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Library Site Selection Study Draft Report Paris Branch



Prepared by:
Chamberlain Architect Services Limited

Nov. 8
2017



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Via e-mail: Gay.Kozakselby@brant.ca

November 8, 2017

County of Brant Public Library
12 William Street
Paris, Ontario
N3L 1K7

Attention: Ms. Gay Kozak-Selby, CEO.
Subject: Library Site Selection, Paris Branch – Draft Report

Dear Gay:

Enclosed is our Draft Report for the Site Selection for the Paris Branch Library for circulation at the Library Board Meeting.

Thank you,

CHAMBERLAIN ARCHITECT SERVICES LIMITED

Adrian Mauro
President

Table of Contents

Page

1.0 Introduction	1
1.1 Mandate of this Report	
1.2 Recommendations of the Facility Planning Study	
2.0 Building Program	2-3
2.1 Building Program	
2.2 Conceptual Site Plan	
Conceptual Site Plan	
3.0 County of Brant Regulations	4-8
3.1 Zoning Requirements	
3.2 Parking & Loading Requirements	
3.3 Flood Plain Design Principles & Regulations	
4.0 Evaluation of Sites	9-14
4.1 Identification of Sites	
A01 - Site Locations	
4.2 Site A - Rest Acres Road	10
Site A Drawings - A010 (4)	
4.3 Site B - Church Street	11
Site B Drawings - A011 (3)	
4.4 Site C - Dumfries Street	12
Site C Drawings - A011, A012 (1)	
4.5 Site D - Syl Apps Centre Site	13
Site D Drawings - A013 (3)	
4.6 Site E - Willow Street	14
Site E Drawings - A014 (3)	
5.0 Recommendations	15
Appendix A - Excerpts from the County of Brant Comprehensive Zoning By-Law, Section 5: Parking and Loading Requirements.	16-18
Appendix B - Flood Plain Regulations, Section 2.3.5. Official Plan, County of Brant Flood Plain Regulations Section 2.3.5.	19

Insertions

1.0 Introduction

1.1 Mandate of this Report

Further to the information provided in the Paris Branch Library Facility Planning Study, Final Report dated August 9, 2016 prepared by Chamberlain Architect Services Limited and dM Planning and Management Services, the Library Board have finalized its Strategic Plan and is looking to move the project ahead to the site selection stage. To this end, Chamberlain was tasked with the following:

- a. Analyze a maximum of 4 sites, and identify the optimum site for the new library. This would include the review of municipally-owned land/buildings.
- b. Review each site and evaluate it against established criteria including, but not limited to:
 - Zoning
 - Surrounding land use
 - Traffic Impact
 - Access
 - Parking
 - Site Area
 - Land Value
 - Topography
 - Physical site features/vegetation
 - Suitability/Site Plan.
- c. Presentation of findings to Library Board.
- d. Preparation of Final Report and Recommendation.

1.2 Recommendations of the Facility Planning Study

Existing Paris Branch Library at 12 Williams Street



The Paris Branch Library Planning Study concluded that the existing Paris Branch Library located at 12 Williams Street does not meet current building code and AODA accessibility requirements for a public building. It also does not provide the usable space requirements of a functional, modern branch library.

Expansion of the existing facility to address the building code and accessibility shortcomings and to accommodate future growth in patronage is difficult or impossible on the

current site. The report recommended that a new site should be secured and the project put into motion.

2.0 Building Program

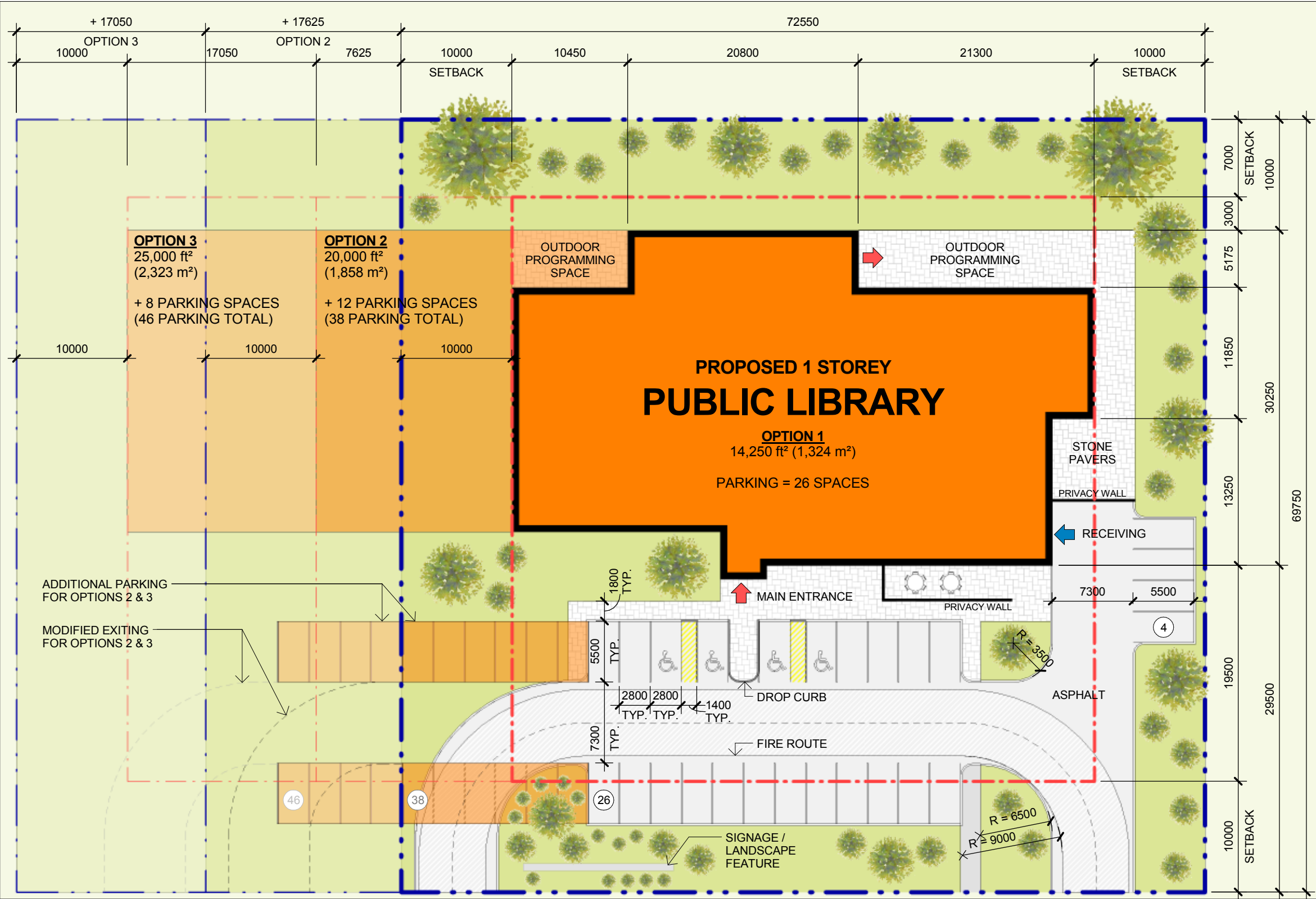
2.1 Building Program

The Report recommended that planning for the Paris Branch should accommodate opportunities for the full range of services consistent with the needs of future library users and reflecting the Branch's role as the main library in the County of Brant Public Library system. As such, a preliminary building program defines the requirement for the following areas.

NON-PUBLIC AREAS		Paris Branch Library	Core Library	Full Service	Partnerships
Staff Space	Workroom/Technical Services/Receiving Office Space Administration Storage Staff Room Staff Washroom	2,423 (Attic) 1,411			Add 4,000 net square feet to the Full Service Scenario to reflect partner's contribution to the project. The type of space to be determined by the nature of the partnership but services will be offered jointly by the Library and partners from this space.
	Sub Total	3,834	1,600	1,900	
PUBLIC SERVICE AREAS					
Collection/ Services	Circulation Desk Adult Collection/Services Children and Youth Collection Services Information Services Periodicals/Audio/Video			Add 300 to Collection Space	
	Sub Total	5,321	6,100	6,400	
User Space	Casual Reading Areas Computer Workstations Study Areas/General Seating	Incl. in 5,321 above		200	
	Lounge/Social Space/Food Service Area		2,500	2,500	
	Community Information/Local Artifacts Events/Archival Information Area		excluded	600	
			excluded	400	
	Sub Total		2,500	3,700	
Program/Activity Areas	Multi-Purpose Room	829	900	900	
	Children's Activity Room	451	300	300	
	Creative (Media lab/Maker Space)	-	excluded	500	
	Training Room/Conference Room	-	excluded	600	
	Private Group Study Room	-	excluded	700	
	Community Assembly Space	-	excluded	1,000	
	Sub Total	1,280	1,200	4,000	4,000
TOTAL NET FLOOR AREA SQ. FT.		10,435	11,400	16,000	20,000
NON-ASSIGNED (25% of Net)		(48%) 4,965	2,850	4,000	5,000
Lobby, Display Areas, Public Washrooms, Building Services, Custodial, Storage, Corridors, Exterior/Interior Walls					
GROSS FLOOR AREA (GSF)		15,400	14,250	20,000	25,000
GSF/per capita based on 2031 population			0.7	1.0	1.25

2.2 Conceptual Site Plan

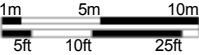
The non-site specific conceptual Site Plan included with the Planning Study is inserted overleaf.



SITE STATISTICS - OPTION 1				
	AREA (SM)	AREA (SF)	AREA (ACRES)	%
BUILDING FOOTPRINT				
BUILDING	1324 m²	14250 ft²	0.33 acres	26%
	1324 m²	14250 ft²	0.33 acres	26%
HARD LANDSCAPE				
ASPHALT	1161 m²	12495 ft²	0.29 acres	23%
PAVERS	487 m²	5245 ft²	0.12 acres	10%
SIDEWALK	21 m²	225 ft²	0.01 acres	0%
	1669 m²	17960 ft²	0.41 acres	33%
SOFT LANDSCAPE				
LANDSCAPE	2068 m²	22260 ft²	0.51 acres	41%
	2068 m²	22260 ft²	0.51 acres	41%
TOTAL SITE AREA	5061 m²	54475 ft²	1.25 acres	100%

BUILDING OPTIONS			
Name	AREA (SM)	AREA (SF)	AREA (ACRES)
OPTION 1			
BUILDING	1324 m²	14250 ft²	0.33 acres
SITE/LANDSCAPE	3736 m²	40215 ft²	0.92 acres
	5060 m²	54465 ft²	1.25 acres
OPTION 2			
BUILDING	1858 m²	20000 ft²	0.46 acres
SITE/LANDSCAPE	4432 m²	47705 ft²	1.10 acres
	6290 m²	67705 ft²	1.55 acres
OPTION 3			
BUILDING	2323 m²	25000 ft²	0.57 acres
SITE/LANDSCAPE	5158 m²	55515 ft²	1.27 acres
	7480 m²	80515 ft²	1.85 acres

SITE PLAN
1/32" = 1'-0"



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Brant County Library - Paris Planning Study

