



Architects
Constructors
Managers

Library Site Selection Report Paris Branch Additional Sites Addendum



Prepared by:
Chamberlain Architect Services Limited

Oct. 1, 2019

1.0 Introduction

1.1 Mandate of this Addendum

Further to the Site Selection Report dated November 8, 2017, Chamberlain was asked to review a further 2 sites for possible design options for the Paris Branch Library. Our findings are as follows:

1.2 Identification of Sites

The new sites reviewed are identified as follows:

- 28 Mechanic Street - Existing Police Building - 3 design options
- Existing Library Location, 12 William Street - 3 design options



2.0 28 Mechanic Street Site

The existing building on this site is presently an OPP Detachment. It is a downtown location that will have good vehicular access and is in walking distance to coffee shops, restaurants and the proposed park.

Features

- Prominent building in downtown core
- Nearby access to amenities such as coffee shops, restaurants, etc.
- Approximately 22 existing parking spaces + large neighbouring parking lots
- Close to City Hall, Grand River, parks and more.

Challenges

- Must be constructed in accordance with flood plain regulations.
- First floor must be elevated above flood plain levels.

2.1 Existing Building



2.2 Design Option A - Keep Existing Building, Renovate Third Floor with Rear Addition

Building/Site Statistics

Storeys	3
Lot Coverage	36%
Total Building Area	2,046 m ² / 22,347 ft ²
Total Site Area	1,916 m ² /20,619 ft ²
Building Area	2,046 m²/22,347 ft²
Existing Ground Floor	682 m ² /7,449 ft ²
Second Floor	682 m ² /7,449 ft ²
Third Floor	682 m ² /7,449 ft ²
Parking Spaces	0 Required
Provided	Approx. 22 Existing (optional)

- Modern facade and renovation
- Three-Storey Building
- Remove existing exterior walls
- Keep some interior walls
- Loading space in back.



See Drawing inserted overleaf.

2.3 Design Option B - Extend Existing Building + 1 Additional Storey

Building/Site Statistics

Storeys	2
Lot Coverage	48%
Total Building Area	1,834 m ² /19,742 ft ²
Total Site Area	1,916 m ² /20,619 ft ²
Building Area	1,834 m²/19,742 ft²
Existing Ground Floor	917 m ² /9,871 ft ²
Second Floor	917 m ² /9,871 ft ²
Parking Spaces	0 Required
Provided	Approx. 12 existing (optional)

- Modern Facade and Renovation
- Two-Storey Building
- Remove existing exterior walls
- Keep some interior walls
- Loading space in back



See Drawing inserted overleaf.

1

EXISTING IMAGES



2

SKETCH

EXTEND EXISTING BUILDING + ADD ADDITIONAL STOREY



MODERN FACADE & RENOVATION

TWO STORY BUILDING

REMOVE EXISTING EXTERIOR WALLS

KEEP SOME INTERIOR WALLS

LOADING SPACE IN BACK

3

PRECEDENCE

ACTON PUBLIC LIBRARY

BY CHAMBERLAIN ARCHITECTS



4

SITE PLAN



5

RELATED INFO

STOREY(S)

2

LOT COVERAGE:

48%

TOTAL BUILDING AREA:

1,834 SQM / 19,742 SQFT

TOTAL SITE AREA:

1,916 SQM / 20,619 SQFT

BUILDING AREA:

1,834 SQM / 19,742 SQFT

EXISTING GROUND FLOOR:

917 SQM / 9,871 SQFT

SECOND FLOOR:

917 SQM / 9,871 SQFT

PARKING SPACES PROVIDED:

0 REQUIRED

APPROX 12 EXISTING (OPTIONAL)

FEATURES

• PROMINENT BUILDING IN DOWNTOWN CORE

• NEARBY ACCESS TO AMENITIES SUCH AS COFFEE SHOPS, RESTAURANTS, ETC.

