

## **New Central Library Presentation: September 29, 2020**

[00:00:00] Scott Butler, Library Board Chair

Nope,

[00:00:07]

just

[00:00:18]

We're recording. Good evening, everyone. We'll get started in a moment here. We're just letting people fill in. Um, I should know, uh, for the 120 of you that have squeezed through already. You're in good but stead. Um, we are oversubscribed for this webinar this evening. So, um, we're grateful to have you. We'll get started more properly in a minute while people, while people fall in.

[00:01:05] [00:01:00]

Good evening everyone. My name is Scott Butler. I am the chair of the board of directors of the Guelph Public Library, and it is my distinct pleasure to welcome each and every one of you here this evening. Um, this is a, this is an important evening for us. We're excited to see the plans and share with you the plans that we've already seen, uh, for the libraries place in Baker street. uh, we're fortunate as well to be joined by, by people who have been influential in gaining momentum for this process to where it is. Megan Torsa from DTAH is the architect, the architect firm for all of the aspects of Baker street, other than the library. Duncan Bates is the architect from Diamond Schmitt in Toronto, although he lives in Guelph and, uh, he is responsible for the design and the functional layout [00:02:00] of the library as it's been presented, uh, this evening. uh, Steve Kraft is a familiar face who is, uh, the CEO of the Guelph Public library system. And finally we have Jonathan Weston, who is the CEO of Windmill the developer on this project.

[00:02:18]

Uh, before we begin in the sharing this content, I wanted to take a few moments. Again, people are still filing in, uh, I wanted to take a

few moments to acknowledge some folks and, uh, to explain how this evening's going to unfold.

[00:02:34]

Um, As we always do. We begin every meeting of the public library with the traditional acknowledgement of the Indigenous people who have called Guelph home for a very long time. We know the names off the top of our head and Mississaugas of the Credit First Nations, Hurons, as well as a number of other diverse indigenous, uh, groups who have called Guelph [00:03:00] home for a very long time.

[00:03:02]

I like to remind people that the truth and reconciliation commission, when it presented its calls to action, actually identified public institutions like the library as agents for realizing the full aspect of reconciliation. So while you're here tonight, um, I think it's important to keep in mind that that our objectives are our ambitions as an institution, won't be realized until we've actually implemented those and the same applies for the city more broadly in the province and the country. Uh, it's imperative that we keep that in mind because we are all striving towards as an institution and it does lead a community to a more inclusive and, uh, equitable future for everyone. Um, the other, the other group I wanted to acknowledge right now, there are three people I'd like to draw attention to.

[00:03:53]

They are people who've been champions of the library for a very long time for this project, um, for earlier iterations of this [00:04:00] project. And they have served as a bit of a beacon for us. Uh, Ken Hamill and Eileen Hamill, both of them passed away very recently were champions of this process for a very long time.

[00:04:11]

Uh, for Ken who was a long time city counselor, the nomenclature was pretty simple. If it worked for kids it worked for Ken and really, he didn't care much beyond that. Uh, in some ways, when you think about initiatives like the eighties city, that a lot of urban planners have moved to the idea, being that if it works for eight year olds and 80 year olds, it's good urban planning. He was ahead of his

time. And that was sort of where his mind was. Eileen was really simple. She wanted a library and she let everyone.

[00:04:39]

Uh, the other person who I think it's really important to acknowledge at this point is the interest scenario behind the friends of the Guelph Public library, Virginia Gillham.

[00:04:47]

Uh, she's been a bit of a beacon for when, uh, when our spirits have sagged and when this felt like a long off prospect, but, uh, we're at a point now where I think there's, [00:05:00] there's reason for optimism. And, uh, we're really, you know, were we able to a debt of gratitude to Virginia for, for keeping us oriented in the right direction?

[00:05:11]

Uh, in terms of process, we're going to turn it over to the architects. They're going to walk us through their vision. Uh, Jonathan and Steven will have an opportunity to provide a few comments afterwards, uh, and you'll have an opportunity for questions and answers. Uh, you'll see, at the bottom of your module, a Q and A thing, the two little dialog boxes.

[00:05:30]

Take a moment. If you have a question, put it in there, I'll be monitoring that. And I will ensure that we get as many of these questions, uh, shared with the proponents as we possibly can. So, um, I guess without any further ado, I will turn it over. Uh, Megan, I believe you're going to start.

[00:05:52] Megan Torso

I'd be happy to.

[00:05:52] Scott Butler, Library Board Chair:

Yep. All right. The floor is all yours.

## [00:05:55] Megan Torso

Thank you. Uh, so as Scott mentioned, I, my name is Megan Torso. [00:06:00] I'm an architect and partner at DTAH and we are, um, leading the urban design master plan, uh, along with some architecture landscape architecture, um, for the Baker District. So what I'm going to do for the next 10 or 15 minutes, it was just walk you through the overall urban design vision for, um, the Baker district as it's being currently imagined and help you to distinguish between the, the current kind of alternative approach that we're considering and how that is different from the original urban design master plan that you are likely familiar with, uh, presented to the public, uh, a few months ago.

## [00:06:40]

So if we start in the next slide. um, One of the principle distinctions between the current sort of,

## [00:06:50] Scott Butler, Library Board Chair:

sorry, Megan, we're getting a bit of a lag here. Just bear with me.

## [00:06:56] Megan Torso

[00:06:56] One of the principle differences is the, uh, [00:07:00] outline of the district. It's okay. So on the slide that you see, uh, in front of you, the black dash line represents the, uh, original UDMP boundary and the red dash line that you see overlaid on this slide is the alternative boundary that we're currently considering, and that boundary excludes two properties on Wyndham street. And so one of the fundamental differences in the boundary is the dimension of frontage on Wyndham street goes from 64 meters in length, uh, in the original UDMP to 31 meters in length, uh, in this alternative option.

[00:07:42] Um, That is in large part due to the fact that two of the properties on Wyndham street are excluded from this alternative boundary. Um, and there are many reasons for that and advantages to that, um, that we can get into a little bit later in the presentation, but what this change [00:08:00] does is that it, it forces us to reconsider how the buildings of landscapes and circulation of the block are oriented and organized.

[00:08:10]

And one of the fundamental things that it does is given that there's only 31 meters of frontage on Wyndham street. It asks us to reconsider the original, uh, schemes east-west connective road that was called back in the day, the library lane. Library lane the intention of that, of that laneway was to connect Windham street to Baker street for vehicles, uh, to provide frontage to the library that in the original UPMP was located at the North end of the block and to allow for drop-off for that library as well as for the residential buildings and the development.

[00:08:45] When you're left with only 31 meters of frontage on Wyndham street, we've reconsidered you do we really want to put a roadway and essentially take up all of that space, um, on the Wyndham street frontage, or would we rather use it for something else? [00:09:00] So one of the things that you will see in this alternative scheme is that we have removed the library lane from the project altogether.

[00:09:07]

In order to make a better use of the ground that we have to work with, uh, and to prioritize public space, uh, both landscape space as well as Plaza spaces, but support the buildings that surround it. One of the other things that we have reconsidered is the location of the library itself on the block. And we will show this to you in great detail tonight in the presentation and wanting to provide the library with the most optimal location on the block, and also want to provide the library with more freedom to D to be designed as it really wants to be designed as opposed to being designed to fit underneath a residential tower, which was the original UDMP vision.

[00:09:49] And there are many other characteristics that this, uh, alternative boundary allows us to maintain in the project. And I think the next series of slides will, I think, demonstrate [00:10:00] how the, although some significant changes are proposed in this alternative project. Uh, we do feel that the fundamental bones of the project, the fundamental bones of the UDMP on that vision, that was organized and developed in partnership with the community consultations that we've undertaken are still very much alive and very much colouring our, our approach to the development.

[00:10:24]

So in the next slide, we will see a series of comparisons. The first of which is the comparison between the original UDMP layout and the alternative layout with respect to pedestrian, circulation and porosity.

[00:10:40] So how easy is it to circulate through the development as somebody on foot? Understanding that Guelph benefits a great deal from a lot of back roots and shortcuts and pedestrian sort of, uh, routes through the downtown. We wanted to make sure that the you UDMP allows for as much porosity for the [00:11:00] pedestrian as possible and comparing the original layout to the alternative layout you'll see that, in fact, we've not only maintained the principal east-west and shortcuts through the block. We've actually added a few in this alternative layout to ensure that the pedestrian porosity remains a really vibrant part of the district .