PARIS, ONTARIO

SITE PLAN

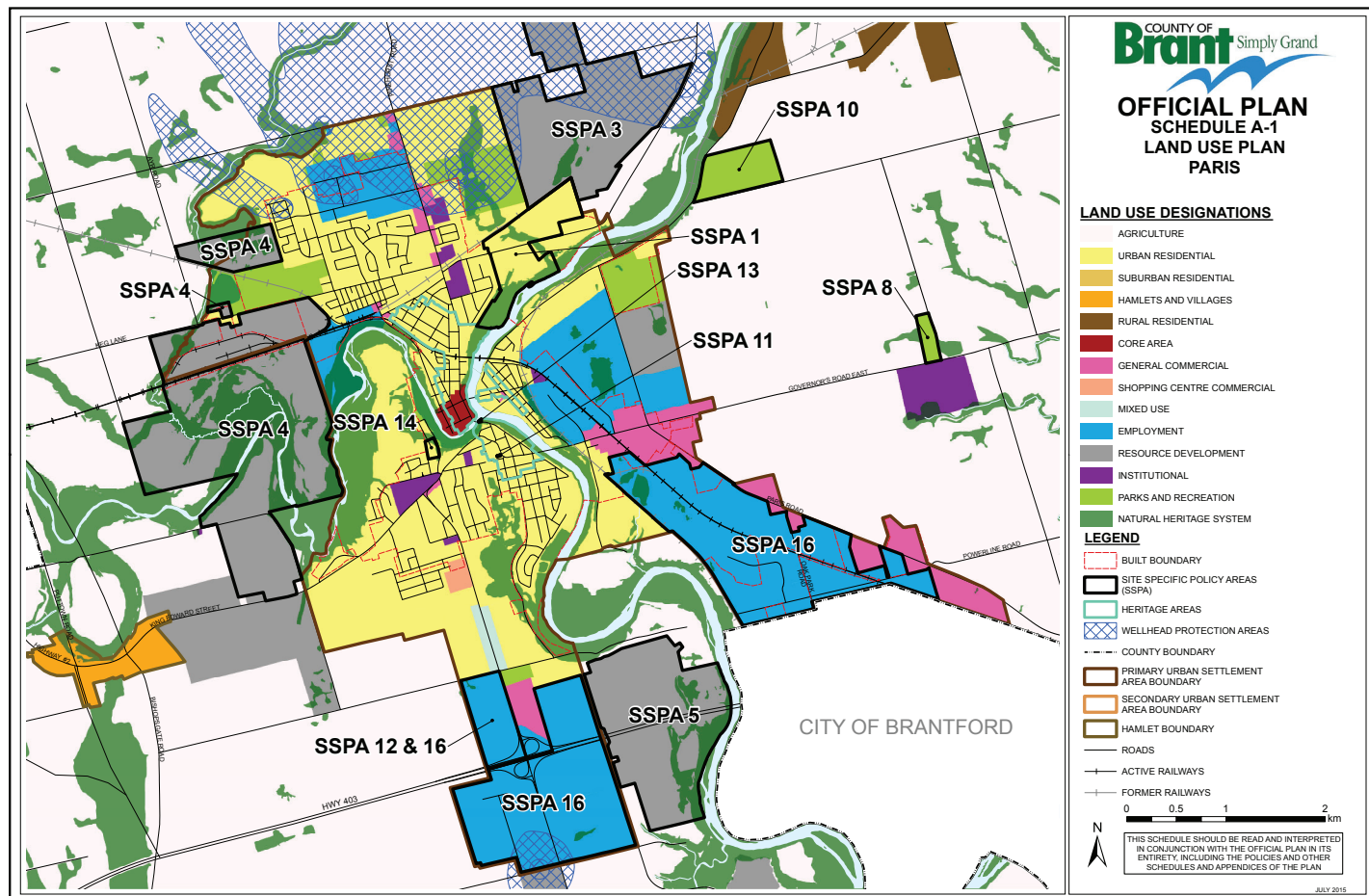
Project number	116012
Date	JUNE 2016
Scale	1/32" = 1'-0"
Drawn by	JS/MY/SB

P1.0

3.0 County of Brant Regulations

3.1 Zoning Requirements

Lands that will accommodate the library need to be zoned for institutional use - an N zone. If the desired site is not currently zoned for this use, it must apply for a minor variance or go through a rezoning process. Shown below is the County of Brant Official Plan Land Use Plan for Paris. Current zoning is indicated with the details of each site in Section 4.0.



With reference to the Comprehensive Zoning By-Law for the County of Brant Section 13: Institutional (N) Zones, requirements for a Library building is governed by both N1 - Minor Institutional and N2 - Major Institutional regulations. 13.2 Zone Provisions are as shown below.

Table 13.2: Zone Provisions

Provisions	Specifications	
	N1	N2
Lot Area, Minimum (square metres)	450	10,000
Lot Frontage, Minimum (metres)	15.0	15.0
Street Setback, Minimum (metres)	6.0	10.0
Interior Side Yard Setback, Minimum (metres)	1.2	10.0
Rear Yard Setback, Minimum (metres)	6.0	10.0
Lot Coverage, Maximum	35%	40%
Landscaped Open Space, Minimum	30%	30%
Building Height, Maximum (metres)	10.0	15.0

When a site is rezoned to institutional use, the County's Planning Department will take a number of factors into consideration and decide whether the site should be zoned N1 or N2.

3.2 Parking & Loading Requirements

Parking:

Based on the calculation of 1 per 40m² of gross floor area, the minimum number of off-street parking required for a library of approximately 2,300 m² (25,000 sq. ft.) is 58 spaces. Of those 58 spaces, 4% have to be accessible = 3 spaces.

Loading:

Based on a building size of 2,300 m² (25,000 sq. ft.), the minimum number of loading spaces required is 2 spaces.

Excerpts from the County of Brant Comprehensive Zoning By-Law, Section 5: Parking and Loading Requirements consisting of sections that pertain directly to the library sites being considered are attached as Appendix A.

3.3 Flood Plain Design Principles & Regulations

Designing Principles for Buildings in Flood Plains

In general, all mechanical equipment from electrical, heating, ventilation, plumbing and air conditioning systems must be located above the identified flood plain levels or designed to prevent water from entering. Below the projected flood levels, flood damage-resistant materials are required. Uses below the lowest occupiable floor should be limited to parking, minor storage and building access.

There are two basic techniques of flood proofing - dry flood proofing and wet flood proofing.

Dry flood proofing makes a structure watertight up to at least the flood plain level through the implementation of a sealant, flood shields, aquarium glass, strengthening structural components to resist hydrostatic forces from floodwaters, and protecting utilities from flood damage. Unlike wet flood proofing, the first floor of a dry-floodproofed structure can be at an elevation below grade or below the base flood elevation. Through dry flood proofing, building access can be maintained at grade with no apparent differences from a non-floodproofed condition. Any of these conditions will generally entail higher construction costs. Dry flood proofing can present safety hazards during a flood event by blocking egress, so it is not allowed in entirely residential buildings.

Wet flood proofing allows buildings to be designed to allow floodwaters to enter and leave the structure without the use of any mechanical equipment. Spaces that are below grade on all sides are prohibited, and the lowest occupiable floor is required to be elevated above flood plain level. To prevent the collapse of building walls, a wet-floodproofed building allows for the equalization of hydrostatic forces on both sides of the wall during a flood event. This is achieved with openings at the ground floor that allow water to flow in and out at an appropriate rate. Openings should be provided on at least two sides of the enclosed space and the bottom of each opening should not be more than 1 foot above grade level. Engineered openings are required to be certified by a professional engineer and designed according to specific provisions. Buildings must also use flood damage-resistant materials to a designated measurement above the flood plain level.

As a fairly common practice, new mixed-use buildings combine wet and dry floodproofed areas at the ground floor. With this solution, portions of the building are sealed at the ground floor to keep floodwaters out, while lobbies and entryways are designed to accommodate flooding.

Special Flood Plain Policy Areas - Downtown Paris

Two of the sites being investigated are located within the sub-area known as the the "Downtown Core" of the area identified for a Special Policy Area for the Paris Flood Plains (SPA-PFP) in Paris. Specific regulations will apply to these sites, identified in the following section as Site D & Site E. The regulations pertinent to the Library development as per Official Plan, County of Brant 2012, Amendment #6, April 29, 2015 - Flood Plain Regulations, Section 2.3.5. are as follows:

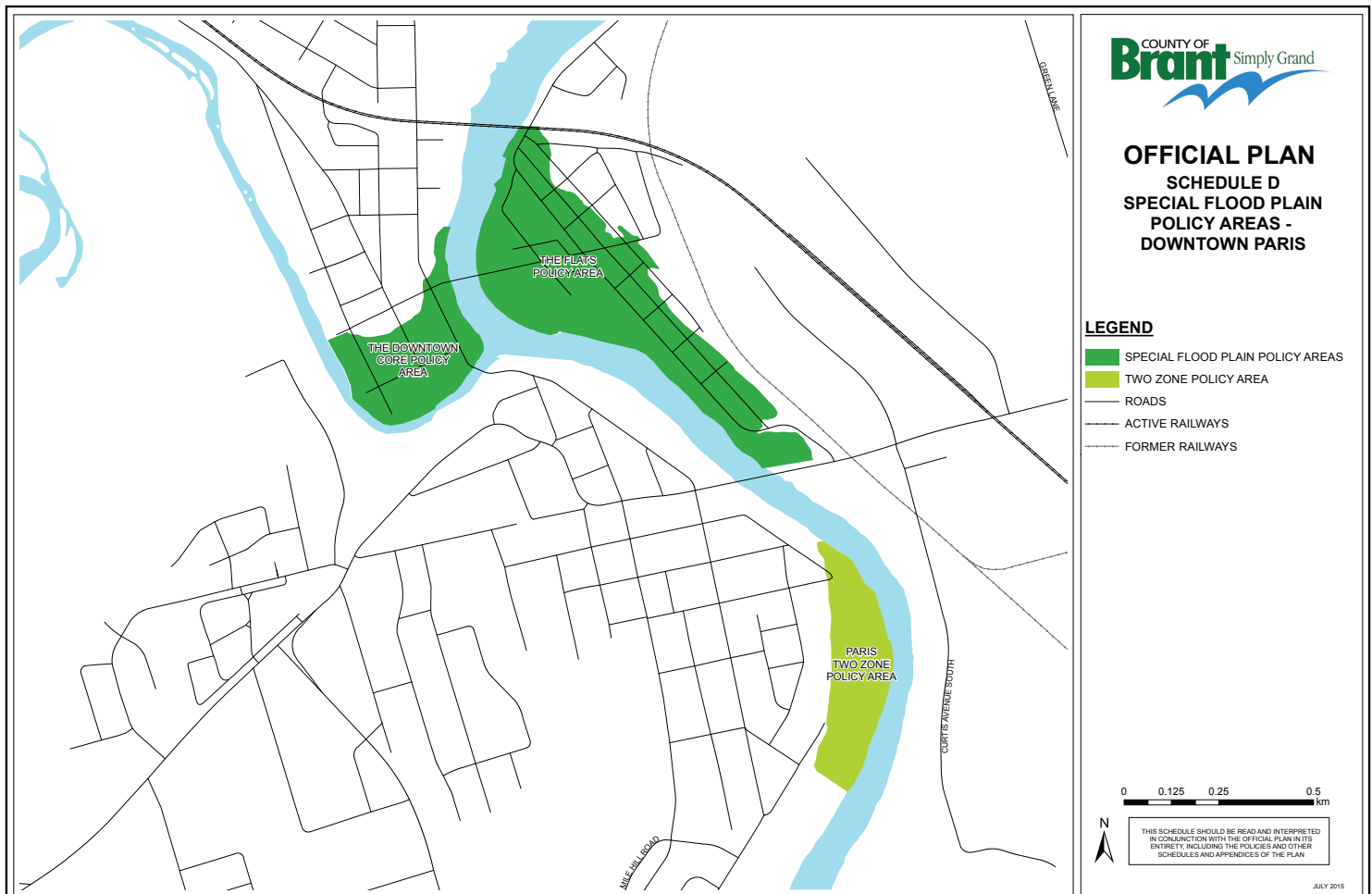
2.3.5. Hazards and Development Constraints

Development constraints include both naturally occurring environmental features and human made features or conditions. It is the policy of this plan that, to the greatest extent possible, naturally occurring environmental features shall be protected from negative impacts associated with human activities. Some human made features or conditions represent a potential hazard to human activities. It is the policy of this Plan to ensure that new development is not negatively impacted by human made hazards, and that human health and safety are protected. The following policies are intended to protect naturally occurring environmental features from human activity and to protect the public from human made features or conditions that represent a potential hazard.

2.3.5.1. Paris Flood Plains Special Policy Area

2.3.5.1.1. Context

The County has identified a Special Policy Area for the Paris flood plains (SPA-PFP) as identified on the graphic below.



The SPA-PFP has been divided into two sub-areas known as the “Downtown Core” and “The Flats”.

The County shall regulate the development and redevelopment of land within the SPA-PFP in order to protect adequate flood protection and enhance the water quality and environmental, aesthetic and recreational potential of the Grand and Nith Rivers.

Two of the general policies for the broader SPA-PFP that would apply to library development are as follows:

- e. Flood proofing shall be applied to all new development, redevelopment, expansion, major renovation or conversion below the level of the Regulatory Flood and shall be designed and constructed to the satisfaction of the County and the appropriate Conservation Authority.
- f. Where practical, new mechanical, electrical and heating services shall be located above the level of the Regulatory Flood. Where this is not feasible, such services shall be flood proofed using measures satisfactory to the County and the appropriate Conservation Authority.

The specific policies that relate to the “Downtown Core” do not apply to a library development.

The Official Plan, County of Brant 2012, Amendment #6, April 29, 2015 Flood Plain Regulations, entire Section 2.3.5. Hazards and Development Constraints is provided for reference as Appendix B.

4.0 Evaluation of Sites

Five potential sites for the library were evaluated. We secured and reviewed available background information on each site. Please note that our evaluation does not include technical analysis, e.g. geotechnical, environmental, topographical surveys, etc.

Available land in the downtown core area is restricted by size of the site or governed by flood plain regulations. As a result of this, buildings developed in these areas will have to be well-designed, multi-storey facilities.