• APPROX 22 PARKING EXISTING SPACES + LARGE NEIGHBOURING PARKING LOTS

• CLOSE TO CITY HALL, GRAND RIVER, PARKS & MORE

CHALLENGES

• MUST BE CONSTRUCTED IN ACCORDANCE WITH FLOOD PLAIN REGULATIONS

• FIRST FLOOR MUST BE ELEVATED ABOVE FLOOD PLAIN LEVELS

6

ZONING

Institutional Zones: Section 13

Zone Symbol: Minor (N1) / Major (N2) Institutional

Definition: Library - means a building used for the collection of printed, electronic, and pictorial material for public use for the purposes of study, reference, and recreation, and which may include meeting rooms for community use, activity areas and cafeteria.

2.10 ABBREVIATIONS AND RULES OF MEASUREMENT

c) Rules of Measurement

(i) Average Ground Level

(a) Except as otherwise expressly stated in this Zoning By-Law, for the purpose of measuring the height of a structure, average ground level shall be calculated as the mean (average) ground level at the four principal corners of the subject structure, or the three principal corners in case of a triangular shaped structure footprint.

(b) When a lot is located within a 100-year floodplain, any point located one foot above the regulatory flood level shall be considered to be at the average ground level of the lot.

(ii) Ground Floor

a. Except as otherwise expressly stated in this By-Law, the ground floor is the story of a building at the average ground level at the front of the building.

b. In the case of buildings fronting on two streets, the ground floor is the story at the average of the ground level of the two street frontages.

4.34.1 SPECIAL SETBACKS (13.2 ZONE REQUIREMENTS)

Notwithstanding any other provisions of this By-Law, where a building or structure is located adjacent to a street listed below, no minimum setback shall be required:

Mechanic Street

Provisions	N2
Lot Area, Min. (SQM)	10,000
Lot Fontage, Min.(SQM)	15.0
Street Setback, Min. (SQM)	15.0
Interior Side Yard Setback, Min. (SQM)	10.0
Rear Yard Setback, Min. (SQM)	10.0
Lot Coverage, Max. (SQM)	10.0
Landscaped Open Space, Min.	40% - 50%
Building Height, Max. (SQM)	30%

NOTE: PARKING SPACE REQUIREMENTS

LIBRARY 1 PER 40 SQM

4.36 SPECIAL POLICY AREA

Certain portions of the Paris Settlement Area are located within the flooding hazard of the Grand River and the Nith River and are subject to special regulations. These lands are identified by the symbol "s" preceding the applicable Zone symbol and shall be subject to all of the regulations and requirements of the Zone following the symbol "s" as well as the following requirements.

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 East and the northern portion of Victor Boulevard 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

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.

5.7 SPECIFICATIONS FOR PARKING/LOADING AND ACCESS REGULATIONS

a) A parking space required hereby shall have minimum rectangular dimensions of 2.8 metres by 5.5 metres, except where parallel parking is provided, the minimum dimensions of the required parking space shall be 2.5 metres by 6.7 metres.

b) Each loading space shall have minimum dimensions of 3.5 metres by 10 metres with a vertical clearance of 4 metres.

5.8 LOCATION OF REQUIRED PARKING AND LOADING SPACES

a) With the exception of the Core Area (C4) Zone, all required parking spaces or loading spaces shall be provided on the same lot occupied by the building, structure or use for which such parking spaces or loading spaces are required, and shall not form a part of any street or lane.

b) Notwithstanding Clause (a) above, where the provision of off-street parking on the same lot as the use requiring such off-street parking is not possible, such off-street parking facilities may be located on another lot within 400 metres of the lot containing the use requiring the parking. Such alternate parking shall only be situated in a Core Area (C4) Zone, Mixed Use (C5) Zone or any Employment Zone provided a Site Plan Agreement is registered on title of the lot used for parking committing said parking spaces to the related use.

2.4 Design Option C - Extend Existing Building to Full Site

Building/Site Statistics

Storeys	1
Lot Coverage	98%
Total Building Area	1,884 m ² /20,279 ft ²
Total Site Area	1,916 m ² /20,619 ft ²
Building Area	1,834 m²/19,742 ft²
Ground Floor	1,884 m ² /20,279 ft ²
Parking Spaces	0 Required
Provided	0 on site


- Modern facade and renovation
- One-Storey building
- Remove existing exterior walls
- Keep some interior walls
- Loading space in back



See Drawing inserted overleaf.

