

Build Toronto - Potential Redevelopment Sites



BRIEFING NOTE – Neighbourhood Branch Requirements

Toronto Public Library's Service Delivery Model guides branch planning and development. Neighbourhood library service responds to local neighbourhood needs with a strong focus on children's service. Collections emphasize popular and recreational material. Neighbourhood branches should range in size from 10,000 to 15,000 square feet (assuming one storey) appropriate to the collection size, computer, and program and study space. Neighbourhood branches serve populations of 20,000 to 50,000 residents living within a 1.6 kilometre radius.

Both Parkdale and Deer Park are large, busy, vital and well used (first quartile) neighbourhood branches with strong and varied programs and services. The library facility at Deer Park is 33,022 square feet over four floors of which 16,558 square feet are used for library branch services and staff, with the remainder of the space leased to tenants. Parkdale is 24,083 square feet over two floors and includes space for a long-standing community partner, Neighbourhood Information Post. Public use of community meeting space in both locations is strong. As a result, any replacement facilities for either of these branches will need to maintain or exceed the current size, and in a manner that facilitates the delivery of modern library services.

Typical Neighbourhood Branch Requirements

Service

- One storey facility at grade with separate public entrance;
- Size of 10,000 to 15,000 square feet for new branches must be met or exceeded. In the case of branches with larger spaces, existing size must be maintained or exceeded in a manner that facilitates the delivery of modern library services;
- One floor barrier-free operation;
- Convenient access to public transit and to parking and drop off areas for library customers and staff. Good pedestrian access. Secure bicycle parking;

- Outdoor spaces for reading gardens and library programs with direct and visible access to the interior library spaces;
- Community meeting space with after-hours access. Space for library programs and partnerships. Group and quiet study space. Lounge space;
- Zoned areas for library customers and services including children, teens, and adults;
- Shelving and merchandizing spaces for library collections;
- Computer learning and media lab centre for branch programmes, group projects and individual study;
- Technology infrastructure to support networked library services, wired and wireless Internet access.

Facility and Design

- Good street visibility and presence. The Library endeavours to create outstanding public spaces in its structures that are easily identifiable as libraries, and at the same time, blend with neighbourhood architecture and planning;
- In the event of a housing partner, preference for no housing directly above the library or for any proposed housing above the library to be stepped back from the front elevation of the library to provide an effective library operation as well as a landmark library building that establishes an appropriate independent institutional identity for the public library as a significant public facility in the area;
- Any building envelope above the Library space to be designed and constructed with a complete leak proof “Pan” system to ensure no accidental leakage can occur from plumbing fixtures such as washroom, kitchens, laundry areas, etc. associated with adjacent amenities e.g. fitness centre, outdoor terrace, party room, etc;
- Convenient service entrance/loading dock, ensuring that deliveries by cube vans can be made at all times without conflicting with other partner’s activities and vice versa;
- Independent operation and metering of all HVAC, utilities, and security systems is required by the Library;

- Environmentally friendly in accordance with City of Toronto Green Development Standard;
- The Library's current approach to the specifications of all library facilities incorporates the following design elements:
 1. Building Automation Systems to decrease HVAC energy consumption and energy cost;
 2. Lighting upgrades to reduce energy consumption;
 3. Manual Daylight Harvesting;
 4. Waste diversion levels of 87 percent;
 5. Specification of local material to avoid long distance shipping;
- Participation of the Library in selection of prime architectural consultant and approval process for exterior design;
- The Architect for library branch interior must be chosen solely by Toronto Public Library. The Library would consider during the selection process the base building architectural firm for its interior project.

Attachment:

1. Toronto Public Library Policy: Joint Facilities and Joint Use Facilities

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