[00:11:20]

In the next slide, I believe we have open space. So, uh, as I mentioned in the original UDMP we had an open space fronting onto Wyndham street that was called the urban square. We had a more modest open space inside the block, and we also acknowledged the power and the draw of St. George's square at the South end of the, of this block of downtown as an also an important open space on a kind of bookends to this stretch of Wyndham.

[00:11:54]

In the alternative layout, we have maintained a significant open space on Wyndham street. [00:12:00] We've also created a much more, I think, dedicated and pedestrian only open space within the center of the block. And I'll explain how we did that in the moment. By removing light library lane, we've also allowed for more open space in between the North and the South, um, residential buildings in the development, and we've also, um, imagined a smaller open space on chapel lane, uh, fronting what will be the new library location. And of course the St. Georges square continues to be, um, the bookend at the South end of Wyndham street.

## [00:12:36] Scott Butler, Library Board Chair:

[00:12:36] Megan, there was one question there that I think is just worthy of answering now. Uh, UDMP, there was a question. What does that stand?

## [00:12:43] Megan Torso:

[00:12:43] Sorry. Urban design master plan. Okay. So this is a document that we are required to prepare and submit to the city that outlines all of the fundamental urban design principles and moves that form the development and that document, uh, was, uh, on [00:13:00] the city's website. I believe it might still be there in its original form. And as part of the process, um, if we are permitted to proceed with this alternative approach, uh, as of the council, uh, session next week, we will be revising that UDMP document, um, to reflect this alternative approach.

[00:13:21] So the next slide here is views and vistas. So you may be aware that there is a view corridor that is protected between the top of the Hill on Eramosa and the Basilica of our lady. And that is shown in the slide in the large, uh, Cone of blue that stretches from the top of the image to the bottom. That is the view that we are protecting to the Basilica of our lady. And that is relevant and still protected in both the original layout and the alternative layout. What we've also protected our views into the site from the street level, um, both from Wyndham street, [00:14:00] uh, from Baker as well, even from Quebec. As well as views from the buildings out, of course, this is a site that, that benefits from great views to the river, uh, to the ward, um, to parks further West.

[00:14:14] And so we, we, we acknowledge those use as being important and they are still relevant in the alternative layout. The next slide is the original site plan from the urban design master plan. So this is taking all of the kind of big picture principles and creating a plan that shows in more detail what the site would look like.

## [00:14:38]

So in the original layout, As I mentioned, we have an urban square fronting onto Wyndham street behind, which was located the, the Guelph public library in the base of a total of 15 stories, um, building. So above the library was 11 stories of residential

development and the library [00:15:00] needed to be designed in order to accommodate the structure that, that residential development, uh, pushed through.

[00:15:07] So the library was at the North block building fronting onto the urban square and fronting onto library lane. As I mentioned, and South of that was a building a on this plan South block building a, which is a residential building, predominantly 15 stories and South block building B, which was an identified as an institutional partner building something like three stories in height, um, but no, the institutional partner itself was not yet determined. So it was a placeholder for a future partnership with an institution. Baker court between South block building a and B was used as both an open space, but also the way in which South block buildings a and B were serviced.

[00:15:51] So it was a landscape that was also designed to allow for some vehicles to come into the site, pick up garbage deal with moving, and then [00:16:00] leave the site onto chapel lane, the same kind of servicing, um, function the North block contained within its envelope at the very North end of Baker street.

[00:16:11] So there is a servicing internal area that Duncan was thankfully is, is showing you with his cursor. Um, and that's how the servicing was dealt with on the North block. So that's the original layout and now our revised or alternative layout. You'll see, there are many things that are very much the same.

[00:16:32] So on Wyndham street, we still have an open space. It is dimensionally smaller given that the property itself in this version is smaller. Um, but there is a Wyndham square or an open space facing onto Wyndham street and that open space is connected through an informal series of pathways or muse connections to the center of the site, where we have another open space that we're calling baker court.

[00:17:00] [00:17:00]

Flanked baker, flank Baker court is the North building, which in this version is only residential, uh, as, as part of the, part of the tower with some institutional space at the ground floor and at the lower levels, but it is predominantly a residential building. And the South building to the South of Baker court is also predominantly a

residential building with some retail at the ground floor facing the library.

[00:17:27] And in this alternative layout, we have the library in the position that was formerly occupied by the not yet determined the institutional partner. And Duncan is going to share more detail about how the library can work at the South end of the property. But flanking the library, there is a library square, um, to the North, which no longer needs to accommodate vehicles for moving or servicing. The servicing strategy is completely different. And I'll go over that in a minute. So it's a dedicated outdoor space [00:18:00] for the public. And through this informal series of open spaces you can connect from as a pedestrian from Wyndham street to Baker street in a number of ways, uh, without needing to cross paths with any vehicles.

[00:18:14] There is a common ground plane, both in the original layout and the alternative layout. That is a kind of paver language in our minds. Not dissimilar to the way that the distillery district in Toronto works. They're buildings that are separated from each other by open spaces that have seating and planting, but a kind of common paver, uh, language on the ground.

[00:18:37] And then the flanking streets of Baker street, Wyndham street and chapel lane, of course, in the long term vision of the city are going to be improved significantly through the streetscape manual. Um, that is a public document available to you to check out. And so even the streets that flank the development, um, will be improved and made much more beautiful and functional than they are today.

[00:19:01] [00:19:00] So the next slide, um, is again, back to the original layout, just helping you to understand the distribution of buildings on the site. Um, so as I mentioned, the North block building and the South block building A were both 15 story buildings and total separated from each other by adequate space. And the South block building B is a lower scaled building, um, due in large part to the church of our, the Basilica of our lady view corridor, which is shown in this drawing with the heavy dash lines.

[00:19:32] And then in the revised or alternative layout.

[00:19:39] Again, you see the same, the same view, but with the revised or alternative approach to buildings whereby the library

shifts to the South end of the block, allowing it to be designed freely without any burden of a tower above it. And the North building and the South building existing, um, in the [00:20:00] Northern portion of the site. But, um, without a roadway separating them, um, As compared to the previous or original layout, next slide.

[00:20:14]

So parking and servicing, as I mentioned to the original layout, relied upon a loading Bay at the North end of the North block and the Baker court at the South end of the South block to allow for servicing. There's two entrances to parking both at the North and the South of the block. So ramps going down to two layers of underground parking and then the library lane serving as a drop-off principally for the library's main entrance, which in this version was located off of that right of way in the alternative layout.

[00:20:51] We still have, uh, many things in common. So there are still two ramps down to the parking. We have hidden the North [00:21:00] ramp, um, which will be accessed from a laneway connecting to Baker street. Um, but thankfully that, that is a location that is, um, not taking up any kind of valuable real estate from any other uses and the South blocks.

[00:21:16] Parking ramp is in a very similar location to the previous version. Um, and so all of the servicing is done, um, via those locations and via a roadway, um, that we see more as a shared street. So pedestrian priority kind of laneway that will allow a garbage truck or a moving truck to run. South, um, along the East edge of the North building and out through Baker court to Baker street.

[00:21:46] But when there are not vehicles using that loop, it is a pedestrian priority space. Um, and that alleviates library square in particular to be an entirely pedestrian and landscape area.

[00:22:02] [00:22:00]

Next slide, just to help to clarify the. Difference in uses between the original layout and the revised. So this is the original layout where the residential components are shown in yellow to the two towers, um, at the Northern or Northern portion of the block, there was some retail at the base in the middle of the, of the site.

[00:22:27] The library took up the lion's share of the podium at the North end of the block and the institutional partner at the South end. And then if we distinguish or compare that to the revised, uh, or alternative layout, you still have residential buildings, um, the tallest components of the development, but instead of the library beneath the North tower, we have an institutional use potential.

[00:22:56] Um, but we can organize that institutional use to [00:23:00] take. Better advantage and be less burdened by the towers structure. Um, then the library program would allow, and the library has moved to the South end of the block. So in purple and has the freedom to be designed, um, to suit the program without any encumbrances from structure above, there is some retail, uh, facing the library at the, at the Southern end of that.

[00:23:27] Um, That tower as Duncan is indicating, and that was just to help, to animate and bring to life that portion of the site.