1


EXISTING IMAGES



2

SKETCH

EXTEND EXISTING BUILDING TO FULL SITE



MODERN FACADE & RENOVATION

ONE STORY BUILDING

REMOVE EXISTING EXTERIOR WALLS

KEEP SOME INTERIOR WALLS


LOADING SPACE IN BACK

3

PRECEDENCE

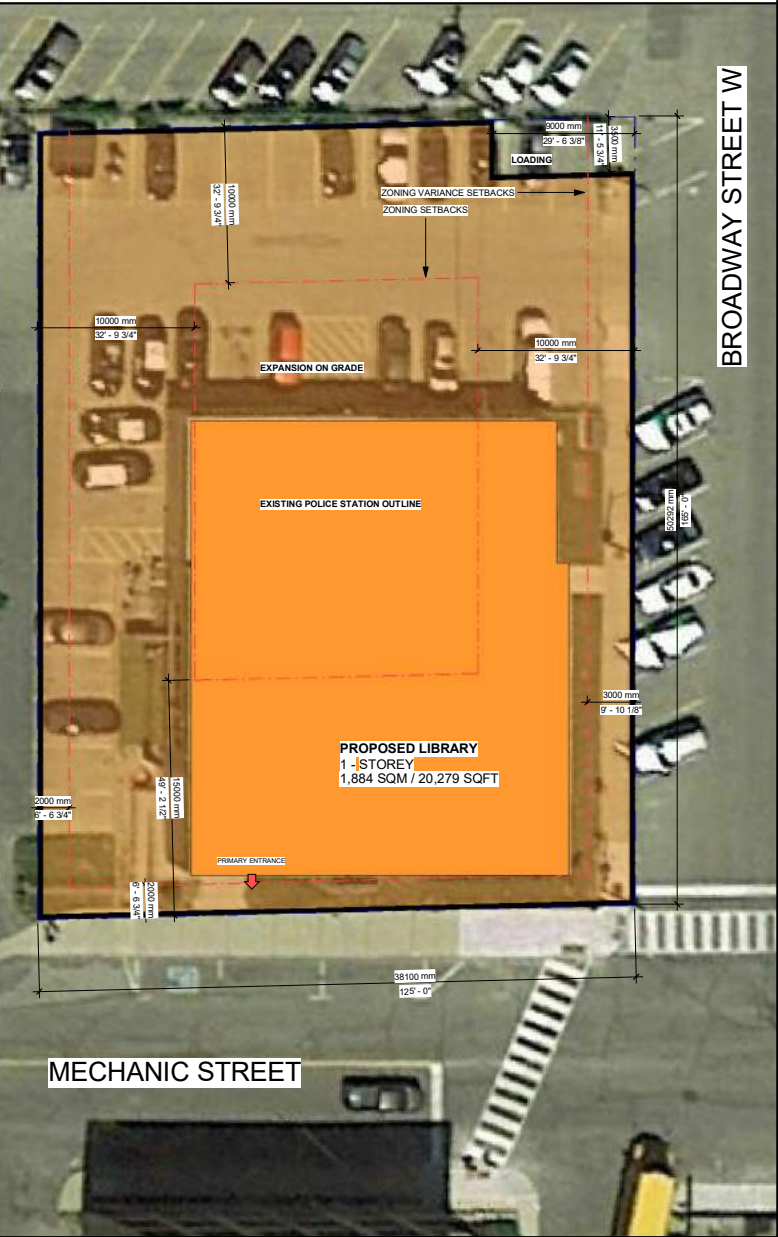
DELHI LIBRARY

BY CHAMBERLAIN ARCHITECTS



4

SITE PLAN



5

RELATED INFO

STOREY(S)

1

LOT COVERAGE:

98%

TOTAL BUILDING AREA:

1,884SQM / 20,279 SQFT

TOTAL SITE AREA:

1,916 SQM / 20,619 SQFT

BUILDING AREA:

1,884 SQM / 20,279 SQFT

EXISTING GROUND FLOOR:

1,884SQM / 20,279 SQFT

PARKING SPACES:

0 REQUIRED

PROVIDED:

APPROX 0 EXISTING (OPTIONAL)

FEATURES

- PROMINENT BUILDING IN DOWNTOWN CORE
- NEARBY ACCESS TO AMENITIES SUCH AS COFFEE SHOPS, RESTAURANTS, ETC.
- LARGE NEIGHBOURING PARKING LOTS
- CLOSE TO CITY HALL, GRAND RIVER, PARKS & MORE

