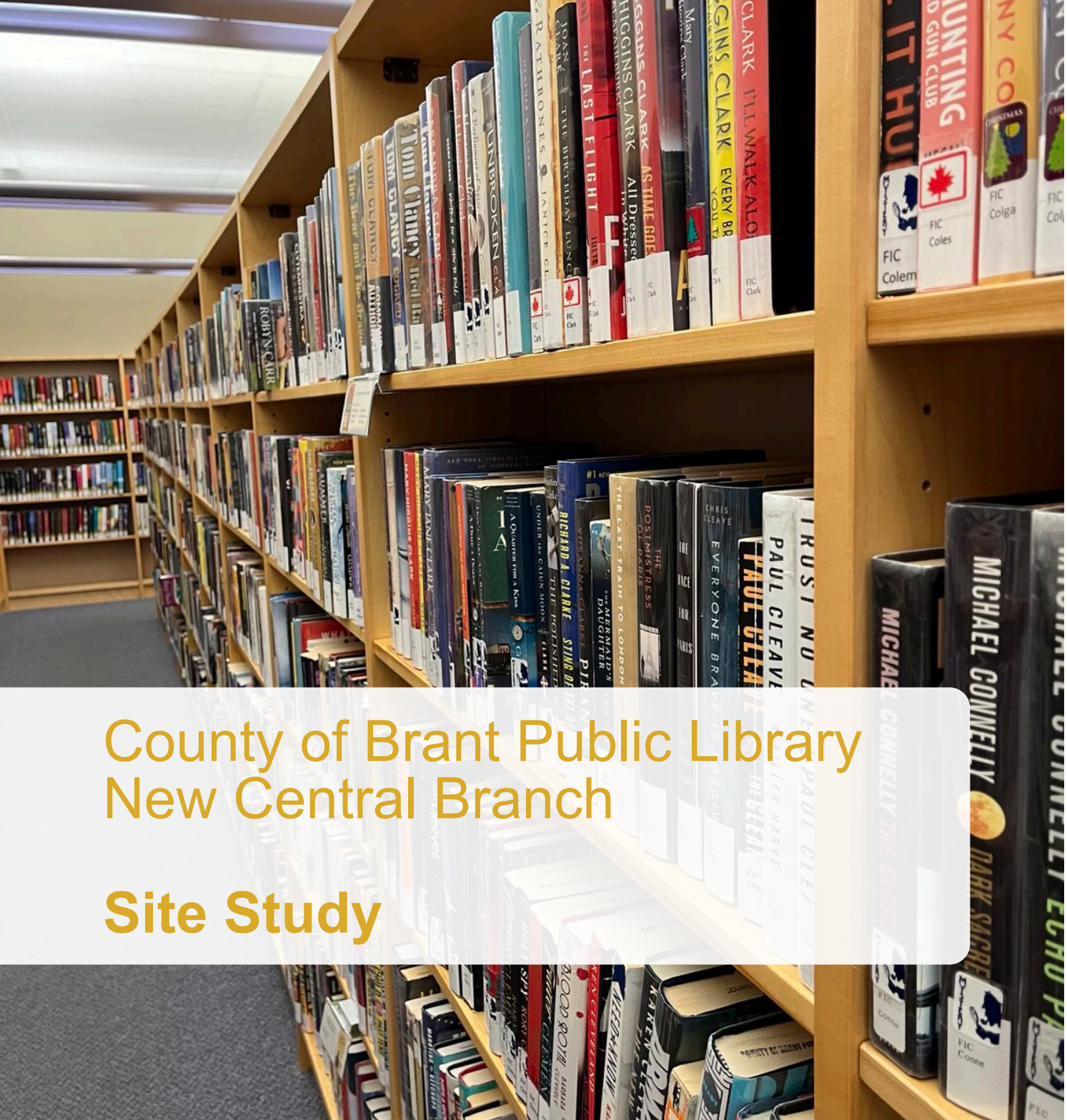




County of Brant Public Library New Central Branch

Site Study

LGA ARCHITECTURAL PARTNERS

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FINAL

November 2025



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Site Selection & Program Test Fit Diagrams

Site Selection and Program Test Fit Concepts

Facilitated by LGA, the Library Board reviewed an initial list of approximately 20 potential sites across the greater Paris area. Through a step-by-step evaluation process, this list was narrowed to eight, with four studied in greater detail. All the conceptual diagrams on the 4 sites reflect the attributes identified for the new central branch. The size of the building, foot print and parking numbers reflect the variances in response to the specific sites. The four sites are:

31 Mechanic Street - (new construction).

199 Grand River Street North- (new construction).

35 Curtis Avenue- (new construction).

185 Grand River North- (renovation/addition).

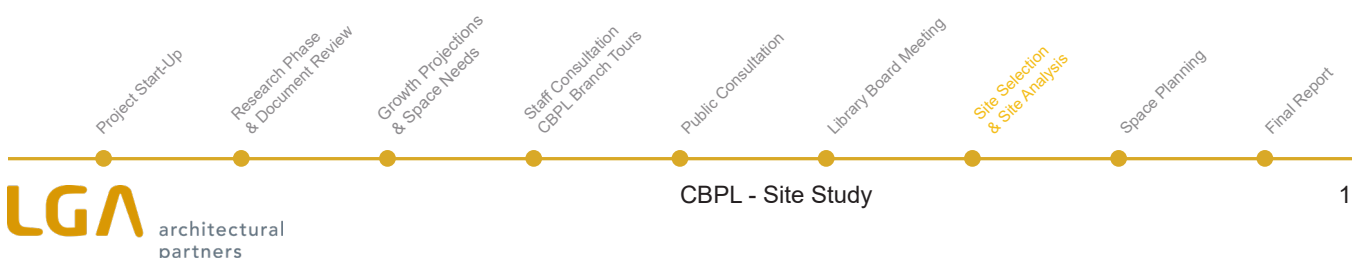
Each site is assessed using the same criteria and a “score card” to provide the board with high level means of comparison. The criteria are as follows:

- Site can accommodate the required library program and has room for expansion.
- Opportunity for building footprint to be configured in a number of ways.
- Proximity to downtown Paris.
- Walkability – from where & to where.
- Parking opportunities
- Street presence
- “Other” to capture such issues as consistency with goals of Downtown Paris Master plan etc.

Of these, one is currently on the market and two others have property owners who have expressed interest in selling to the library. Following analysis, three of the four sites emerged as strong opportunities for the future Central Branch.

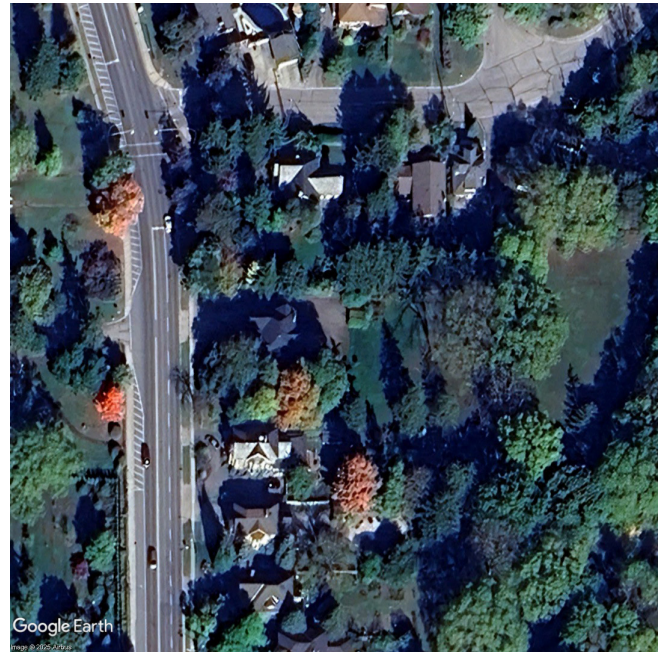
To support decision-making, a local constructor provided a high-level cost estimate for an addition-and-renovation approach, and Vermeulens, a Quantity Surveyor, prepared a Class E estimate for new construction.

The Site Study Document should be read in concert with the Needs Analysis Functional Program in particular to understand the areas indicated in the conceptual diagrams.





31 Mechanic Street



199 Grand River Street North



35 Curtis Ave. North



185 Grand River Street North



Site Requirements

Needs Analysis Site Findings

Building Size: Minimum 26,250 sf² / 2,434 m²

To adequately accommodate the target population and meet the needs assessment for the service area, the proposed library should have a minimum gross floor area of +/- 2,434 m². This calculation is based on population projections indicating growth in the County of Brant to 47,000 residents and in Paris to 20,000 residents by 2031.

Building Configuration: 2 Storeys Maximum

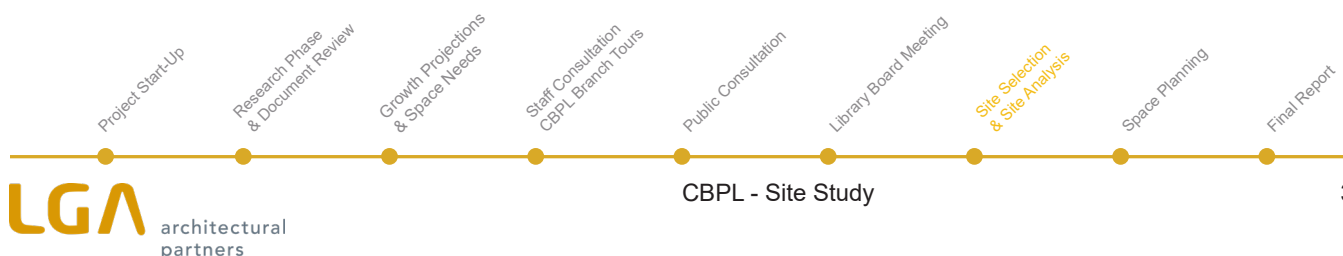
Industry best practices generally prefer a single-storey configuration for public libraries to promote accessibility, operational efficiency, and wayfinding simplicity. However, the best practices also acknowledge that the constraints of most urban sites result in a two-storey model which is also suitable.

Proximity to Downtown and Walkability: < 1km from Downtown

Public consultation indicated a strong preference for the new library to remain in the downtown area, emphasizing the importance of walkability and central accessibility in site selection. 65% of respondents preferred a location within 1km of downtown.

Walkability is a key metric for assessing sites in the 21st century. It emphasizes the importance of integrating exercise into daily life; whether you are a senior citizen or a family with young children, the ability to walk to a civic amenity like a central or branch library is highly encouraged. In light of the challenges we all face with climate change, prioritizing walkable sites also reduces the carbon emissions and fossil fuels required for the public to access essential services such as libraries.

Notably, during public consultation, many participants raised walkability as a significant factor when discussing potential site locations. Community members frequently linked the library's accessibility to their daily or weekly habits, underscoring the value they place on being able to reach the library safely and conveniently on foot.



Parking: Minimum 57 Spaces*

The County of Brant Zoning By-law requires a library of 2,434 m² to have 1 space for every 40 m² for library area, which is a total of 57 spaces. The County of Brant exempts parking in the Downtown Paris Commercial Core. Refer to each site to understand the impact. Further reductions are possible via a variance or Zoning By-Law amendment. In all cases, the GRCA will review the final proposal.