4.1 Identification of Sites

The sites reviewed are identified as follows:

Site A - Rest Acre

Site B - Church Street

Site C - Dumfries Street

Site D - Syl Apps Centre Site

Site E - Willow Street

Inserted overleaf is a plan of Paris identifying the locations of all five sites in relation to the existing Paris Branch Library.





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Paris Branch Library

SITE SELECTION STUDY

Paris, Brant, ON

SITE LOCATIONS	
Project number	117075
Date	November 8 th , 2017
Scale	1 : 400
Drawn by	ME

A01

4.2 Site A - Rest Acres Road

This is presently a vacant site zoned for residential use. Within the planned residential subdivision, there is an open space suitable to accommodate a new, single-storey, 25,000 sq. ft. library. This space would have to be purchased from a private developer. It is a prominent location that will have good vehicular access and is in walking distance to coffee shops, restaurants and the proposed park. Of all the sites being considered, this is the only one that will accommodate a one-storey library.

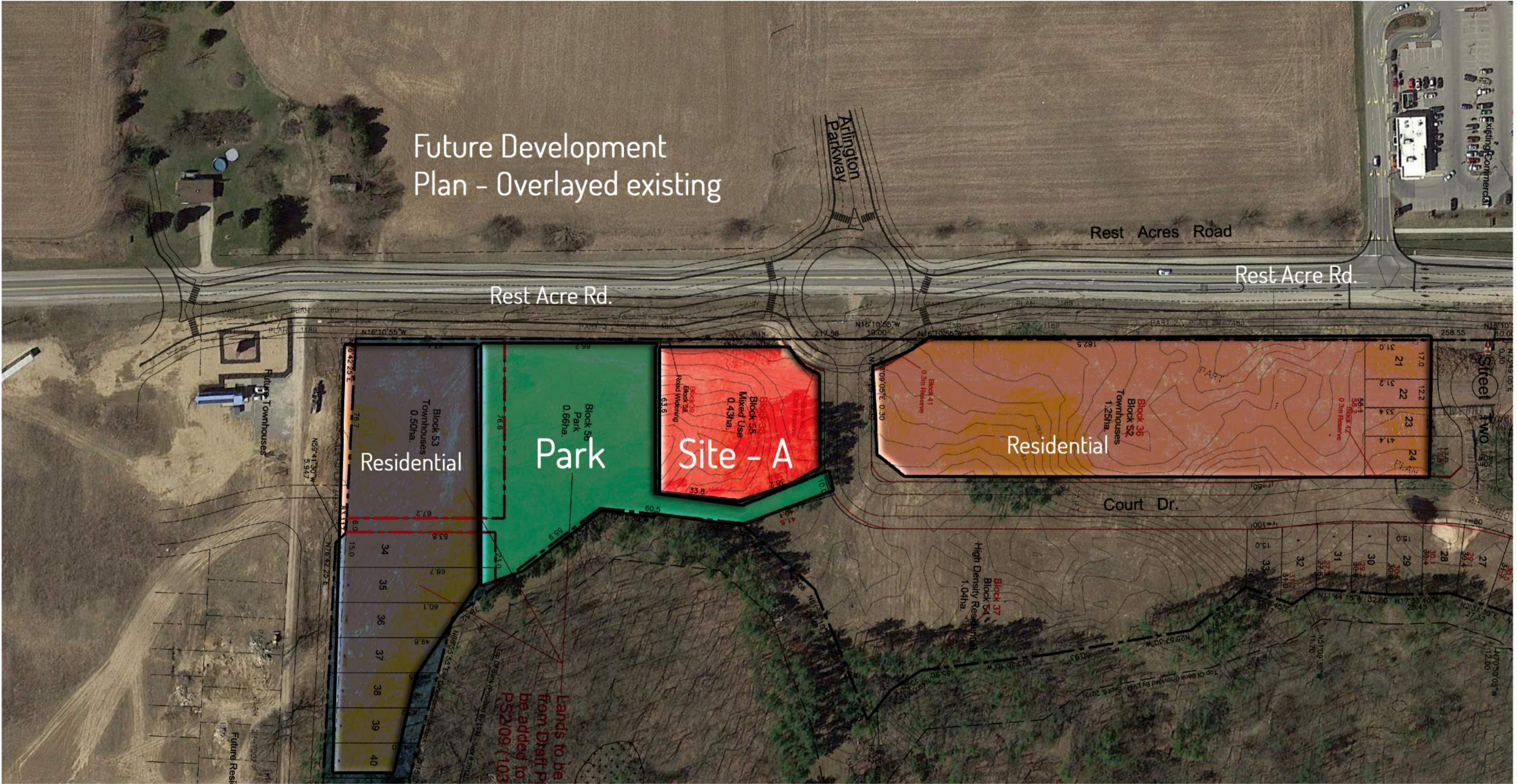
Evaluation Criteria:

Zoning	C1-18 - Neighbourhood Commercial
Surrounding Land Use	Planned for future residential development with a park
Traffic Impact	Negligible
Access	A roundabout and access road is planned for this site but is not yet built
Parking	43 on-site parking spaces. Zoning Regulations for an institutional building of approximately 25,000 sq. ft. call for 2 loading spaces and 58 off street parking spaces, 3 of which have to be accessible.
Site Area	4,346 m ²
Land Value	Have to be purchased from a private developer
Topography	Basically flat site with a slight slope in the direction of the river
Physical Site Features/ Vegetation	Proposed park adjoining the site would provide attractive green space and possibly could be used for outdoor library programs. View of green areas around the property.
Suitability	Yes

Notable Considerations:

- A delay in the construction of the roundabout and access road would be cause for concern. A firm commitment on this would be required.
- Limited space on site for future expansion of the library unless expansion takes the form of an additional storey.

Drawings for Site A are inserted overleaf.



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Paris Branch Library

Paris, Brant, ON

Site A - Rest Acres

Project number	117075
Date	November 8 th , 2017
Scale	1 : 400
Drawn by	ME

A010

Site A - Rest Acre Rd.

1 Storey Option

Building Area: 2300 m²

Parking Spaces: 43

Features:

- 43 on-site parking spaces.
- Prominent location with good vehicular access.
- Proposed park adjoining the site would provide attractive green space and possibly could be used for outdoor library programs.
- Walking distance to coffee shops, restaurants and park.
- View of green areas around the property.

Challenges:

- Land would need to be purchased from private developer.
- Roundabout and access road to site not yet built.
- Limited space for future expansion.



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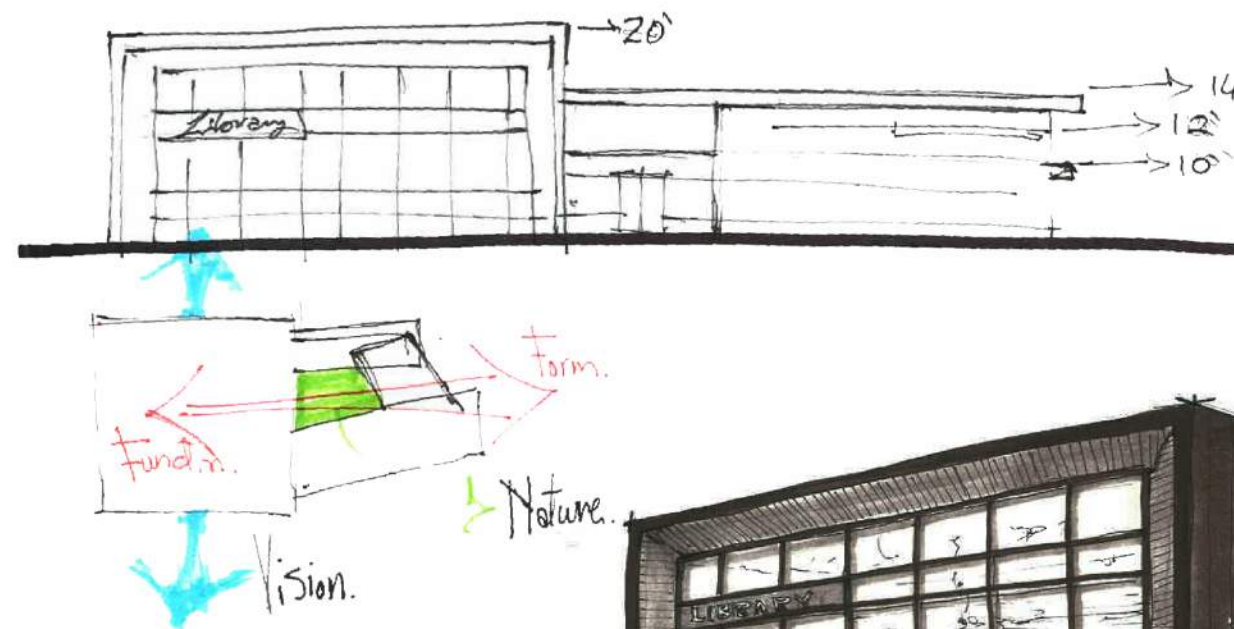
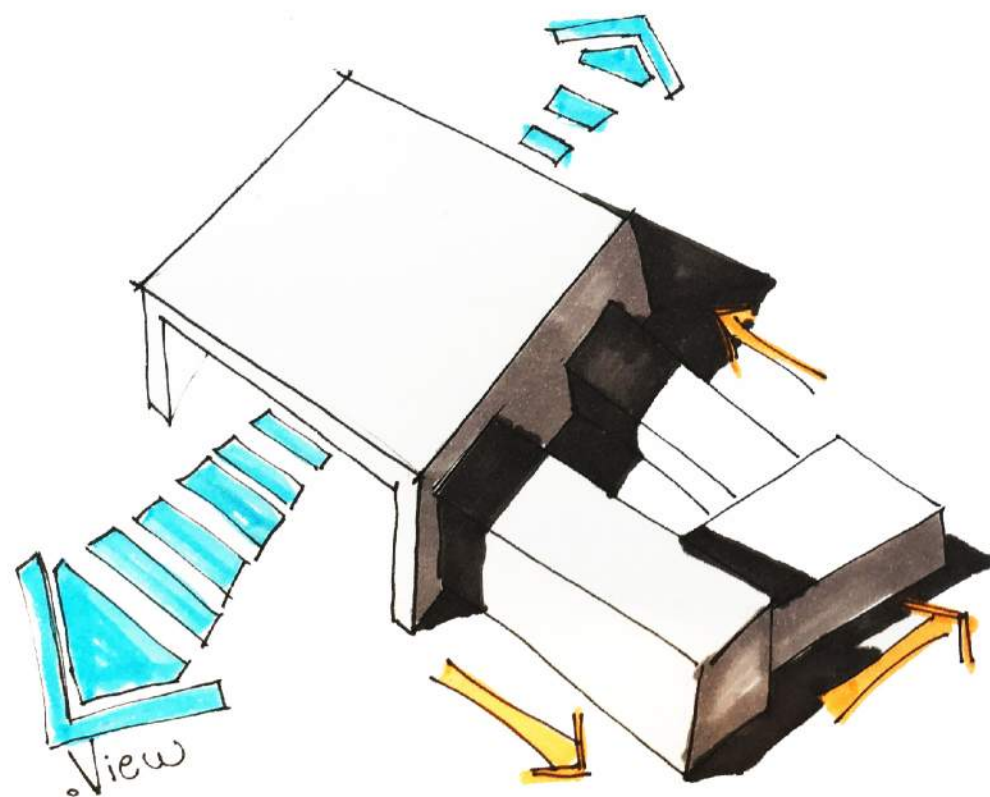
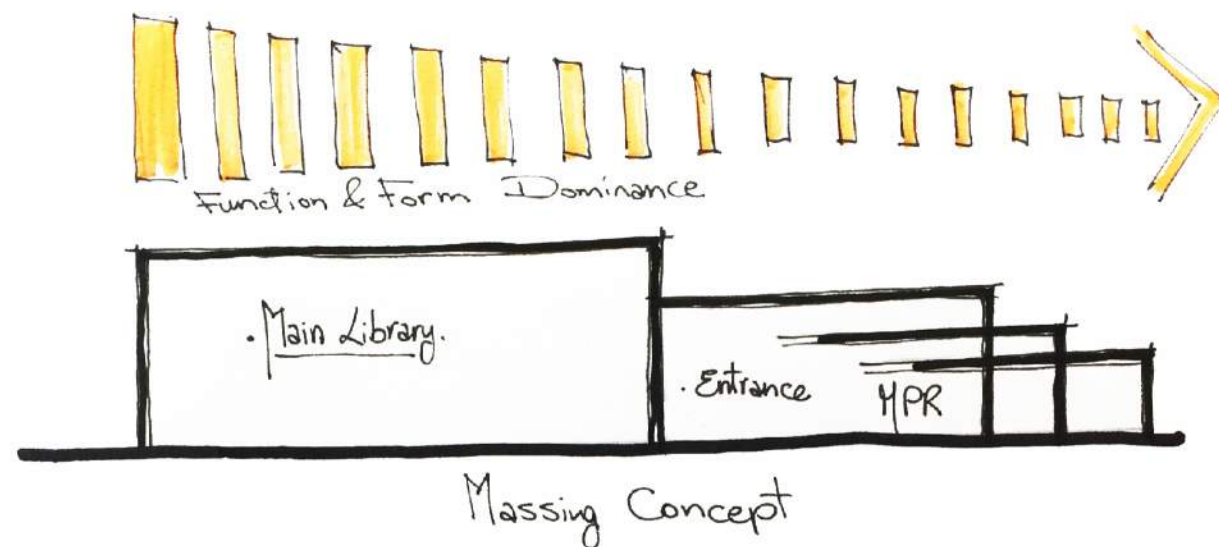
Paris Branch Library

Paris, Brant, ON

Site A - Rest Acres

Project number	117075
Date	November 8 th , 2017
Scale	1 : 400
Drawn by	ME

A010



Design Concept



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Paris Branch Library

Paris, Brant, ON

Site A - Rest Acre

Project number	117075
Date	November 8 th , 2017
Scale	1 : 400
Drawn by	ME

A010

4.3 Site B - Church Street.

Site B is the Old Town Hall - a heritage building located close to the downtown core with a 2-storey addition used for commercial purposes. Situated at the corner of Church Street and Burwell Street, it is now vacant and unused. The plan would be to renovate the heritage building, demolish the existing addition and construct a new 24,300 sq. ft., 2-storey library with an optional roof top garden. The new library would be linked to the heritage building which would accommodate library support services or a community partner.