CHALLENGES

- MUST BE CONSTRUCTED IN ACCORDANCE WITH FLOOD PLAIN REGULATIONS
- FIRST FLOOR MUST BE ELEVATED ABOVE FLOOD PLAIN LEVELS

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ZONING

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(ii) Ground Floor

a. Except as otherwise expressly stated in this By-Law, the ground floor is the story of a building at the average ground level at the front of the building.

b. In the case of buildings fronting on two streets, the ground floor is the story at the average of the ground level of the two street frontages.

4.34.1 SPECIAL SETBACKS (13.2 ZONE REQUIREMENTS)

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Mechanic Street

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Lot Fontage, Min.(SQM)	15.0
Street Setback, Min. (SQM)	15.0
Interior Side Yard Setback, Min. (SQM)	10.0
Rear Yard Setback, Min. (SQM)	10.0
Lot Coverage, Max. (SQM)	10.0
Landscaped Open Space, Min.	40% - 50%
Building Height, Max. (SQM)	30%

NOTE: PARKING SPACE REQUIREMENTS

LIBRARY 1 PER 40 SQM

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Certain portions of the Paris Settlement Area are located within the flooding hazard of the Grand River and the Nith River and are subject to special regulations. These lands are identified by the symbol "s" preceding the applicable Zone symbol and shall be subject to all of the regulations and requirements of the Zone following the symbol "s" as well as the following requirements.

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5.6 REQUIREMENTS FOR ACCESSIBLE PARKING

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.

5.7 SPECIFICATIONS FOR PARKING/LOADING AND ACCESS REGULATIONS

a) A parking space required hereby shall have minimum rectangular dimensions of 2.8 metres by 5.5 metres, except where parallel parking is provided, the minimum dimensions of the required parking space shall be 2.5 metres by 6.7 metres.

b) Each loading space shall have minimum dimensions of 3.5 metres by 10 metres with a vertical clearance of 4 metres.

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a) With the exception of the Core Area (C4) Zone, all required parking spaces or loading spaces shall be provided on the same lot occupied by the building, structure or use for which such parking spaces or loading spaces are required, and shall not form a part of any street or lane.

b) Notwithstanding Clause (a) above, where the provision of off-street parking on the same lot as the use requiring such off-street parking is not possible, such off-street parking facilities may be located on another lot within 400 metres of the lot containing the use requiring the parking. Such alternate parking shall only be situated in a Core Area (C4) Zone, Mixed Use (C5) Zone or any Employment Zone provided a Site Plan Agreement is registered on title of the lot used for parking committing said parking spaces to the related use.

3.0 12 William Street Site

This site houses the existing Paris Branch Library. It is a historically-designated Carnegie Library that was built in 1902. It was expanded in 1995 and is currently approximately 15,000 ft² on three levels - 2 floors and a basement. The basement has been partially closed off to provide office space adjacent to the book drop. The Library has a barrier-free entrance on Broadway St. West. The existing building has significant operational inefficiencies and is not fully accessible.