Street Presence and Urban Integration: Excellent Visibility

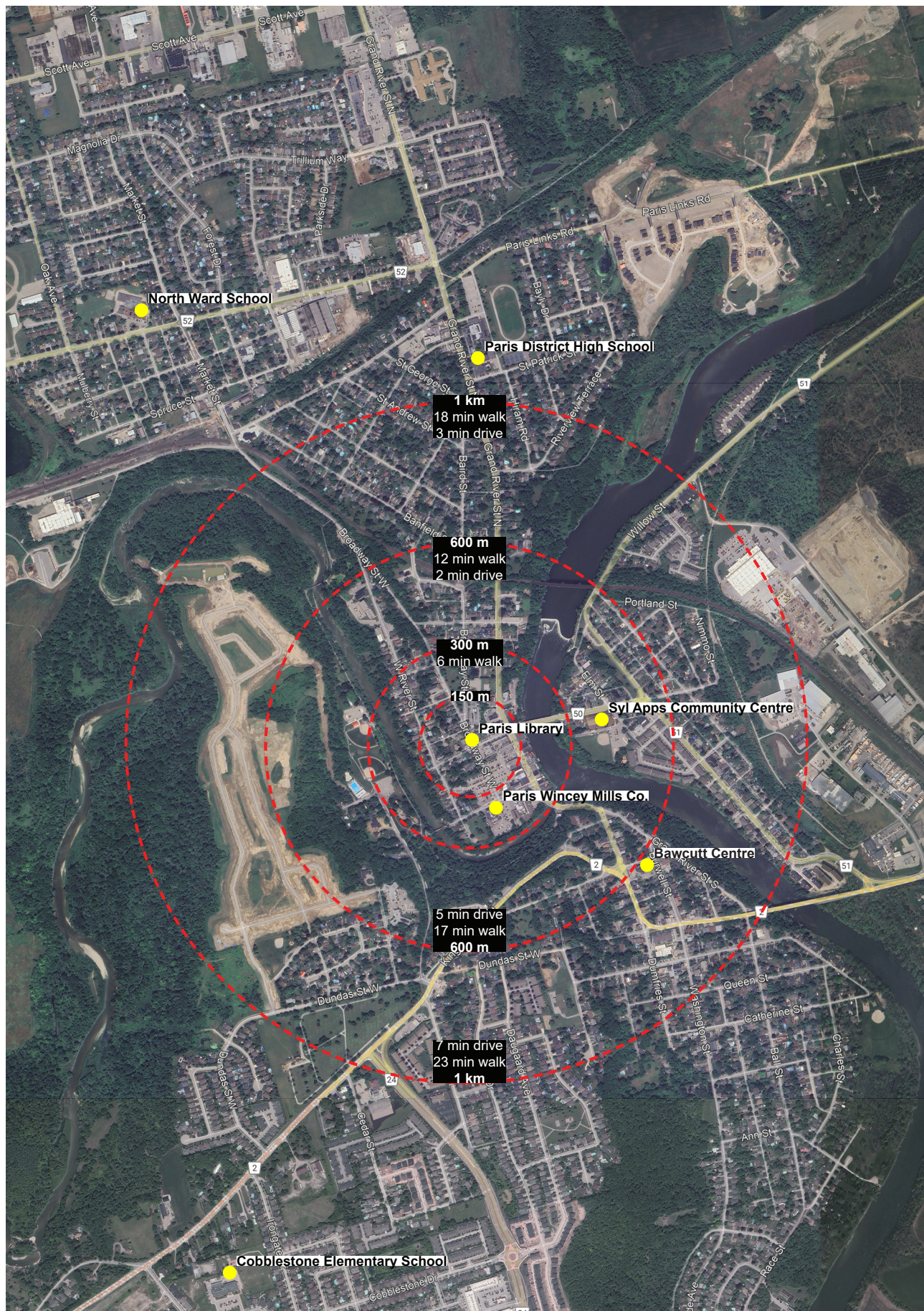
The chosen site should reinforce the library's role as an active civic and cultural destination. Visibility from the street will naturally promote public awareness of library programs and services. As a gateway to the downtown core, the library will attract both residents and visitors, contributing to the vitality of Paris's urban centre and supporting broader community development objectives.

Summary of Key Findings

In reviewing the four sites, the Curtis Avenue property presents the most significant challenges for both the current and future needs of the CBPL Central Branch. Its limited size, constrained parking, poor walkability, and exposure to environmental and noise impacts make it the least suitable option.

Of the remaining three sites, the two locations on Grand River Street North both offer strong potential for establishing a branch outside the main Paris core while remaining within a comfortable walking distance. Each site benefits from an attractive physical setting and the ability to create a strong presence along the street. The addition/renovation proposal at 185 Grand River Street North does come with challenges related to adapting a heritage house for institutional use—issues that also affect the placement of the proposed addition. These factors introduce greater complexity in terms of planning and constructibility. However, this site also offers the largest overall area, along with ample parking and opportunities for outdoor programming, all of which are of considerable interest to the CBPL.

The Mechanic Street site, while more constrained than the Grand River sites, is still large enough to accommodate the Central Branch's programmatic needs. It has an excellent walkability score for residents of downtown Paris and provides strong street presence. Among all four sites, Mechanic Street offers the CBPL a significant opportunity to expand its programming and engage a broader audience, including summer visitors and downtown foot traffic.





31 Mechanic Street

Site Analysis

EXISTING SITE PLAN



LEGEND

- RIVER SLOPES
EROSION ALLOWANCE
- STEEP
- OVERSTEEP
- REGULATORY
FLOODPLAIN

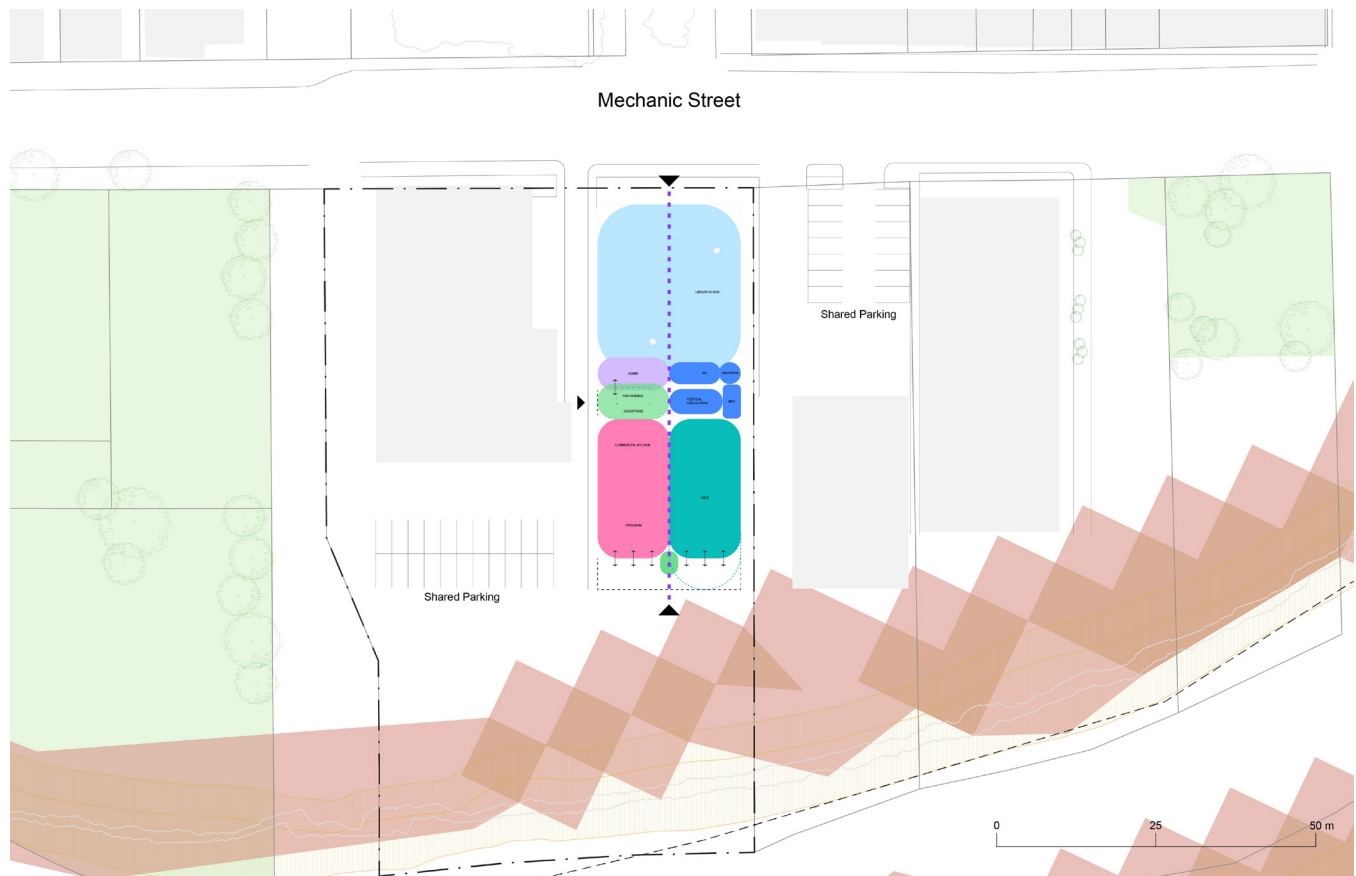


31 Mechanic Street

Score Card

Requirement	Yes or No	Comments
Building Size	No	Maximum 2,322 m ² Future expansion impossible
Building Configuration	Yes	2 Storeys Limited configuration options
Proximity to Downtown	Yes	Excellent
Walkability	Yes	Excellent walkability for local businesses Limited walkability for schools, seniors, community centres
Parking	No	Parking is shared with neighbouring businesses
Street Presence	Yes	Excellent street presence Heavy traffic, primarily commuters and tourists
Other Considerations	Leased Aligns with objectives of Paris Downtown Master Plan	

PROPOSED GROUND FLOOR PLAN



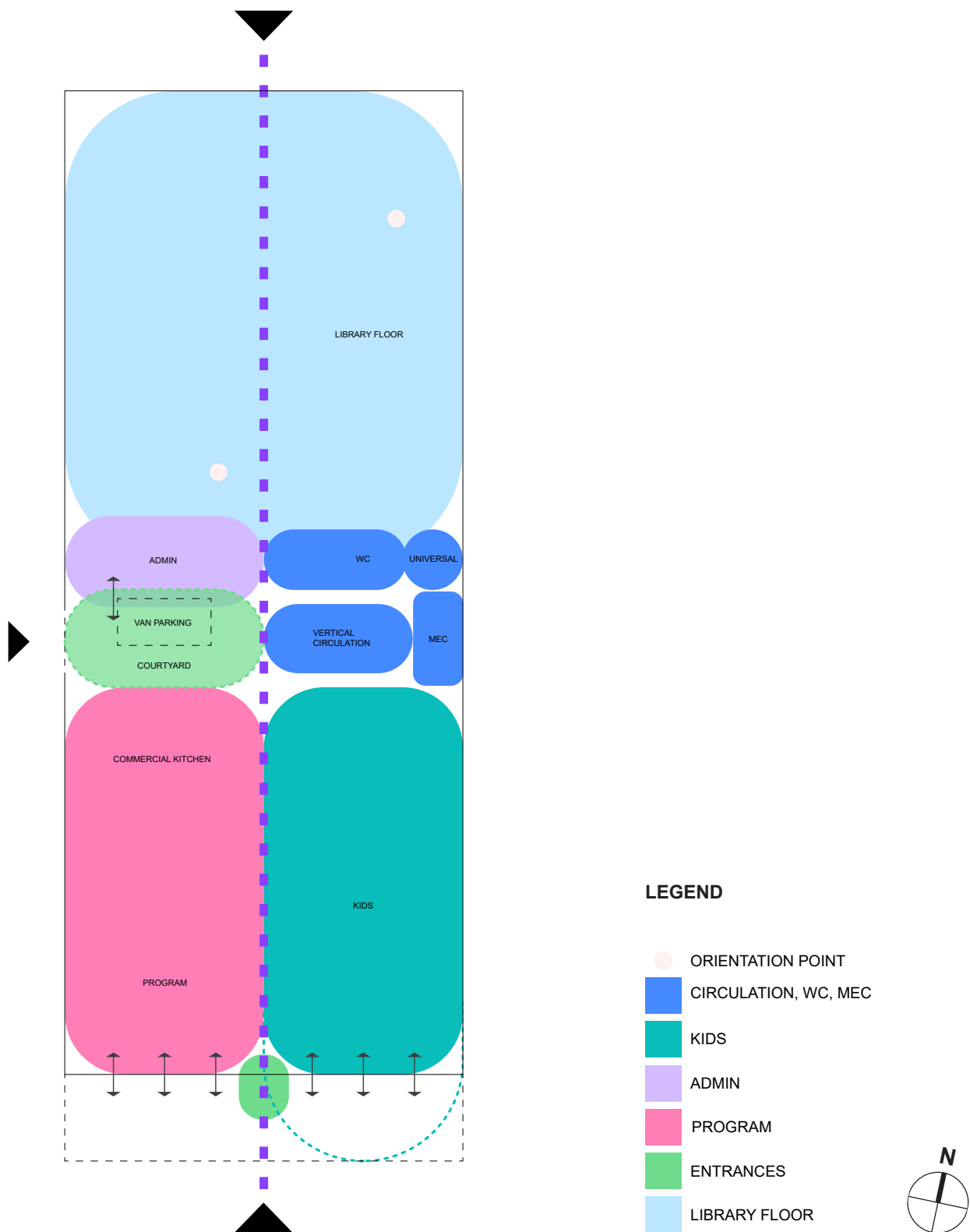
LEGEND

- ORIENTATION POINT
- CIRCULATION, WC, MEC
- KIDS
- ADMIN
- PROGRAM
- ENTRANCES
- LIBRARY FLOOR
- RIVER SLOPES EROSION ALLOWANCE
- STEEP
- OVERSTEEP
- REGULATORY FLOODPLAIN

