

**Extract From
Civic Precinct Project Steering Committee Meeting
CP#02-18 held April 25, 2018**

- 3. Central Library Feasibility Study - Presentation by Louise Procter Maio, Chief Executive Officer, Richmond Hill Public Library, and Gary McCluskie, Diamond Schmitt Architect Inc.**

Moved by: D. Bishop

Recommendation 1

That the Civic Precinct Project Steering Committee recommends to Council:

- a) That the presentation by Louise Procter Maio, Chief Executive Officer, Richmond Hill Public Library, and Gary McCluskie, Diamond Schmitt Architect Inc., regarding the Central Library Feasibility Study, be received;**
- b) That the Director of Financial Services/Treasurer bring back a report on the feasibility of funding the options presented by the Library Board.**

Carried



Richmond Hill Public Library Board

TO: The Civic Precinct Project Steering Committee of Council

SUBJECT: Feasibility Study Presentation for the Expansion of Central Library

FROM: Richmond Hill Public Library Board

DATE: April 19, 2018

The Richmond Hill Public Library Board will be presenting its Feasibility Study for the Expansion of Central Library through Diamond Schmitt Architects Inc. at the April 25, 2018 Steering Committee meeting.

Background documents included:

- 1.0 2017 Central Library Snapshot
- 2.0 Diamond Schmitt Architects Inc., Feasibility Study of the Expansion of Central Library: *Executive Summary*, December 2017
- 3.0 Diamond Schmitt Architects Inc., Feasibility Study of the Expansion of Central Library: *Concept Plans for Options A and B*

Regards,

"Signed version on file in the Administration Office"

Louise Procter Maio
Chief Executive Officer

2017 CENTRAL LIBRARY SNAPSHOT



1,234,313
Items Borrowed



62,224
Cardholders



626,744
In-Person Visits



32,018
Program Attendance



936,663
Computer and
Wireless Uses



687,627
Community
Connections

*Source: 2017 Annual Use Indicators

RICHMOND HILL PUBLIC LIBRARY

FEASIBILITY FOR THE STUDY OF THE EXPANSION OF THE CENTRAL LIBRARY

EXECUTIVE SUMMARY

History & Design

The Richmond Hill Central Library is a 73,000 square foot building that opened in 1993 to a town population of 93,000. The building is located at the intersection of Yonge Street and Major Mackenzie and composed of four storeys of library programming with an additional two levels of below grade parking.

Designed by A.J. Diamond, Donald Schmitt and Company, the building was recognized for its design excellence and was presented with a Governor General's award in 1995. The design was based on three aspirations - to provide a place for the community to gather and connect, to provide an architecture that responds to light and view, and to provide a structure that creates civic presence within Richmond Hill's downtown core. The building interior is organized around two large double-height reading rooms animated with mezzanine spaces above. The reading rooms are graced with an abundance of natural light and take advantage of their elevated height to provide views out towards the landscape and town beyond. The ground floor of the building was expanded in 2005 to reflect the community's need for a larger children's department. The fifth floor of the building was designed with the structural ability to accept a future rooftop addition. The east and west sides of building were also designed to accept future building expansion.

Expansion Project

One of four libraries within Richmond Hill, the Central Library now serves a community of approximately 210,00 people with over 57,000 active library members. In 2016, Richmond Hill Public Library (RHPL) had over 1.3 million in-person visits to library and 2.1 million virtual visitors. Richmond Hill is one of the fastest growing municipalities in Ontario with a population that is expected to grow 30% in the next 20 years. By 2041, the population is anticipated to reach 277,900 persons. Over 50% of the population was born outside of Canada and the community is diverse and dynamic with shared values centred on family and education. In June 2013, the Richmond Hill Public Library Board approved a new library facilities master plan that included a provision for a 17,000 square foot expansion of the library to serve a population of 242,500 people by 2031. The library expansion project takes into consideration the siting and construction of a new Civic Centre building, which is proposed to be built on the east side of the Central Library. The two buildings are proposed to be linked together with a physical connection and may make common use of site and facility elements.

Feasibility Study Process

In 2017, Diamond Schmitt Architects were retained by RHPL and the Town of Richmond Hill to assess the feasibility of the expansion project. The feasibility process began with a Discovery, Design Planning and Site Definition process that included an audit of the existing facility, comparative analysis with other central libraries, a staff, public and board consultation process and an infrastructure report prepared by

structural, mechanical, electrical and civil engineers. The second phase of the feasibility study developed library program, concept plans, construction phasing and class D cost estimate.

Planning & Design Considerations

Within the RHPL Facilities Master Plan, a 17,000 square foot addition was approved for 2017-2021.

For 2022-2026 an additional 15,000 sf of library space was approved. Construction of the civic project is expected to begin February 2023 and expected to be complete by February 2026.

The process of planning and designing the facility expansion brought to light questions about the core values of the library and how an expanded central library could best accommodate the changing needs of a rapidly growing community in the years ahead.

Through in-person and online consultation process the feasibility study team discovered that the library is well-used and thriving. The building provides a place for the community to come together and access library materials, to study, to meet and interact, to attend programs, to access technology and introduce children to early literacy and love of reading. Consultation respondents were united in their appreciation for its generous rooms, well-lit spaces, convivial atmosphere, friendly staff, central location, civic presence, landscaped setting, views out towards the skyline and thoughtfully articulated architecture.