[00:23:40]

So the next slide, I think, is the beginning of a series of views that we have prepared to help. You know, one, one can speak a lot about that, the design in functional terms, but I think the, the thought would be that here, it may be easier to, to feel your way through, [00:24:00] um, the design at a street level, through these kinds of sketches.

[00:24:04] Um, and I think it's worth noting that, you know, these are sketches because we are in the very beginning stages of working through the potential of this alternative approach. Um, Believe it or not what you're seeing here and what Duncan was showing you, um, is about three weeks worth of work. Um, so we've not had a huge amount of time to kind of cook this entirely, but I think we in the design team feel quite strongly that there's a lot of potential for this alternative approach. And so we wanted to share at least a glimmer of what we see. To be that potential with you through these sketches.

[00:24:39] So the first view is from Wyndham street, looking towards the open space. Uh, I, again, it is a smaller space, but we feel that it is quite a beautiful urban space with an institutional partnership at the ground floor behind. With some space for potentially, even on a small stage or a canopy [00:25:00] at the Southern edge of this open space, uh, planting and seeding along

the Northern edge, where more sunlight would be available. And in the distance, you can see the way that you can walk through this space and into the heart of the district, um, through what, what kind of muse or, um, pedestrian passageway, um, that will allow you to kind of discover more of the site.

[00:25:26]

And so we're gonna walk that way right now and take a look at the next view. So in the center of the development is a, an open spaces. As I've mentioned that we are calling library square for the moment. So this view is standing with your back against the library, looking towards the North, the retail unit that we believe it would be appropriate to have a facing the library.

[00:25:51] You see, ah, okay. Glass at the ground floor of the building closest to you and in the distance, the second kind of residential [00:26:00] component with there. Institutional partner, uh, in the lower levels is in the distance. So what we think this library square can be as a, as a space for, uh, gathering as well as more quiet, contemplation and reading.

[00:26:14] Um, there can be an outdoor classroom. Sort of designed into this space, a series of tiered stone seats where, um, you know, maybe there's an, a public reading of a book, uh, or other programming that suits the library's intentions here. Above, uh, in the distance, you have residential units that are looking out over this space.

[00:26:36] So there are eyes on it, uh, helping to promote it's safety and security and all times of day and evening, um, and even opportunities for tree planting, as well as lighting strung between the buildings to give it a sort of intimacy of space and feeling that I think we, we feel as appropriate for this kind of open space.

[00:26:57] Uh, that is internal to the block. Um, [00:27:00] but very much part of the programming of it precinct, the next slide shows you the Baker street frontage. So th this is a view standing on Quebec street, looking North the, um, uh, and he was, so I think it's called on the left-hand side Duncan, correct me if I'm wrong.

[00:27:20] Um, the Knox Presbyterian church on the right and in the distance, um, the library, so. We we understand that there has been some trepidation around. Moving the library off of Wyndham

street onto Baker street frontage, um, due to a kind of cultural feeling. But Wyndham street is a much more prominent street and more important frontage within the city.

[00:27:44]

But I think we feel very strongly and we hope that this image begins to convince others that Baker street will become a beautiful, urban, proper streets in the fabric of downtown Guelph. Once it's rebuilt, once we have you know, hundreds of [00:28:00] residents living there, um, and a library front door there as well that this will, will heal Baker street and turn it into a really vibrant place to be.

[00:28:13] Um, and we hope that this image begins to, to illustrate the potential of Baker street as, as a frontage. Um, that really is important to the city. In the distance, you see the residential buildings that are further North. Um, but really this is the, the signal from Quebec that the library has has great deal of presence. Um, from this view,

[00:28:38] The next image. Is further up Baker street looking into the library square. So in this image, the library is on the right-hand side. You can see into the ground floor, which I believe is the children's, uh, collection. Um, Duncan will share more, uh, of that with you shortly. The retail component at the [00:29:00] ground floor on the left with residential above and in the distance, uh, the library square itself with the tiered seating and planting and spaces for, for anyone to, to hang out and read and enjoy being outside.

[00:29:16]

The next slide is from the elbow of chapel lane. So standing kind of at the North edge of the BMO parking lot, looking North, um, again, the library and the foreground, um, with a secondary entrance, uh, located there that Duncan will share with you, the residential buildings in the distance. And one of the entrances to the parking in that distance as well.

[00:29:43] And again, you know, chapel lane at the moment. Might not impress you as a street, but we feel that, um, the laneways of Guelph, um, can be really interesting spaces where pedestrians feel comfortable and [00:30:00] where the vehicles can, can do their thing, but without kind of ruling the roost. And, uh, we think that this, this.

[00:30:08] Location and place for the, for the library and the view of the district from this location is also a really important view of the district overall. So with that, I will hand it to Duncan who will walk you through the library design.

### [00:30:20] Scott Butler, Library Board Chair:

[00:30:20] Thanks, Duncan. Sorry. If I can just jump in really quickly. I'm trying to keep track of questions as they're coming in. So please by all means, keep posting those to me. Um, and then, uh, I will be posing those at the conclusion of the presentation.

### [00:30:41] Duncan Bates:

[00:30:41] Okay. Thanks Scott. Thanks Megan. For, for walking us through the overall context and a master plan for the proposed redevelopment or at least the alternative, um, uh, welcome to everybody.

[00:30:54] I'm Duncan Bates with Diamond Schmitt architects. I'm an associate with the firm [00:31:00] and has, uh, had a keen eye on this project for quite a long time and was actually actively involved in, in, in the, the update to the secondary plan, which took place in 2014 and then subsequently, uh, with Jonathan and Megan, uh, for the RFP process that actually got us to, to sort of essentially where we are today.

[00:31:21] So as a, as a 20 year resident of Guelph plus or minus, um, I have a keen interest in the success of this project and really the success of the downtown core. Um, I've really seen it evolve over the course of the last decade or so have we all. And I think, um, the Baker district redevelopment really represents a catalyst and an amazing opportunity, I think, to, to really change, um, our downtown to the greater good of wealth and our citizens and our businesses and, uh, everything that comes with that.

[00:31:56] So very excited to share, um, our first, uh, our  
[00:32:00] first pass at some plans for a library at the South end of this block, as Megan had suggested earlier, this really is that. Uh, the results of about three weeks, three weeks worth of effort. Um, really, you know, operating in here a little bit of a cone of silence, so to speak.

[00:32:18]

Um, so, um, Steven and the GPL team has, uh, had, had very little input at this point. Um, again, given, given the, sort of the state of affairs with respect to this project, but, uh, really looking forward to advancing things. So, um, quickly I'll share with you our ground floor and in fact, all of the, all of the four kinds of the library, but really what we're seeing here is a set of plans that perhaps to some speak to, uh, you know, our really resolved level of, um, Design, uh, in fact that's not the case at all.

[00:32:53] Um, really what we were expressly interested in was ensuring that the, [00:33:00] the program and essentially the design elements that, uh, we generated for the original design would in fact, work in this alternate, uh, scenario and, and really there's only one way to do that and that's to draw it. Um, so based on, on, um, The last sort of, uh, 20 months worth of, uh, activity on this Baker street redevelopment project and the community engagement sessions held to date and, and, uh, numerous consultations with the GPL team.

[00:33:30] Um, diminishment has really, has really sort of invested a contingency, a considerable degree of intelligence, uh, as it, as it relates to the specific needs of glove public library and how we can implement them. So, um, What we're seeing here is our first pass. So, uh, ground floor being, uh, predominantly a children's collection, uh, very important that, uh, the library is perceived from the exterior, from the exterior as a very lively space.

[00:33:58] And what better way to do [00:34:00] that, uh, than animated with children. Um, a stark difference from, from the current, uh, main or central library where the children's collection is actually buried on the second floor and not very visible at all from the street. Um, in this particular instance, the children's collection is really, uh, quite, quite significant direct access to, to the outdoors by, you know, a significant amount of glazing and windows along, uh, the library square. Um, all of which would be secure. Of course there was there's, you know, there would not be direct doors out onto the square, but access could be, uh, could be granted through secure means. Um, I think that the second, most significant planning tool. Um, with respect to this design has really been it's idea to emphasize chapel lane and to flag chapel lane with a long, fully glazed public corridor.

[00:34:57] And we sort of imagined this as really it. [00:35:00] An indoor version of a main street, um, chapel lane and its current iteration is really blessed service it, you know, it's the, it's the location or the address of a re a variety of back doors, uh, rear entries to a number of buildings. And we're really hopeful that, that the library you're placing the library and the set of the end of this development will change that.