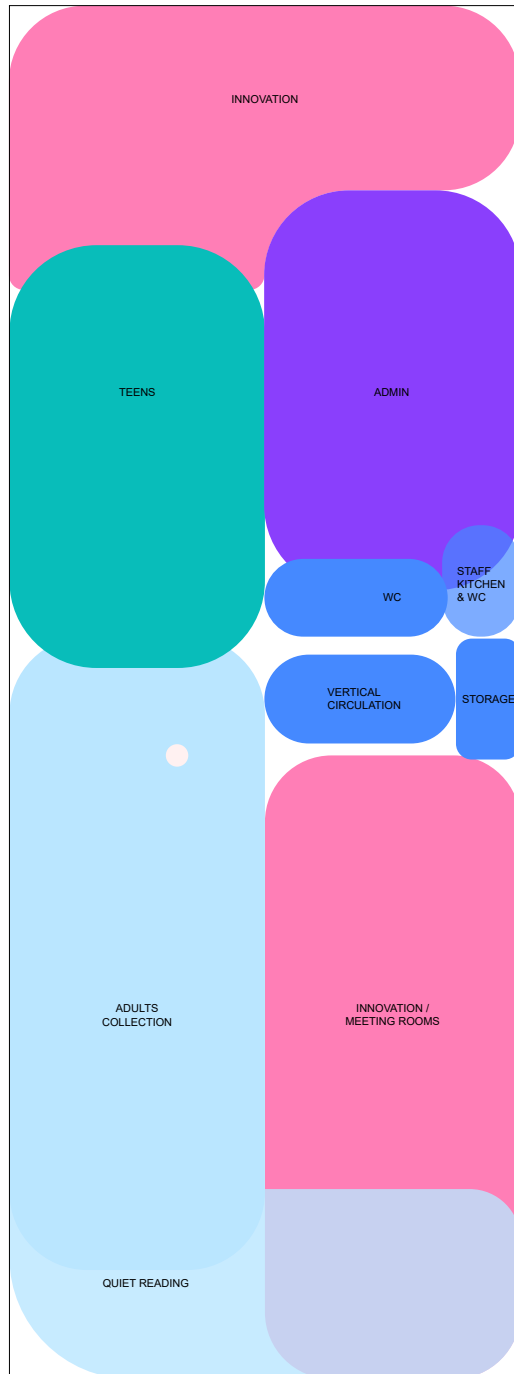
TWO STOREY PROPOSED
LIBRARY AT 2,322 m²



GROUND FLOOR BUBBLE DIAGRAM - OPTION 01



SECOND FLOOR BUBBLE DIAGRAM - OPTION 01

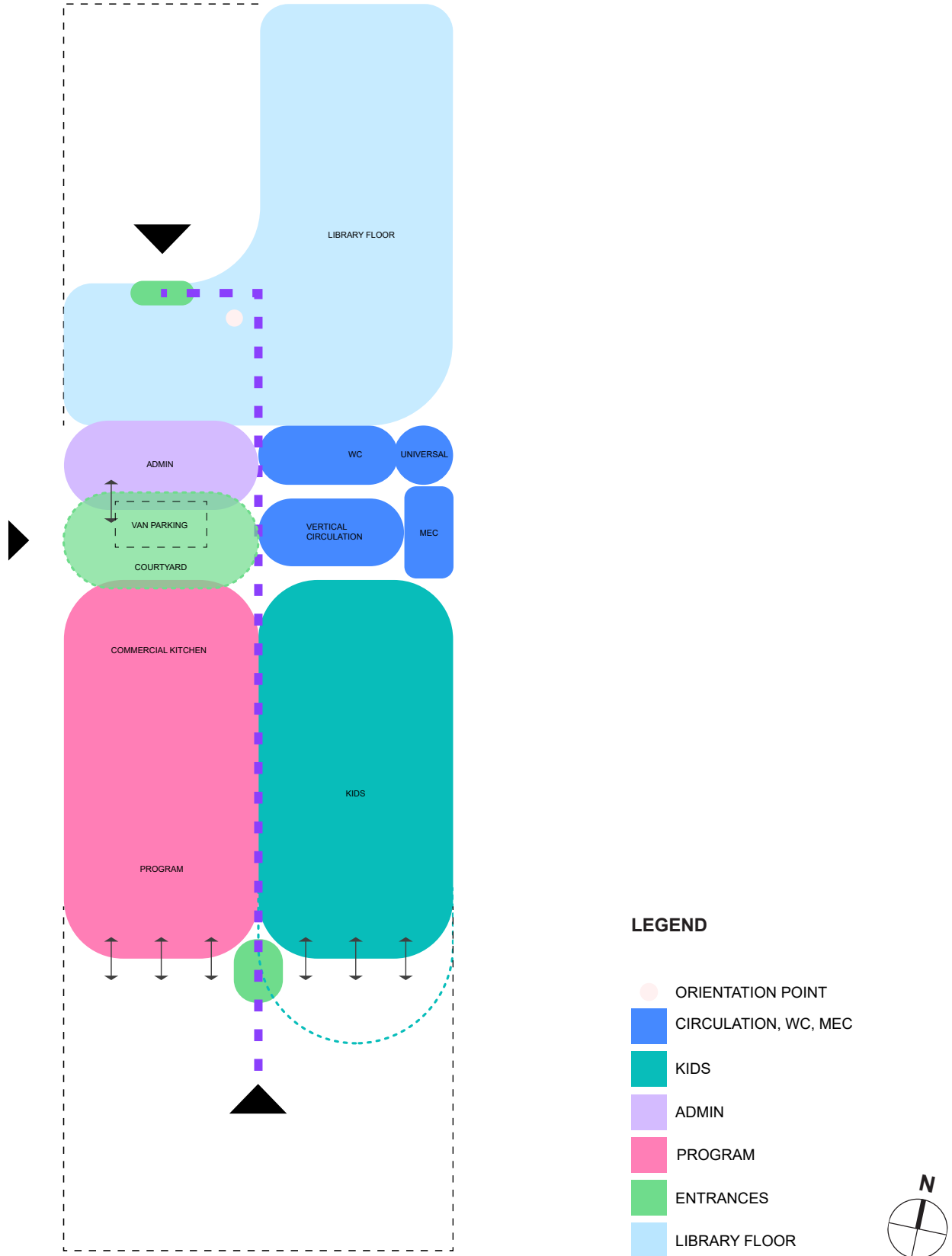


LEGEND

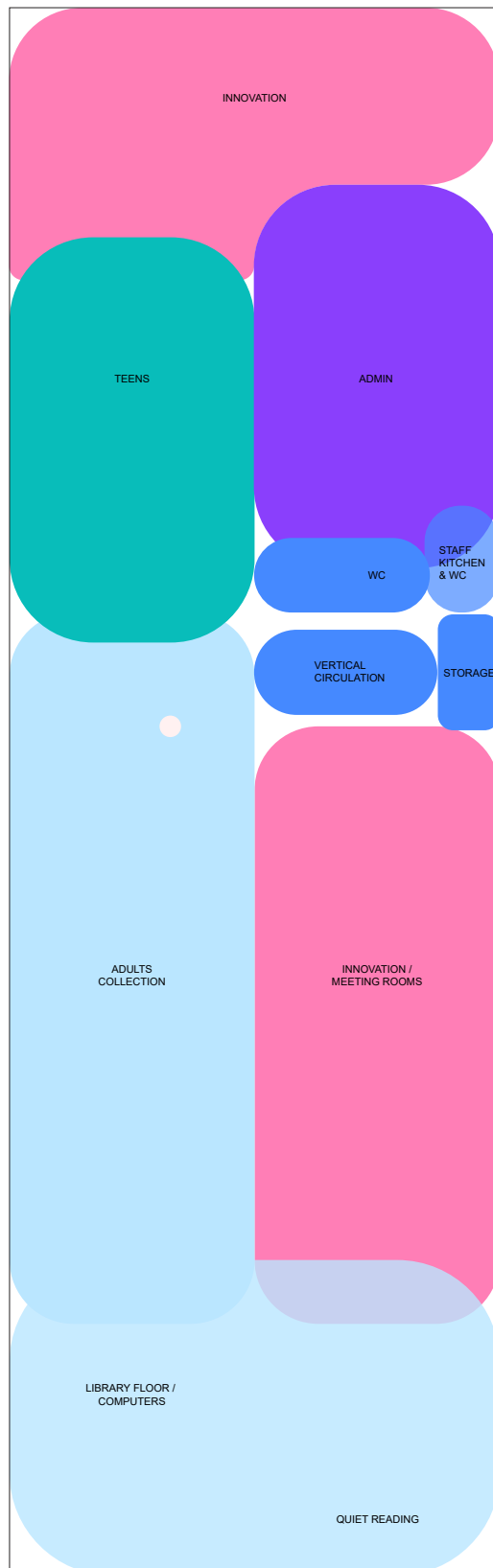
- ORIENTATION POINT
- CIRCULATION, WC, MEC
- TEENS
- ADMIN OFFICES
- INNOVATION CENTRE
- ADULT COLLECTION



GROUND FLOOR BUBBLE DIAGRAM - OPTION 02



SECOND FLOOR BUBBLE DIAGRAM - OPTION 02



LEGEND

-  ORIENTATION POINT
-  CIRCULATION, WC, MEC
-  TEENS
-  ADMIN OFFICES
-  INNOVATION CENTRE
-  ADULT COLLECTION



31 Mechanic Street

Fact Sheet

Building Size (Based on Needs and Population Projections)

The proposed library at 31 Mechanic Street is designed as a two-storey facility with a total area of 2,322 m², which closely aligns with the projected requirement.

Building Configuration (Maximum Two Storeys)

A two-storey model is indicated as suitable for the typology on this site. The two-storey building proposed works well on the Mechanic Street site. This configuration maintains a pedestrian scale, provides views toward the downtown core, and enhances visual connections to the Grand River. The design is compatible with the surrounding built form, including the adjacent Wincy Mills Co. property.

Proximity to Downtown

The 31 Mechanic Street site offers several strategic advantages due to its central location within the downtown core. Its proximity to Wincy Mills Co. supports integration with existing commercial and community amenities. The site is also aligned with the objectives of the Paris Downtown Master Plan, which envisions the area as a pedestrian-oriented cultural and civic district. The proposed library will contribute to this vision through integration with planned public green spaces, new street networks, and parking infrastructure.

Walkability and Accessibility

Mechanic Street functions as a high-traffic corridor frequented by both residents and visitors, providing strong visibility for the library.