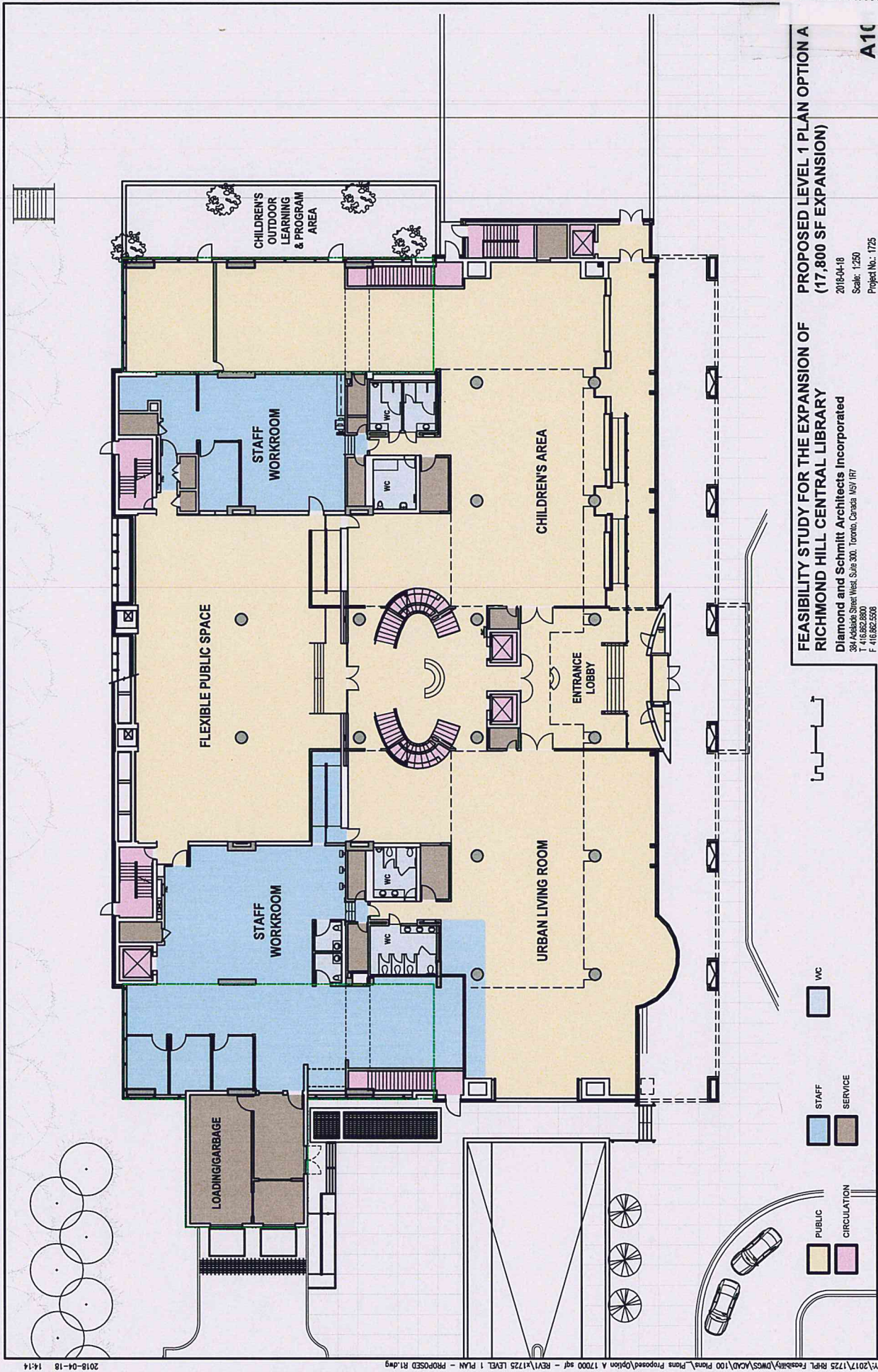
The consultation process also helped to identify that a library expansion presented many options and avenues in which to modernize and grow. RHPL introduced the modern library as having six facets - civic place-making, life long learning, community services, culture and creative expression, community gathering and economic development. The community and staff were responsive to ideas about increased library programming and events, spaces for creating content, expanding early literacy opportunities, increased community services, access to outdoor space, expanded group and individual study areas and improved base building infrastructure including access to digital technology and upgraded lavatories.