Evaluation Criteria:

Zoning	HA-RM1 - Residential Multiple Low Density
Surrounding Land Use	Residential and commercial mix with a KFC restaurant next door
Traffic Impact	Traffic study would be recommended
Access	Good
Parking	26 on-site parking spaces, overflow parking on the street. Zoning Regulations for an institutional building of approximately 25,000 sq. ft. call for 2 loading spaces and 58 off street parking spaces, 3 of which have to be accessible.
Site Area	2,860 m ²
Land Value	Owned by Municipality
Topography	Flat site, may be impacted by the required demolition
Physical Site Features/ Vegetation	Will have to deal with the effects of demolition of existing addition to Town Hall. Asphalt covered with no significant landscaped area.
Suitability	Yes

Notable Considerations:

- Adaptive re-use of existing property owned by the Municipality
- Core downtown location
- Old Town Hall is a landmark building of signature architecture
- Revitalization of area.
- Will involve renovation of existing heritage building which could be costly
- Heritage building may contain designated substances
- Limited amenities (i.e. coffee, restaurants) close to site.

Drawings for Site B are inserted overleaf.



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Paris Branch Library

Paris, Brant, ON

Site B/C - Church st.

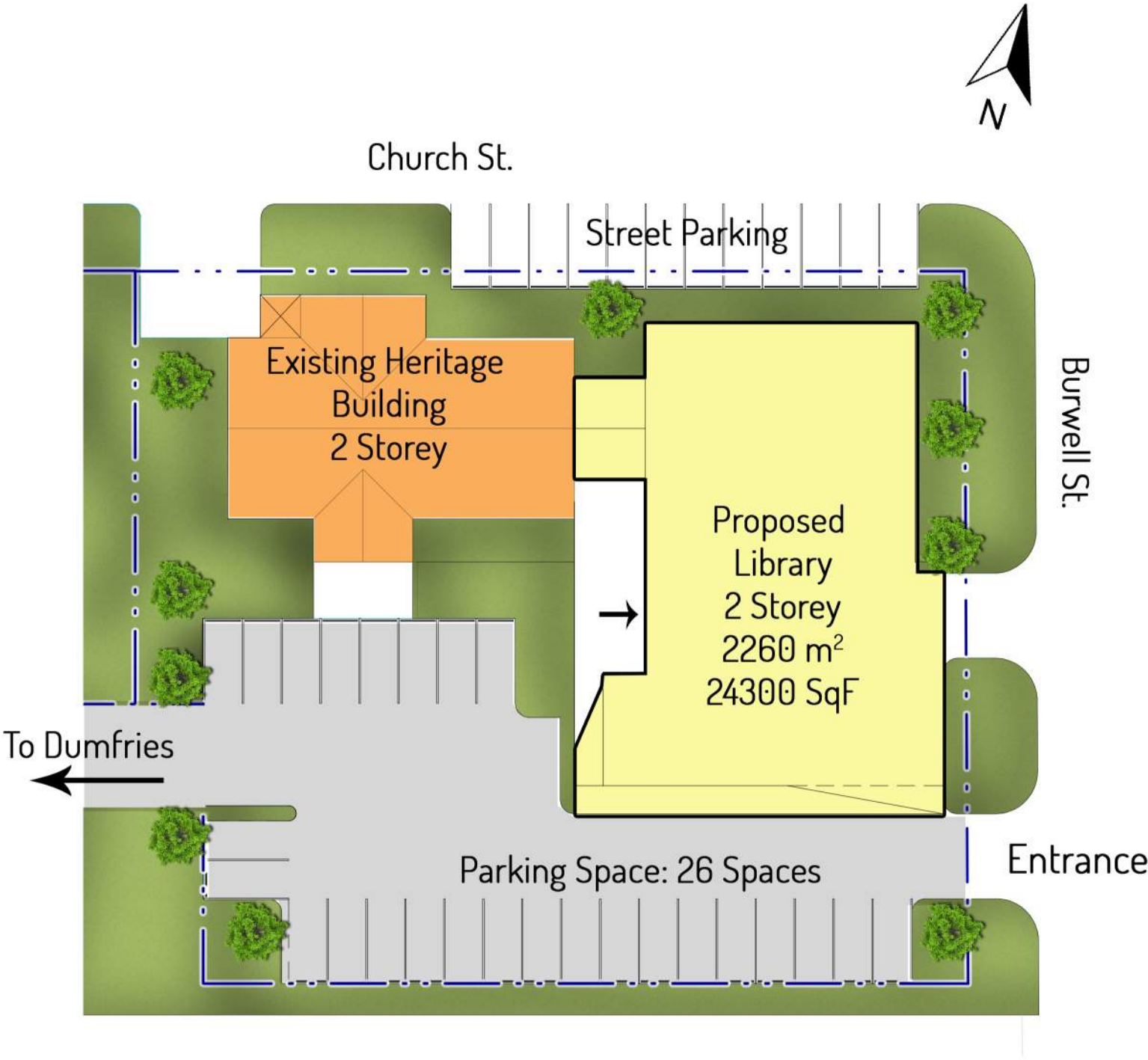
Project number	117075
Date	November 8 th , 2017
Scale	1 : 400
Drawn by	ME

A011

Site B - Church St.
2 Storey & Roof top Option
Building Area: 750 m² /floor + 360 m² /floor Heritage Building
Total Area: 2260m²
Parking Spaces: 26

- Features:
- Adaptive re-use of existing property owned by the Municipality.
 - Core Downtown location.
 - Old Town Hall is a landmark building of signature architecture.
 - 26 Parking spaces on site, overflow parking on the street.
 - Revitalization of area.

- Challenges:
- Will involve demolition and renovation of existing building which could be costly.
 - Heritage building may contain designated substances.
 - Limited amenities (i.e. coffee, restaurant) close to site.
 - Two-storey building.
 - Limited on-site parking.



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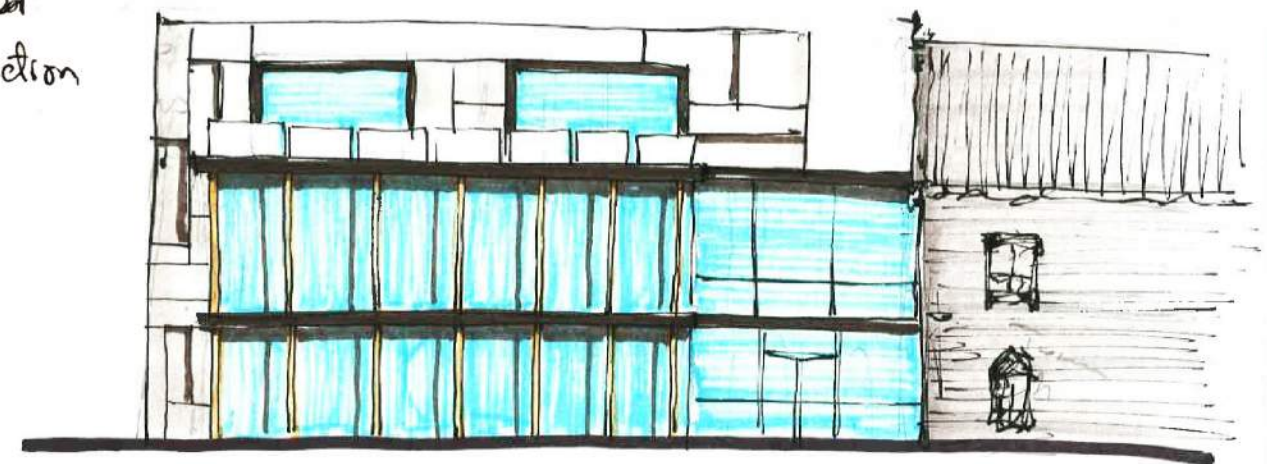
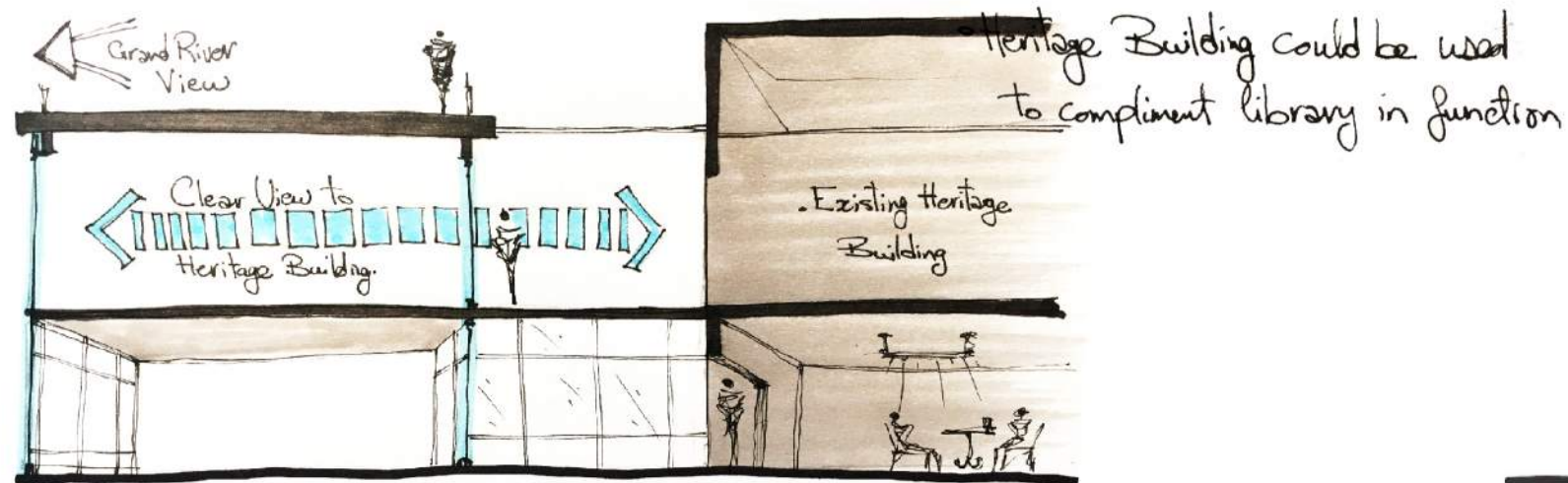
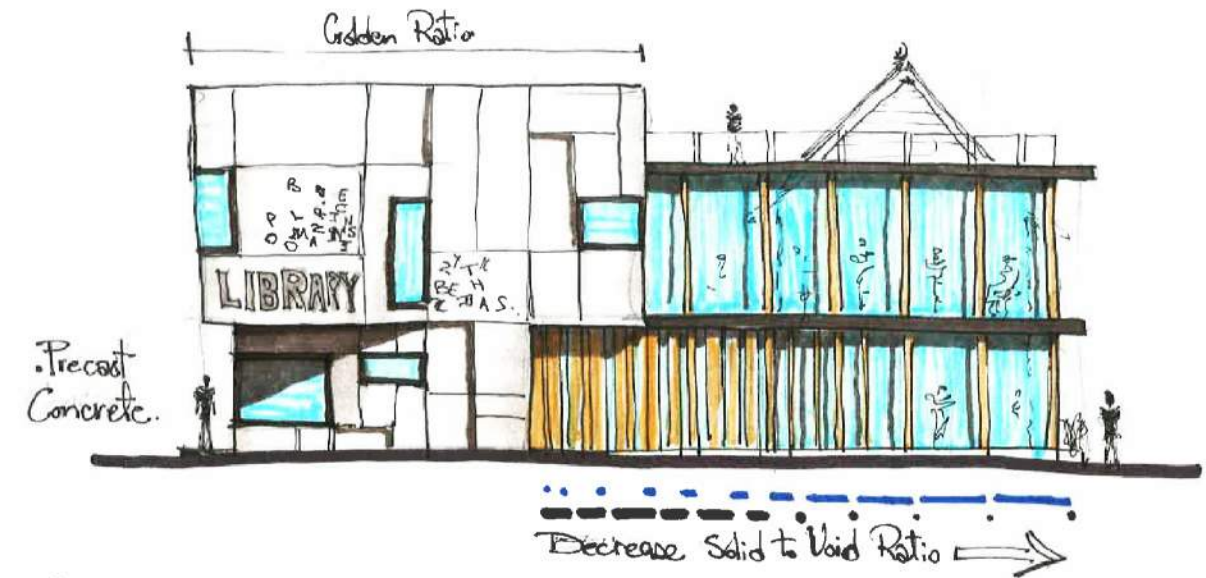
Paris Branch Library

Paris, Brant, ON

Site B - Church st.