[00:35:20]

And I think, by providing a corridor, a continuous, fully glazed corridor, uh, to traveling, we'll really emphasize that the movement of people, the movement of library, patrons and the movement of the community through the space is going to enemy chapel. And in a way that, uh, we don't currently have, uh, in Guelph the other significant element about it, or the significant piece about this, this, uh, linear, um, passage is that it can function in a 24 hour capacity.

[00:35:50] For two reasons. One, um, as Megan noted, you know, there's two stories of below-grade parking. Um, some of which is accessible, uh, obviously from the [00:36:00] Northern end of the library, but once you're in that parking garage, how do you get out? And, you know, can you only use that parking garage when the library is open?

[00:36:08] Well know that public parking is accessible 24 hours a day. And how do you get out? Will you come up through an elevator and land actually in the library? So, if you were to arrive in this parking garage at midnight, and you would still walk into the library at midnight and have full glaze views right into the library contents, and I think really provides you with an excellent opportunity to arrive in Guelph, to leave your car behind and to visit downtown.

[00:36:34] The other main key piece of this corridor is, uh, is to provide access to community meeting space. There's meeting spaces intended to be accessible. Um, you know, for hours of the day beyond the operating hours of the library. So the library may close at nine o'clock at night, but there may be a community group that chooses or is in need of a space until who knows 10, 11 o'clock at night.

[00:36:58]

So there's this meeting room. [00:37:00] Uh, again at the moment, uh, noted as a a hundred person meeting room, uh, easily reconfigured into a variety of different, uh, um, forums. But the intention is that this meeting room would be accessible through an entrance, um, after hours. So without disturbing the library operation continuously available.

[00:37:19] The principal entrance to the library really is on Baker street. But I say that in, in, you know, in, in cautiousness getting cautionary care terms, really this is an, this is a, you know, one a, we have just as significant and equal an entry at the East end of this library. And we'll call it one B this entrance is directly accessible to St. George's square from the, the, uh, the top end of the beam all parking lot and, and directly adjacent to chapel lane. Okay. The balance of the ground floor plan really is the library servicing as well as the predominant staff presence, including outreach and outreach facility to provide for a [00:38:00] variety of social, um, social needs that, uh, the library currently services from, uh, from the, you know, severely ill-equipped, uh, facility.

[00:38:12] Level two really begins to shine a light on perhaps the most significant element on this library design. And that is a four story atrium. There's a large opening through the floor plan for all four stories, bringing daylight in from the sky above. This is clouding glass skylights, significant features, feature stair, which operates or functions in a, in a familiar wayfinding, uh, scenario whereby.

[00:38:38] From just about anywhere in the library, you'll be able to see this central stair. So you will never be lost. You will always know where you are. You'll know where the heart of the library is. And as you look down into this atrium, the sound of the children's collection, the children in play will begin to resonate up through the building.

[00:38:55] Um, and speak to the life of the library. The second floor is predominantly, [00:39:00] um, title fiction, uh, with a young adult collection as well. Um, and a large community living room. This is a carry over from, from our original design. The large community, uh, living in really is a flexible use space. It's a space that can be programmed for any manner of uses.

[00:39:18] Um, be it a small stage, uh, for, for readings and inclement weather that couldn't otherwise occur as doors, the, in the library and the library square, uh, small intimate acoustic performances, um, uh, children's plays a number of events can be hosted in this community living room. It is a flexible floor systems.

[00:39:40] So there will be, um, you know, all of the infrastructure necessary to support, uh, you know, an unknown number of events. Be it audio AV. Uh, you know, internet, um, data will all be provided in this room and the room will have direct access to a building wide, um, outdoor [00:40:00] terrace. So directly accessible from the community.

[00:40:02]

Living room is an outdoor reading space for any and all. Um, adjacent to that are a variety of small community meeting rooms, varying in sizes. And I think, uh, you know, equally as important on this floor plan is a large, um, Makerspace, uh, accompanied with a 24 person classrooms. So there's an opportunity.

[00:40:21] There's educational opportunity. There's opportunities here for community outreach and community engagement in a way that the current facility. Simply does not have the capacity to do. Uh, there are a variety of groups within the city of glass. There are institutions within the city of wealth or the academic and other, uh, who really can, can utilize this space.

[00:40:43] Uh, can develop a symbiotic relationship with the library with respect to how this space functions. Uh, it's a, it's a, it's a real, uh, anchor in contemporary library design and, uh, really speaks to flexible, uh, growth [00:41:00] and users.

[00:41:04]

The third floor of the library is that adult non-fiction, um, again, anchored or pinwheel the boat, our large, uh, four-story atrium. So again, from this floor, we'll be able to look down three full stories. Um, we have, uh, an opening to our double height community living room. Hello, as well as a large community, uh, meeting room below and bisecting.

[00:41:27] The two is really a formal meeting, a formal reading room. So, uh, you know, not quite a space of sanctuary, but

certainly a space of respite in the library. It will be quieter here. Uh, you will be afforded some pretty incredible views. Both to the inner workings of the library, as well as out to Baker street and then beyond through the facade of the library into library square and beyond the chapel lane.

[00:41:50] And at this elevation. Our floor slab. Height is such that, uh, from this four level, you will be able to start seeing over the rooftops of the buildings [00:42:00] along Quebec street. The balance of the third solar is a significant administrative footprint. So, uh, large boardrooms and the bulk of the library admin functions will really occur on this floor.

[00:42:12] Um, as well as outdoor building mechanical related uses. And the forest floor is really the crowning Juul of the golf public library. That is the, the library's archive collection. Um, the space is evolving as we speak. Um, my office is currently working or diamond Schmidt is currently working with the other collaborator to understand what their current collection, uh, looks like.

[00:42:36] Uh, they have a varied question. That's both said onsite and offsite in, um, Uh, storage facilities that are certainly not in keeping with current archive, uh, standards. So, um, we are leading our expertise, both in, uh, in Ottawa with the, uh, library archives Canada, as well as with the city of Vancouver, um, and a variety of other museum related archive projects we've, uh, [00:43:00] undertaken and, uh, working with, with our staff to develop what that needs assessment might be and how that's going to lay out in this space.

[00:43:07] Yeah, there's um, I think really significant component of the fourth floor is this, this amazing opportunity to access the roof. So. There's a, there's a North South oriented bar of the library and then an East West oriented bar. The North South bar is only three stories. The East West has a portion, which is four stories.

[00:43:30] So what that affords is this opportunity to access the roof of the third floor. Library. So from this space, we will be able to stand and look directly at over St. George's square and beyond. Uh, I, you are most certainly on a, at an elevation here where you're well above the storefronts along Windham street.

[00:43:48] So really affording an opportunity to, to take in a viewpoint or advantage within the city of wealth. But again, it is

really not afforded, uh, at the moment. And. It [00:44:00] really is an amazing opportunity for the library and the libraries programming staff to, um, really begin to implement, uh, revenue generating, uh, program opportunities.

[00:44:11] Um, you know, previously when we, you know, when we were deep in the throes of things on, on the original design, One of the comments that was shared with us was really, you know, golf needs that Instagram moment. And where is that Instagram moment? Well, I would suggest that Instagram moment occurs in separate locations on this ultimate design, uh, not least of which would be this rooftop terrace.

[00:44:33] And, you know, I can, I can imagine all sorts of opportunities and functions that may occur here that would really, uh, really provide, uh, provide for an incredible, uh, venue.

[00:44:46]

When we look at the building and elevation, um, The buildings, uh, you know, prime material pallet at the moment, uh, is considering Limestone, uh, as well as a combination of raw [00:45:00] unfinished metals, be it zinc or, or brass or copper, uh, really looking to, um, play off the, the, the significance of civic architecture, both existing in wealth, as well as elsewhere.

[00:45:11] Uh, the limestone is certainly a reference to our local material palette, um, you know, city hall as well as others. Um, but the, the, the unfinished raw metals it's really about developing a patina that is in keeping with quality. It's not about this polished scenario. Guelph is not a polished city. Guelph as a city, uh, of natural beauty of aesthetic of texture.

[00:45:35] And I think it's really important that as an architect and as, as you know, as designers would come to the table with, uh, something that's very compelling, very forward thinking, but it is not completely oblivious to, to what, uh, the context requires. So when we look at these elevations at the East elevation, this top view is the view from chapel lane.