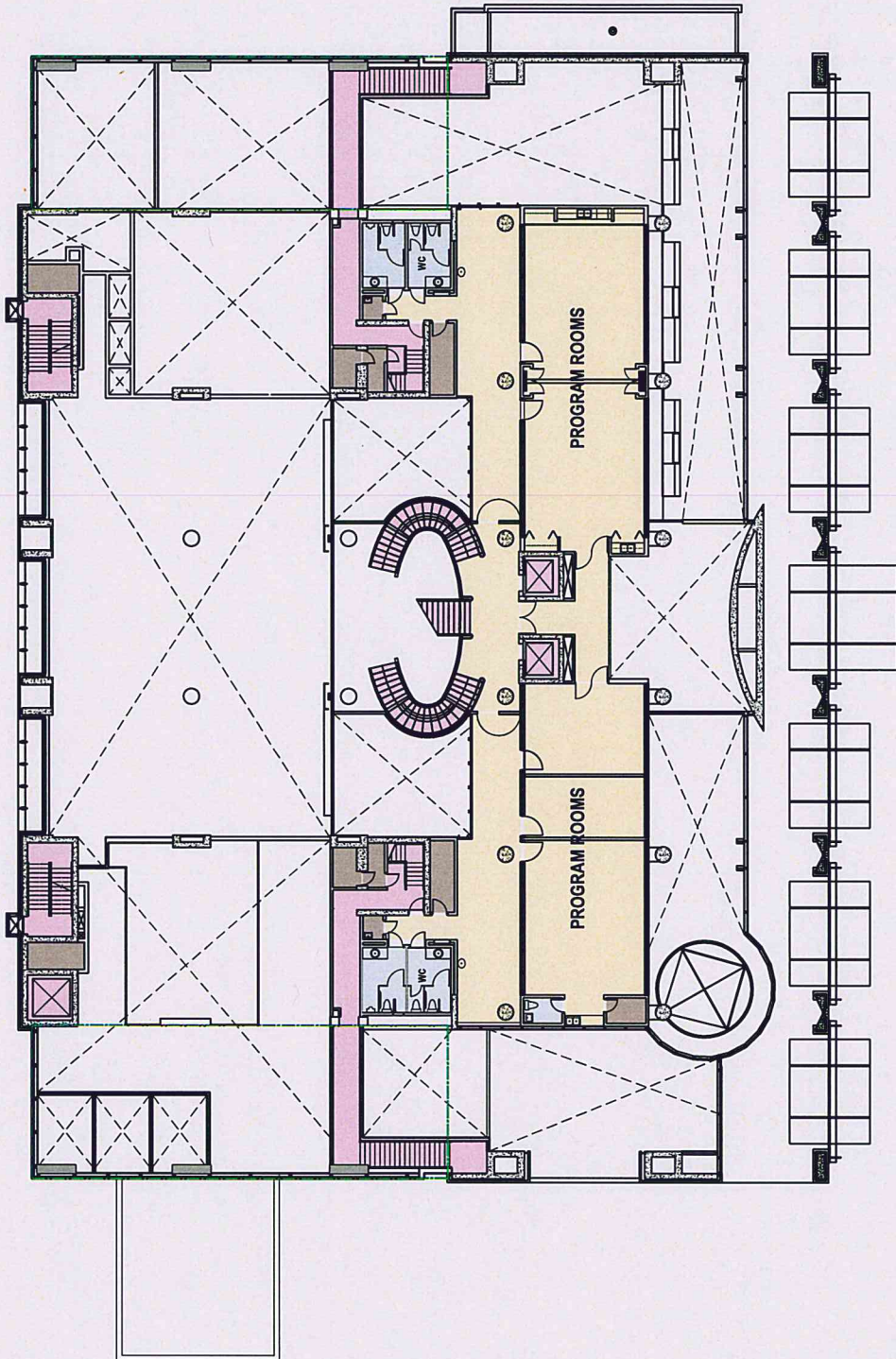
Design Option A

The first design option that emerged is a 17,800 square foot addition (Option A.) It is composed of a 3,500 square foot roof top addition and 14,300 square foot additions on the east and west sides of building. The east and west additions have long rectangular floor plates that act as perimeter staff expansion areas. By expanding and reconfiguring existing floor plans, central areas of the library are freed up to accommodate new public programs. A number of new public spaces emerge along the central axis of the building. A 200 person flexibly configured event space is housed within a two-storey former work room on the ground floor. The ground floor children's department increases significantly in size and takes advantage of a newly formed outdoor garden space. An urban living room space emerges on the ground floor with an expanded coffee bar and casual seating overlooking the future public square. A new space for teens flanks the two large reading rooms on the third floor. On the fourth floor, a series of content creation and maker spaces are relocated into former administration areas and animate reading rooms below. On the fifth floor, an administration area is located south of existing elevators. Glass walled group study rooms are distributed along perimeters of reading rooms and overlook open reading areas.

Design Option B

A second option for expansion takes form in a 31,800 square foot addition (Option B.) In this option, the building massing remains unchanged except at the roof level. Here, the roof top addition grows in size from 3,500 square feet to 17,500 square feet. This option maximizes the buildable area on the roof top and offers three significant benefits. The first benefit is the accommodation of the public on the fifth floor. The Richmond Hill room is a flexible use gathering space for reading, library programming and event functions. It overlooks the future public square and offers views towards the downtown skyline. A multiple room executive meeting suite offers additional programming opportunities and becomes a means for rental revenue generation. The second benefit is that library administration is consolidated into a single suite and the genealogy and public study room functions are expanded on lower levels. The third benefit is that by constructing a larger addition, this minimizes future library construction and limits service disruption.