Parking Requirements

No parking is required for the Mechanic Street site, as it is part of the downtown commercial exemption. There are limited options for dedicated parking on site beyond the +/- 20 existing spaces which would be shared with Wincy Mills Co. Current at-grade parking exists across the street from the library site. Additionally, new parking infrastructure is proposed further east along Mechanic Street, providing nearby parking options for library users within a short walking distance.

Street Presence and Urban Integration

The 31 Mechanic Street site ensures a strong street presence, reinforcing the library's role as an active civic and cultural destination. The building's visibility along Mechanic Street will naturally promote public awareness of library programs and services. As a gateway to the downtown core, the library will attract both residents and visitors, contributing to the vitality of Paris's urban centre and supporting broader community development objectives.



199 Grand River Street N

Site Analysis

EXISTING SITE PLAN



LEGEND

- RIVER SLOPES
EROSION ALLOWANCE
- STEEP
- OVERSTEEP
- REGULATORY
FLOODPLAIN

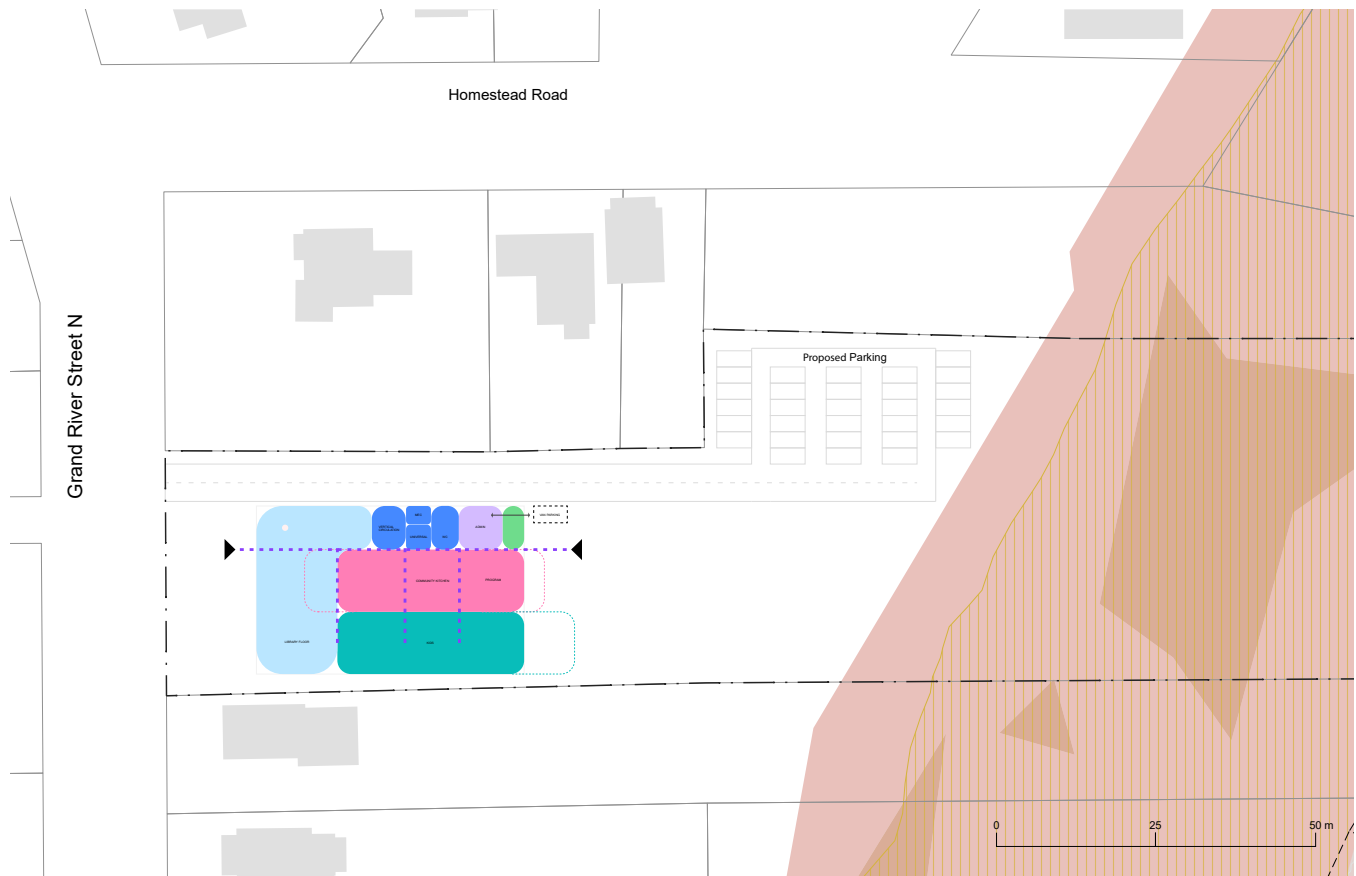


199 Grand River Street N

Score Card

Requirement	Yes or No	Comments
Building Size	Yes	Can accommodate 2,434 m ² . Possibility for future expansion
Building Configuration	Yes	2 Storeys
Proximity to Downtown	Yes	Good proximity
Walkability	Yes*	Good walkability for schools, seniors, community centres
Parking	No*	+/- 32 spaces currently with option to negotiate more with authorities having jurisdiction
Street Presence	Yes	Excellent street presence Will require integration with heritage landscape
Other Considerations	Abundant greenspace for outdoor programming, reading gardens Safe and open space makes it well-suited to family-oriented activities and outdoor library initiatives Riverfront	

PROPOSED GROUND FLOOR PLAN



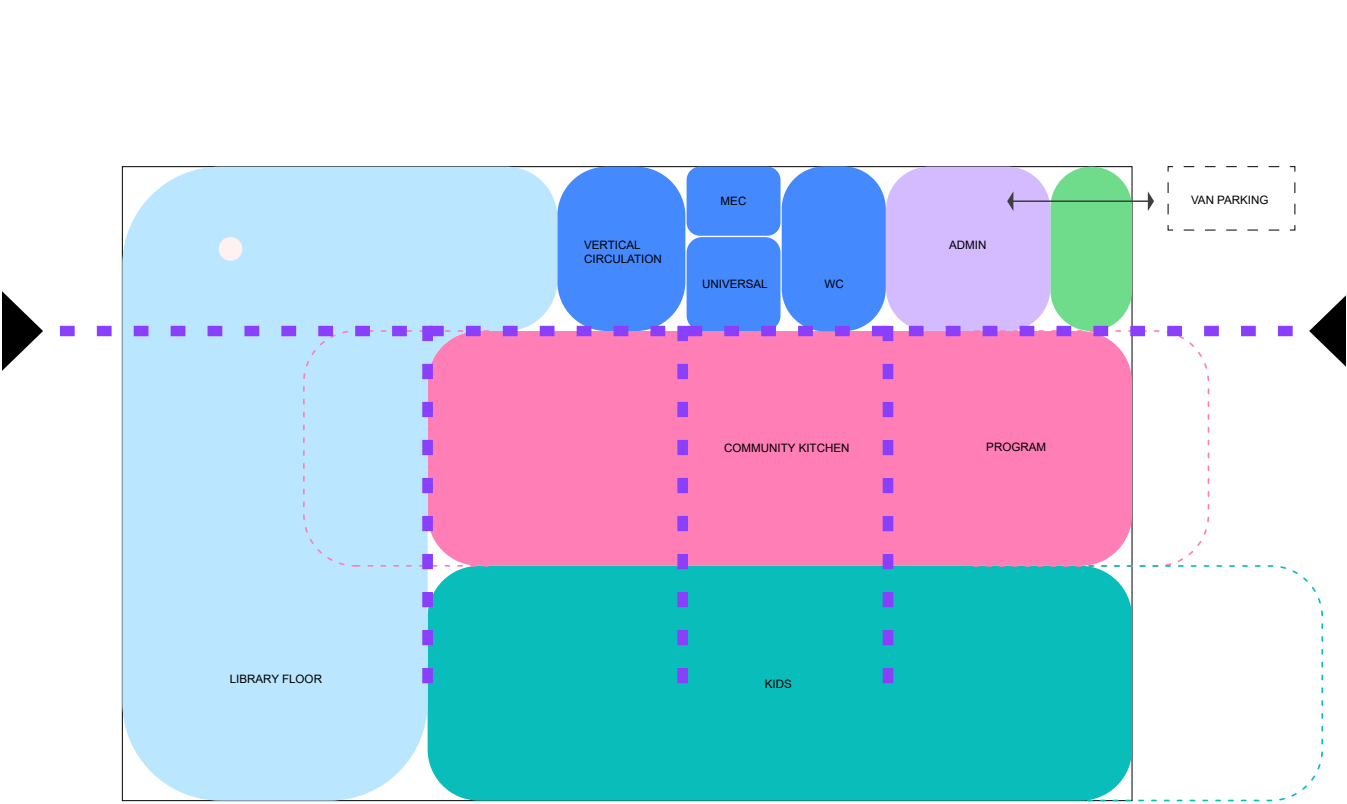
LEGEND

- ORIENTATION POINT
- CIRCULATION, WC, MEC
- KIDS
- ADMIN
- PROGRAM
- ENTRANCES
- LIBRARY FLOOR
- RIVER SLOPES EROSION ALLOWANCE
- STEEP
- OVERSTEEP
- REGULATORY FLOODPLAIN

