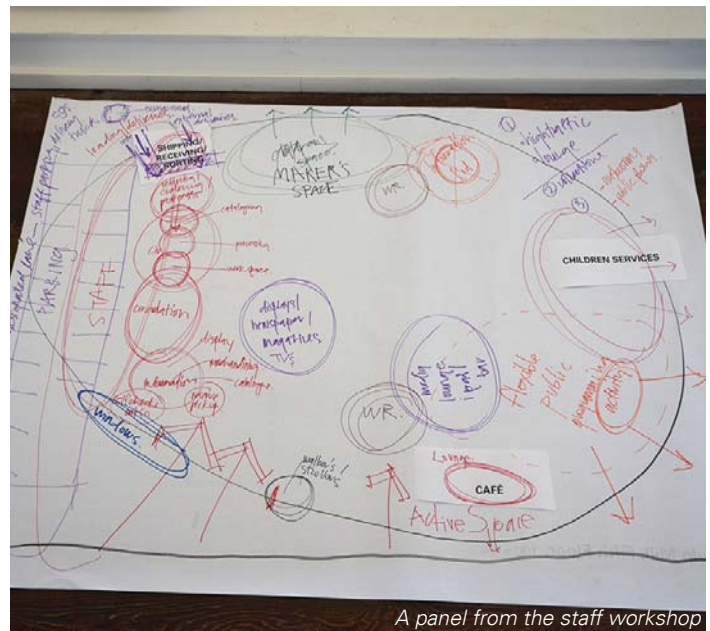
- Fluid and flexible spaces that encourage creativity
- Spaces that encourage imagination and inspire

#### Local History

- Make the facility research friendly
- Design it as a nod to local history



The staff 'round table'



A panel from the staff workshop



**Front Desk**

- Good flow, good views from staff spaces to public spaces
- Creating a balance where staff feel secure yet connected to the community

**Makerspace**

- Need both a 'clean' and a 'dirty' work environment
- Incorporate both high-tech and low-tech

**Staff Areas**

- Create collaborative spaces
- Make it accessible
- Promote workspace well-being
- Large/functional loading docks, shipping and receiving areas

**Archives**

- Provide lots of room for growth
- Specific temperatures and humidity (19 C/40%)
- Easy access from the loading dock in all seasons
- Accommodating future technologies
- Large offices with ample room to spread out

"I envision that the library will keep pace with new formats for information and bring the citizens along on that journey. It will provide opportunities for informal life long learning."

*A response from the community survey*





### 3.2 Key Design Concepts

To summarize, the Sudbury Main Library, Archives, and Heritage Museum Complex must represent the needs and the vision of the community and in order to do so, it will:

- be a technologically sophisticated building
- uphold the Region's history and heritage
- ensure that the exterior design and landscape is given as much attention to design and detail as the interior, adding to the idea of the main library as a destination
- function as a focal point in the downtown core for both community groups and individuals, locals, tourists, and new-comers, alike
- provide a visible staff presence and provide the appropriate amount of working space for administration and staff
- provide warm, safe spaces in which to read or study
- allow for some of the comforts of home such as lounge areas and the availability of beverages
- provide a space in which life-long learning is the primary focus
- be welcoming, inviting, and completely accessible
- be an oasis, providing an escape from the complexities of urban living within the downtown core
- be a reflection of the rich creative culture in the Greater Sudbury community
- provide quiet spaces for all ages throughout the building
- be sustainable and environmentally conscious
- be flexible in design, able to evolve over time and adapt to the changing technologies and needs of the community
- be significant in size and scale to be an asset to the branch libraries, providing resources that benefit the entire library system to be more responsive to the needs of the community
- provide a properly conditioned space in which the community can explore the City Archives

### 3.2.1 Current Main Library Trends

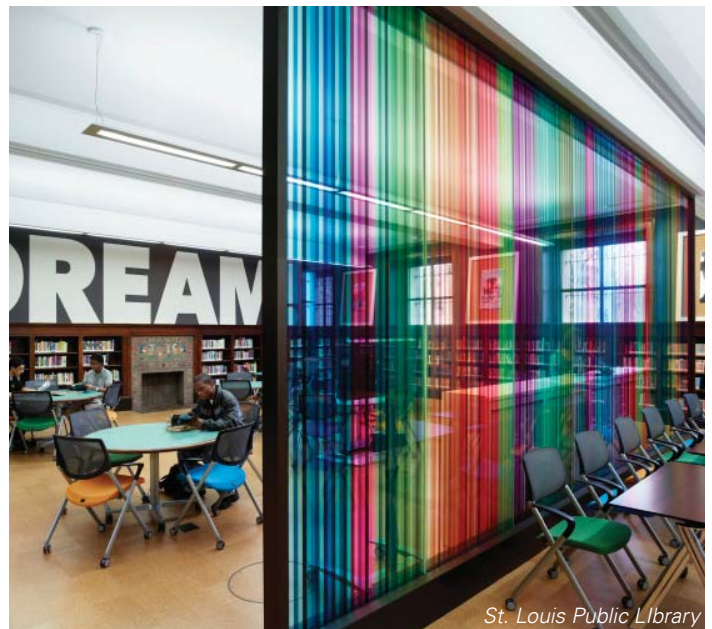
To meet the community's desire for a modern, iconic library facility, the consultants researched current trends in library design both in Canada and around the world. On the following pages, four of the most intriguing examples are highlighted. They were selected because they demonstrate the future of public library services. They offer new visions for libraries as community centres that have incorporated a variety of other programs and activities such as markets, children's centres, and museums. The following case studies represent inspirational examples for a facility that would best suit Greater Sudbury.



*Bendingo Public Library*



*Helsinki University Library*



*St. Louis Public Library*

## Halifax Public Library



### Halifax, Nova Scotia

schmidt hammer lassen architects  
Completed 2014

### Key Ideas

Located in an urban centre | Ties together a shopping and historical districts | Accessible | Prominent | Iconic design | Multicultural community hub | Respects local history |



### Text and photos by the architect

The new Halifax Central Library is to be sited on a prominent position in downtown Halifax. The site itself is bound by the heritage neighbourhood of Schmidville, the historic Citadel Hill, Dalhousie University School of Architecture and the busiest shopping street east of Montreal, Spring Garden Road. The new library will become a multifunctional cultural hub with direct accessibility to the vibrant surrounding urban context of historic and new buildings, and the buzz of downtown. When finished the library building will stand as an iconic reflection of the diversity of the community and modern life within the municipality as a whole, and stand as a flagship for all 14 branch libraries servicing the whole municipality.





The construction of the library is essentially cubic in form with four significant 'volumes' vertically placed on top of one another with a horizontally twisted and shifted facade alignment. A number of distinctive cantilevers and one signature larger cantilevered element create a voluminous expression whereas the remaining façades align elegantly with the neighbouring façade of the classic architecture of Dalhousie University's Architecture School. From the top of the building access to an open green roof terrace provides a unique view towards Halifax Harbour, Citadel Hill, the historic George's Island, Dartmouth and onto McNabs Islands that reaches out towards the North Atlantic Ocean.



Every stage of the architectural design process has been carried out through extensive monthly public consultations; and several workshops with various focus groups have been held. Live streaming on the library's website has ensured all future users of the library have had a substantial influence on the design process. The citizens of Halifax have welcomed this initiative by participating in these events and have provided important contributions, for instance the way green space is represented within the building and how light is brought into the building, the establishment of private spaces and also the priority of seating and workspaces.