[00:45:54] So we're seeing, uh, you know, a large door, which is the entry to the parking garage. Um, some loading and [00:46:00] servicing facilities for the library. Um, Grade level, this is our entrance one B. So this is a direct access to the library from St.

George's square, our large, uh, public meeting space, community meeting space.

[00:46:13] I'm imagining after hours. This is a glow with a community group and really isn't lantern from St. George's park or St. George's square. Sorry. And frankly, if that's not enough, it's really is this fourth floor lantern, which is popping above rooftops everywhere. And, uh, you know, at eight o'clock at night on a, on a Tuesday evening, uh, that is just a glow, uh, with users in the library and really is a beacon in downtown gwelph from, from anywhere, uh, throughout the city or throughout the downtown coursework.

[00:46:42]

Um, The West elevation is, uh, is the elevation that would, uh, you would experience from Baker street. Um, so again, views deep into the library through a children's collection. Um, second floor terrace, which is accessible from, from the community living space and a large [00:47:00] double height space in here. Um, and then fourth floor being, uh, being the archive space.

[00:47:06] So a quieter. Quieter moment in the library. Um, but again, part of that beacon, when we look at it from the other side of the building,

[00:47:17] The North elevation is, is the elevation one would experience from within library square. Um, this, this broader facade here, which is, uh, without windows at the moment is really a facade that's in development, but it's also the facade that's immediately adjacent to the County parking lot. Um, and as a, you know, as a result of a variety of code related implications were extremely limited in terms of how we can, um, provide windows on this side.

[00:47:42] So we've focused on really mechanical services here, but the bulk of the facade and the facade you will experience from within the square. Um, it is really one that, that reinforces the nature of this four-story high atrium and then a sort of a pixelated contemporary pattern along the facade. [00:48:00] And, uh, you know, articulating between are varying between a limestone panel and, uh, and, and full glass affording views deep into the library.

[00:48:08]

But really, again, Uh, hearkening back to a material palette that is familiar with Guelph and familiar with the bulk of our civic buildings. And then, so the South elevation, the elevation from chapel lane again, is, is very similar to, to your experience from, um, from library square. And that is again, this articulated pixelated pattern on, on the facade art, you know, um, Jumping between limestone and glass.

[00:48:34] Um, and then again, the reinforcement of this four story atrium, and then a large glass fronted facade, which is that main street, this interior passage, that flanks chapel lane. The balance of the facade or these articulated fins, and you see them quite heavily on, on this facade. And then if I go back to the previous page again, they are present on, on the East elevation as [00:49:00] well as the West elevation.

[00:49:01] Those fins are, are very intentional. Uh, the fins, uh, there's four different degrees of angulation applied to those fins. And those fins are intended to guide your eye to specific views within the context of the development. Be they St George's square, uh, be of a certain element along chapel lane or within the, uh, library square themselves.

[00:49:21] So it's very much, uh, an intentional effort. It also, um, It's an amazing tool when it comes to things like sustainability and passive control of solar gain, um, providing, uh, providing shade when we need it, uh, and, uh, allowed for daylight, uh, when we need that from the heat gain perspective in the winter quickly, you're looking at some schematic sections for the building.

[00:49:48] Along section, uh, through the, through the building east-west so Baker street down at this end. So really the, you know, a large children's collection, you can start to see this double height volume, and that is the [00:50:00] community living space with our terrace. Um, our archive above. But most importantly, this four story atrium, this four story glaze lantern class skylights views directly North into the bounce of the Baker development.

[00:50:14] Um, but also really bringing daylight well into the depth of this building. And then a fourth floor, uh, terrace or accessible rooftop terrace. And then we look at those section directly cut through this atrium, uh, looking at this feature stair again, a

wayfinding tool and a feature that, that diminishment uses very, very frequently in most of our buildings to, to really begin to denote, you know, the heart of the building and the center of attention and the focus and, and, you know, really the, the notion of a stairs is a very special piece in, in architectural design.

[00:50:48]

And this idea about, uh, ascending and descending throughout a space and how your view is articulated by those stairs. So, uh, very, very, uh, intentional and, uh, you know, a [00:51:00] wonderful opportunity that we simply did not have, uh, in the original design. Um, and I'm, I'm thrilled to be able to, to really exercise that and investigate further, uh, opportunities with Steve and the GPL team.

[00:51:14] So on that note, um, I think that walks us through, uh, the sort of current DTAH and Diamond Schmidt, uh, work to date and, uh, you know, happy to hand it over to Jonathan and Scott, I think to, uh, to, to sort of move us from here.

[00:51:30] **Scott Butler, Library Board Chair:**

[00:51:30] Okay. Duncan, this is great. If we could get you to stop sharing the screen at this point, um, I would like folks to real, I recognize some of the, uh, the notation on Duncan's drawings, uh, strained, uh, the limits of my eyes. I can only imagine others were feeling the same way as well. Um, we will be posting this, uh, publicly so you can, uh, you can blow it up as large as you want. Um, really what do your eyes drawn that from?

[00:51:59] Um, [00:52:00] So, yeah, Jonathan, I'm going to turn it over to you. Uh, run us through there's the questions are pouring in faster than I can keep up with them. Um, run us through your reason for excitement about this project and specifically it would be great if you could elaborate. A lot of people are aware of the, the one planet, uh, I'm going to, I'm going to mess up the acronym.

[00:52:23] **Jonathon Weston:**

[00:52:23] One Planet Living.

[00:52:26] **Scott Butler, Library Board Chair:**

[00:52:26] Actually, that's a minor miracle, the one planet living initiative and why that's important.

## [00:52:33] Jonathon Weston:

[00:52:33] Sure. Well, I'm just going to start and frame things a bit in the context of, are we having this conversation because for those who have been following the library well, many for longer than I've been involved, you know, there was quite an extensive, uh, uh, debate.

[00:52:48] And if you an approval of a library and design concepts last year, Which which, um, had a certain cost allowed and, and, you know, the, the library was meant to go on [00:53:00] its way and, and we're soon to see the Spelman happen and a bunch of things as, as we move through our design iterations before COVID, before any of these other things coming, uh, you know, there's a few factors that just started kind of, um, creeping in a bit that we noticed were constraining.

[00:53:19] What would be the optimum. Use in development of the site and, and all the wonderful things. And thank you, making a Duncan for great job walking through, uh, that what we have there, but the, the, the main thing, I mean, this, this. Development is about in centered around the library. And it was becoming pretty clear that, uh, there were some pretty serious architectural constraints in the library being based at the, you know, within the podium of, of a large structure in the case of condominium buildings.

[00:53:50] And, you know, I mean, everyone, when they look to libraries, particularly in Canada, that they want to sort of say, we want our town to have a marquee library. They mentioned the Halifax library. They mentioned that Calgary [00:54:00] library, right? And you look at these libraries in their own downtown urban areas and they don't have anything above.

[00:54:06] And part of that, uh, when, when we sort of started looking at this and looking at, you know, there was an initial sort of layout of things that we all started with where the marbles were. And then as we started looking at just simple things, like the fact, the library really needs as much architectural 3d can have.

[00:54:22] And we were planning Conestoga college, which, which is still, uh, an option other institutional use, which has far less, uh, architectural constraints. You know, there there's. There's perhaps in challenges we're creating for ourselves just by perhaps not

looking at reversing those. And, and so we started going down that path and that also there was driven by a bit of, of some constraints of properties, the city owned, and didn't know, you know, for example, I've seen a few questions about why is the parking lot part of the County, not part of this and some of it, and these are all discussions have been had, and there's, you know, it just comes down to, uh, A reality of what control the city has and what it doesn't and what constraints it can work within and how we can [00:55:00] best optimize that.

[00:55:01] Um, so fundamentally the switch started with. We can create a better library, a better downtown presence, a better experience for pedestrian flow and that type of thing. By just looking at, seeing switching the institutional uses, you know, from one to the other, and that started a series of discussions and, and, uh, Which led to us planting the seed with the city, which by the way, happened to be right in the middle of COVID and some, some budget concerns.

[00:55:30] Um, you know, as, as it was said to just literally a month or so ago, so this is quite quickly, this is all moving, but then, you know, there's a number of things that felt with that as, as we started looking at it as it is it also, although it started with the idea of how do we create the best development and the best, um, you know, sort of experience.