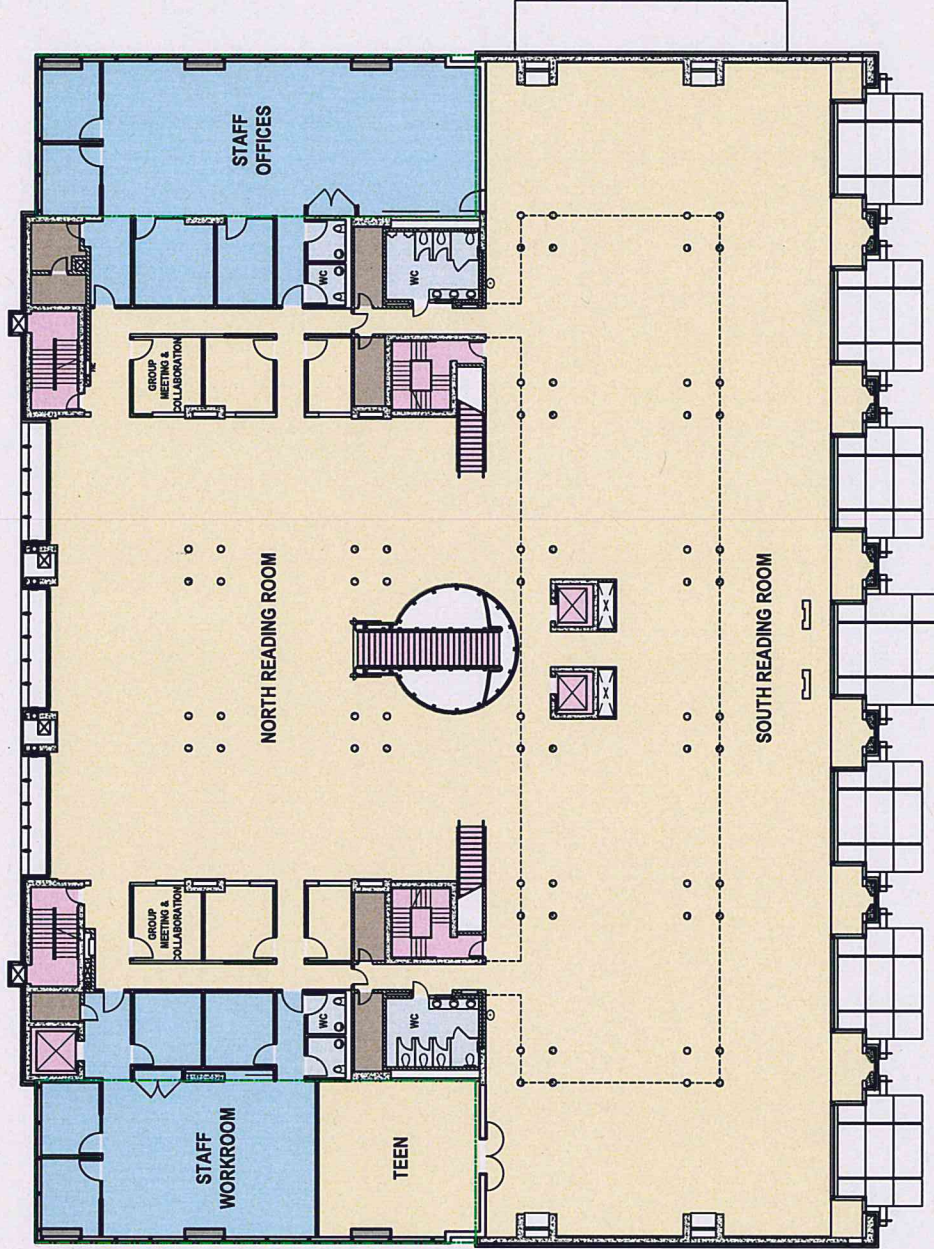




**FEASIBILITY STUDY FOR THE EXPANSION OF
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**PROPOSED LEVEL 2 PLAN OPTION B
(31,800 SF EXPANSION)**

2018-04-18
Scale: 1/250
Project No.: 1725



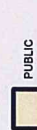
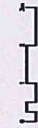
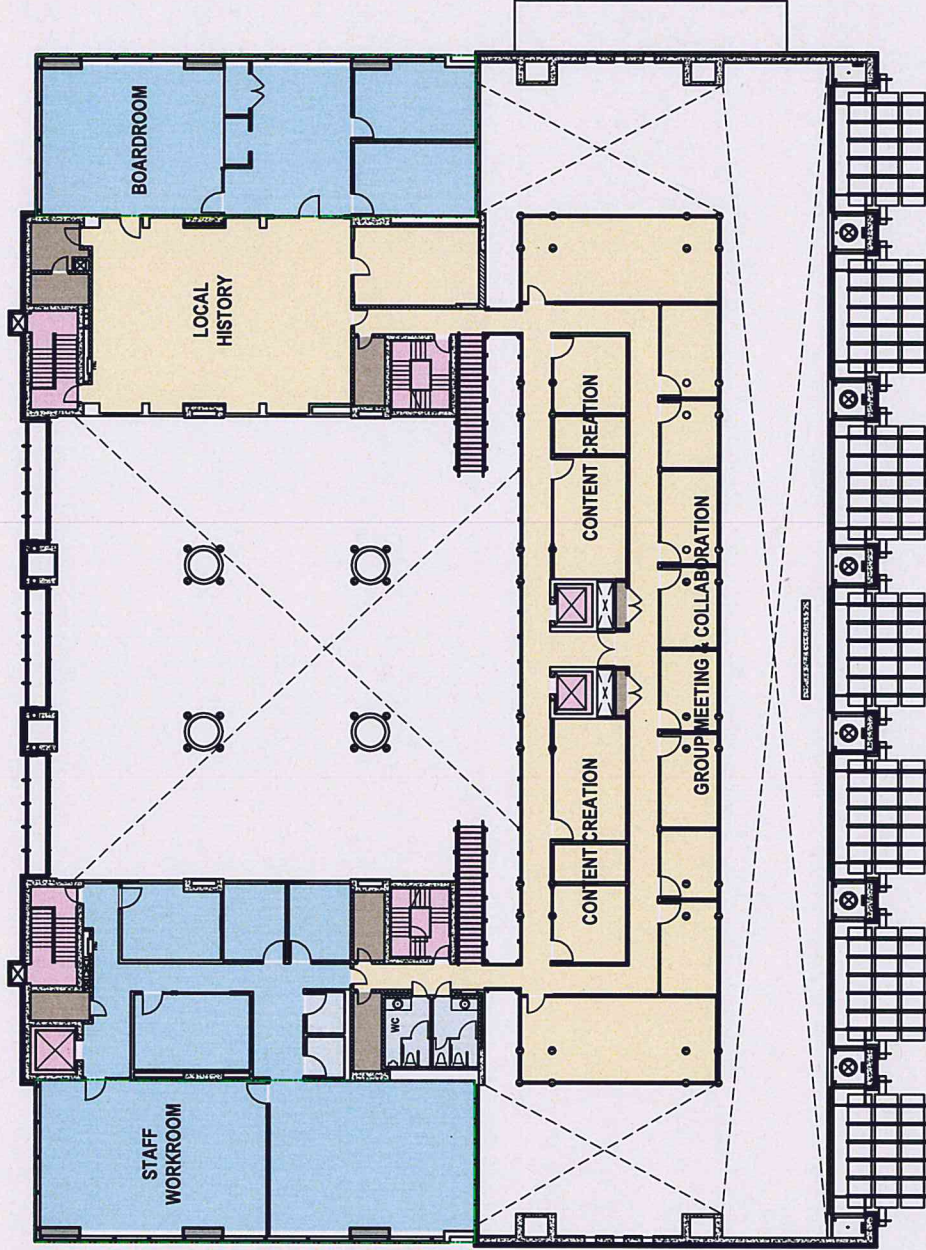
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PROPOSED LEVEL 3 PLAN OPTION A
(17,800 SF EXPANSION)