The project is aiming ambitiously towards a LEED Gold certification. The façade of the building is intended to reflect the local history of the site which was once a central local 'garden' and significant green space within the heart of the city. An abstracted 'leaf' motif of varying densities creates a façade that appears more solid in some areas, yet fully open in others reflecting the strong seasonal nature of the much loved trees that surround the site. The approach is to combine this local reference with that of a Scandinavian design signature and to create a modern hybrid library building that will stand out from other public buildings.

The new Halifax Central Library is the most significant public building to be built in Halifax in a generation, and will represent the diverse communities, talents, and creativity of the residents of Halifax throughout the municipality and present this to the world.



Seattle Central Public Library

**Seattle, USA**

Office of Metropolitan Architecture (OMA)  
Completed 2004

**Key Ideas**

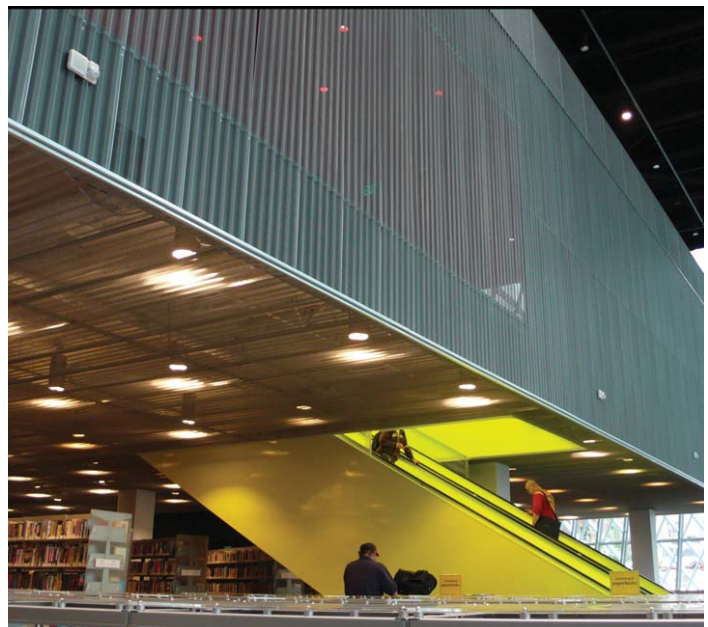
Innovative organization | Iconic architecture | Designed for a growing collection | programs arranged on various planes | No longer dedicated to the book | All forms of media presented equally | Flexibility | trading floor for information | Tourist attraction



*Text and Photos from Arch Daily, archdaily.com*

The Seattle Central Library redefines the library as an institution no longer exclusively dedicated to the book, but as an information store where all potent forms of media—new and old—are presented equally and legibly. In an age where information can be accessed anywhere, it is the simultaneity of all media and, more importantly, the curatorship of their content that will make the library vital.

Flexibility in contemporary libraries is conceived as the creation of generic floors on which almost any activity can occur. Programs are not separated, rooms or individual spaces not given unique characters. In practice, this means that bookcases define generous (though nondescript) reading areas on opening day,





but, through the collection's relentless expansion, inevitably come to encroach on the public space. Ultimately, in this form of flexibility, the library strangles the very attractions that differentiate it from other information resources.

Instead of its current ambiguous flexibility, the library could cultivate a more refined approach by organizing itself into spatial compartments, each dedicated to, and equipped for, specific duties. Tailored flexibility remains possible within each compartment, but without the threat of one section hindering the others.

Each platform is a programmatic cluster that is architecturally defined and equipped for maximum, dedicated performance. Because each platform is designed for a unique purpose, their size, flexibility, circulation, palette, structure, and MEP vary.

The spaces in between the platforms function as trading floors where librarians inform and stimulate, where the interface between the different platforms is organized—spaces for work, interaction, and play.

By genetically modifying the superposition of floors in the typical American high rise, a building emerges that is at the same time sensitive (the geometry provides shade or unusual quantities of daylight where desirable), contextual (each side reacts differently to specific urban conditions or desired views), iconic.



The Book Spiral implies a reclamation of the much-compromised Dewey Decimal System. By arranging the collection in a continuous ribbon—running from 000 to 999—the subjects form a coexistence that approaches the organic; each evolves relative to the others, occupying more or less space on the ribbon, but never forcing a rupture.



## Hamilton Public Library & Market



### Hamilton, Ontario

Rounthwaite Dick and Hadley (RDH) Architects  
David Premi Architects (dp.Ai)  
Completed 2011

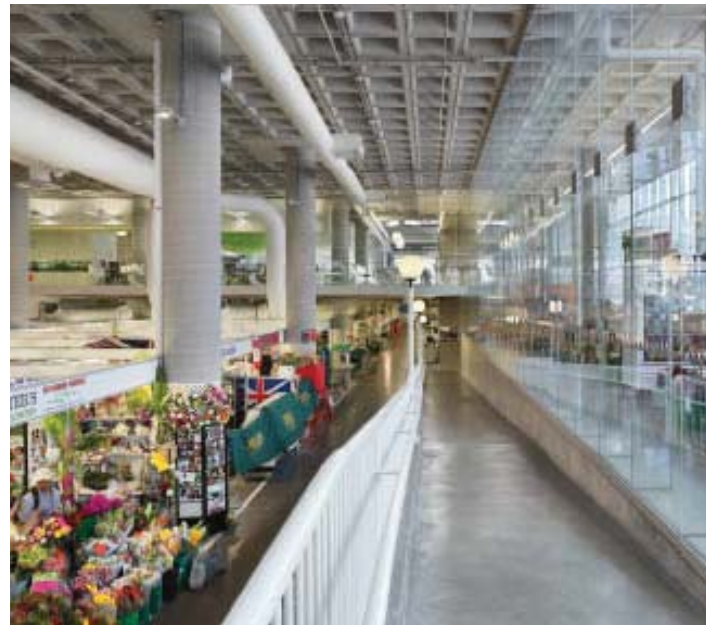
### Key Ideas

Pedestrian friendly environment | Significant street presence | Good views from the interior to the street | Ample seating | Open plan | Library and market | Shared entrance | Anticipated area for growth



### *Text and photos from Canadian Architect*

The challenges associated with transforming the Hamilton Central Public Library and Farmers' Market into a contemporary and pedestrian-friendly environment was immediately apparent to both Rounthwaite Dick and Hadley Architects (RDH) and David Premi Architects (dp.Ai) when they won the commission in early 2008. Their supportive client was Ken Roberts, the Chief Librarian for the Hamilton Public Library. From the outset, the librarian's goals were clear: he wanted the facility to gain significant street presence. With the Copps Coliseum next door, Roberts also understood "the opportunity to capture people's interest and cause them to alter their views of the downtown." By and large, the combined efforts of the architect team and Roberts were successful.





The most striking component to the \$13-million project is the ground-floor addition of a 96-metre-long continuous glass vestibule running the entire length of the building and varying in depth from 3.5 to 8.6 metres. This double-glazed ribbon incorporates an ingenious frit pattern on the inside face of the glass panes, abstractly resembling the stacked pages of a book. To maximize the building's transparency while minimizing construction costs, ultra-clear glazing was used on the lower portions of the exterior curtain wall and on all of the interior partitions built and installed by Ferguson Neudorf, a company headquartered in nearby Beamsville. Adding dynamism to the new curtain wall, numerous strips of LED lighting pulse multi-coloured light at all times of day and night.