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A011



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Site B - Church st.

Project number	117075
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Scale	1 : 400
Drawn by	ME

A011

4.4 Site C - Dumfries St.

Site C is an expansion of Site B and is bounded by Burwell Street, Church Street, and Dumfries Street. It is occupied by the Old Town Hall - a heritage building located close to the downtown core with a 2-storey addition used for commercial purposes. Situated at the corner of Church Street and Burwell Street, it is now vacant and unused. The plan would be to renovate the heritage building, demolish the existing addition and construct a new 24,300 sq. ft., 2-storey library with an optional roof top garden. The new library would be linked to the heritage building which would accommodate library support services or a community partner.

Site C includes a free-standing KFC Store which the Municipality does not own and would have to purchase and demolish. This larger site would have all the features of Site B, have room for future expansion, provide 49 parking spaces on site, and allow the opportunity to have architecture more conducive to the heritage building than the KFC store. The new 2-storey library - a 24,300 sq. ft. addition - could be positioned on the site for more prominence and there would be enough room for landscaped outdoor program space.

Evaluation Criteria:

Zoning	HA-RM1 - Residential Multiple Low Density
Surrounding Land Use	Residential and commercial mix
Traffic Impact	Traffic study would be recommended
Access	Good
Parking	49 parking spaces on site, overflow parking possible on the street. Zoning Regulations for an institutional building of approximately 25,000 sq. ft. call for 2 loading spaces and 58 off street parking spaces, 3 of which have to be accessible.
Site Area	4,062 m ²
Land Value	Owned by Municipality, KFC would have to be purchased and demolished.
Topography	Flat site, may be impacted by the required demolition
Physical Site Features/ Vegetation	Will have to deal with the effects of demolition of existing addition to Town Hall and the KFC. Expanded site area could be landscaped for outdoor program space.
Suitability	Yes

Notable Considerations:

- Adaptive re-use of existing property owned by the Municipality
- Core downtown location
- Old Town Hall is a landmark building of signature architecture
- Revitalization of area
- Space for future expansion
- Could replace KFC store with architecture more conducive to heritage building.
- Will involve renovation of existing heritage building which could be costly
- Heritage building may contain designated substances
- Limited amenities (i.e. coffee, restaurants) close to site.

Drawings for Site C are inserted overleaf.



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Paris Branch Library

Paris, Brant, ON

Site B/C - Church st.

Project number	117075
Date	November 8 th , 2017
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Drawn by	ME

A011

Site C - Dumfries St.

2 Storey & Roof top Option

Building Area:

750 m²/floor + 360 m²/floor Heritage Building

Total Area: 2260m² + 300m² Park

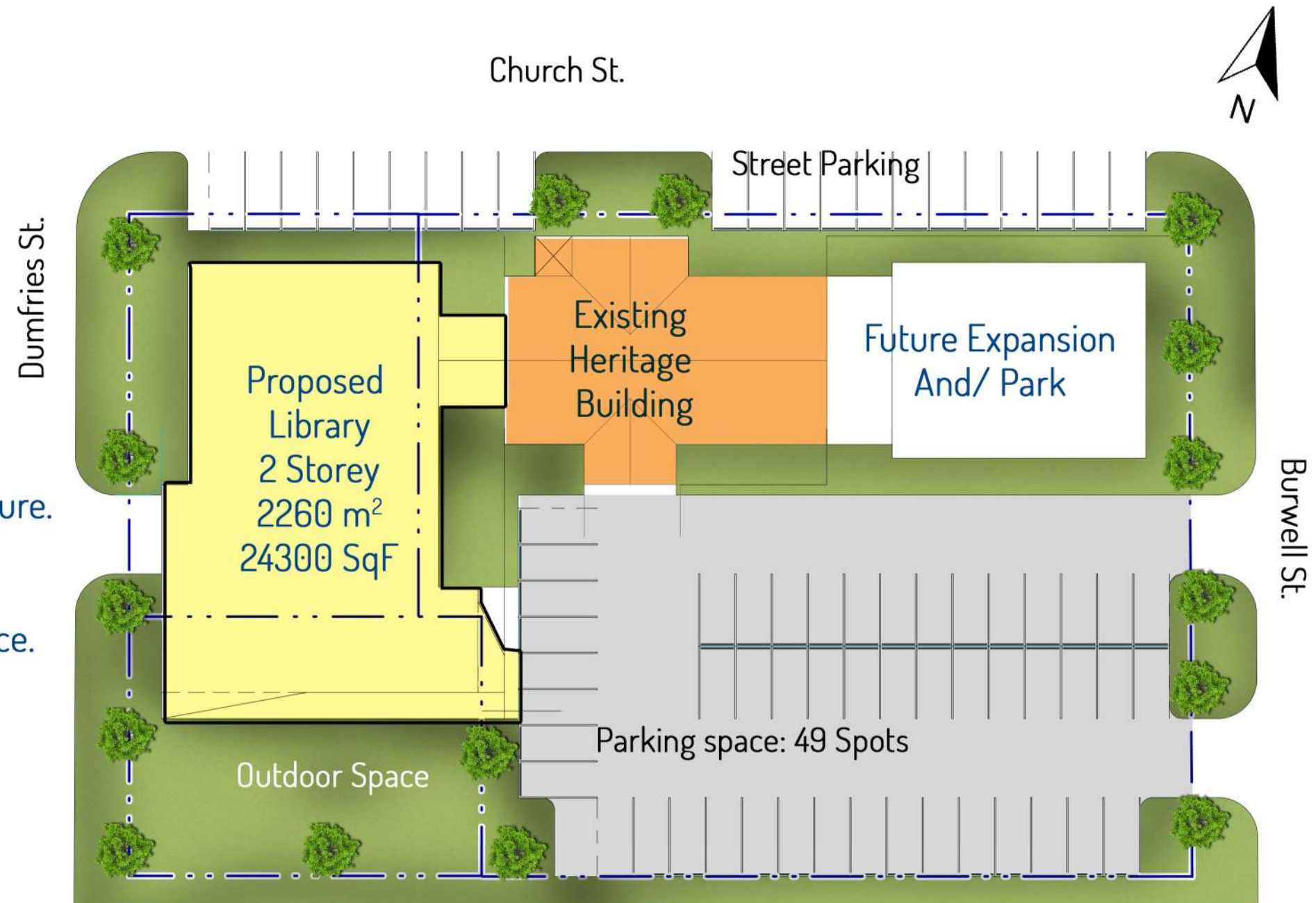
Parking Spaces: 49 onsite

Features:

- Adaptive re-use of existing property owned by Municipality.
- Core downtown location.
- Old Town Hall is a landmark building of signature architecture.
- 49 parking on site, overflow parking on the street.
- Revitalization of area.
- Library could be positioned on the site for more prominence.
- Landscaped outdoor program space/future expansion.
- Could replace KFC store with architecture more conducive to heritage building.

Challenges:

- Will involve demolition and renovation of exiting building which could be costly.
- Heritage building may contain designated material.
- Limited amenities (i.e. coffee, restaurants) close to site.
- Two storey building.



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Paris Branch Library

Paris, Brant, ON

Site C - Dumfries St.

Project number	117075
Date	November 8 th , 2017
Scale	1 : 400
Drawn by	ME

A012

4.5 Site D - Syl Apps Centre Site

This site on Ernst Street is owned by the Municipality and is currently occupied by a single-storey structure used by the Optimist Club. It is in close proximity to the Sports Park and could share parking with this community resource. Located on the 3-4m flood plain, it would have to be constructed as a three-storey building with the library occupying the two top floors of approximately 28,000 sq. ft. and space made available for the Optimist Club on the first floor. This option would be an aggressive venture but could result in amazing views of the Grand River from the library and from an optional rooftop garden.

Evaluation Criteria:

Zoning	OS2-10 - Open Space Recreational Facilities
Surrounding Land Use	Sports Park, parking lot and the Syl Apps Centre
Traffic Impact	Traffic study would be recommended
Access	Good pedestrian access
Parking	62 parking spaces on site. Zoning Regulations for an institutional building of approximately 25,000 sq. ft. call for 2 loading spaces and 58 off street parking spaces, 3 of which have to be accessible.
Site Area	4,219 m ²
Land Value	Land owned by Municipality
Topography	Site is flat. Flood plain regulations/restrictions will make it more expensive to develop.
Physical Site Features/ Vegetation	Located on "Downtown Core" Flood Plain Area (2-4m), views of the Grand River, close proximity to the Sport Park. Will require demolition of building occupied by Optimist Club and provision of new space for Optimist Club.
Suitability	Yes

Notable Considerations:

- Land owned by Municipality
- Prominent building in Downtown Core
- 3-storey building (2-storey library)
- Opportunity to share parking with Sports Park
- Views of the Grand River from the Library
- Nearby access to amenities such as coffee shops, restaurants, etc.
- Creates a community hub with Syl Apps Centre and Sports Park
- Must be constructed in accordance with Flood Plain regulations - first floor must be elevated above flood plain levels.
- Need to provide new accommodations for Optimist Club.

Drawings for Site D are inserted overleaf.



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Paris Branch Library

Paris, Brant, ON

SITE D - SYL APPS CENTRE

Project number	117075
Date	November 8 th , 2017
Scale	1 : 400
Drawn by	ME

A013

Site D - Syl Apps Site

3 Storey
Building Area: 2600 m² /floor
Parking Spaces: 62 onsite

Features:

- Land owned by Municipality.
- Prominent building in downtown core.
- Opportunity to share parking with sports park.
- Amazing views of the Grand River from the library.
- Nearby access to amenities such as coffee shops, restaurants, etc.
- Creates a community hub with Syl Apps Centre and Sports park.
- 62 parking spaces on site.

Challenges:

- Must be constructed in accordance with flood plain regulations.
- First floor must be elevated above flood plain levels.
- 3-storey building (2 storey-library).
- Need to provide new accomodations for Optomist Club.