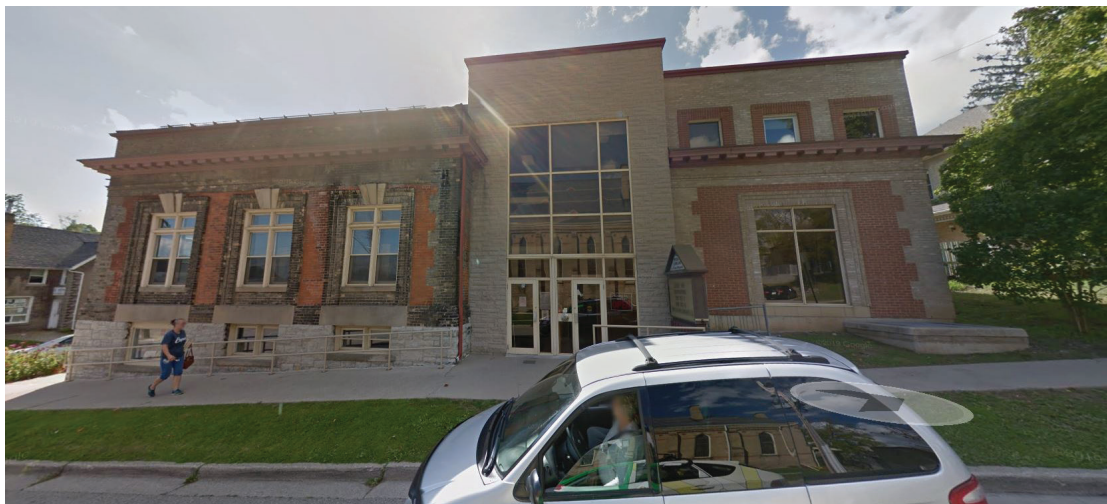
Features

- Prominent building in downtown core
- Nearby access to amenities such as coffee shops, restaurants, etc.
- Approximately 5 existing parking spaces
- Close to City Hall, Grand River, parks and more.

Challenges

- Height variance required
- No answer to parking requirements

3.1 Existing Building



3.2 Design Option D - Retain Existing Building and Add 1 Storey

Building/Site Statistics

Storeys	3
Lot Coverage	75%
Total Building Area	1,401 m ² /15,081 ft ²
Total Site Area	622 m ² /6,695 ft ²
Building Area	1,401 m²/15,081 ft²
New Ground Floor	467 m ² /5,027 ft ²
New Second Floor	467 m ² /5,027 ft ²
New Third Floor	467 m ² /5,027 ft ²
Parking Spaces	35 Required
Provided	5 on street stalls

- Keep existing historical walls
- Keep existing exterior details
- Main entrance on William Street, accessible entrance on Broadway Street
- Change interior floor levels to align with entrance on grade
- Respect current building conditions and setbacks with renovation mostly in interior spaces.



See Drawing inserted overleaf.

1

EXISTING IMAGES



2

SKETCH

KEEP EXISTING BUILDING & RENOVATE THIRD FLOOR + REAR ADDITION



MODERN THIRD STORY ADDITION

KEEP EXISTING HISTORICAL WALLS

KEEP EXISTING EXTERIOR DETAILS

MAIN ENTRANCE ON WILLIAM STREET, ACCESSIBLE ENTRANCE ON BROADWAY STREET

CHANGE INTERIOR FLOORS LEVELS TO ALIGN WITH ENTRANCE ON GRADE

RESPECT CURRENT BUILDING CONDITIONS AND SETBACKS WITH RENOVATIONS MOSTLY IN INTERIOR SPACES

3

PRECEDENCE

KINCARDINE BRANCH LIBRARY

BY CHAMBERLAIN ARCHITECTS



4

SITE PLAN



5

RELATED INFO

STOREY(S)

3

LOT COVERAGE:

75%

TOTAL BUILDING AREA:

1,401 SQM / 15,081 SQFT

TOTAL SITE AREA:

622 SQM / 6,695 SQFT

BUILDING AREA:

1,401 SQM / 15,081 SQFT

NEW GROUND FLOOR:

467 SQM / 5,027 SQFT

NEW SECOND FLOOR:

467 SQM / 5,027 SQFT

NEW THIRD FLOOR:

467 SQM / 5,027 SQFT

PARKING SPACES:

35 REQUIRED

PROVIDED

5 ON STREET STALLS

FEATURES

• PROMINENT BUILDING IN DOWNTOWN CORE

• NEARBY ACCESS TO AMENITIES SUCH AS COFFEE SHOPS, RESTAURANTS, ETC.

• APPROX 5 PARKING EXISTING SPACES

• CLOSE TO CITY HALL, GRAND RIVER, PARKS & MORE

CHALLENGES

• HEIGHT VARIANCE REQUIRED

• NO ANSWER TO PARKING REQUIREMENTS

6

ZONING

Institutional Zones: Section 13

Zone Symbol: Minor (N1) / Major (N2) Institutional

Definition: Library - means a building used for the collection of printed, electronic, and pictorial material for public use for the purposes of study, reference, and recreation, and which may include meeting rooms for community use, activity areas and cafeteria.