At one end of the glass ribbon, an ingenious switch-back barrier-free ramp at the library's entry incorporates an attractive display. A blank wall at one corner of the entrance will eventually be filled in with art, but the wall at the western edge already includes a lush green wall to help clean and humidify the circulating air. This new entrance, along with the entire north façade, is a welcome alternative to the previous library design, where the children's storytelling area once offered miserable views out onto the street through poorly insulated windows, capturing the banality of huddled smokers and all varieties of street life conducting their daily business. With ample seating and a cozy fireplace, the redesigned children's reading area remains a popular destination for families while providing a mesmerizing view of the busy market below.

The interiors are minimal and convey the feeling of a retail or museum experience rather than a public library. For security reasons, a 3'-6" sight-line is established throughout the ground floor, yielding a surprisingly open plan. White Corian book stacks, display racks, and work tables reinforce a clean and orderly environment while colourful Cappellini chairs

offset the otherwise monochromatic colour palette. The Information Commons is undoubtedly the most popular area of the library, with its 50 computer terminals constantly in use throughout the day. Special holographic film was applied to one side of the glass near the north entrance, but the projection experiment only succeeds at night. This modest achievement enlivens York Boulevard, a street that can use all the animation it can get, despite the fact that it recently reverted to a two-way street—part of a successful city-wide plan to improve the quality of life for pedestrians and small businesses alike. Hamilton was one of several North American cities that greatly suffered when 1950s traffic planners changed many of its arterials into one-way streets.

Visitors enter the farmers' market from the library's vestibule or through a number of sliding glass doors that open up to the sidewalk. Several market stalls are located at street level, with the bulk of the 67 vendors located on the lower level. Due to its growing popularity, the farmers' market is currently operating beyond its 50-stall capacity, so it is inevitable that the current space allotted to the market will eventually expand and take over a portion of the under-performing retail space located in the adjacent Jackson Square Mall.

Since the library's opening last January, attendance has increased by 20 percent. This upward trend virtually assures that the public lecture rooms, along with the library's upper floors, will be renovated when more funding becomes available. With the success of both the library and the farmers' market, one can easily imagine subsequent renovations to Jackson Square where, perhaps, the construction of a wide stairway will eventually draw people up to an existing rooftop terrace. With nearby James Street North undergoing a miniature cultural renaissance of its own, Hamiltonians' efforts to improve the image of their oft-misunderstood city continues, evolving a city rich in heritage and hometown pride.

*"Street Smart"*  
*Canadian Architect*  
*October 2011*  
*TEXT Ian Chodikoff*  
*PHOTOS Tom Arban*

## Helensvale Library and CCYC



### Helensvale QLD, Australia

Complete Urban + lahznimmo architects  
Completed 2013

### Key Ideas

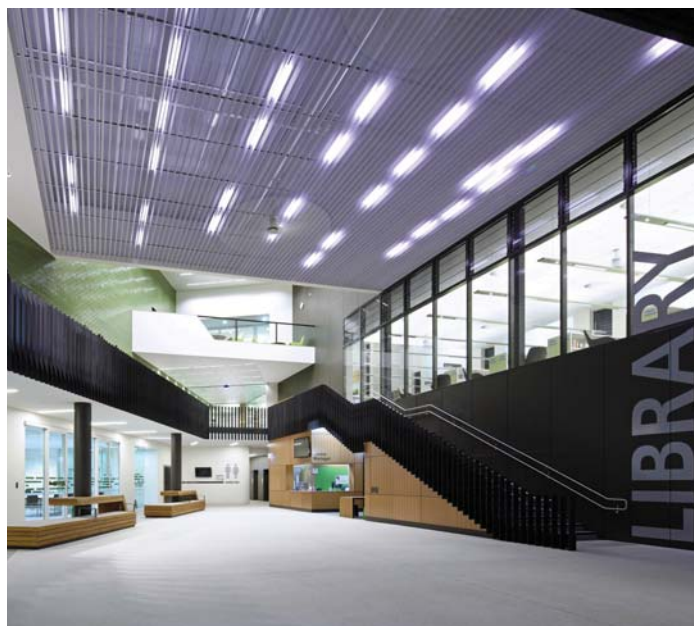
Library + youth centre | New cultural asset | Renovation | Variety of community spaces | Community hub | Business and creative incubator | Dance hall | Recording studio | Meeting spaces | 3D printing | 'Neighbourhood room' | outdoor plaza |



*Text and Photos from Arch Daily, [archdaily.com](http://archdaily.com)*

This is a new type of facility for the Council that combines both a library and youth centre in a single project, along with a regional Council shop front and Councillor's offices. The Gold Coast City Council engaged Complete Urban and Lahz Nimmo Architects in Association to design the Helensvale Branch Library and Community Cultural Youth Centre (CCYC) and provide an important new cultural asset for the growing local community.

The challenge was to revitalize an aging and out-dated library to meet the current needs of the community and provide a comfortable and practical space for a wide variety of community activities. The architects' design has created a vibrant and well-used community hub that is now more popular than the established shopping centre next door.





The community hub provides not only important public space, but acts as a business and creative incubator, with facilities including 200 seat-auditorium, dance hall, recording studio, 3D printer, meeting spaces, recreational classes, and organised activities for children and families.

Attendance at the library has risen by 40% since the centre's opening last year, and it has been labeled as one of the best in the country.

The design brings the library and community centre together around a shared indoor plaza called the 'Neighbourhood Room', which is an extension of the new outdoor plaza. This naturally ventilated and lit space is the focus of the new building — a cool, shaded reprieve from the Queensland sun, and a much needed public gathering space. It acts as an entry and address for each of the building functions, as well as vertically linking the three levels.



Along one side of the outdoor plaza, and leading into the Neighbourhood Room, artist Belinda Smith has created 'Faraway, Here', a ceramic art wall of gloss white; drawing on analogies of open books and birds in flight.

The building incorporates a number of sustainability initiatives including mixed mode air-conditioning, louvred windows and low velocity ceiling fans to supplement air movement and assist in creating a comfortable internal environment, roof top solar panels and rainwater collection tanks.



### 3.3 Functional Program

The building program was developed for the Greater Sudbury Main Library, Archives, and Heritage Museum complex by the consulting team who worked closely with staff and administration. The result is a program that will meet the current demand and anticipate its future.

**The key components of the building program are based on the following information prescribed by the Ontario Public Library Guidelines, Sixth Edition, For Municipal and County Public Libraries, August 2013:**

- 1. Anticipated service population (2036) = 70,890**
- 2. Branch type is defined as “Urban” or, a branch which services +35,000 people.**
- 3. For an Urban Library, the square footage should be at least 35,000 sf or, 1 square foot per user, whichever is greater.\* In this case, 70,890 square feet is a required minimum.**
- 4. User space should be allocated to 30 square feet per user. We are to assume 5 users per 1,000 people in the service population which requires 11,330 square feet.**
- 5. The Collection space is calculated based on 2-3 volumes per user. At a necessary 1 square foot per 10 volumes, the new library will require 18,283 square feet of space.**
- 6. City by-law requires 1 parking stall for every 25 square metres of net building area.**

It is recommended that the architectural team selected to design the facility use this building program to create an iconic community space that is open and accessible and will adequately serve the needs of the community for decades to come. The desired quantities and sizes of the spaces outlined in the building program total to a gross area for the building.

