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## **BRIEFING NOTE – Perth/Dupont Branch**

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Toronto Public Library has been asked to provide information about the possible relocation of the Perth/Dupont Branch to 299 Campbell Avenue as part of a new mixed use development. Toronto Public Library's 2013-2022 capital plan includes a project to redevelop the current neighbourhood branch creating a two storey library of 6,500 sq. ft. at the current site at a cost of \$3.9 million. This budget would not be sufficient to develop a larger branch located at 299 Campbell Ave.

The property at 299 Campbell Ave is located at the corner of Dupont St. and Campbell Avenue, approximately 350 metres from the current branch or a 4 minute walk away. The preliminary planning report indicates sufficient space for a 10,000 to 13,000 sq. ft. library on grade. The visibility to eastbound traffic on Dupont is good but the visibility to westbound traffic is poor at grade due to a dip in the road. Strong architectural elements would be required to enhance the visibility at this location. As well, to provide an effective library operation and establish an appropriate independent institutional identity for the public library as a significant public facility, any proposed housing above the library would need to be stepped back from the front elevation of the library. The opportunity for a larger branch with enhanced services, the close proximity of this location to the current one and the placement of the branch on Dupont Street make 299 Campbell Avenue a suitable location for consideration for a new branch.

Toronto Public Library's Service Delivery Model guides branch planning and development. Neighbourhood branches serve populations of 25,000 to 50,000 residents living within a 1.6 km radius. Typically neighbourhood branches are 10,000 to 15,000 square feet.

### **Typical New Neighbourhood Branch Requirements**

#### Service

One storey 10,000 to 15,000 sq. ft. facility at grade with separate public entrance.

Barrier free operation (compliance with OBC and AODA)

Convenient access to public transit and good pedestrian access. Secure bicycle parking. Onsite parking not required.

Interior space requirements:

- Community meeting space with after-hours access. Space for library programs, art exhibits 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 digital innovation spaces for branch programmes, group projects and individual study.

## Facility and Design

Good street visibility and presence.

Independent institutional identity for the public library as a significant public facility.

Outdoor spaces for reading gardens and library programs with direct and visible access to the interior library spaces.

Any proposed housing above to be stepped back from the front elevation of the library to provide an effective library operation and establish an appropriate independent institutional identity for the public library.

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.

The Library’s current approach to the specifications of all library facilities incorporates the following design elements:

- Environmentally friendly in accordance with City of Toronto Green Standard (e.g. lighting upgrades to reduce energy consumption, Manual Daylight Harvesting, waste diversion levels of 87%, specification of local material to avoid long distance shipping)
- Building Automation Systems to decrease HVAC energy consumption and energy cost
- Technology infrastructure to support networked library services, wired and wireless Internet access

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.

Attachments:

1. Toronto Public Library Policy: Joint Facilities and Joint Use Facilities
2. 299 Campbell Ave. – Official Plan Amendment and Zoning Amendment - Preliminary Report, City of Toronto  
<http://www.toronto.ca/legdocs/mmis/2012/pg/bgrd/backgroundfile-51491.pdf>

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