4.34.1 SPECIAL SETBACKS (13.2 ZONE REQUIREMENTS)

Notwithstanding any other provisions of this By-Law, where a building or structure is located adjacent to a street listed below, no minimum setback shall be required:

Mechanic Street

Provisions	N2
Lot Area, Min. (SQM)	10,000
Lot Fontage, Min.(SQM)	15.0
Street Setback, Min. (SQM)	15.0
Interior Side Yard Setback, Min. (SQM)	10.0
Rear Yard Setback, Min. (SQM)	10.0
Lot Coverage, Max. (SQM)	10.0
Landscaped Open Space, Min.	40% - 50%
Building Height, Max. (SQM)	30%

NOTE: PARKING SPACE REQUIREMENTS

LIBRARY 1 PER 40 SQM, 4% ACCESSIBLE REQUIRED

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 East and the northern portion of Victor Boulevard 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

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.

5.7 SPECIFICATIONS FOR PARKING/LOADING AND ACCESS REGULATIONS

a) A parking space required hereby shall have minimum rectangular dimensions of 2.8 metres by 5.5 metres, except where parallel parking is provided, the minimum dimensions of the required parking space shall be 2.5 metres by 6.7 metres.
b) Each loading space shall have minimum dimensions of 3.5 metres by 10 metres with a vertical clearance of 4 metres.

5.8 LOCATION OF REQUIRED PARKING AND LOADING SPACES

a) With the exception of the Core Area (C4) Zone, all required parking spaces or loading spaces shall be provided on the same lot occupied by the building, structure or use for which such parking spaces or loading spaces are required, and shall not form a part of any street or lane.
b) Notwithstanding Clause (a) above, where the provision of off-street parking on the same lot as the use requiring such off-street parking is not possible, such off-street parking facilities may be located on another lot within 400 metres of the lot containing the use requiring the parking. Such alternate parking shall only be situated in a Core Area (C4) Zone, Mixed Use (C5) Zone or any Employment Zone provided a Site Plan Agreement is registered on title of the lot used for parking committing said parking spaces to the related use.
c) Parking spaces for a Second Unit must be provided on the same lot as the main dwelling and cannot be in tandem with the required parking for the main dwelling.
d) Notwithstanding the yard and setback provisions of this By-Law to the contrary, uncovered surface parking areas shall be permitted in the required yard setbacks as follows:

a) All yards provided that no part of any parking area, other than a driveway, is located closer than 3 metres to any street line,
b) Notwithstanding clause (a) above, no commercial/industrial equipment or commercial/industrial vehicle or a trailer shall be permitted to be parked within the required yard setback abutting a residential use.
c) In the Mixed Use (C5) Zone, parking shall not be permitted in the front yard.

3.3 Design Option E - Expand Existing Building with Rear Addition

Building/Site Statistics

Storeys	3
Lot Coverage	51%
Total Building Area	1,858 m ² /20,000 ft ²
Total Site Area	1220 m ² /13,132 ft ²
Building Area	1,858 m²/20,000 ft²
New Ground Floor	619 m ² /6,667 ft ²
New Second Floor	619 m ² /6,667 ft ²
New Third Floor	619 m ² /6,667 ft ²
Parking Spaces	47 Required
Provided	22 on site, 5 on street

- Modern third-storey addition
- Library expands and purchases 3.5 m of neighbouring property
- Keep existing historical walls
- Keep existing exterior details
- Main entrance on William Street, secondary entrance on Broadway Street
- Change interior floor levels to align with entrance on grade
- Parts of basement become inaccessible due to new floor levels.



See Drawing inserted overleaf.

1

EXISTING IMAGES



2

SKETCH

EXPAND EXISTING BUILDING & RENOVATE THIRD FLOOR + REAR ADDITION



3

PRECEDENCE

ST THOMAS PUBLIC LIBRARY

BY CHAMBERLAIN ARCHITECTS



4

SITE PLAN



4.1

SECTION



5

RELATED INFO

STOREY(S)

3

LOT COVERAGE:

51%

TOTAL BUILDING AREA:

1'858 SQM / 20,000 SQFT

TOTAL SITE AREA:

1'220 SQM / 13'132 SQFT

BUILDING AREA:

1,858 SQM / 20,000 SQFT

NEW GROUND FLOOR:

619 SQM / 6,667 SQFT

NEW SECOND FLOOR:

619 SQM / 6,667 SQFT

NEW THIRD FLOOR:

619 SQM / 6,667 SQFT

PARKING SPACES:

47 REQUIRED

PROVIDED

22 ON SITE STALLS

5 ON STREET STALLS

FEATURES

- PROMINENT BUILDING IN DOWNTOWN CORE
- NEARBY ACCESS TO AMENITIES SUCH AS COFFEE SHOPS, RESTAURANTS, ETC.
- APPROX 5 PARKING EXISTING SPACES
- CLOSE TO CITY HALL, GRAND RIVER, PARKS & MORE

CHALLENGES

- HEIGHT VARIANCE REQUIRED
- NO ANSWER TO PARKING REQUIREMENTS
- PURCHASE PORTION OF NEIGHBOURING PROPERTY

6

ZONING

Institutional Zones: Section 13

Zone Symbol: Minor (N1) / Major (N2) Institutional

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4.34.1 SPECIAL SETBACKS (13.2 ZONE REQUIREMENTS)

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Rear Yard Setback, Min. (SQM)	10.0
Lot Coverage, Max. (SQM)	10.0
Landscaped Open Space, Min.	40% - 50%
Building Height, Max. (SQM)	30%

NOTE: PARKING SPACE REQUIREMENTS

LIBRARY 1 PER 40 SQM, 4% ACCESSIBLE REQUIRED

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 East and the northern portion of Victor Boulevard 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.

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(iii) The minimum length for an accessible parking space shall be 5.5 metres.

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a) A parking space required hereby shall have minimum rectangular dimensions of 2.8 metres by 5.5 metres, except where parallel parking is provided, the minimum dimensions of the required parking space shall be 2.5 metres by 6.7 metres.
b) Each loading space shall have minimum dimensions of 3.5 metres by 10 metres with a vertical clearance of 4 metres.

5.8 LOCATION OF REQUIRED PARKING AND LOADING SPACES

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b) Notwithstanding clause (a) above, no commercial/industrial equipment or commercial/industrial vehicle or a trailer shall be permitted to be parked within the required yard setback abutting a residential use,
c) In the Mixed Use (C5) Zone, parking shall not be permitted in the front yard.

3.4 Design Option F - Expand Existing Building and Renovate. Third-Floor and Rear Additions

Building/Site Statistics

Storeys	3
Lot Coverage	13%
Total Building Area	2,100 m ² /22,712 ft ²
Total Site Area	1,220 m ² /13,132 ft ²
Building Area	2,110 m²/22,712 ft²
New Ground Floor	157 m ² /1,690 ft ²
New Second Floor	898 m ² /9,666 ft ²
New Third Floor	1,055 m ² /11,356 ft ²
Parking Spaces	53 Required
Provided	30 on site, 5 on street

- Modern third-storey addition
- Library expands and purchases neighbouring property
- Library becomes second and third floor; ground floor becomes entrance and parking
- Keep existing historical walls
- Keep existing exterior details
- Main entrance on William Street, secondary entrance on Broadway Street
- Change interior floor levels to align with entrance on grade
- Parts of basement become inaccessible due to new floor levels.



See Drawing inserted overleaf.

1

EXISTING IMAGES



2

SKETCH

EXPAND EXISTING BUILDING & RENOVATE THIRD FLOOR + REAR ADDITION



MODERN THIRD STORY ADDITION

LIBRARY EXPANDS AND PURCHASES NEIGHBOURING PROPERTY

LIBRARY BECOMES SECOND AND THIRD FLOOR, GROUND FLOOR BECOME ENTRANCE + PARKING

KEEP EXISTING HISTORICAL WALLS

KEEP EXISTING EXTERIOR DETAILS

MAIN ENTRANCE ON WILLIAM STREET, SECONDARY ENTRANCE ON BROADWAY STREET

CHANGE INTERIOR FLOORS LEVELS TO ALIGN WITH ENTRANCE ON GRADE

PARTS OF BASEMENT BECOME INACCESSIBLE DUE TO NEW FLOOR LEVELS

PARKING ENTRANCE

3

PRECEDENCE

GEORGETOWN PUBLIC LIBRARY

BY CHAMBERLAIN ARCHITECTS



4

SITE PLAN



4.1

SECTION



5

RELATED INFO

STOREY(S)