\* This number is crucial. Based on the guidelines, the current Main Library facilities are drastically undersized to accommodate the current service population of 64,275.

<b>Building Program</b>	
Lower Level	14,650 sq. ft. (1,361 sq.m.)
Ground Level	14,650 sq. ft. (1,361 sq.m.)
Second Level	14,650 sq. ft. (1,361 sq.m.)
Third Level	14,650 sq. ft. (1,361 sq.m.)
<b>Net Floor Total</b>	<b>58,600 sq. ft. (5,444 sq. m.)</b>
<i>Gross-up Factor 1.2%</i>	<i>11,720 sq. ft. (1,089 sq. m.)</i>
<b>TOTAL</b>	<b>70,320 sq. ft. (6,534 sq. m.)</b>

The proposed program as summarized above and shown in detail on the following pages, results in a Main Library, Archives, and Heritage Museum that would be 70,320 gross square feet in size. Of that area, 3,000 square feet are allocated for the Archives and 500 square feet are a heritage museum presence (though it is anticipated that elements of the museum will be displayed throughout the facility). It should be noted that the primary storage area for the Archives collection will remain in its current location on Falconbridge Road.

An archives presence within the proposed complex will provide a convenient access point for users who often begin their research at the library. As more and more resources within the archives become available digitally, users will be able to conveniently access archival materials from the Main Library rather than having to travel to Falconbridge Road.

As a relatively new service to the City, having an archives presence in the Main Library Complex will create greater community awareness of this most valued service.

“Seattle Public Library is one of the finest pieces of architecture we have seen in recent years. It is iconic and beautiful, has been designed with an entire rethink of how to order a building based on the contents of a 21st century library and takes into consideration the immense social role of the library. It is always active and has energy within it that I feel is something to strive for.”

*A response from the community survey*



PROGRAM	NO. REQ'D	TOTAL NET (sq. ft.)	PROGRAM	NO. REQ'D	TOTAL NET (sq. ft.)
<b>LOWER LEVEL</b>					
<b>CORE</b>		<b>1,200</b>	<b>TECHNICAL SERVICES</b>		<b>950</b>
Public Elevator	1	100	Coordinator's Office	1	120
Service Elevator	1	100	Technical Support Office	1	120
Main Public Stair	1	180	Cataloging Workstation	2	120
Means of Egress Stair 1	1	180	Processor's Workstation	2	120
Means of Egress Stair 2	1	180	Processing Worktable	1	50
Public Washrooms (M/W)	1	250	Supply Closet	2	100
Janitor's Closet	1	60	Shelving	1	100
Electrical Closet	1	75	Book Truck Corral	1	120
Server Rooms	1	75	Better World Book Storage	1	50
Water Bottle Filling Station	1		Donations Shelving	1	50
<b>MEETING ROOMS</b>		<b>1,500</b>	<b>SHIPPING &amp; RECEIVING</b>		<b>1,150</b>
Multipurpose Room (40-60 people)	1	1,500	Order Office	1	725
<b>Archives</b>		<b>3,000</b>	Acquisitions Assis. Desk	1	100
Reference Area		500	Clerk Desk	1	100
Work Area		500	Receiving Area	1	100
Storage		2,000	Supply Closet	1	50
<b>MAKERSPACE</b>		<b>3,000</b>	Access to Loading Dock	1	50
DIRTY SPACE		1,200	Safe	1	25
Laser Cutter			<b>MAIL ROOM</b>		<b>350</b>
Table Saw			Mail Clerk's Desk	1	75
Tool Chest			Postage Meter & Table	1	25
Storage Closet			Interoffice Mail Shelves	1	50
Workbench			Storage Area	1	100
Design Table			Incoming & Outgoing Mail	1	100
Eyewash Station			<b>STORAGE ROOM</b>		<b>1,000</b>
CLEAN SPACE	1	1,800	High Density Shelving		1,000
Service Desk			<b>BUILDING MAINTENANCE</b>		<b>200</b>
3D Printers	2		Office	1	100
iMac Computers	2		Storage Closet	1	50
Computer/iPad Stations	8		Workbench & Sink	1	50
Sewing Centre			<b>DELIVERY DRIVER OFFICE</b>		<b>50</b>
Workbench			Desk	1	50
Storage Cupboards			<b>GARAGE</b>		<b>1,650</b>
Shelving			Garage for car and van	1	1,200
Design Table			Loading Dock		300
Tech Librarian's Office			Storage Closets		50
Green Screen			Recycling Containers		
Video Recording Area			Trash Containers		
Music Recording Area			Temporary Holding		100
Sound Board			<b>LOWER LEVEL</b>		<b>14,650 sq.ft.</b>
<b>STAFF AREAS</b>		<b>600</b>			
Staff Washrooms	2	600			
Lockers					

PROGRAM	NO. REQ'D	TOTAL NET (sq. ft.)	PROGRAM	NO. REQ'D	TOTAL NET (sq. ft.)
<b>GROUND FLOOR</b>					
<b>MAIN ENTRANCE</b>		<b>1,700</b>	<b>CHILDREN'S AREA</b>		<b>3,600</b>
Vestibule	1	200	Book Shelves	1	1,500
Lobby	1	1,000	Activity Space	1	750
Welcome/Orientation			Computer/Literacy Stations	4	200
Heritage Museum		500	Story Room	1	300
Storage for Walkers and Strollers			Sensory Space		
Directory			Reading Space	1	500
Pay Phone			A/V and Electronic Books	1	200
Electronic Display			Family Washrooms	1	80
Book Return System			Storage Cupboard	1	70
<b>CORE</b>		<b>1,200</b>	<b>MULTI-PURPOSE ROOM</b>		<b>1,000</b>
Public Elevator	1	100	Flexible/Active Programming Space		
Service Elevator	1	100			
Main Public Stair	1	180	<b>STAFF AREAS</b>		
Means of Egress Stair 1	1	180	<b>1,300</b>		
Means of Egress Stair 2	1	180	Coord. of Public Service Office		120
Public Washrooms (M/W)	1	250	Common Room Br. Asst. Pages		120
Janitor's Closet	1	60	Coordinator of Outreach Office		120
Electrical Closet	1	75	Children's Librarian Office	1	120
Server Rooms	1	75	Common Work Area	4	400
Water Bottle Filling Station	1		Storage Closet	1	70
			Supply Cupboard	1	75
			Printer Station	1	50
			Activity Table	1	50
			Story-time Resources	1	75
			Staff Washrooms	2	100
<b>CAFÉ AND/OR BAR</b>		<b>600</b>	<b>MEETING ROOMS</b>		
Service Counter	1	80	<b>300</b>		
Kitchennette/Servery	1	100	Incubator Room (8-10 People) 1		
Seating	1	320			300
Trash/Recycle Station	1	20			
Storage	1	80			
<b>OUTDOOR SPACE</b>		<b>1,500</b>			
<b>(NOT INCLUDED IN TOTAL)</b>					
Seating					
Reading/Community Garden					
Parking Lot					
Drive-Through Book Drop-off					
<b>SERVICE AREA</b>		<b>1,550</b>			
Main Circulation Desk	2	500			
Inter-branch Workroom	1	750			
Reserve Shelves	2	80			
Self Check-out Stations	6	120			
Office	1	100			
<b>LOUNGE AREA</b>		<b>3,400</b>			
Power Wall & Display Area	1	250			
Periodicals	1	1,500			
Internet Stations	20	750			
iPad Bar	10	750			
Copier and Scanning Station	1	150			
<b>GROUND LEVEL</b>				<b>14,650 sq.ft.</b>	