TWO STOREY PROPOSED
LIBRARY AT 2,322 m²



GROUND FLOOR BUBBLE DIAGRAM - OPTION 01



GROUND FLOOR LEGEND

- ORIENTATION POINT
- CIRCULATION, WC, MEC
- KIDS
- ADMIN
- PROGRAM
- ENTRANCES
- LIBRARY FLOOR

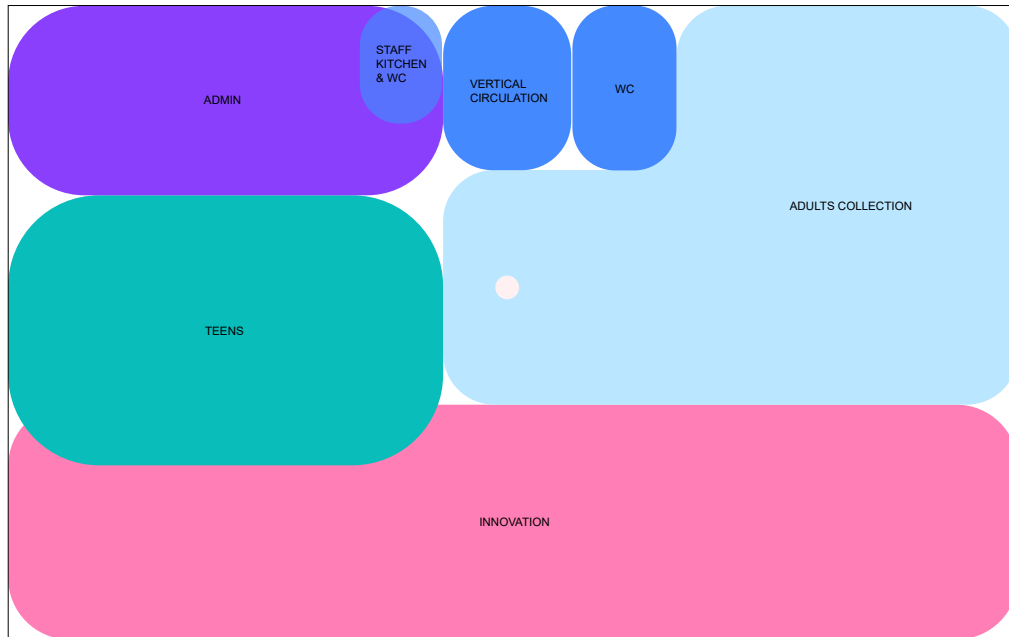
SECOND FLOOR LEGEND

- ORIENTATION POINT
- CIRCULATION, WC, MEC
- TEENS
- ADMIN OFFICES
- INNOVATION CENTRE
- ADULT COLLECTION

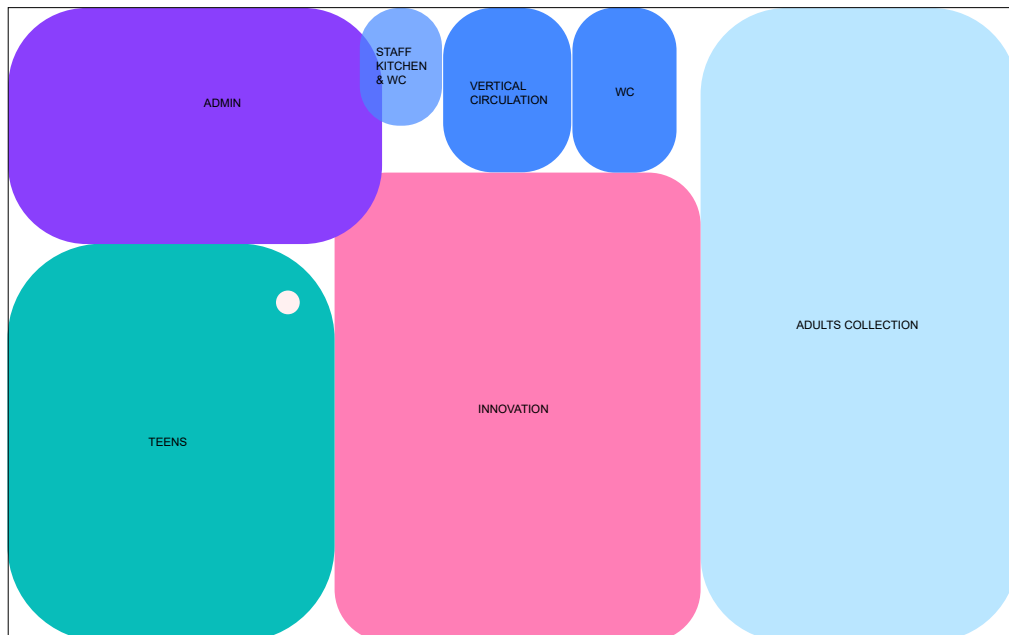


SECOND FLOOR BUBBLE DIAGRAM

OPTION 01



OPTION 02



199 Grand River Street N

Fact Sheet

Building Size (Based on Needs and Population Projections)

The required building size can be accommodated at 199 Grand River St. N. This site is the largest of the three under consideration, offering potential for future expansion if desired.

Building Configuration (Maximum Two Storeys)

A two-storey building is proposed on Grand River North. The entrance elevation is set back in alignment with the neighbouring residential property to maintain consistent setbacks and neighbourhood scale. The site also provides substantial green space, allowing opportunities for outdoor reading areas, park space, and community gathering zones that enhance user experience and programming potential.

Proximity to Downtown

The site is identified within the extension of Grand River Street from the downtown core as part of the Paris Master Plan. It is located approximately 1 kilometre from downtown, equating to a 14-minute walk. While not within the immediate core, the site remains accessible and benefits from planned urban connectivity improvements.

Walkability and Accessibility

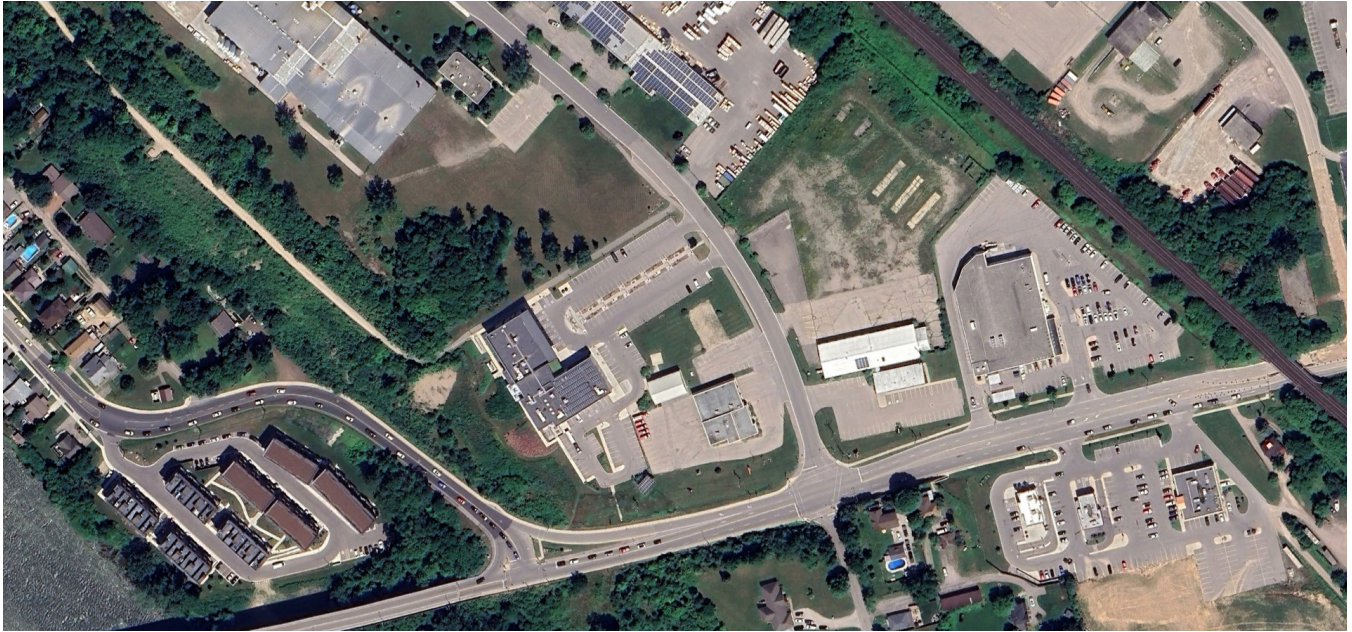
199 Grand River St. N is within easy walking distance of local schools, retirement communities, affordable housing communities, and several neighbourhoods.

Parking Requirements

Preliminary assessments suggest the site can accommodate +/- 32 parking spaces, with the potential for additional spaces pending approval from the Grand River Conservation Authority (GRCA) and the municipality.

Street Presence and Urban Integration

The site has strong visibility from Grand River Street North, a high-traffic street that ensures prominent exposure. Careful integration with the existing landscape and streetscape will be required to maintain aesthetic coherence. The abundant green space along the riverfront presents significant opportunities for outdoor programming, such as reading gardens, pavilions, and community parks. The site's privacy, safety, and open space make it particularly well-suited for family-oriented activities and outdoor library initiatives.



35 Curtis Ave. North

Site Analysis

EXISTING SITE PLAN

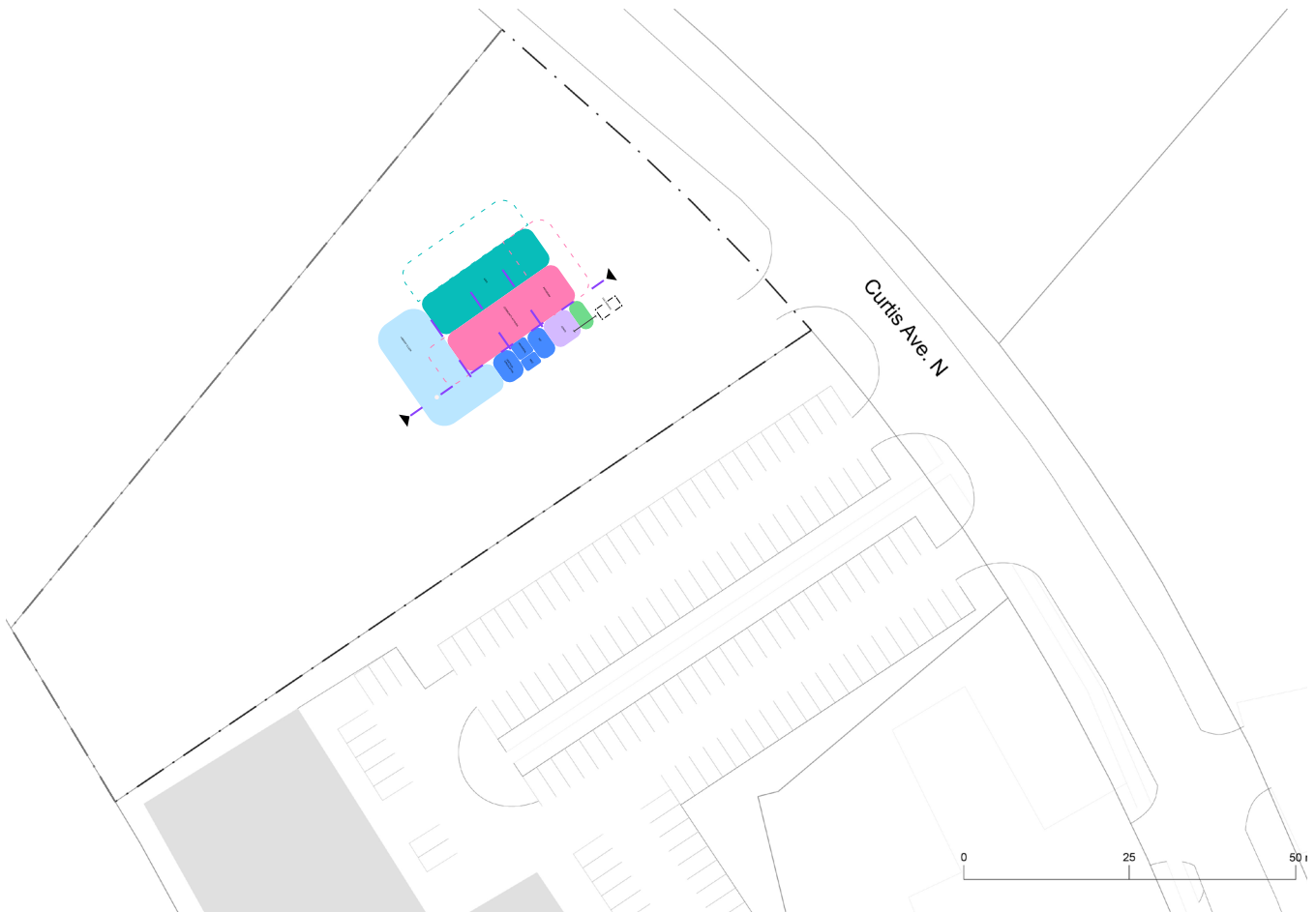


35 Curtis Ave. North

Score Card

Requirement	Yes or No	Comments
Building Size	Yes	No option for expansion
Building Configuration	Yes	2 Storeys
Proximity to Downtown	No	Furthest from downtown of the sites
Walkability	No	Poor walkability Heavy truck and commuter traffic
Parking	No	+/- 14 parking spaces
Street Presence	No	Poor street presence
Other Considerations	Very close to Health Hub, grocery stores Not currently available for purchase Access to walking/biking trail system Proximity to industrial manufacturing may pose safe and environmental concerns to library users	