[00:55:50] Uh, it, it, it also started creating a lot of savings by, by creating a simplistic design by creating a need for not, uh, expropriating certain properties that were [00:56:00] needed in, in previous plan. Um, And, you know, uh, simplicity and structure and legal work by not having a library in the tower, all that good stuff.

[00:56:09]

So that boiled down to, you know, if, if, if we were in the council meeting last year for the approval, there was, um, a need for, you know, there was a hope for a grant, uh, that was going to be coming that, that had an ability to be up to \$34 million, uh, and our savings that we're realizing through this program.

[00:56:28] Basically have the potential to match that credit. Uh, and we're also looking at, you know, something where, where there was a is as was mentioned already by Scott, um, the ability to almost half what was proposed as, and, and approved as a tax levy

potential last year. So it's all. You know, we're here, but we're having a discussion that's sort of greatly improved, both informed and function and financial from last year, which we think is just a great move.

[00:56:55] And therefore, hopefully no one that has this, we start the whole debate on the library because [00:57:00] we've just moved it forward. Granted, I don't, I don't want to lose the lead though. There. I want to clarify have it standalone. So you're saying that. The design that's going to council for the deliberation. It has realized savings roughly on par with the anticipated grant that they would have gotten through the infrastructure Canada program.

[00:57:20] Yeah. And again, I, I got, uh, I got an early stage, but, but from moving the parts around, yeah. That's the kind of quantum we're seeing. So this is, this is significant. Um, So they all those, that's why we sort of look at this as a good news and listen, we've, we've been working, you know, the city, well, for several years, we're trying hard to, to immerse ourselves in, in becoming part of the culture of wealth.

[00:57:42] And we know this project's been a struggle. So this, this is, uh, you know, unlike other projects that are coming and saying, you know, our costs are increasing in those sorts of things where we're happy to be coming in and saying, Oh, we found a program where our costs are going down. And by the way, everyone seems to be.

[00:57:56] Quite liking, you know, the designer, it's not, it's not a compromise of, [00:58:00] of design and form and function. Um, and the other good news yeah. That, that you have highlighted is, is that this project is, uh, w you know, when we first came and made our proposal to the city of Guelph, as part of the public polls a week, we'd made a commitment without necessarily know how I'm gonna get there, that, that we would make this Canada second, um, endorse one planet, living community in Canada.

[00:58:23] And the one planet living framework is a internationally recognized program, but not well recognized in Canada. It's been, it's been applied out of our \$30 billion worth of real estate projects around the world, and it's quite rigorous and really the differentiator between it and saying a promise, for example, to make lead platinum buildings is that one planet living, uh, you know, sort of

incorporates everything from building performance to health and wellness, to, to local equity and, and wellness or local equity and, and, um, So the local social impact.

[00:58:54]

And so we, you know, with Guelph being such a strong historical agricultural town, then at agrick town, and now also having been awarded, um, uh, smart cities grant for a circular food economy. Uh, we really focused our whole design around, uh, urban agriculture. As well, and those are things you won't see until we get into sort of more of the final design, but that became a car, a core part of our independent living sort of plan as well as a, as a commitment to strive to for carbon neutral buildings, uh, for a certain amount of affordable housing.

[00:59:29] Yeah. In fact, without getting into all the details, there is a one planet living plan that will be accessible to anybody so they can see exactly what all the details are of our one planet living action plan. So you can get a very comprehensive perspective of, of IVs getting it. Built-in beyond just a built structure that's coming to downtown.

[00:59:47] Um, so that's something that, uh, uh, was exciting that just sort of got announced about a will just a few days ago, actually, just sort of as a, as an official announcement, uh, for, for this project. Sorry, just to [01:00:00] interrupt. Does that mean carbon neutrality for the site we're striving, we're striving for, and we have strategies to get us there.

[01:00:06] Some of that takes further discussion cooperation with the city. Um, but you know, you know, for all our develops and this one in particular is, is definitely the goal we're trying to achieve.

[01:00:19] So that said that's sort of a high level, I guess, just sort of understanding of, of why we're having this discussion now from, you know, having had quite, quite the debate already a year ago about moving this library forward and, and, uh, and you know, we're hoping this is sort of seeing just as a, as a milestone for, you know, getting that much closer to getting in the ground with, with nothing but an improved, um, design and lower costs to do that.

## [01:00:43] Scott Butler, Library Board Chair:

[01:00:43] Right. Steve, uh, the final word on the panels, yours. Uh, I know when you were doing your master's in library sciences, you were debating long complex, politically fraud, drawn out capital projects. Uh, how's this one been for you?

## [01:01:01] Steven Kraft

Yeah I wrote a thesis on that, you know, and, uh, I'll, I'll read it to you later on. Okay. It'll it'll, it'll put you to sleep, but nevertheless, I'm just going to ride up the enthusiasm of all the other panelists here. I mean, I think this is a really good project and it needs to proceed. I was just reading through some of the comments there and a lot of them questions from some of our viewers.

[01:01:19] Or about, um, practical aspects of the library. Where am I going to be able to drop off my books? Am I going to be able to access the library directly from the parking lot? Is there going to be space for seniors? And, uh, yes, of course there will be space for seniors because I want space in this library too.

[01:01:32] Okay. But nevertheless, um, those are all aspects that we still need to work out with the architect, as Duncan said, Um, he was just placing things just to see where they would fit inside this new structure. And I have confidence that we'll be able to work through a lot of those customer service details if I can call them that.

[01:01:51] Okay. Because, um, whenever I use a new facility, a grocery store or whatever, in the, uh, in the times of the pandemic, I'm always concerned about customer [01:02:00] service and making people happy. So, yeah. It will be the same situation for the library here too. So, I mean, if you have any concerns, specific concerns, please let me know and we'll see if we can't.

[01:02:09] I mean, I'll, I'll, we'll, we'll try and address them as we, as we go along and work with the architect, but, you know, um, diamond Schmitt builds iconic buildings, um, all over the world, especially in Canada. Okay. Um, nevertheless, if it's not, if it's not on main street. Okay. I mean, we're still gonna build the ball diamond and, and they're going to come through the cornfield to visit it.

[01:02:28] Right. Um, this is going to be, as I say, a great project,

[01:02:36]

Build it and they will come in other words.

[01:02:40] **Scott Butler, Library Board Chair:**

[01:02:40] Okay. A lot of the questions that we're getting in here now, I've been taking on my handy-dandy piece of paper here and lots of questions and correlating some, uh, build it and they will come. Uh, what do they do in the cars when they get there? This seems to be a, an overriding concern, a lot of questions about parking.

[01:02:57] Uh, I'm not even sure I made this might be a

[01:03:00] Megan question. Um, and it might be a Jonathan question. Do you know? I think what the difference is between the current number of parking stalls on Baker street versus what is proposed in this design?

[01:03:16] **Megan Torso:**

[01:03:16] Um, I don't know the exact numbers off the top of our heads right now that the proposal is to. Include two levels, two full levels and underground parking, um, beneath the entire development. And what is currently on the site is just one layer of surface parking. So, um, Perhaps that can help to clarify that there is likely two times or roughly there of the amount of parking, uh, within the development, uh, it is worth noting.

[01:03:49] However, that that parking will inevitably be shared between, uh, vibrante and public users, as well as residents within the development. Um, but I know windmill, [01:04:00] um, are working on strategies to allow for the sharing of spaces, um, and the sort of smart technology around parking in order to take the best advantage of the parking that is developed.

[01:04:12] And with that, perhaps Jonathan, if there's anything more to add in that regard, feel free. Yeah. I mean, there's a certain amount that has to be built for, uh, what's what's new development, but I noticed Citi's call was to basically replace also what, what is existing, uh, and, and even see if they can add some to the existing lock.

## [01:04:31] Jonathon Weston:

[01:04:31] But what is imperative as, as you've been saying, Megan, this is like anything, uh, parking is evolving with it. With new technologies, new approaches and, and, uh, you know, there's, there's a lot of times when parking spots sit empty did just to peak sharing and all that sort of thing. So we're working with, um, an interesting company who sort of optimize software for peak sharing, all that kind of stuff that, that will, you know, really start the discussion from not so much how many physical stalls there are, but how many stalls are available when needed?

[01:04:59] And, [01:05:00] uh, and, and find a way that, you know, the demand to satisfied. So we're working in both making sure there's enough bass stalls, but enough that through a sharing mechanism, there's, there's surplus available as there's peaks and surges. And do you have a sense of what the demand would be or the expected demand would be, uh, residents on the, uh, residential developments for those phases?