PROGRAM	NO. REQ'D	TOTAL NET (sq. ft.)	PROGRAM	NO. REQ'D	TOTAL NET (sq. ft.)
<b>SECOND LEVEL</b>					
<b>CORE</b>			<b>STAFF AREAS</b>		
		<b>1,200</b>			<b>1,950</b>
Public Elevator	1	100	Information Librarian's Office	1	120
Service Elevator	1	100	Local History Librarian's Office		200
Main Public Stair	1	180	Collections Librarian's Office	1	200
Means of Egress Stair 1	1	180	Virtual Librarian's Office	1	200
Means of Egress Stair 2	1	180	Open Office Space	4	600
Public Washrooms (M/W)	1	250	Home-Bound Assistant Office	1	120
Janitor's Closet	1	60	Home-Bound Delivery Area	1	120
Electrical Closet	1	75	Home-Bound Shelving	1	120
Server Rooms	1	75	Interlibrary Loan Technician Office		120
Water Bottle Filling Station	1		ILLO Shelving	1	150
<b>INFORMATION DESK</b>			<b>STAFF AREA</b>		
		<b>200</b>			<b>950</b>
Workstation			Lounge & Served	1	750
Copier			Washrooms (M/W)	4	200
<b>CIRCULATING MATERIAL (FR/EN)</b>					
		<b>7,000</b>			
Popular Non Fiction Circulating Collection		7,000			
Adult Fiction Collection					
Large Print Collection					
Teen Collections					
Adult Audio Visual Collection					
DVDs					
Electronic Books					
CDs					
<b>SEATING</b>					
		<b>2,000</b>			
Individual Carrels	10	300			
2-Persons Reading Tables	5	200			
4-Persons Reading Tables	5	300			
Lounge Chairs	30	1,200			
<b>GENERAL PATRON SPACES</b>					
		<b>400</b>			
Recycling/Trash Stations	2	40			
Public Computer Stations	10	360			
<b>OFFICES</b>					
		<b>200</b>			
Poet Laureate Office	1	100			
Employment Services Office	1	100			
<b>MEETING ROOMS</b>					
		<b>750</b>			
8-Person Meeting Room	3	750			

**SECOND LEVEL**

**14,650 sq.ft.**



PROGRAM	NO. REQ'D	TOTAL NET (sq. ft.)	PROGRAM	NO. REQ'D	TOTAL NET (sq. ft.)
<b>THIRD LEVEL</b>					
<b>CORE</b>			<b>ADMINISTRATION</b>		
		<b>1,200</b>			<b>1,350</b>
Public Elevator	1	100	Director's Office	1	250
Service Elevator	1	100	Assistant to the Director's Office		120
Main Public Stair	1	180	Manager's Office	1	250
Means of Egress Stair 1	1	180	Filing Cabinets	1	80
Means of Egress Stair 2	1	180	Boardroom with Cloakroom	1	650
Public Washrooms (M/W)	1	250			
Janitor's Closet	1	60			
Electrical Closet	1	75			
Server Rooms	1	75			
Water Bottle Filling Station	1				
<b>REFERENCE DESK</b>					
		<b>100</b>			
Workstation	1	80			
Copier	1	20			
<b>REFERENCE COLLECTIONS</b>					
		<b>3,500</b>			
<b>LOCAL HISTORY COLLECTION</b>					
		<b>600</b>			
Map Cabinets 1	15				
Microfilm /fiche Cabinets	3	45			
Microfilm/fiche Readers	15	540			
<b>GENEALOGY COLLECTION</b>					
		<b>2,000</b>			
<b>NON-FICTION COLLECTION</b>					
		<b>3,600</b>			
<b>SEATING</b>					
		<b>800</b>			
Individual Carrels	10	300			
2-Persons Reading Tables	5	200			
4-Persons Reading Tables	5	300			
<b>MEETING ROOMS</b>					
		<b>800</b>			
4-Person Meeting Room	4	800			
<b>STAFF AREAS</b>					
		<b>700</b>			
City Archivist Office	1	120			
Local History Librarian's Office		120			
Information Librarian's Office	1	120			
Curator's Office	1	120			
Staff Washrooms	4	220			

**THIRD LEVEL** **14,650 sq.ft.**

**NET FLOOR TOTALS** **58,600 sq.ft.**

**GROSS-UP FACTOR (1.2%)** **70,320 sq.ft.**

### 3.3.1 Adjacencies Diagram

Adjacency diagrams represent the spatial relationships within a building. The diagrams appearing on these pages each represent a floor of the Main Library, Archives, and Heritage Museum complex. They were extrapolated from information gathered from the staff and community consultations.

There are two main concepts for the layout of the building. Staff in particular, felt disconnected from one another and the public in the current facility. Their suggestion was to centrally locate staff areas in a 'spine' that would translate from floor to floor. This would cluster library staff in a central area on each floor while allowing the rest of the building program to have a connection to it.

The second concept that was explored was that each level of the facility reflect a specific level of activity.

The **GROUND LEVEL** would be a **DYNAMIC LEARNING** space that encourages energy and action through interactive learning and play.

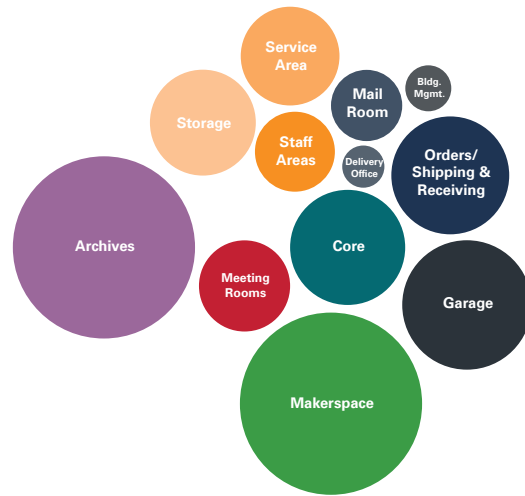
The **SECOND LEVEL**, or **ABSORBING INFORMATION** will hold the library's popular collections and would be an area where people can access meeting rooms and study spaces to work collaboratively or individually.

The **THIRD LEVEL** would be a place for **QUIET CONTEMPLATION**. It would be the floor for research, and study.

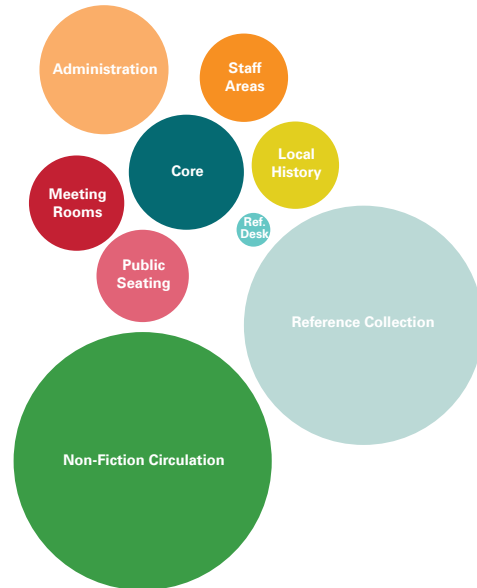
Finally, the **LOWER LEVEL** would be a place for making and for doing. It is where the **MAKERSPACE** would live and grow and where the community could learn more about its own history through **THE ARCHIVES**.