PROPOSED GROUND FLOOR PLAN

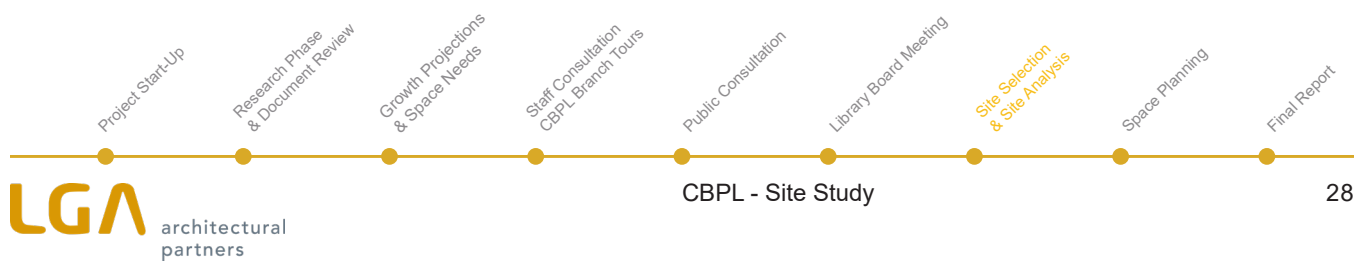
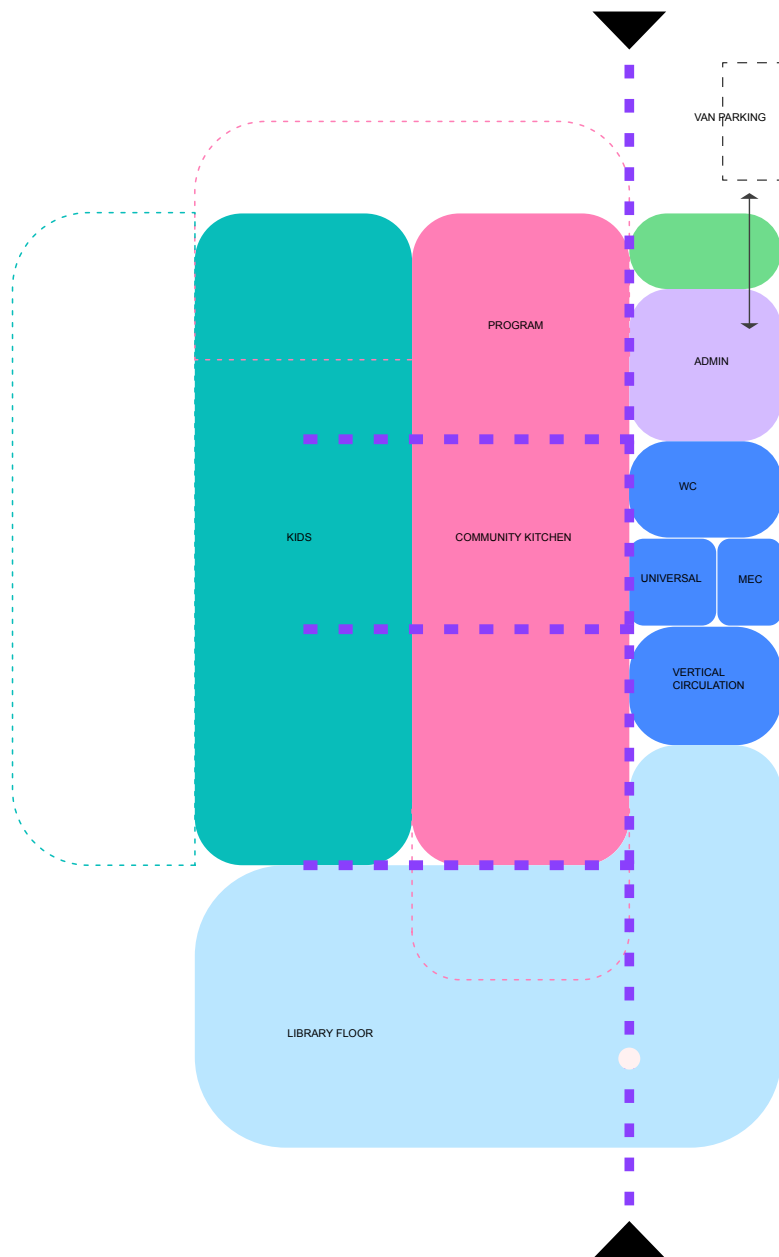


LEGEND

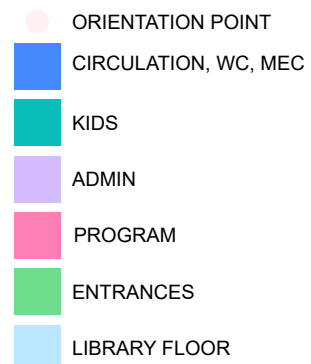
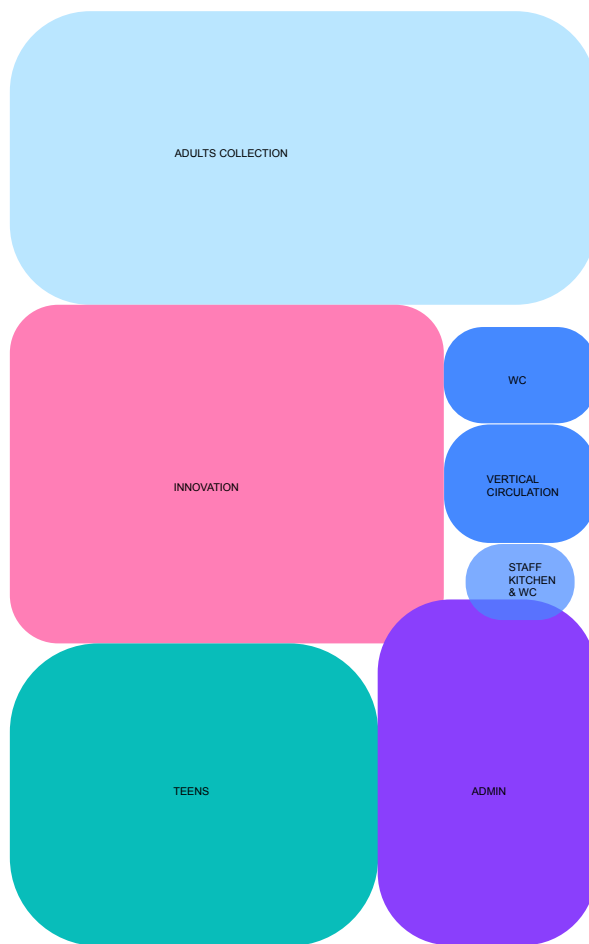
- ORIENTATION POINT
- CIRCULATION, WC, MEC
- KIDS
- ADMIN
- PROGRAM
- ENTRANCES
- LIBRARY FLOOR

TWO STOREY PROPOSED
LIBRARY AT 2,322 m²





SECOND FLOOR BUBBLE DIAGRAM



TWO STOREY PROPOSED
LIBRARY AT 2,322 m²



35 Curtis Ave. North

Fact Sheet

Building Size (Based on Needs and Population Projections)

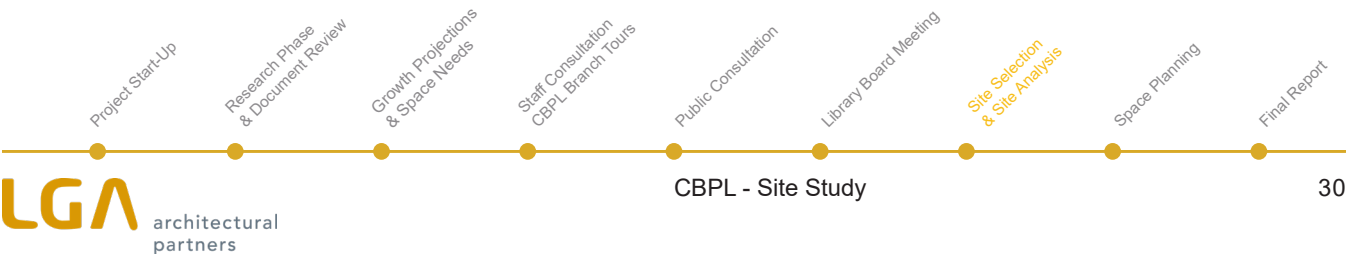
The proposed library at 35 Curtis Avenue North is designed as a two-storey facility with a total area of 2,322 m², which closely aligns with the projected requirement. However, the tight property boundaries significantly limit opportunities for variation in building configuration or future expansion.

Building Configuration (Maximum Two Storeys)

The proposed two-storey design positions the main entrance along Curtis Avenue North, with a driveway providing access to parking at the rear of the property. The site offers minimal outdoor space, and its proximity to industrial uses reduces its suitability for outdoor programming and community events. Safety and environmental quality are also concerns compared to the other sites under consideration.

Proximity to Downtown

The site is located approximately 1.8 kilometres from downtown Paris and requires crossing the Dundas Street West bridge, making this a predominantly car-oriented and accessible site. Public consultation results indicate very low community preference for sites at this distance, with only two respondents out of sixty identifying a location east of downtown and across the river as desirable. As such, this site does not align strongly with community priorities regarding accessibility and integration with the downtown core.



Walkability and Accessibility

Situated within an industrial area, the site lacks complementary community facilities and pedestrian-friendly infrastructure. The surrounding neighbourhood is primarily vehicular in nature, which limits opportunities for casual pedestrian access and cultural integration.

The site's distance from schools, parks, and other civic institutions also constrains potential programmatic collaborations and reduces the library's ability to function as a central community hub.

Parking Requirements

The restricted size of the property limits flexibility in the library's building footprint, parking configuration, and outdoor space planning, making it challenging to meet both functional and design objectives. Given these constraints, on-site parking can accommodate +/- 14 spaces. An industrial zoning use typically requires 1 space per 100 m², so a variance will be required to accommodate a reduced number of parking spaces.

Street Presence and Urban Integration

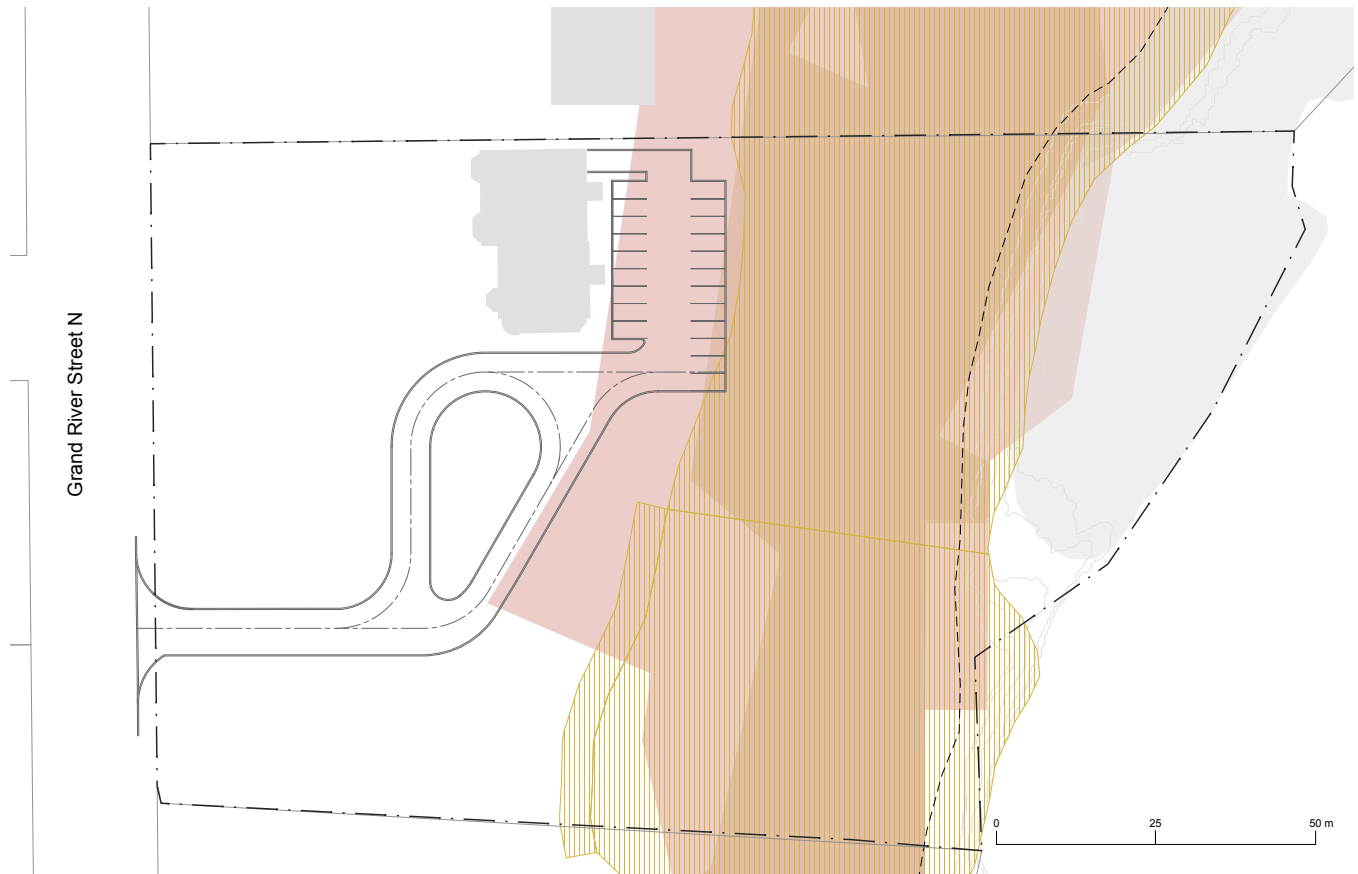
The site has moderate visibility along Curtis Avenue North, adjacent to the Health Hub and local businesses. However, its context within a predominantly industrial corridor reduces its potential for cultural activation and civic prominence. The site lacks established tree cover and safe, enclosed green areas, making it unsuitable for children's outdoor programming or recreational use. Overall, the site does not provide the desired setting for a vibrant, community-oriented public library and is not recommended as a preferred option.