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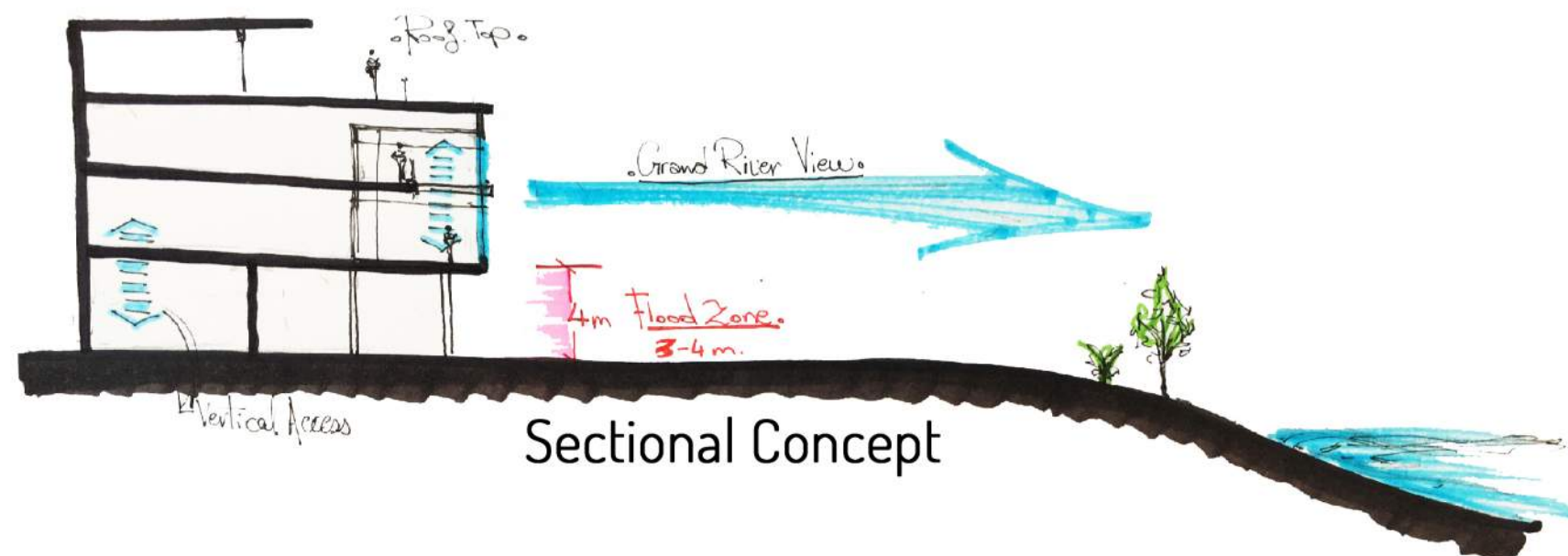
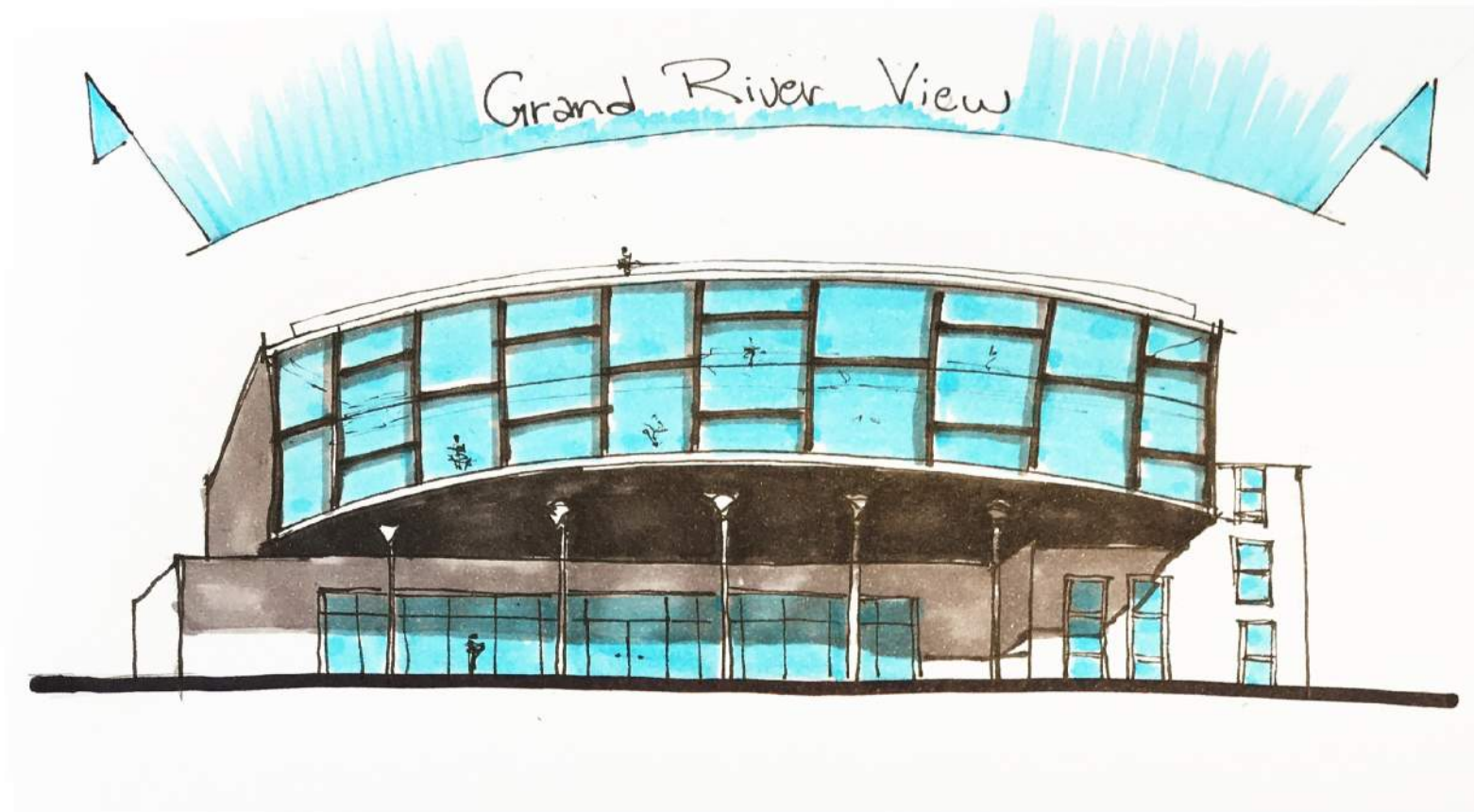
Paris Branch Library

Paris, Brant, ON

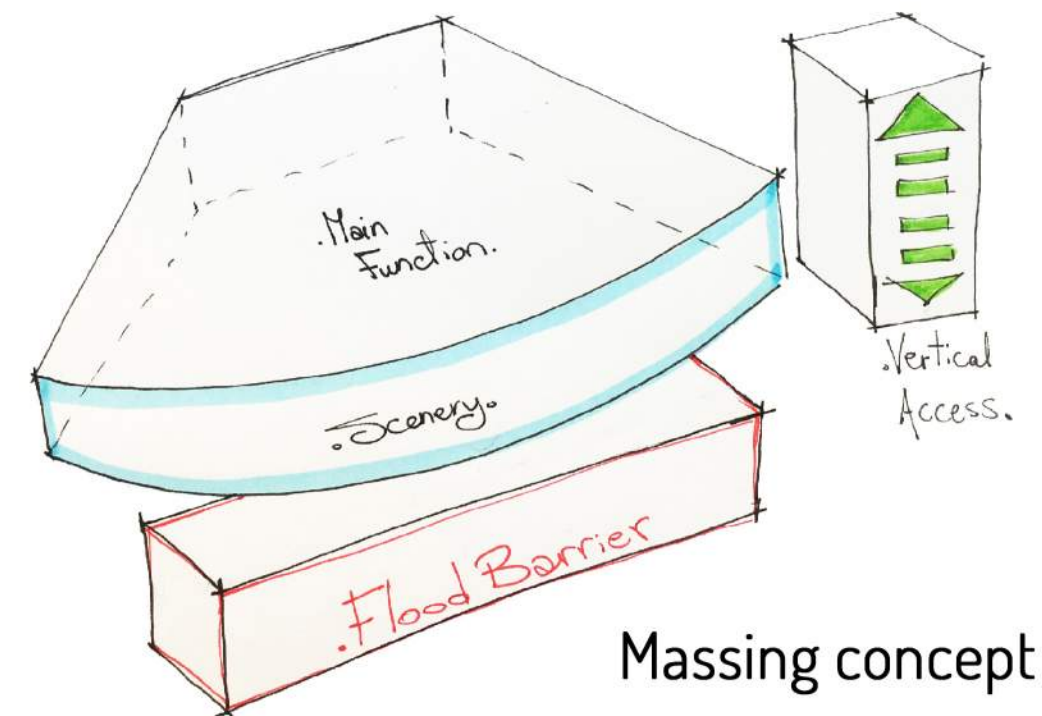
SITE D - SYL APPS CENTRE

Project number	117075
Date	November 8 th , 2017
Scale	1 : 400
Drawn by	ME

A013



Sectional Concept



Massing concept

4.6 Site E - Willow Street

Site E is a long, narrow site, owned by the Municipality, located on Willow Street and also on the Flood Plain. As a result, it would need to be a 3-storey building with the library being on the upper two floors and occupying 27,000 sq. ft. It would have great views of the Grand River and an optional roof top garden. 45 parking spaces would be provided on site with lots of room for outdoor program space or future expansion.

Evaluation Criteria:

Zoning	OS2 - Open Space Recreational Facilities
Surrounding Land Use	Residential development
Traffic Impact	Traffic study would be recommended
Access	Good access for both pedestrian and vehicular traffic
Parking	45 parking spaces on site Zoning Regulations for an institutional building of approximately 25,000 sq. ft. call for 2 loading spaces and 58 off street parking spaces, 3 of which have to be accessible.
Site Area	5,711 m ²
Land Value	Land owned by the Municipality
Topography	Flat site. Flood plain regulations/restrictions will make it more expensive to develop.
Physical Site Features/ Vegetation	Located on "Downtown Core" Flood Plain Area (2-3m), views of the Grand River. Below surface conditions would have to be investigated carefully, possibility of abandoned underground structure and/or utilities. No notable vegetation on site.
Suitability	Long rectangular shape of site is not ideal for functional library layout.

Notable Considerations:

- Land owned by the Municipality
- Views of the Grand River
- Downtown Core location
- Room for outdoor programming or future expansion.
- Residents may object to rezoning
- Must be constructed in accordance with Flood Plain regulations - first floor must be elevated above flood plain levels.
- 3-storey building (2-storey library)
- Long, narrow site restricting the building shape to a long, rectangular structure - not ideal for functional library layout.

Drawings for Site E are inserted overleaf.



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Paris Branch Library

Paris, Brant, ON

SITE - E - WILLOW ST

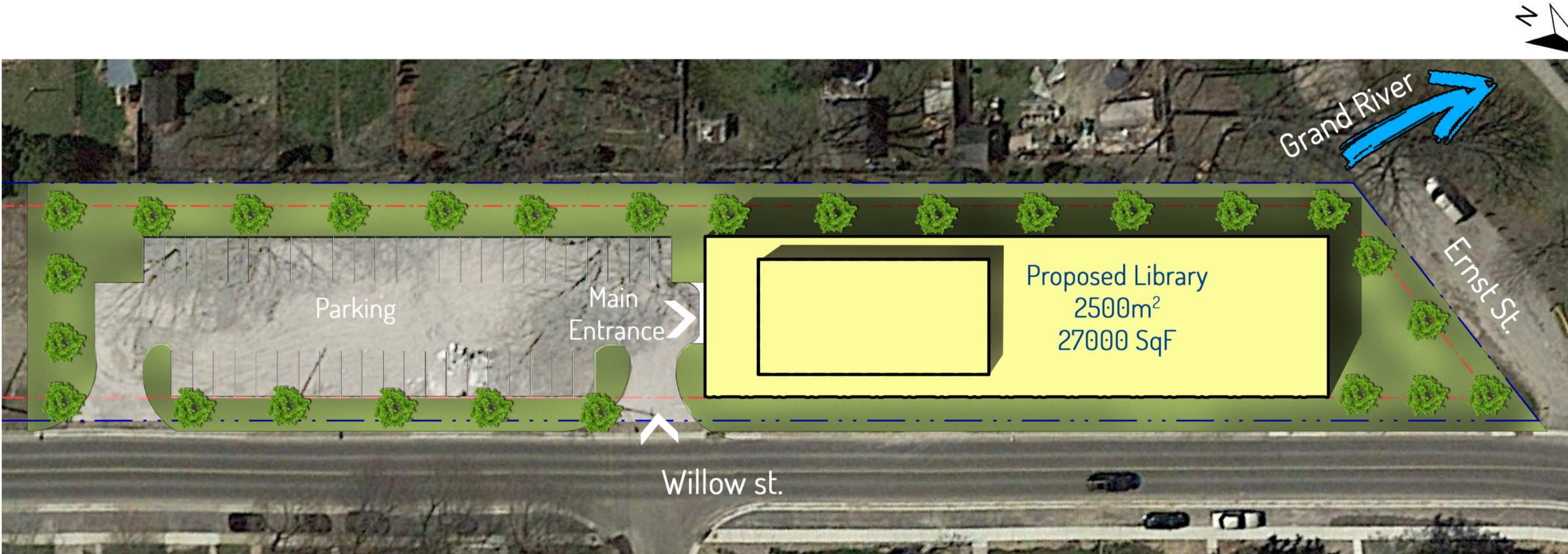
Project number	117075
Date	November 8 th , 2017
Scale	1 : 400
Drawn by	ME

A014

Site E - Willow & Ernst St.
3 Storey & Roof top Option
Building Area: 2500m²
Parking Spaces: 45

- Features:
- Land owned by the Municipality.
 - Views of the Grand River.
 - 45 Parking spaces on site.
 - Room for outdoor programming or future expansion.