3

LOT COVERAGE:

13%

TOTAL BUILDING AREA:

2,110 SQM / 22,712 SQFT

TOTAL SITE AREA:

1220 SQM / 13,132 SQFT

BUILDING AREA:

2,110 SQM / 22,712 SQFT

NEW GROUND FLOOR:

157 SQM / 1,690 SQFT

NEW SECOND FLOOR:

898 SQM / 9,666 SQFT

NEW THIRD FLOOR:

1,055 SQM / 11,356 SQFT

PARKING SPACES:

53 REQUIRED

PROVIDED:

30 ON SITE STALLS
5 ON STREET STALLS

FEATURES

• PROMINENT BUILDING IN DOWNTOWN CORE

• NEARBY ACCESS TO AMENITIES SUCH AS COFFEE SHOPS, RESTAURANTS, ETC.

• APPROX 5 PARKING EXISTING SPACES

• CLOSE TO CITY HALL, GRAND RIVER, PARKS & MORE

CHALLENGES

• HEIGHT VARIANCE REQUIRED

• NO ANSWER TO PARKING REQUIREMENTS

• PURCHASE OF NEIGHBOURING PROPERTY

6

ZONING

Institutional Zones: Section 13

Zone Symbol: Minor (N1) / Major (N2) Institutional

Definition: Library - means a building used for the collection of printed, electronic, and pictorial material for public use for the purposes of study, reference, and recreation, and which may include meeting rooms for community use, activity areas and cafeteria.

4.34.1 SPECIAL SETBACKS (13.2 ZONE REQUIREMENTS)

Notwithstanding any other provisions of this By-Law, where a building or structure is located adjacent to a street listed below, no minimum setback shall be required:

Mechanic Street

Provisions	N2
Lot Area, Min. (SQM)	10,000
Lot Fontage, Min. (SQM)	15.0
Street Setback, Min. (SQM)	15.0
Interior Side Yard Setback, Min. (SQM)	10.0
Rear Yard Setback, Min. (SQM)	10.0
Lot Coverage, Max. (SQM)	10.0
Landscaped Open Space, Min.	40% - 50%
Building Height, Max. (SQM)	30%

NOTE: PARKING SPACE REQUIREMENTS

LIBRARY 1 PER 40 SQM, 4% ACCESSIBLE REQUIRED

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 East and the northern portion of Victor Boulevard 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

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.

5.7 SPECIFICATIONS FOR PARKING/LOADING AND ACCESS REGULATIONS

a) A parking space required hereby shall have minimum rectangular dimensions of 2.8 metres by 5.5 metres, except where parallel parking is provided, the minimum dimensions of the required parking space shall be 2.5 metres by 6.7 metres.
b) Each loading space shall have minimum dimensions of 3.5 metres by 10 metres with a vertical clearance of 4 metres.

5.8 LOCATION OF REQUIRED PARKING AND LOADING SPACES

a) With the exception of the Core Area (C4) Zone, all required parking spaces or loading spaces shall be provided on the same lot occupied by the building, structure or use for which such parking spaces or loading spaces are required, and shall not form a part of any street or lane.
b) Notwithstanding Clause (a) above, where the provision of off-street parking on the same lot as the use requiring such off-street parking is not possible, such off-street parking facilities may be located on another lot within 400 metres of the lot containing the use requiring the parking. Such alternate parking shall only be situated in a Core Area (C4) Zone, Mixed Use (C5) Zone or any Employment Zone provided a Site Plan Agreement is registered on title of the lot used for parking committing said parking spaces to the related use.
c) Parking spaces for a Second Unit must be provided on the same lot as the main dwelling and cannot be in tandem with the required parking for the main dwelling.
d) Notwithstanding the yard and setback provisions of this By-Law to the contrary, uncovered surface parking areas shall be permitted in the required yard setbacks as follows:

a) All yards provided that no part of any parking area, other than a driveway, is located closer than 3 metres to any street line,
b) Notwithstanding clause (a) above, no commercial/industrial equipment or commercial/industrial vehicle or a trailer shall be permitted to be parked within the required yard setback abutting a residential use.
c) In the Mixed Use (C5) Zone, parking shall not be permitted in the front yard.