[01:05:22] Well, we would like since live in our buildings to don't want a car show, you know, that's, that's a starting proposition. Um, but, um, you know, where we're designing to sort of a 0.7, uh, generally our abilities, when we're designing over there is 0.5 or less, you know, Guelph is, is still a bit more car required.

[01:05:40] Um, but that's the kind of ratios we're working with right now. Okay. And then I guess by extension, we were putting only spaces underground, but across the sort of district as a whole, uh, the question was posed. And this is a question you can always anticipate from Guelph audience, uh, around, uh, the canopy tree [01:06:00] coverage, uh, has consideration being given for ensuring that anything that gets planted in the green realm above those parking spaces.

[01:06:09] So, you know, tree canopies, bushes, what have you. Uh, there'll be resilient and accommodated with adequate amounts of soil and things of this nature. Yes. Um, the, there is absolutely an acknowledgement that, um, we need to provide each tree, adequate soil volume, um, as well as the kind of considerations around the compaction or lack thereof of that soil in order for the trees to thrive.

[01:06:35] Um, so we will be, uh, designing all of that surface landscape to allow for the. The maximum model of soil volume that we can give the trees. And part of that strategy is using technologies like Solar cells to allow for root growth within, um, the sort of strata of soil beneath paving. But we also are [01:07:00] using.

[01:07:00] Um, elevated or built up, um, areas of landscape that allow for seat edges, where, where you can sit on the edge of a planted zone. And that just helps to increase the soil volume beneath the, and around the tree for the roots to, to thrive. But we've absolutely. Absolute confidence that we can design those trees and those planting areas to, to thrive.

[01:07:21] And in fact, DTAH wrote the urban tree planting guideline for the city of Toronto. So we, we have a great deal of knowledge on how to make those trees not only live, but thrive and grow. That'll be a music to then many years, uh, listening in tonight, uh, by extension that there's a lot of hardscaping impose upon this.

[01:07:42] I mean, I recognize where it we're removing a parking lot. That's concrete. Uh, how will you treat that? Is there going to be, how are you going to soften that landscape, uh, entertaining things such as permeable pavers, uh, other pavements that might allow environmental benefits to be realized. [01:08:00] Yes, that's also part of the picture.

[01:08:03] There are requirements from the city of globe around what they call stormwater management. So, um, the, the management of rainwater that falls into the development and not just allowing that rain rainwater to freely flow into the sewer and overflow the sewer, um, as the case may be, but in fact, deal with it on the property.

[01:08:23] So. In the previous, uh, design exercise, uh, we were investigating a permeable paver, absolutely, uh, stormwater storage beneath those pavers, um, and ways in which we might even allow for infiltration of storm water, into planting areas, uh, as well as the. The service of the irrigation for those planting areas through storm water, uh, measures.

[01:08:51] And that also relates to the rooftops of this development and being cognizant of the water that falls on the roofs. Also being

useful in, in the [01:09:00] regards of irrigation, uh, and other measures or planting the roots in order to absorb rainwater. So all of that is absolutely part of the picture here. Okay. Um, I think a little bit to the overall layout.

### [01:09:16] Scott Butler, Library Board Chair:

[01:09:16] There's a couple of questions posed here. One from Councillor, Goller, Goller, and one from Julia Grady about the mix of, uh, or the change in the residential mix from the earlier design to the new design. I'm wondering while I scroll furiously here, trying to find their exact questions. If, uh, if Jonathan, maybe you want to begin.

### [01:09:37] Jonathon Weston:

[01:09:37] Yeah. I mean, as, as a starting point, you know, in, in one sense, there is, there could be no difference in the context that if we found that institutional partner that, that, uh, and that allocated space that we had designed, you know, the South building for initially, we currently got that same amount, additional space in the, uh, in the base of the North tower, just in a more.

[01:09:56] Uh, conforming way. Um, so the overall, I guess the [01:10:00] overall debts isn't actually changing, or it's really just a case of, we have more flexibility in the sense of that institutional use. If we don't find which we'd like to us to continue to try and find it can be converted to residential use, and that will then have that same amount of space, uh, become additional residential.

[01:10:17] But, but we're, we're generally looking at the same overall density for the status we did with, with the initial plan. Are you able to give an indication of what the total size of the commercial or retail space in the other buildings would be? Um, the commercial, well, I guess if we're talking institutions, I don't have those numbers exactly.

[01:10:37] In front of me, actually. So I, I shouldn't say, well, I know, you know, the, the retail space audit plan had not been a ton. There, there was, uh, you know, maybe something in the range of. Of, um, eight to 10,000 square feet of, of sort of retail space. And then the institutional use that maybe institutional may, it could become more residential.

[01:10:55] Uh, I think we've allowed for in the range of about 45,000 square feet in, in the [01:11:00] podium of the, uh, of the North tower at the moment.

### [01:11:04] Scott Butler, Library Board Chair:

[01:11:04] Okay. Uh, Duncan and Steve questions here regarding, uh, some of the building treatments that, uh, Duncan has presented in particular. Uh, issues. Someone's raised a concern around glass and its effects. It's deteriorating effects on library holdings. Um, I don't know if either of you or one of you want to speak to that question.

### [01:11:28] Duncan Bates:

[01:11:28] Yeah, certainly Scott. Um, I will, I think it's, it's a great question. Uh, you know, we, we, at time management have been involved in the design of a number of libraries and have confronted this issue, uh, throughout, uh, throughout the firm's history. Um, fortunately for us as technologies evolve and as, uh, glazing performance, uh, starts to see really significant optimization with respect to solar. Uh, control and solar mitigation, uh, we've been [01:12:00] relying more and more heavily on, on that technological change to address some of these issues. I think from a very practical standpoint, um, the bulk of the library collection is, uh, for the most part held off the South facade, which would in fact represent the greatest risk, um, our planning and again, uh, you know, our planning news.

[01:12:22] But three weeks old, um, at this point really does wait, uh, the library collection, the stock's collection, um, you know, uh, a minimum of approximately 30 feet away from the Southern facade into the library. Uh, and we do, as I noted in my discussion, we are implementing a variety of passive solar control devices, uh, within the architecture of the building to, to address that.

[01:12:49] That concern. Very great question. Great question. Um, but is something that, uh, we have considered and will continue to evolve as, as we move forward with, with the redesign [01:13:00] and Steve, maybe you want to talk to the staff concerns or mitigations on that front.

### [01:13:05] Steven Kraft:

[01:13:05] I was just going to, well, okay. Stop concerns. Share. I was going to just follow up on what Duncan said too. And I mean, I think, I mean, you probably need to be more concerned, but the high volume abuse in the new facility, rather than the deterioration of materials from sunlight, but nevertheless, Um, stopping concerns. Yeah. I mean, I think we're building a lot large facility, so obviously we're going to have to add some stuff to the new building and we don't quite know how much that's going to be yet.

[01:13:30] We don't want to add a lot of new staff because that will add to my operating costs. Okay. And I want to keep those as low as possible, but we're doing a study right now. We have a consultant that we've engaged to help us think through the, um, the, uh, let's say the organization chart that we have now. And once Duncan has completed some detailed designs, we'll be able to, um, sort of determine where the service points are in the library and how we need to deploy people to best serve the community.

[01:13:58] And, and this particular building. [01:14:00] I was really thinking staff concern, staffing concerns around preservation of materials, but you took it a different way. So that's well, that's, I mean, that's, that's a question that's going to come up later on to come up. So that's on the table. I mean, well, if you're going to talk preservation of materials, I mean, there's a lot of courses that you could do on that too.

[01:14:16] I mean like archival materials as well. I mean, because I mean, like, I think there was a question on the chat column there about reserving archival materials. And certainly we want to preserve as many materials as we possibly can. And I think Duncan is going to design a good archives, not just good. He's going to design an excellent archives forest that will preserve the written history of our city. And that hasn't been done efficiently yet. I will say so.

### [01:14:42] Scott Butler, Library Board Chair:

[01:14:42] So, uh, building off the glass aspect, uh, and I guess this would really be a Duncan question. Uh, obviously, uh, there's concern with, uh, impact on wildlife in particular, uh, birds, uh, are

there strategies that, that diamond Schmitt [01:15:00] employees to, uh, offset those, those concerns?