185 Grand River Street N

Site Analysis

EXISTING SITE PLAN



LEGEND

- RIVER SLOPES
EROSION ALLOWANCE
- STEEP
- OVERSTEEP
- REGULATORY
FLOODPLAIN

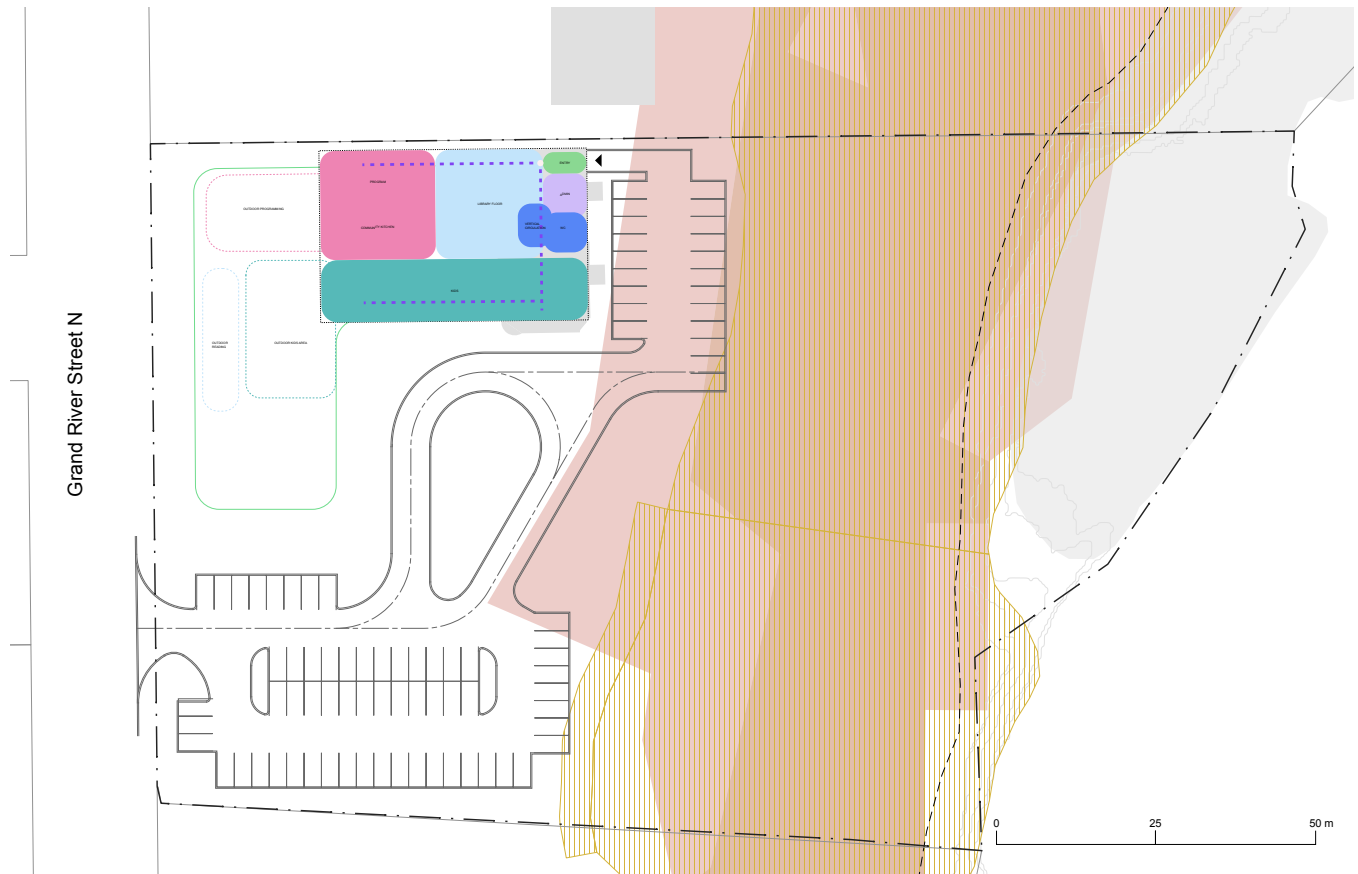


185 Grand River Street N

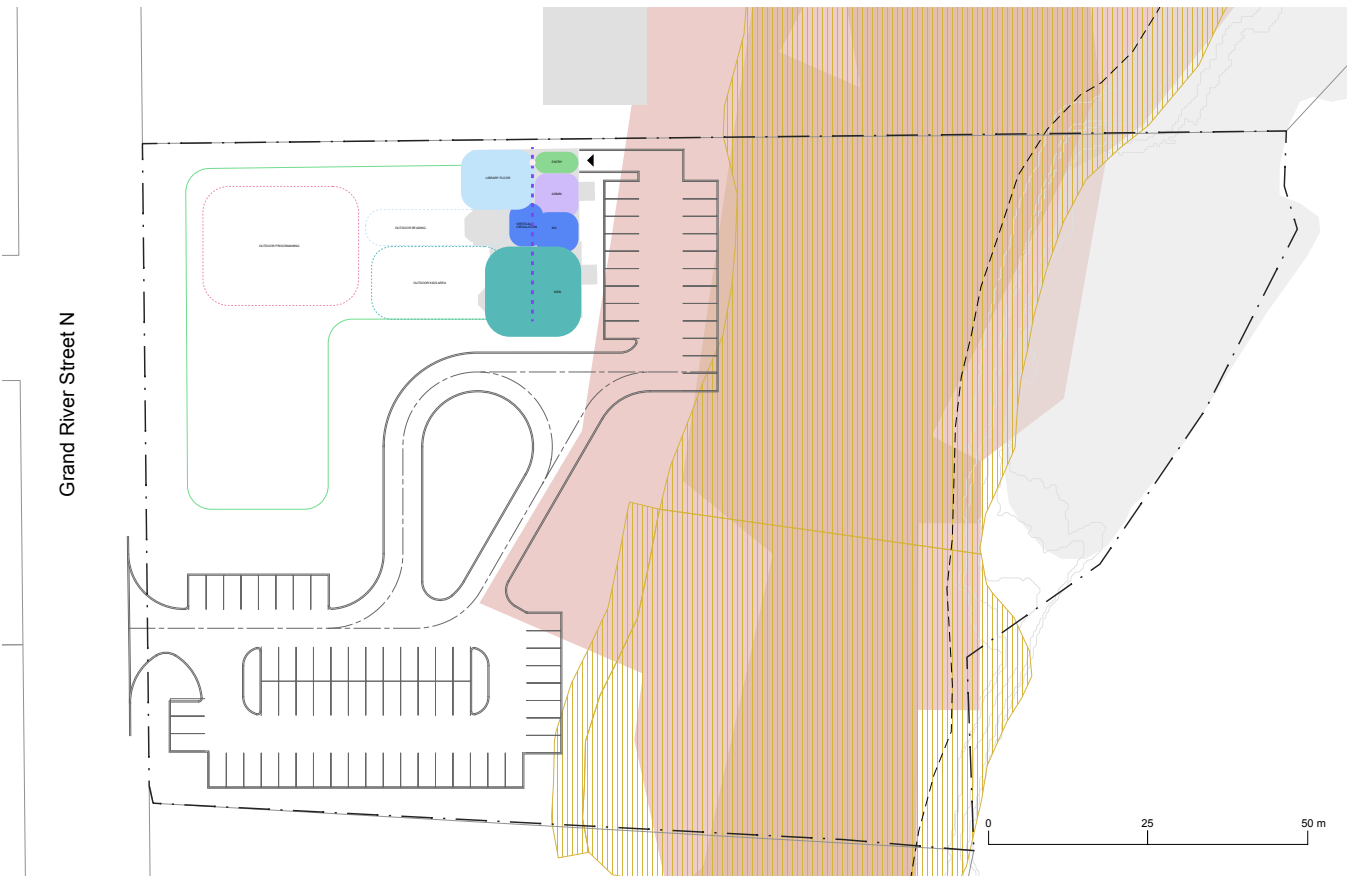
Score Card

Requirement	Yes or No	Comments
Building Size	No	Existing GFA 1,254 m². Possibility for future expansion
Building Configuration	No	2-5 Storeys
Proximity to Downtown	Yes	Good proximity
Walkability	Yes*	Good walkability for schools, seniors, community centres
Parking	Yes	+/- 82 spaces currently with option to negotiate more with authorities having jurisdiction
Street Presence	Yes	Excellent street presence Will require integration with heritage landscape
Other Considerations	Abundant greenspace for outdoor programming, reading gardens Safe and open space makes it well-suited to family-oriented activities and outdoor library initiatives Riverfront	