- Challenges:
- Residents may object to rezoning.
 - Must be constructed in accordance with flood regulation.
 - 3- Storey building (2-storey library).
 - Long, narrow site restricting the building shape to a long, rectangular structure - not ideal for library space layout.



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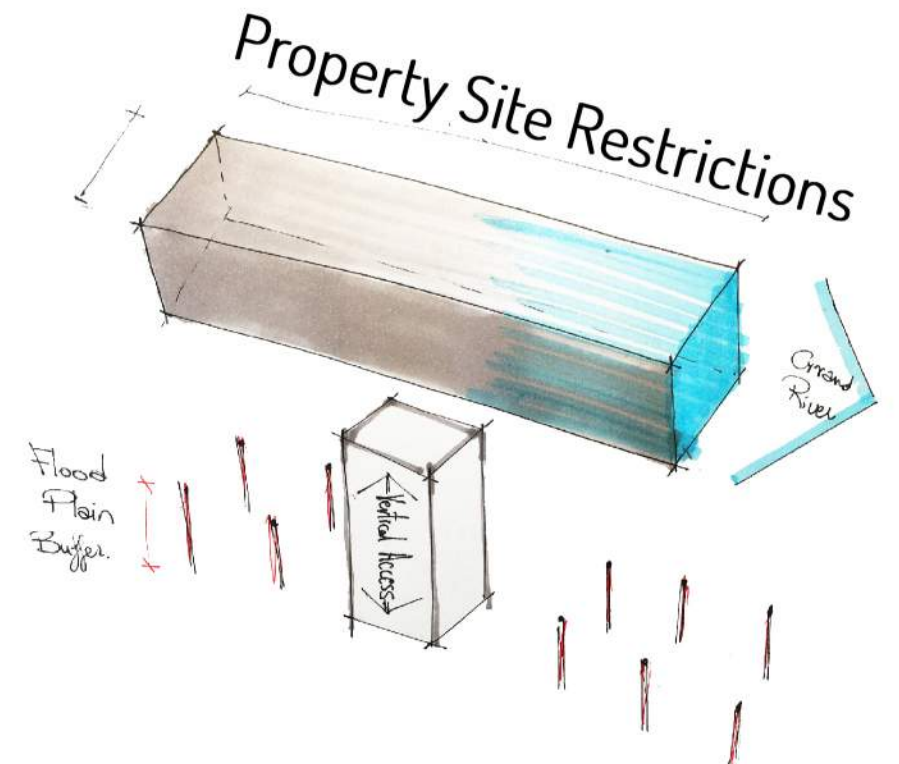
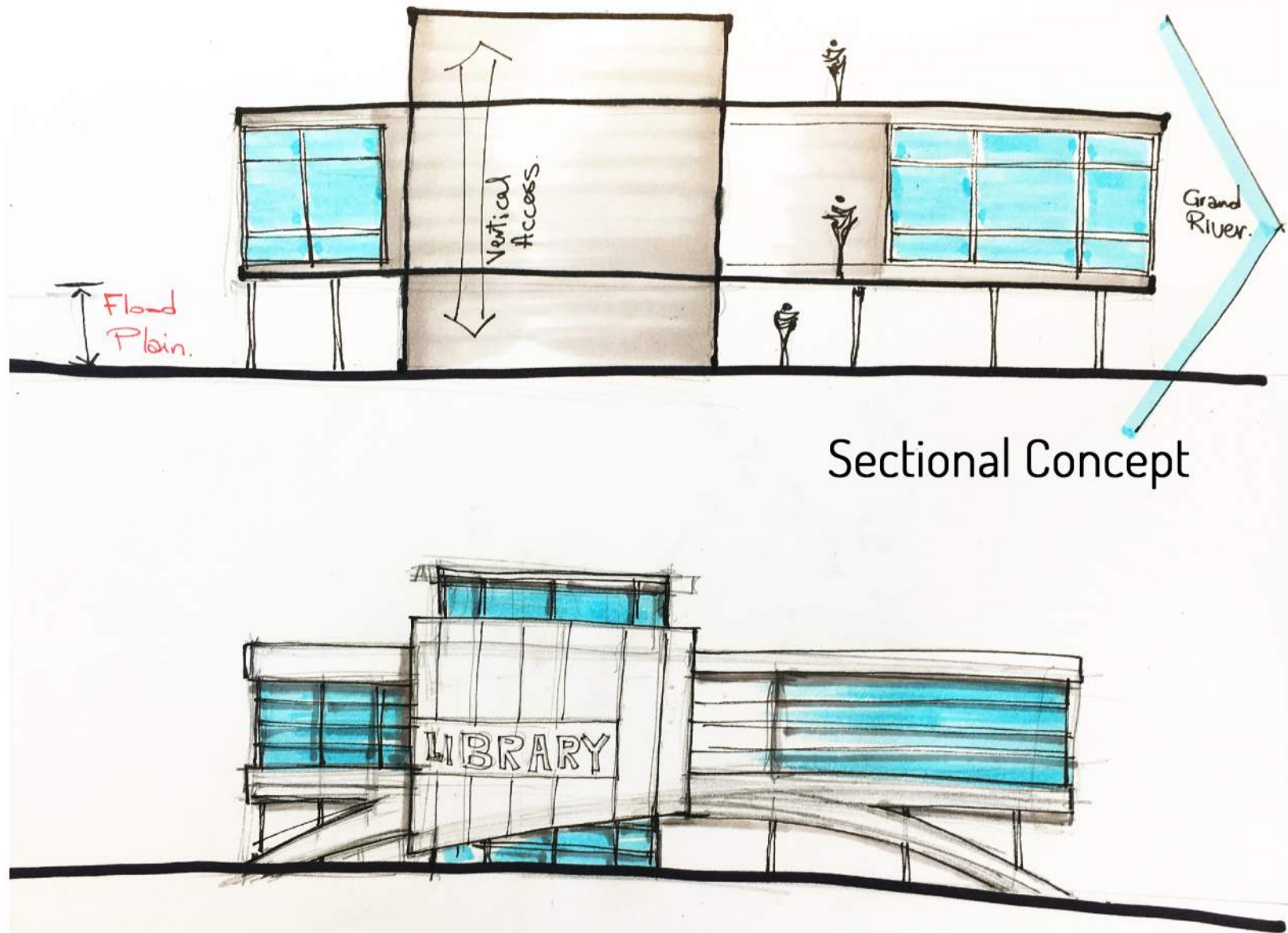
Paris Branch Library

Paris, Brant, ON

SITE - E - WILLOW ST.

Project number	117075
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A014

5.0 Recommendations

The most suitable site for the new Paris Library depends on the most important requirement of the Library Board and the County of Brant.

5.1 One-storey Library

If a one-storey library is required, Site A is the best option. It provides the lower-risk benefit of new construction as you will not be working with the unknown factors that usually exist in a renovation project. It also provides complete freedom to create a flexible building program suitable to the requirements of the role of the Paris Branch. For this site to work, the board must have a firm commitment on the timely construction of the roundabout and access road.

5.2 Staying in the Downtown Core

If the desire is to stay within 1 km. of the existing library, Site C has many benefits. It allows for the adaptive reuse of the old Town Hall building for library support services or use by a community partner. The new addition, linked to the Town Hall building, would in effect be a new 2-storey library facility with outdoor program space and space for future expansion. This redevelopment option would also lead to a revitalization of this site.

5.3 Views of the Grand River

Taking into consideration the complexities and additional cost of building on a flood plain, Site D provides some attractive benefits. The library could be designed to have beautiful views of the Grand River and could be part of a community hub with the Sports Park and Syl Apps Centre with the added benefit of shared parking and increased use of these amenities.

The cost implications of acquiring a site or a portion of the site must be determined as must the increased cost of building on a flood plain. This information, combined with the realities of the notable considerations presented on each site should facilitate the Board's decision as to the best, most suitable, and cost-effective option for the site of the new Paris Library.

Appendix A - Parking and Loading Requirements

5.1 General Requirements

No lot, building, structure or use shall be erected or used in any Zone, unless off-street parking is provided and maintained on such lot, in accordance with the provisions of this section.

- a. Any lot, building or structure used or erected for any purpose involving the receiving, shipping loading or unloading of animals, goods, wares, merchandise or raw materials, shall provide and maintain, on the same lot, loading spaces in accordance with the provisions of this section.
- b. Where a building, structure or lot accommodates more than one type of use, the total parking space or loading space requirement shall be the sum of the requirements for each of the component uses.
- c. No use, including but not limited to, storage or parking of vehicles for hire, gain, display or sale shall be located on any required parking space or loading space or obstruct any required parking or loading space.
- d. Where visitor parking spaces are required, a parking space on a driveway shall not be used for calculating the required visitor parking.
- e. Nothing in this By-Law shall prevent the erection of a shelter for use solely by parking attendants or security personnel in any part of a parking area, except within a visibility triangle, provided such shelter is not more than 4.5 metres in height and has a floor area of not more than 5 square metres.

5.4 Exceptions to Downtown Commercial Core

Notwithstanding the requirements of Sections 5.11 and 5.12, no parking spaces or loading spaces shall be required for any building or structure or use located within a Core Area Commercial (C4) Zone on Grand River Street North between the Nith River and Charlotte Street in Paris, or on Main Street South between Beverly Street and Hawk Street in St. George, or on King Street between Alexander Street and Park Avenue in Burford, or on Simcoe Street or Elgin Street in Scotland, or on Oakland Street in Oakland.

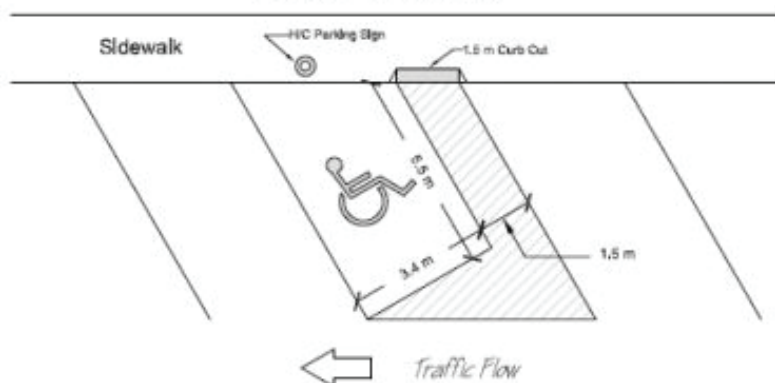
5.6 Requirements for Accessible Parking

- a. In addition to the parking spaces required under Section 5.11 and 5.12, the parking for all uses that require visitor parking spaces shall provide accessible parking in accordance with the regulations stated in this sub-section.
- b. Accessible parking spaces shall be provided and maintained on the same lot in proximity to the main entrances to the use, building or structure.
- c. Accessible parking spaces shall include two types of accessible parking spaces and shall have the following requirements:
 - (i) Type A space – Minimum width of 3.4 metres
 - (ii) Type B space – Minimum width of 2.8 metres
 - (iii) The minimum length for an accessible parking space shall be 5.5 metres.

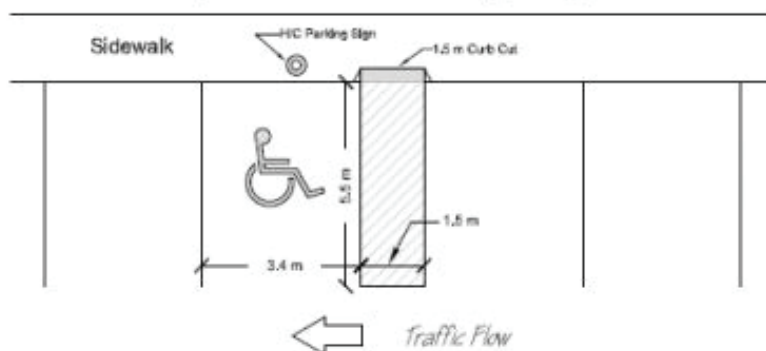
Refer to diagram provided on next page.

14. Accessible Parking

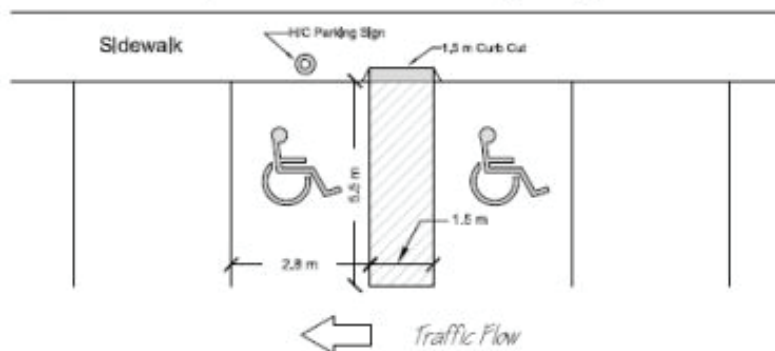
Angle Parking



Perpendicular Parking - Type A



Perpendicular Parking - Type B



- d. Aisles shall be provided in accordance with the following requirements:
- (i) Minimum width of 1.5 metre (yellow striped buffer area) which shall include a depressed curb.
 - (ii) In case of parking spaces with double aisle, the aisle area shall be increased to 1.6 metres.
 - (iii) The aisle must extend full length of the parking space.