The full building program shown within this report reflects these ideas in the placement of spaces and activities; for example, children's area on the ground floor, local history and reference material on the third.

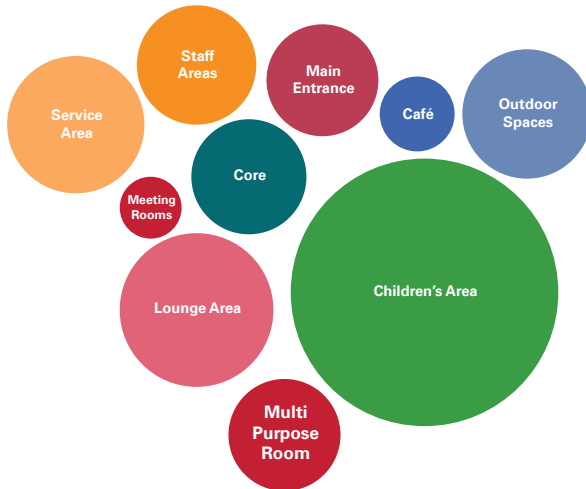
#### LOWER LEVEL



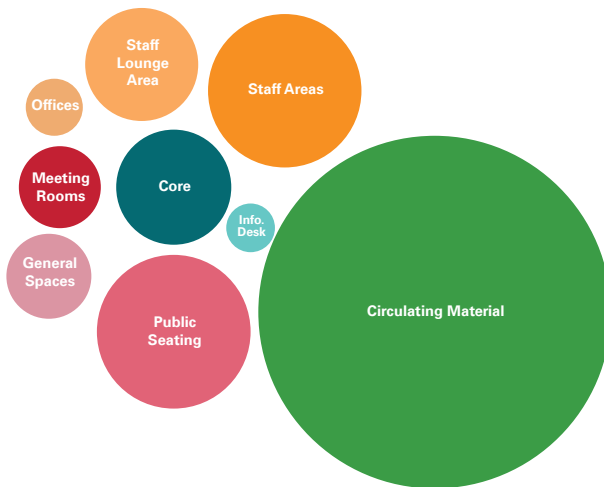
#### SECOND LEVEL



## GROUND LEVEL



## THIRD LEVEL



“All libraries can foster a love of reading by having interesting and appealing collections, programming and being a place to drop in because there are library and other activities in the complex.”

*A response from the community survey*



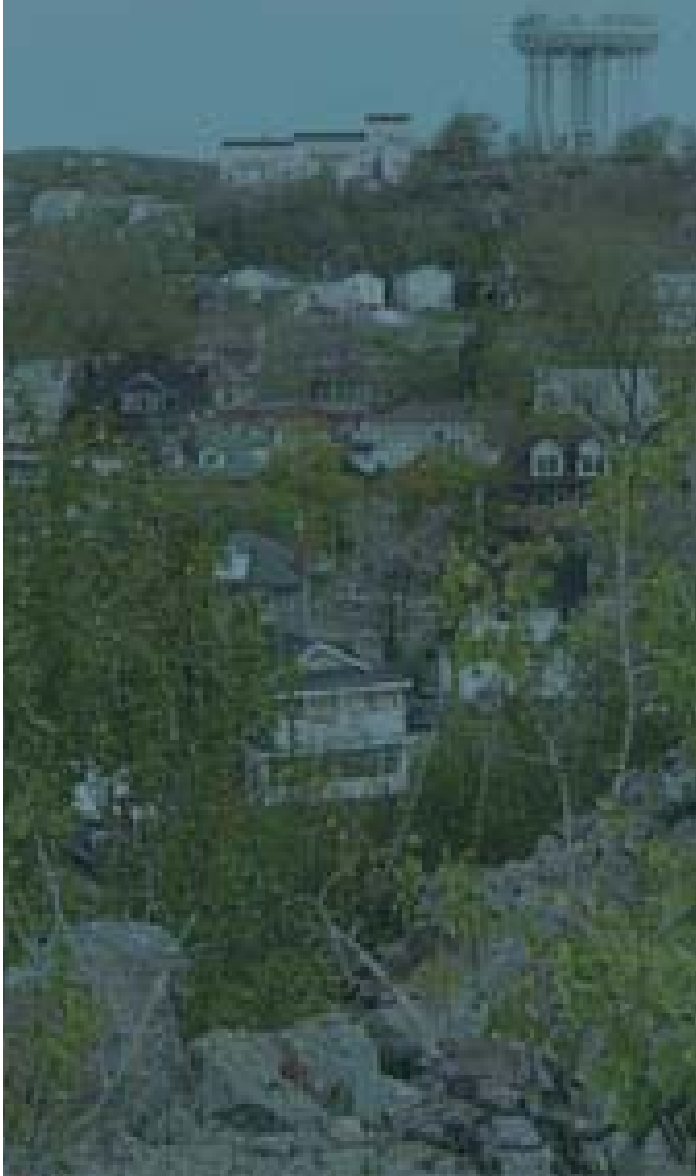


# 4

## SITE IDENTIFICATION

**“The Downtown is the heart of the city and a communal meeting place for its citizens. As such, the Downtown supports not just shops, restaurants, culture and jobs, but also important community services. Amenities like the YMCA, the Library, health services and the municipal and provincial buildings all provide critical services and help enrich the Downtown offer.”**

*From the Downtown Master Plan, 2012.  
Downtown Sudbury; A plan for the future*



## 4 SITE IDENTIFICATION

With the building program determined, the consultants proceeded to investigate the possible site options that exist in a prescribed study area. Part of the preparatory research completed was the examination of key background documents that speak directly to the development of the downtown core.