2018-04-18
Scale: 1/250
Project No.: 1725

A103

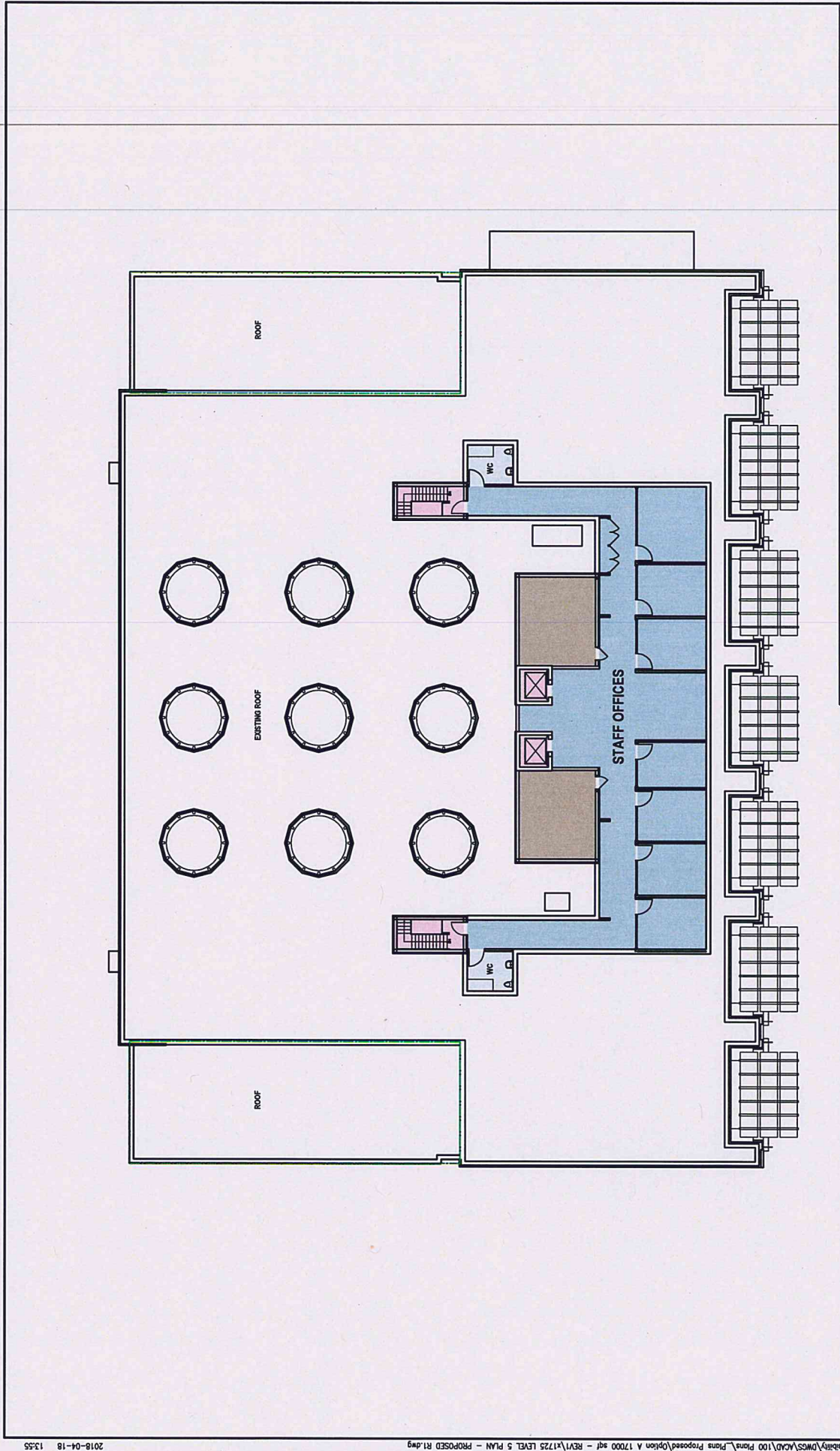


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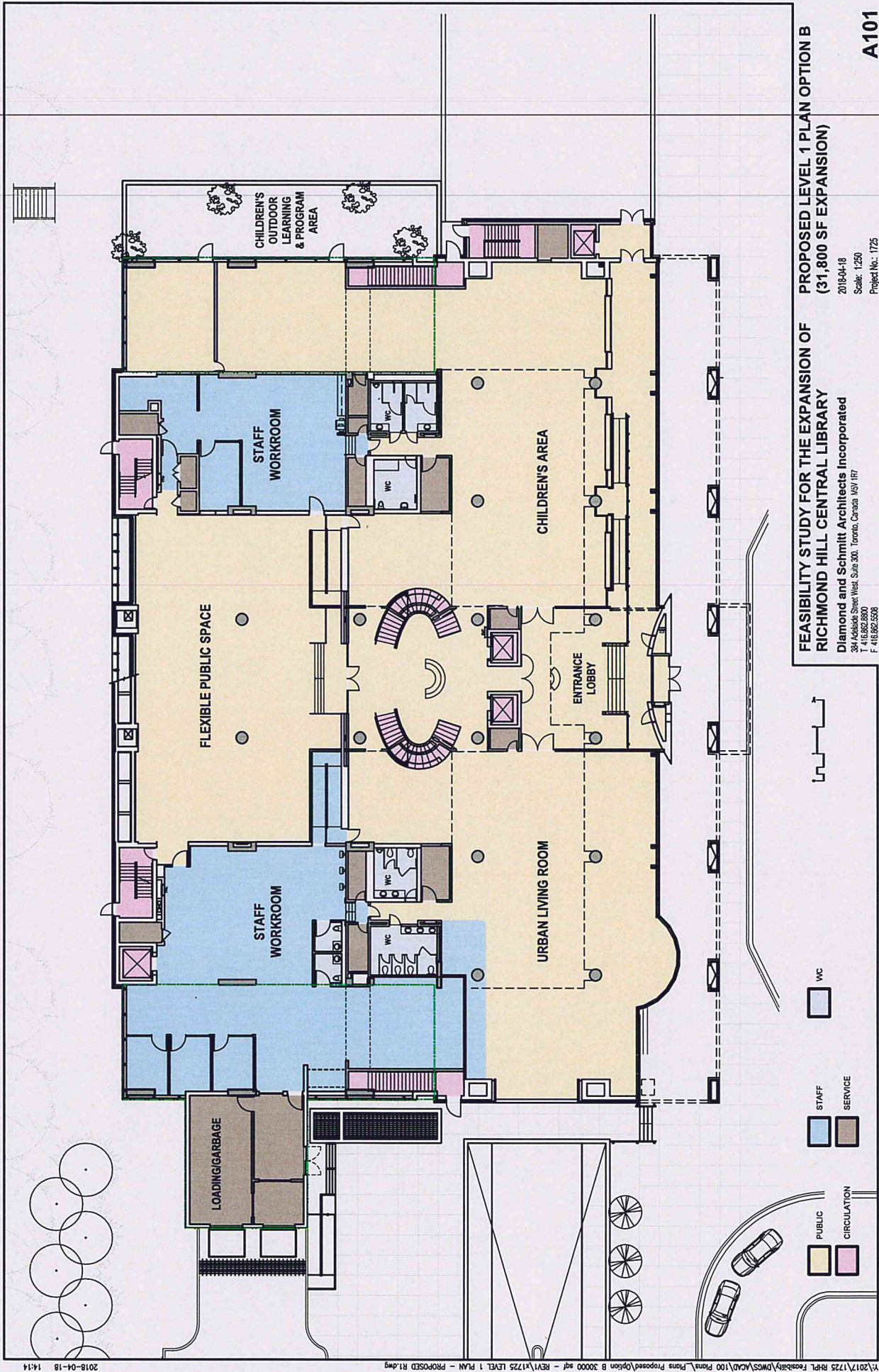
PROPOSED LEVEL 4 PLAN OPTION A
(17,800 SF EXPANSION)