Table 5.1 Accessible Parking Requirements

Number of Parking Spaces Required	Minimum Number of Accessible Parking Spaces Required	Type A Parking Spaces	Type B Parking Spaces
1-12	1	1	0
13-100	4%	a) For <i>lots</i> that require an even number of total accessible <i>parking spaces</i> - provide an equal number of Type A and Type B spaces. b) For <i>lots</i> that require an odd number of total accessible <i>parking spaces</i> - provide an equal number of Type A and Type B spaces. The additional <i>parking space</i> may be Type B space.	
101-200	3% + 1		
201 - 1000	2% + 2		
1001 +	1% + 11		

5.10 Loading Space Regulations

The number of loading spaces required on a lot shall be based on the total gross floor area of all the uses on the said lot for which loading spaces are required in accordance with the following:

Table 5.3 Loading Space Regulations

Size of Building	Minimum number of Loading Spaces Required
Up to 250 m ²	0
251 m ² to 500 m ²	1
501 m ² to 2,500 m ²	2
2,501 m ² to 7,500 m ²	3
7,500 m ² and over	3, plus one space for each additional 10,000 m ²

5.12 Parking Space Requirements for Non-Residential Uses

Type of Use - Library

Minimum required off-street parking regulations (per gross floor area) - 1 per 40 m².

Appendix B - Flood Plain Regulations

As per Official Plan, County of Brant 2012, Amendment #6, April 29, 2015 - Flood Plain Regulations, Section 2.3.5. is inserted overleaf.

functions in accordance with the policies of Section 2.3.2.2 of this Plan.

- c. Utilization of aggregate from sites licensed under the Aggregate Resources Act and wayside pits and quarries shall be encouraged.
- d. Portable asphalt plants and portable concrete plants used for public authority projects shall be subject to Site Plan Control in accordance with Section 6.7 of this Plan.
- e. The County shall ensure that the necessary statutory and County approvals are obtained prior to permitting asphalt plants and concrete plants, whether temporary or permanent.

2.3.5 HAZARDS AND DEVELOPMENT CONSTRAINTS

Development constraints include both naturally occurring environmental features and human made features or conditions. It is the policy of this Plan that, to the greatest extent possible, naturally occurring environmental features shall be protected from negative impacts associated with human activities. Some human made features or conditions represent a potential hazard to human activities. It is the policy of this Plan to ensure that new development is not negatively impacted by human made hazards, and that human health and safety is protected. The following policies are intended to protect naturally occurring environmental features from human activity and to protect the public from human made features or conditions that represent a potential hazard.

2.3.5.1 Paris Flood Plains Special Policy Area

2.3.5.1.1 Context

The County has identified a Special Policy Area for the Paris flood plains (SPA- PFP), as identified on Schedule D. The SPA-PFP has been divided into two sub-areas known as the “Downtown Core” and “The Flats”.

The County shall regulate the development and redevelopment of land within the SPA-PFP in order to provide adequate flood protection and enhance the water quality and environmental, aesthetic and recreational potential of the Grand and Nith Rivers.

The following Sections outline general policies for the broader SPA-PFP, in addition to policies specific to each of the sub-areas.

2.3.5.1.2 General Policies

The following policies apply to the broader SPA-PFP:

- a. Commercial development, redevelopment, and expansions shall be permitted where floodproofing to the Regulatory Flood Level can be

achieved.

- b. New development associated with substances of a chemical, hazardous or toxic nature, which would pose an unacceptable threat to public health or safety if damaged as a result of flooding or failure of floodproofing measures, shall not be permitted in the Special Policy Area.
- c. New nursing homes, hospitals, homes for the aged, senior citizen apartments, group homes for persons with physical or mental disabilities or similar uses, shall not be permitted in the Special Policy Area.
- d. Minor additions and alterations representing less than 50% of ground floor area shall be permitted within the Special Policy Area, provided the new habitable floor space is constructed no lower than the existing habitable floor space and floodproofed to the existing floor and/or opening elevation, where practical and feasible.
- e. Flood proofing shall be applied to all new development, redevelopment, expansion, major renovation or conversion below the level of the Regulatory Flood and shall be designed and constructed to the satisfaction of the County and the appropriate Conservation Authority.
- f. Where practical, new mechanical, electrical and heating services shall be located above the level of the Regulatory Flood. Where this is not feasible, such services shall be flood proofed using measures satisfactory to the County and the appropriate Conservation Authority.

2.3.5.1.3 The Downtown Core

The following policies shall apply to the sub-area within the Special Policy Area for the Paris flood plains, known as the Downtown Core, as identified on Schedule D:

- a. The construction of new residential dwelling units above existing commercial uses and the conversion of existing commercial buildings to a residential use shall be permitted conditional on the dwelling unit being located at a minimum elevation equal to the Regulatory Flood Level.
- b. Existing residential dwelling units located above the commercial uses are recognized and the owner of such dwelling units shall be encouraged to continue maintenance and improvement. Council shall encourage proposals to convert these existing residential dwelling units to any non-residential uses such as office space. Once such a change has occurred, a reconversion to a residential use will not be permitted.
- c. Residential development and redevelopment or a major renovation of an existing residential building shall be permitted provided that the habitable floor space of any new residential dwelling unit is located at a minimum

elevation equal to the Regulatory Flood Level and that the structure is flood proofed to the Regulatory Flood Level.

2.3.5.1.4 The Flats

The following policies shall apply to the sub-area within the Special Policy Area, known as the Flats, as identified on Schedule D:

- a. Residential development shall be permitted, including minor expansions, provided that the habitable floor space of any new residential dwelling unit is located at a minimum elevation equal to the Regulatory Flood Level and that the structure is flood proofed to the Regulatory Flood Level.
- b. Conversion of existing buildings to a residential use shall be permitted provided that the habitable floor space of any new residential dwelling unit is located at a minimum elevation equal to the 100 Year Flood Level and that the structure is flood proofed to the Regulatory Flood Level.
- c. Major renovations and redevelopment existing residential buildings shall be permitted provided that the habitable floor space of any new residential dwelling unit is located at a minimum elevation equal to the 100 Year Flood Level and that the structure is flood proofed to the Regulatory Flood Level.

2.3.5.2 Paris Two-Zone Flood Plain

A portion of the Paris flood plains is identified as a Two-Zone Flood Plain policy area, and is identified on Schedule D. The Two-Zone floodway-flood fringe concept is selectively applied to portions of the flood plain where significant development exists and that could support further infill development with no adverse impacts.

The following policies shall apply to the Two-Zone Flood Plain in Paris, as identified on Schedule D:

- a. Under the Two-Zone concept, the floodway and the flood fringe shall be identified as follows:
 - i. Floodway - the hazardous portion of the flood plain where flood depths and/or velocities are considered to be such that they pose a significant threat to life and/or property. In all circumstances, the floodway shall be accurately delineated by the Grand River Conservation Authority based on depth and velocity parameters.
 - ii. Flood Fringe - the portion of the flood plain between the limits of the floodway as defined by the Grand River Conservation Authority and the Regulatory Floodline. Flood depth and velocity is generally

less severe in this portion of the flood plain.

- b. Development in the flood fringe shall be restricted to infilling, redevelopment or replacement of existing buildings or structures and major additions or alterations to buildings existing as of October 2000.
- c. Development in the floodway shall be restricted to minor expansions and minor alterations to buildings existing as of the date of adoption of this Plan, provided no new dwelling units are created.
- d. Public and private works that must locate in the flood plain by nature of their use shall be permitted in both the flood fringe and the floodway. Roads that appropriate planning studies have determined must be located in the flood plain shall also be permitted in both the flood fringe and the floodway.
- e. With the exception of consents to subdivide lots containing existing dwellings, no land severances shall be permitted on properties located entirely within the floodway. Severances may be permitted on lots located partially within the floodway provided that the proposed development can be sited on the portion of the subject property located outside the floodway.
- f. New development which conforms to the land use description outlined above may be permitted within the flood plain provided that the following conditions are met:
 - i. a permit is issued by the appropriate Conservation Authority under the Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses regulations on the basis that no adverse effects on the hydraulic characteristics of flood flows shall occur;
 - ii. all new structures are suitably flood proofed to the Regulatory Flood level as determined by and to the satisfaction of the appropriate Conservation Authority and the County of Brant;
 - iii. all habitable floor space shall be constructed at or above the Regulatory Flood elevation and all essential building services (i.e., electrical, telephone, heating, etc.) be constructed at or above or protected to the Regulatory Flood elevation;
 - iv. the creation of any uninhabitable floor space below the Regulatory Flood elevation where there is the possibility of conversion to habitable floor space shall not be permitted;
 - v. notwithstanding (iv) above, the creation of uninhabitable floor

space below the Regulatory Flood elevation may be permitted if it is associated with a multi-unit residential, commercial, industrial or other non-residential development. Such areas in a multiple residential development may include foyers, recreation rooms, communal storage areas, or other uninhabitable floor space that is normally associated with this type of development. All such floor space in any development shall be flood proofed to the Regulatory Flood elevation with the maintenance of safe access ensured;

- vi. ingress/egress for all new habitable buildings located in the flood fringe shall be such that emergency vehicular and pedestrian movement is not prevented during times of flooding in order that safe access/evacuation is ensured. The determination of safe access shall be made by the appropriate Conservation Authority based on the depth and velocity factors as they affect individual sites; and
 - vii. conversions on non-residential buildings in the flood fringe to residential use may be permitted provided that the requirements of (i) through (vi) above are satisfied.
- g. Unless specifically permitted in a particular Secondary Plan, enclosed underground parking facilities shall not be permitted within the Regulatory Flood Plain in Two-Zone Flood Plain areas. Where enclosed underground parking facilities are provided for in a Secondary Plan, the installation of stringent flood proofing measures to the elevation of the Regulatory Flood line shall be required as specified by the appropriate Conservation Authority.

2.3.5.3 Implementation of the Special Policy Area for the Paris Flood Plains and Two-Zone Flood Plain Policy Area

All lands identified as the Special Policy Area Policy Area for the Paris Flood Plains (SPA-PFP) and the Two-Zone Flood Plain Policy Area on Schedule D shall be shown in the Zoning By-law in order to reflect their condition of flood susceptibility.

No site plan shall be approved or building permit issued unless it is in conformity with the policies of this Plan and a required permit is given by the appropriate Conservation Authority through the issuance of a permit under a Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.

The lands identified by this Plan as being within the flood hazard areas shall be designated and zoned as follows:

- a. All developed, vacant or otherwise undeveloped lands in the floodway portion of the flood plain at the time of adoption of this Plan shall be designated Natural Heritage System and zoned accordingly
- b. All land where development exists in the floodway portion of the flood plain at the time of adoption of this Plan shall be designated Natural Heritage System and zoned to recognize the existing use.
- c. Such zoning category shall recognize legally existing development and allow for minor expansions and alterations provided that there will be no adverse effects on the hydraulics or storage capacity of the floodway and subject to the issuance of a permit under the Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses regulations and the implementation of floodproofing measures, as deemed necessary by the appropriate Conservation Authority. Any application for expansion or alternation to an existing building will evoke a review of all existing outdoor storage areas.
- d. All land located within the flood fringe portion of the flood plain shall be designated for the appropriate use and shall be zoned accordingly. A suffix or a prefix may be applied to the zoning category to serve as notice that properties so zoned shall be constrained beyond the regulations of the Zoning By-law. In this circumstance, new development, expansions or alterations shall be subject to implementation of flood proofing measures as deemed necessary by the Conservation Authority and the issuance of a permit under the Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses regulations.

2.3.6 HUMAN MADE DEVELOPMENT CONSTRAINTS

For lands and uses that have the potential to be a hazard as a result of human activity, including waste disposal sites, potentially contaminated sites, and the creation of noise, dust and emissions, the policies of the following sections shall apply.

2.3.6.1 Waste Disposal Sites

The expansion of active waste disposal sites and the location of new waste disposal sites shall be limited and avoided where possible through the promotion of waste diversion activities throughout the County. Where it cannot be avoided, expansions or the location of new waste disposal sites shall ensure that there are no adverse effects to public and environmental health and safety.

Development within proximity to former or active waste disposal sites shall also be carefully regulated to minimize land use conflicts and the potential for