### 4.1 Downtown Master Plan

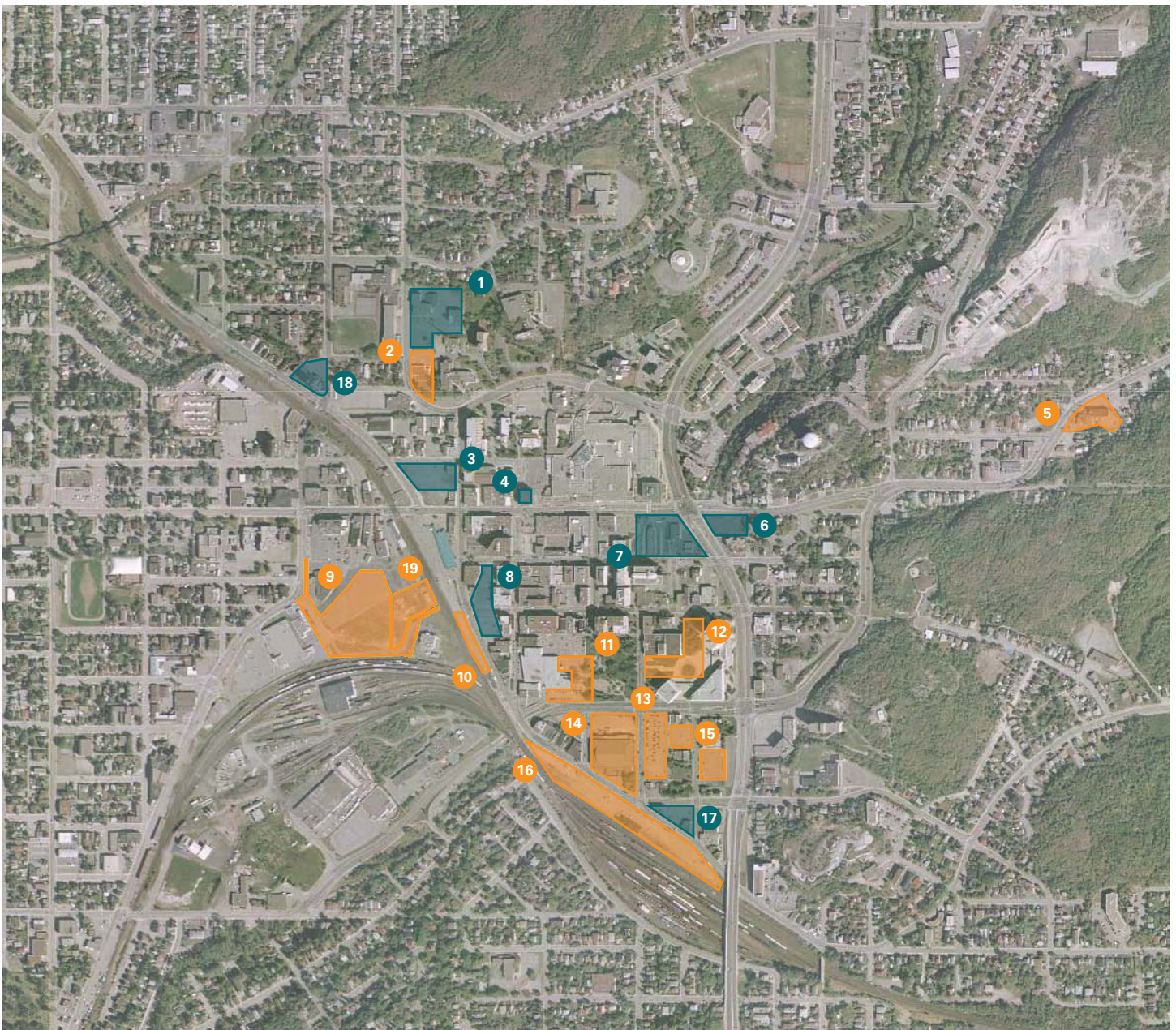
In March 2012 the City issued its Downtown Master Plan. The report was a strong vision for core development and renewal that is taken with great regard. Significant projects listed in the short- and mid-term initiative list have already begun or, are slated to begin in the near future (the School of Architecture, and the Elgin Greenway).

**The Main Library is noted in the plan as a “cultural” and “emerging” opportunity for the core. Most notably, it refers to the library as a “community hub.”** These are all clear descriptors that demonstrate the importance and value the library retains in the community and in the city.

### 4.2 Site Identification

With a building size in hand (70,320 sq. ft.), the consultant team and Library Staff developed a list of site requirements which, when applied to the study area, will help to determine suitable sites for a new Main Library, Archives, and Heritage Museum Complex.

This exercise was completed not as a ‘fait de complete,’ rather, it was intended to help identify suitable site options in the core that would permit the full development of a Main Library, Archives, and Heritage Museum Complex that align with the Downtown Master Plan.



#### 4.2.1 Study Area

The community and staff were adamant that the Main Library remain in the downtown core, supporting the sentiments expressed in the Downtown Master Plan. A study area was determined and is shown above. An initial 19 sites were selected based on perceived availability which comprised both City owned and privately owned sites. From those 19 a list of criteria for a high level review was applied and reduced the 19 potential sites to 4.

Though this list is speculative, we have assumed that pursuing a City owned site is a logical step, providing the most economical sense for the community.

##### **PUBLIC PROPERTY**

- 2 Existing Main Branch Location
- 5 The former Kingsway Motel
- 9 Energy Court
- 10 Elgin & Larch Parking Lots
- 11 YMCA Parking Lot
- 12 Tom Davies Square
- 13 Minto Parking Lot
- 14 Sudbury Arena
- 15 Shaughnessy Parking Lot
- 16 CP Station Parking Lot
- 19 Telecommunications Site

##### **PRIVATE PROPERTY**

- 1 St. Louis de gonzague Lot
- 3 Shoppers Parking Lot
- 4 Mackie Building
- 6 Paris and Elm Streets
- 7 LCBO, Tims, Bus Terminal
- 8 Elgin and Larch Parking Lots
- 17 Ledo Hotel
- 18 Former Steelworks Hall Lot

## 4.2.2 Site Requirements

The criteria applied in analyzing the sites are as follows:

### 1. Site size and configuration

It was determined that a gross square footage of the facility to be 70,320 square feet. Assuming that the facility will remain in the downtown core, a building height of 3 stories above ground (with a basement) is an appropriate estimate. This in turn, means that a building footprint of about 18,000 square feet is required. A general rule is to multiply that by three in order to accommodate for parking, outdoor space, and other outdoor requirements. A site of at least 54,000 to 60,000 square feet is required.

### 2. Serving the existing demographics

The study area has been selected based on the need to provide service to the existing library demographics.

### 3. Capacity for parking requirements

Although the zoning in much of the downtown doesn't have specific parking requirements, providing adequate, accessible, and convenient parking is strongly recommended as almost 70% of current users arrive in a personal vehicle. City by-law prescribes 1 parking stall for every 25 square metres of net building area. This would mean the proposed facility would require 218 stalls. A substantial increase in sheltered bicycle parking should also be factored in.

### 4. Proximity to commercial, cultural, and residential

Because of the types of programs offered, users, and outreach provided by the Main Library, it should have a site that is within proximity to commercial, cultural, and residential areas. Ensuring that the Main library is not isolated from other services is thoughtful and will encourage community building. The Main Library is also considered a major hub for community outreach. It is a place that allows for many different groups to make use of the facilities while also partnering with other cultural institutions to provide programming. This fact makes being centrally located also necessary so that the Main Library can maintain these connections and build new ones.

"I would hope it fills a gap in the existing downtown, a property that is currently an empty lot... these holes, or missing teeth, detract from the urban potential of downtown. The library should strategically stitch together other key nodes..."

*A response from the community survey*



## **5. Safely accessible by foot, bicycle, or vehicle**

As noted in number 4 above, many of the library users arrive by foot, bike, public transit. The approach to the library must therefore be as safe as possible, allowing for those on all forms of vehicles to easily see one another and flow easily in and around the allowed routes. A site that permits this sort of activity and also one that may encourage traffic calming is preferred.

## **6. Accessible by public transit**

As a good citizen, the library is a strong supporter of public transit and the lessening of vehicular traffic on the road. That, in combination with the growing number of library users that take advantage of transit means that locating the Main Library close to a busy public transit route is good common sense.

## **7. Adequate daylight views**

Many of the comments received from the community and library staff requested a site that permits for as much natural light as possible to fill the building.