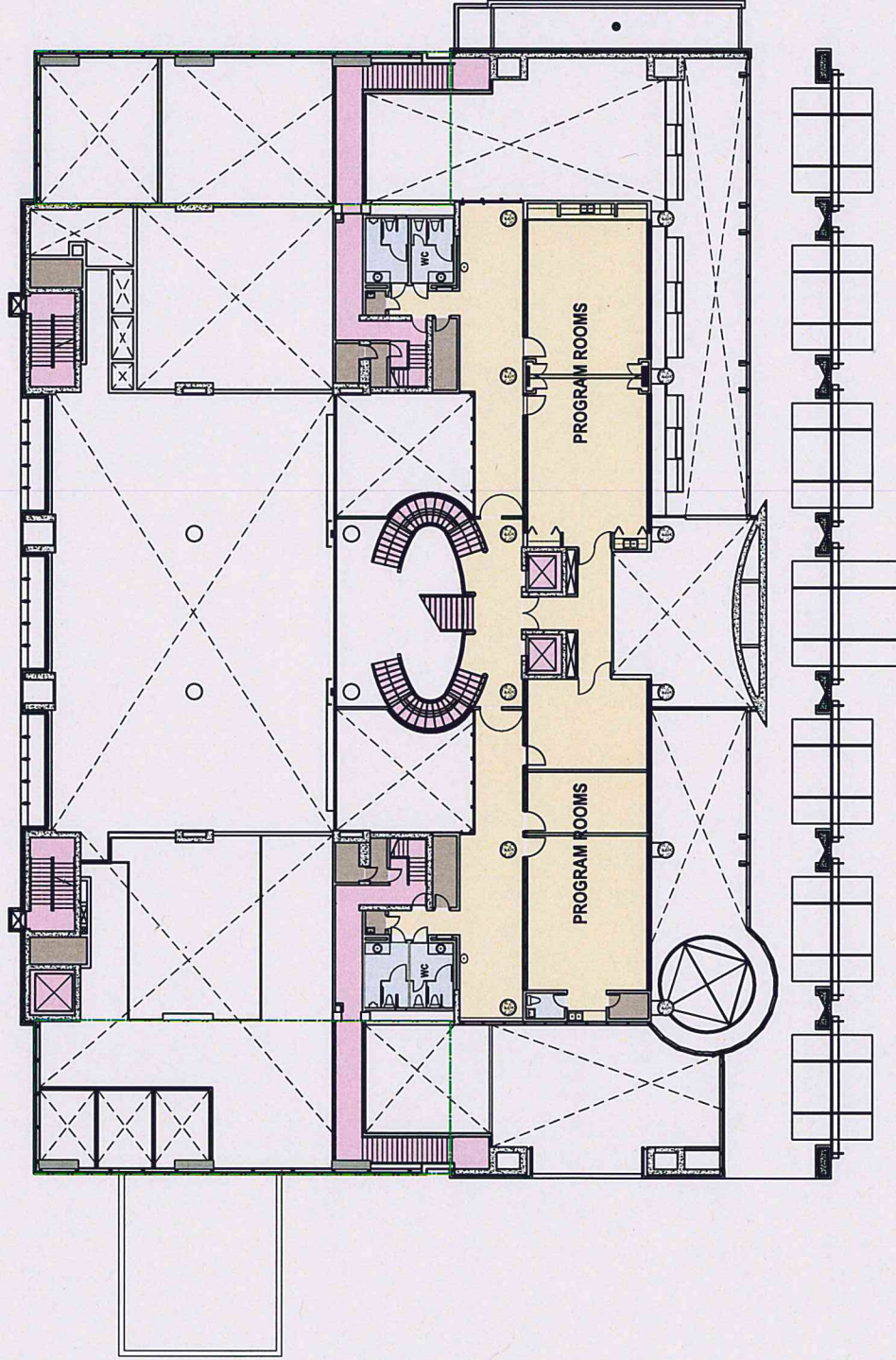
2018-04-18
Scale: 1/250
Project No.: 1725



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PROPOSED LEVEL 5 PLAN OPTION A
 (17,800 SF EXPANSION)