PROPOSED GROUND FLOOR PLAN



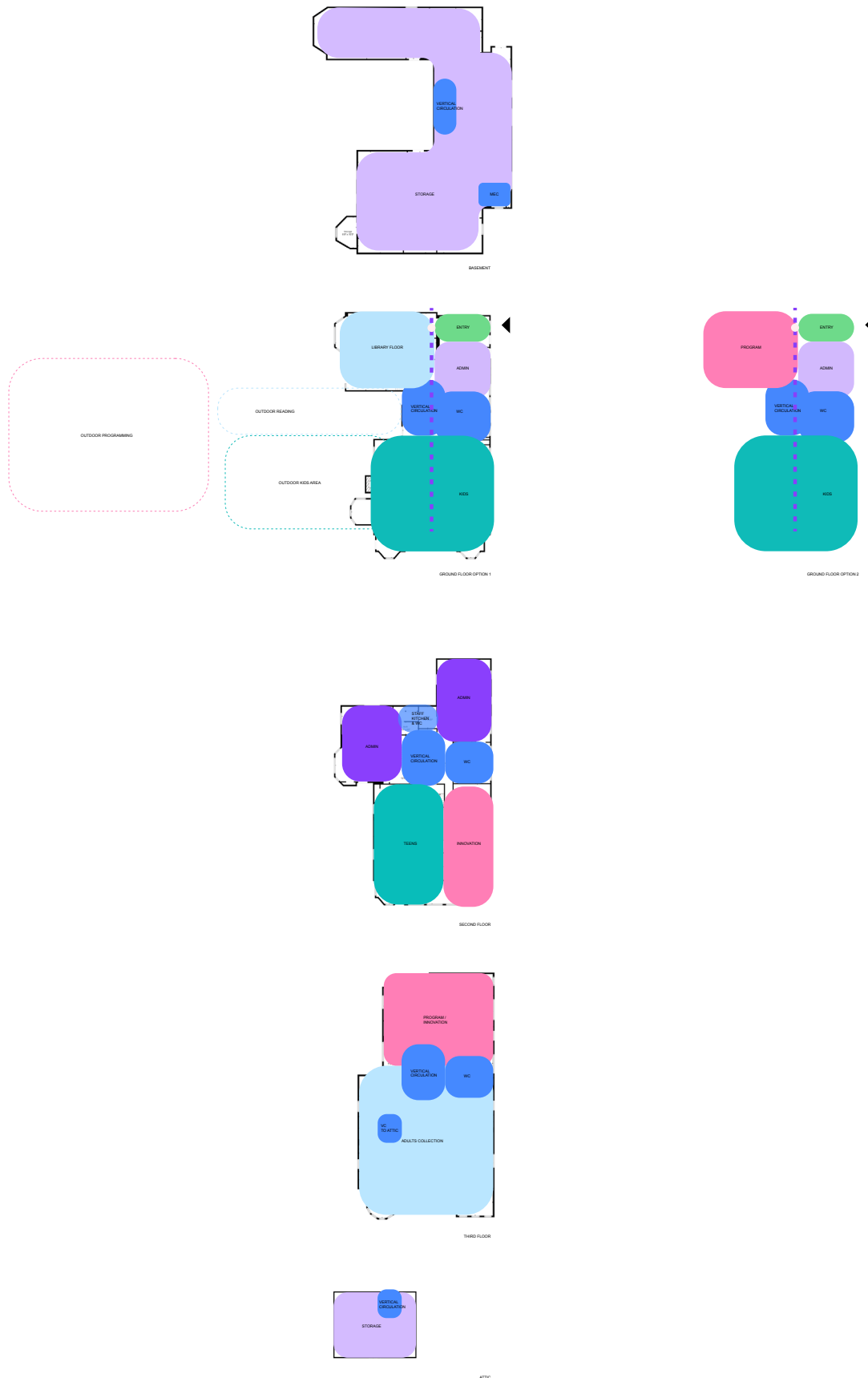
GROUND FLOOR BUBBLE DIAGRAM - EXISTING



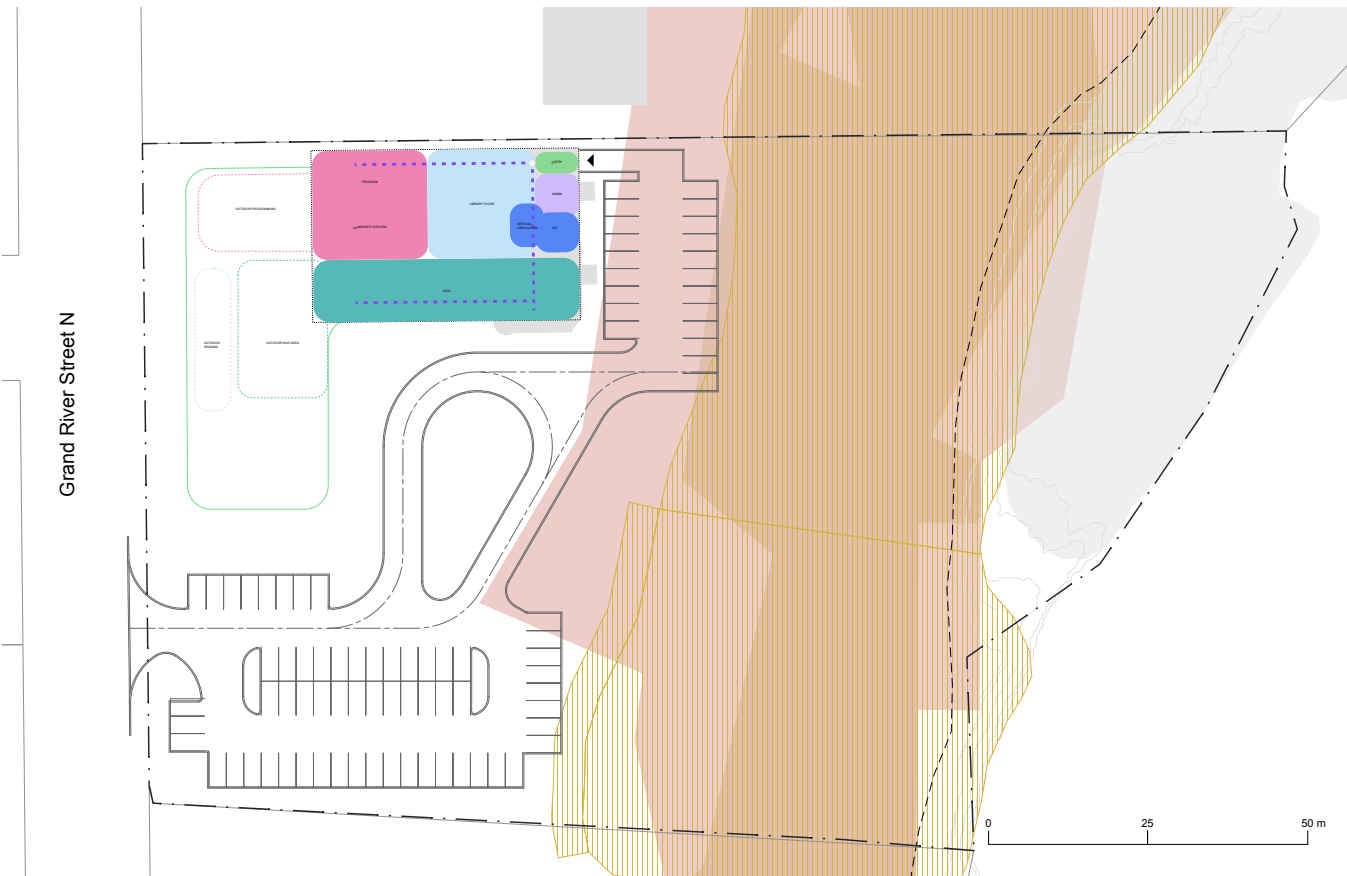
LEGEND

- ORIENTATION POINT
- CIRCULATION, WC, MEC
- KIDS
- ADMIN
- PROGRAM
- ENTRANCES
- LIBRARY FLOOR





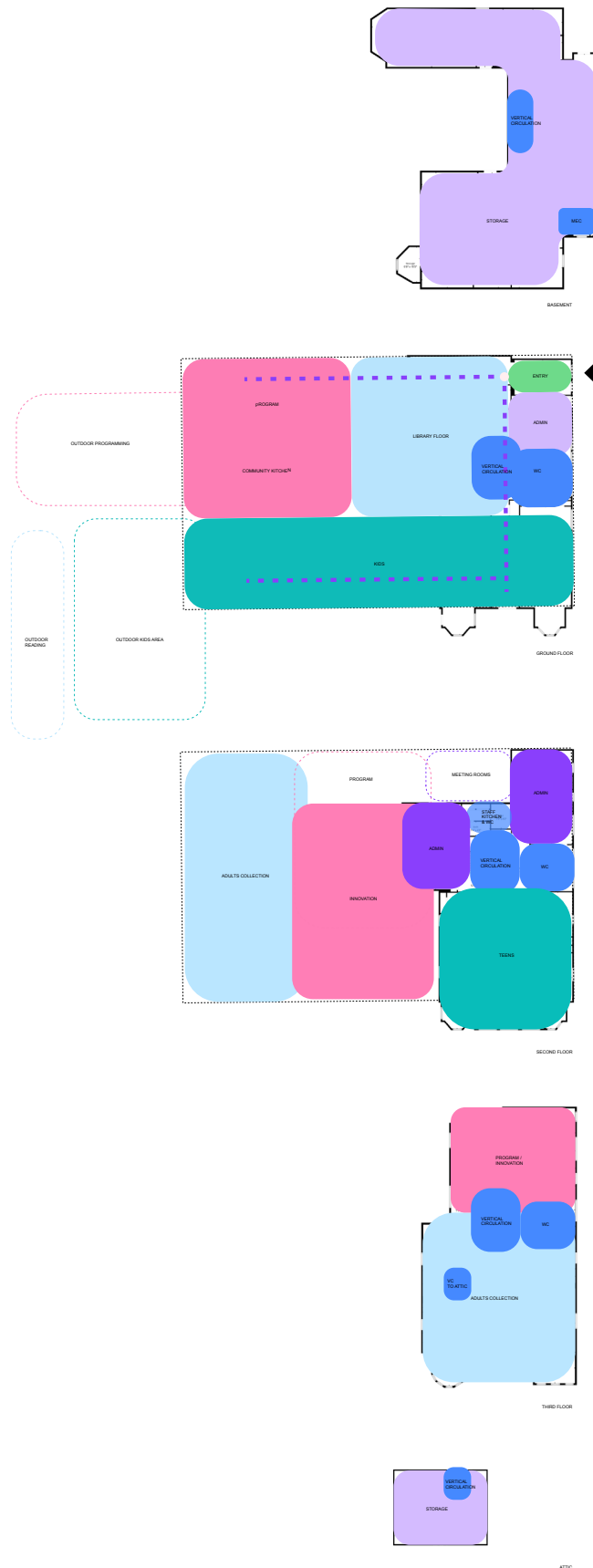
GROUND FLOOR BUBBLE DIAGRAM - ADDITION



LEGEND

- ORIENTATION POINT
- CIRCULATION, WC, MEC
- KIDS
- ADMIN
- PROGRAM
- ENTRANCES
- LIBRARY FLOOR





185 Grand River Street N

Fact Sheet

Building Size (Based on Needs and Population Projections)

The required building size can be accommodated at 185 Grand River St. N. with an addition.

Building Configuration (Maximum Two Storeys)

A five-storey building with a two-story addition is proposed on Grand River North. The entrance elevation is set back in alignment with the neighbouring residential property to maintain consistent setbacks and neighbourhood scale. The site also provides substantial green space, allowing opportunities for outdoor reading areas, park space, and community gathering zones that enhance user experience and programming potential.

Proximity to Downtown

The site is identified within the extension of Grand River Street from the downtown core as part of the Paris Master Plan. It is located approximately 1 kilometre from downtown, equating to a 14-minute walk. While not within the immediate core, the site remains accessible and benefits from planned urban connectivity improvements.

Walkability and Accessibility

185 Grand River St. N is within easy walking distance of local schools, retirement communities, affordable housing communities, and several neighbourhoods.

Parking Requirements

Preliminary assessments suggest the site can accommodate +/- 82 parking spaces, pending approval from the Grand River Conservation Authority (GRCA) and the municipality.

Street Presence and Urban Integration

The site has strong visibility from Grand River Street North, a high-traffic street that ensures prominent exposure. Careful integration with the existing landscape and streetscape will be required to maintain aesthetic coherence. The abundant green space along the riverfront presents significant opportunities for outdoor programming, such as reading gardens, pavilions, and community parks. The site's privacy, safety, and open space make it particularly well-suited for family-oriented activities and outdoor library initiatives.

Each of the four sites presented certain challenges; however, the Curtis Avenue property raised the greatest concerns. Its available area is highly constrained, resulting in the smallest potential building footprint of the four. In addition, the site offers very limited parking, presents potential environmental risks due to its industrial history, and is directly adjacent to a 24/7 industrial operation that could create ongoing noise and disruption.

The program bubble diagrams provide a high-level illustration of how the major program elements could be organized. For a new-build scenario, they show a two-storey library with key program components distributed across both floors, as well as opportunities for outdoor programming. In the addition/renovation scenario, the program is arranged within the existing building envelope where feasible, with a proposed addition to accommodate the full needs of the branch.

The physical attributes of each site were also assessed, with particular attention to how the Grand River Conservation Authority's regulations may affect the development potential of each property.

Unlike the other three sites, 185 Grand River Street North contains an existing heritage house of approximately 10,000 square feet (excluding basement and attic). LGA's approach for this option is to retain the existing structure and add an approximately 14,000-square-foot addition. For costing purposes, we have assumed that the interior of the existing building would be stripped back to wall studs and floor joists to allow for all new mechanical, electrical, plumbing, and telecommunications systems. We have also included allowances for significant structural reinforcement of the ground floor to support the weight of new book stacks, as well as full building sprinklering consistent with the requirements for an institutional building of this size.