## **8. Amount of noise/vibration**

Modern libraries encourage noise and activity, however, there is still, and will always be, the need for quiet, contemplative spaces as well. With this in mind, a site that provides an opportunity to buffer the urban noise and vibration would be preferred.

## **9. Configuration supports flexibility/expansion**

The site should provide adequate room for future expansion. There will always be a possibility of the Main Library partnering with another community initiative and the selected site should be able to accommodate this in the future. This would also allow for a flexible site that adapts to the changing future technologies and various community demands.

## **10. Good street presence**

As a community 'icon', the site for the Main Library should provide the opportunity for the building to have a strong street presence. The site should be on, or near, a major artery (while still providing safe access) and should have prominent sight lines from many different approaches. The facility will undoubtedly be designed as an attraction and having a prominent face will help draw users into the space to explore further.

## **11. Encourage better use of site**

The library should find a site that doesn't take away from the community but rather adds to it and its surroundings. For example, selecting a site in which a 'historical' building must be completely demolished would be strongly discouraged. A site that sits empty, has structures which could be renovated, or is otherwise a challenge for other development, is encouraged.

## **12. Improves public space**

Similar to criteria noted above, the site selected for the Main library should improve the public space.

## **13. Neighbourhood compatibility**

The site selection should be able to address the library's goals of neighbourhood compatibility. Unsuitable for an industrial area, a Main Library, Archives, and Heritage Museum Complex would be better suited in a culturally rich, dynamic location with a great deal of foot traffic.

## 4.2.4 Identification of Site Options

The following chart compares the 19 sites against the criteria listed previously and the degree in which they meet each. In completing this exercise, 10 of the 19 sites were identified as the most plausible options. The consulting team then highlighted the 4 top ranking sites for the new Main Library.

**The highest ranking 4 sites, all within the study area, uniquely address the requirements for the library. Listed in order of ranking, they are:**

- 1. The CP Train Station/Market parking lot**
- 2. The existing Main Library site plus a portion of the property north of the library**
- 3. The Sudbury Arena**
- 4. The Tom Davies Square courtyard**

The selected sites demonstrate that the downtown core can accommodate the Main Library, Archives, and Heritage Museum complex.

Because the top four sites are currently city-owned, a high-level discussion with city Planning and Development staff regarding the development of these sites occurred in the late spring of 2014 and again - more specifically focused on the CP Train Station/Market parking lot site - in the later part of the summer. It was concluded that the CP Train Station/Market parking lot stands out as having the most opportunity for a new Main Library, Archives, and Heritage Museum complex.

- Meets criteria completely
- Meets criteria slightly
- Does not meet criteria

- Highest ranking
- Secondary ranking
- Does not rank

The CP Train Station/Market parking lot has already been identified as major space along a significant public corridor – the Elgin Greenway. Additionally, the historical CP Train Station, which the City is working on acquiring, is already on the site and is a building wrought with potential.

**In order to fully understand the opportunities and challenges for each of the top 4 sites, this report recommends completing a more fulsome analysis of each; providing detail with regards to characteristics such as zoning, setbacks, access, traffic implications, visual implications, site services, and potential structural/geotechnical requirements.**

### Site Area

#### Square Feet

#### Square Metres

### Site Requirements

- 1 Site size and configuration
- 2 Serving the existing demographics
- 3 Capacity for parking requirements
- 4 Proximity to commercial, cultural, and residential
- 5 Safely accessible for foot, bicycle, or vehicle
- 6 Accessible by public transit
- 7 Adequate daylight and views
- 8 Amount of noise and/or vibration
- 9 Configuration supports flexibility
- 10 Good Street Presence
- 11 Encourages better use of site
- 12 Improves public space
- 13 Neighbourhood compatibility

**PREFERRED CHOICE**

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	Saint Louis de Gonzague Lot	Existing Main Library Location	Shoppers Drug Mart Parking Lot	Mackie Building	The former Kingsway Motel Site	Paris & Elm Streets	LCBO/Tim Hortons/City Bus Terminal	Larch & Elgin Street Parking Lots	Energy Court	Elgin & Larch Public Parking Lot	YMCA Parking Lot	Tom Davies Square	Minto Parking Lo y	Sudbury Arena	Shaughnessy Parking Lot	CP Station/Market Parking Lot	Ledo Hotel	Former Steelworkers Hall	Energy Court (Telecommunications Site)
	133,558	35,714	56,220	9,214	47,03	32,798	93,065	18,557	250,368	62,549	48,793	107,391	67,522	139,500	26,436	230,121	24,649	43,863	60,116
	12,408	3,318	5,223	856	4,370	3,047	8,646	1,724	23,260	5,811	4,533	9,977	6,273	12,960	2,456	21,379	2,290	4,075	5,585
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# 4

## PROJECT COST SUMMARY

## 4 COST SUMMARY

This report identifies the basic construction budgets for a new Main Library in downtown Greater Sudbury. **It includes an estimate for furniture and equipment (which includes an estimate for an Radio Frequency Identification system), fees, HST, and consulting services. It excludes permits, land acquisition costs, site development, and escalation beyond 2014.** When a site is selected, the exclusions can be factored in with reasonable accuracy.

This budget is intended to provide an order-of-magnitude in terms of values. **The numbers shown related only to capital costs.** Operating costs are excluded from this report. It would be in the best interest of the City to periodically review and update the budget as the project becomes further defined.

Construction 70,320 sf @ \$300/sf	\$21,096,000
Design Contingency	\$1,054,800
Construction Contingency	\$2,109,600
<b>Sub Total</b>	<b>\$24,260,400</b>
Soft costs	\$2,940,832
Furniture, Equipment, and Materials @ \$34 sf	\$2,390,880
<b>TOTAL</b>	<b>\$29,592,112</b>







# 5

## FINAL RECOMMENDATIONS

## 5 FINAL RECOMMENDATIONS

In conclusion, the report recommends that:

**1. City Staff proceed with additional analysis on the recommended top four sites as noted in this report.**

This will allow a better understanding of the opportunities and challenges for each site. The analysis should go into such detail as zoning, setbacks, access, traffic implications, visual implications, site services, potential structural/geotechnical requirements, and, knowing the required square footage required for the facility, massing studies. **It should also be a collaborative exercise, engaging city departments and community groups that exist on the sites currently. Once completed, the detailed site analysis can be further explored with the community in order to obtain their comments on each option.**

2. The City of Greater Sudbury Mayor and Council approve the Central Library, Archives, and Heritage Museum complex in principle and direct City Staff to proceed with a detailed report back to Council on funding options for the project.
3. When the site selection process has been completed and a site has been arranged, the City of Greater Sudbury Mayor and Council direct the CGS Library Staff to begin a Request for Qualifications process to select an architect for the new complex and provide the funding necessary in order to do so. Aside from selecting the most suitable site and securing funding, a vital next step is the selection of the design team. The design team will further define the character and quality of the Central Library, Archives, and Heritage Museum Complex.





For over a century, the Library has been a strong and vital presence in minds and hearts of the people of Greater Sudbury. In its day the Main Library on MacKenzie Street served the community well, but library services have changed significantly since then. Now Greater Sudbury Public Library is embarking on new journey, heading in a new direction to build a library, Archives and Museum complex in the heart of the expanding downtown core. This new complex will offer more services and resources in a space responsive to today's users and adaptable to the needs of the future. It will be a place for everyone that will proudly represent the people of Greater Sudbury and reflects our northern heritage.