 2018-04-18
 Scale: 1/250
 Project No.: 1725





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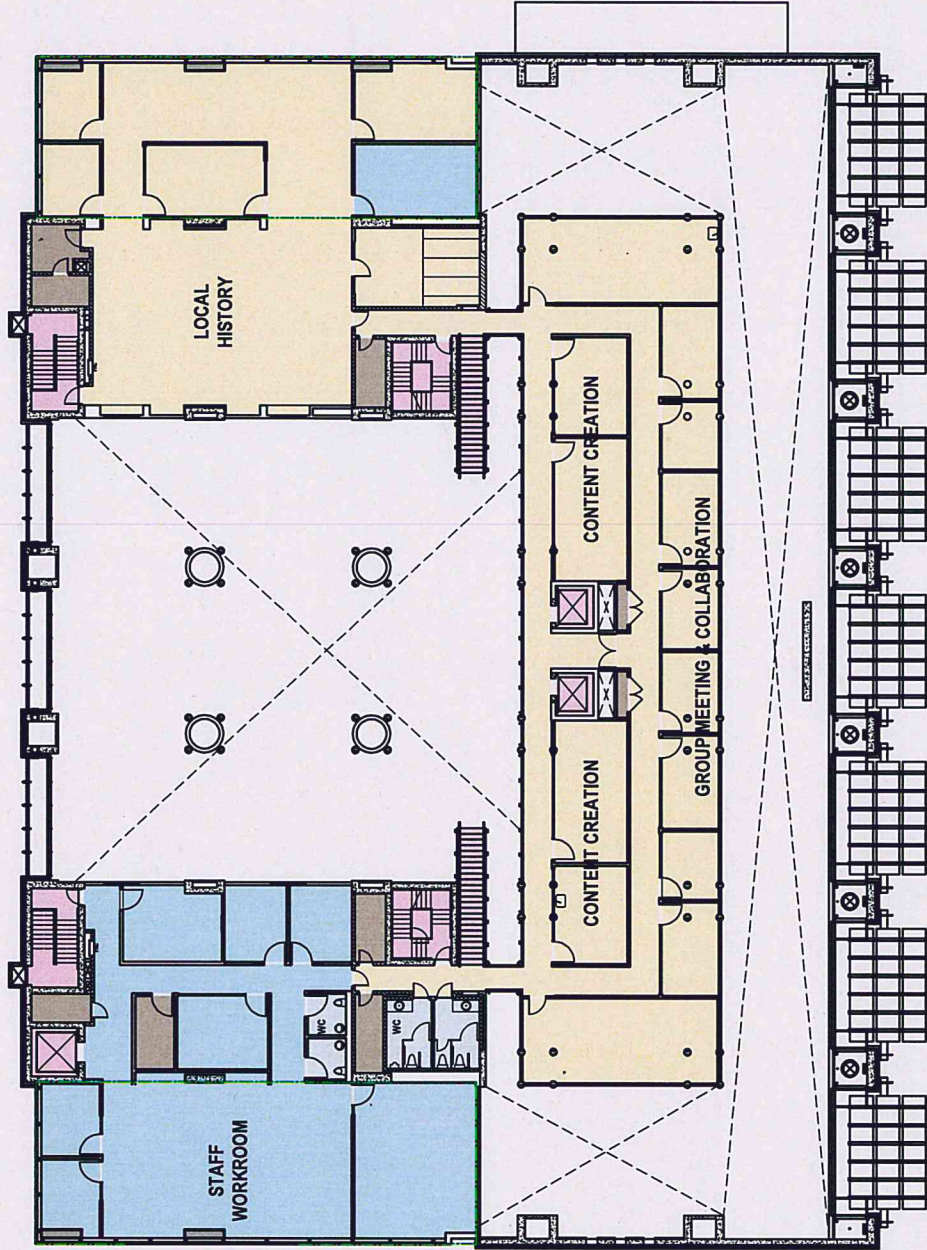
**PROPOSED LEVEL 2 PLAN OPTION B
(31,800 SF EXPANSION)**

2018-04-18
Scale: 1/250
Project No.: 1725

A102





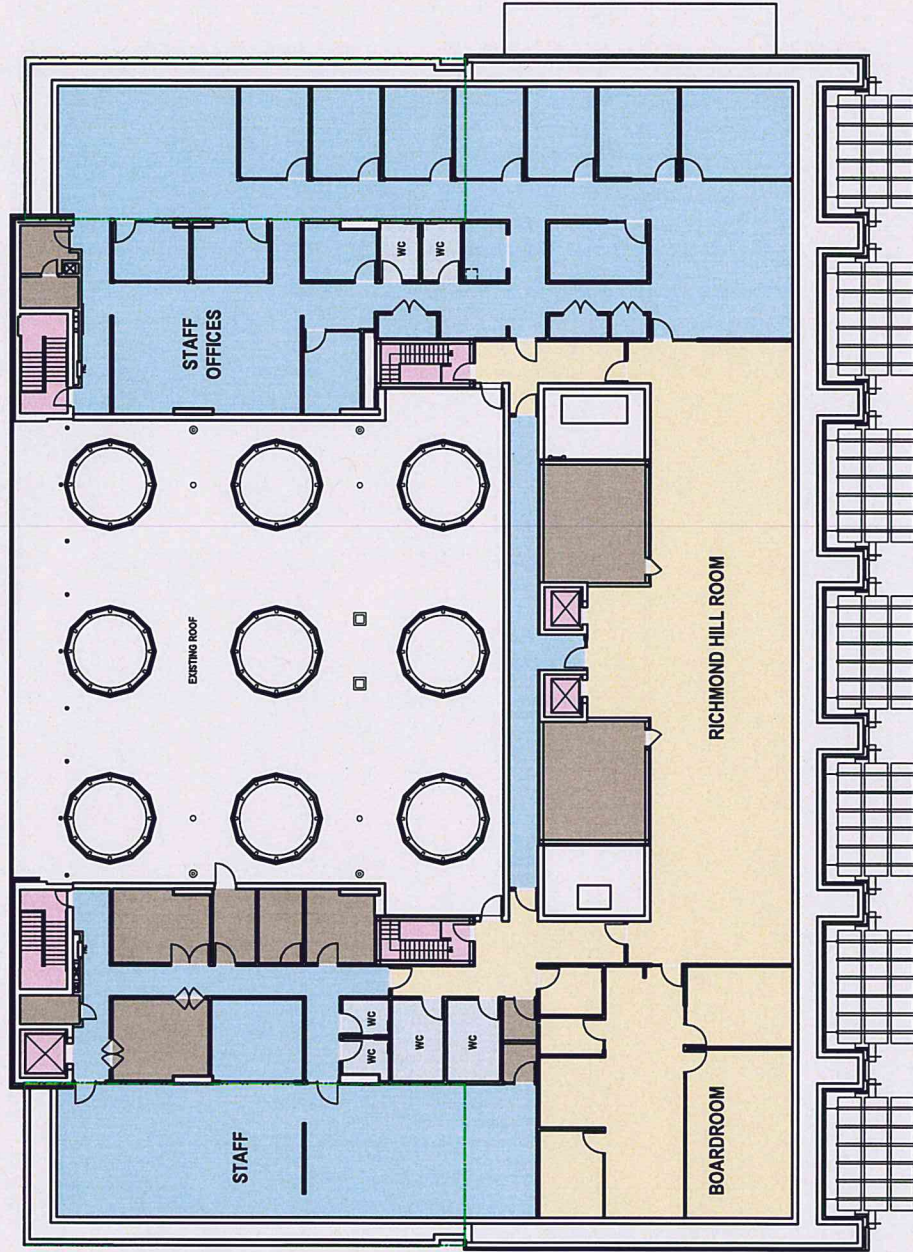


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PROPOSED LEVEL 4 PLAN OPTION B
(31,800 SF EXPANSION)

2018-04-18
Scale: 1/250
Project No.: 1725



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**PROPOSED LEVEL 5 PLAN OPTION B
(31,800 SF EXPANSION)**

2018-04-18
Scale: 1/250
Project No.: 1725

A105