### [01:15:04] Duncan Bates:

[01:15:04] Okay. Yeah. So, um, unfortunately this based internal Toronto has one of the most progressive, uh, bird and wildlife control, uh, design guidelines when it comes to architecture, uh, of course applicable only to, uh, downtown Toronto, but certainly we use those guidelines throughout our projects worldwide. Um, and, and Baker would be no different.

### [01:15:27] Scott Butler, Library Board Chair:

[01:15:27] Um, so I see the question here from Katie Saunders. So they, you know, we will be implementing all of those design guidelines, bird friendly, design guidelines specifically, um, and, uh, they have proven to be effective, uh, throughout really. They they're they're, they're quite, uh, Uh, unintrusive and, um, really proven to be incredibly effective.

### [01:15:50] Duncan Bates:

[01:15:50] So, uh, we will be implementing those and a valid concern, but, uh, I believe the solution is available for us. Okay. And I guess this [01:16:00] one I would pose open-endedly. This was one of the first questions that we had in. Um, there's concern. Can you talk about this notion, pedestrian, porosity? I know all of you love my love of the word porosity.

### [01:16:13] Scott Butler, Library Board Chair:

[01:16:13] Um, there were concerns that it may have had been altered or actually diminished under the plan. That's going to council versus what was previously presented. Um, how would you address those concerns? I guess, Megan, I'll start with you since you walked us through this. Sure. Yeah. Um, so all of the routes that were available in the previous or original scheme are still available today in this revised option.

### [01:16:42] Megan Torso:

[01:16:42] And those routes in crude, east-west from Windham street to Baker street includes North, South, um, from, you know, the Baker street, pug diagonal down to chapel lane and out to the,

um, Central or just square? Uh, it includes, uh, [01:17:00] walking up along Chappell lane and out to Wyndham street, uh, through the easement that the County provides.

[01:17:06] Um, it includes going through, um, what, what I know is piss alley. I don't know what you guys call it, but you know, that's still available too. We'd like to make, to make that better. Um, it's not in our territory to do that, but I think the. The intention of the pedestrian porosity, or just being able to walk throughout the district is in order to make the place come alive in order to ensure that that all of the, the interior of the block is a safe and pleasant and comfortable place to be.

[01:17:41] And we're really inspired, I think by the. Districts like the distillery in Toronto. Um, there are in fact, even areas in golf where you can walk kind of in between buildings, um, and discover a beautiful patio or a, you know, an interesting [01:18:00] facade that you didn't see from the street. And I think that's the kind of.

[01:18:04] Of district that we're hoping to create here. Um, and all of those routes are, are still in place. And perhaps in, in some respects strengthened because we're not sharing a bunch of those routes anymore with the car. So it is, it is more pedestrian, um, than it was in the previous option. Okay. Anyone else, Jonathan, did you want to add anything to that?

### [01:18:27] Jonathon Weston:

[01:18:27] Or if not, we can just pick, okay. You've run me. The floor is yours. I actually, I don't have much to add on other than to say that, uh, you know, we understand that that's a kind of a critical piece in getting that connection through. We think that by the nature of now how this to set up, it actually creates greater porosity through the site than, than what we previously had.

### [01:18:48] Scott Butler, Library Board Chair:

[01:18:48] Okay. The one question that you can also count on in addition to trees, when you get a group of wealthiest together, um, coffee, Steve, this is specifically for you cafe in [01:19:00] the library. For Java lovers out there. I mean, we, we, we go back and forth with having like a formal space for the, uh, for a cafe or non-meat how much food do we want to have in the library?

### [01:19:11] Steven Kraft:

[01:19:11] I, that as well, I think what we settled on in that first iteration of the design was a media taking up form of a larger cafe out of the design, um, for spacial reasons and replacing it with, um, I can't think of a better word tonight then than a trolley cart, something like that. Something that we can move throughout the library and, um, and Andrew teen or nourish customers as we see fit, because I think it's, um, I think at this point, um, space is still, um, an issue.

[01:19:41] So let's, um, do something economical and, um, maintain, like do a coffee cart. And I've seen that successfully done in other libraries as well. I'm thinking specifically Montreal had a lovely one there that was, um, Worthwhile. So here reflects the flexibility we've incorporated in other ways into the [01:20:00] space, right?

[01:20:01] Yeah. And I think, I mean, this whole design still needs to reflect. I mean, there's, I think there was a question there about, does it reflect the population growth too? So, I mean, all the collections, all the, all the rooms, all the space that a Duncan is designing and Duncan, you correct me if I'm wrong, but it is designed to be flexible and to, you know, expand and, you know, grow with the population of the city.

### [01:20:20] Duncan Bates:

[01:20:20] So. Absolutely Steve, that's a sort of, one of the fundamental planning tenets of the library design is to, to afford as much flexibility as possible as we move forward with this project and, and to, to ensure an adaptability, uh, as, uh, as years turn into decades and the library and its users evolve. Okay.

### [01:20:43] Scott Butler, Library Board Chair:

[01:20:43] Um, a couple of questions have been posted around really. I recognize they're likely to be outside the scope of what we've been doing liberating, um, to date around what happens to the streetscape, uh, adjacent to the site in particular Baker. Does that [01:21:00] continue to be a two way street? Is it a one-way street?

[01:21:03] Are there other, uh, traffic flow considerations that will be imposed on Wyndham? I don't know if anybody wants to talk to this specifically, because I'm not sure those deliberations have taken place yet, but, um, what if, yeah, Megan,

### [01:21:20] Megan Torso:

[01:21:20] I'm happy to share what the city's own plan. Anticipates. Um, so the, the of Guelph, uh, published a document called the downtown streetscape design manual.

[01:21:33] You can Google it, um, and it sets out, um, an image of the streets within the downtown that does, um, Further the ambition for the streets to be safe for all modes of transportation. So walking, cycling, driving, taking the bus, um, unicycling, whatever you want to do. And so in that streetscape manual Baker [01:22:00] street is anticipated to become what they call a flexible street.

[01:22:04] Um, a flexible street, uh, that you might know right now is Carden street. Um, Or the street immediately adjacent to Carden. The name is escaping me right now, um, on the comment at the common. Okay. Um, Wilson, Wilson, Wilson. Thank you. So the model of Carden or Wilson demonstrative of a city of Guelph flexible street.

[01:22:28] And that is what Baker street is identified to become. So two way traffic, both North and South with some parking. In the street tree planting, uh, generous sidewalks on either side, um, and you know, new lighting and seating and all of the amenities that you would hope to find within the street and the flexible street.

[01:22:53] In by definition describes a street that also doesn't have traditional curbs. So as, as you [01:23:00] might know, on Wilson street, instead of a six inch tall curb, you have a strip of concrete that separates a zone, which can be used for parking with the sidewalk. Um, but you know, you could. Close off the street and it could become something else entirely.

[01:23:17] And that's the flexibility that I think, um, the city of wealth is seeking long-term for Baker street and what we certainly want to see happen as well. Um, in order for the vibrancy of that street to really come through. So that's Baker Street's plan, um, is to be a flexible, improved two way street. Uh, Wyndham has, uh,

has another plan, uh, that is again in the streetscape manual for a huge amounts of improvements to the character of that street, um, as does Quebec, in fact, um, so all of the streets that surround the site, um, most broadly are all right.

[01:23:52] Intended to be improved long-term within the downtown. Um, and even chapel lane in our, in our view, um, [01:24:00] deserves a significant facelift, uh, in order for it to be both, uh, safer and more functional, but also more beautiful to walk through as a pedestrian.

### [01:24:11] Scott Butler, Library Board Chair:

[01:24:11] So as the executive director at the Ontario good roads association, I give that a solid 10 out of 10 in terms of enhancer. Um, uh, we're all about complete streets. That's uh, I think anyone, uh, anyone joining us tonight knows the transformational effect that, uh, imposing that streetscape on curtain head. And, uh, my expectation is that this would be no less. And in fact, we'd probably be quite a bit more than the benefits we realized there.

[01:24:40] Um, we're actually getting through a number of these questions quite quickly. Um, Going back here. There was a question, two questions. And I guess again, maybe do you Duncan the concerns around acoustics and with the, with the cross floor [01:25:00] perforations, uh, in the design that you presented. Yeah. So, um, you know, the, the, it's a, it's a, it's a great question.

### [01:25:09] Duncan Bates:

[01:25:09] The, um, given the, the relatively more than relatively the very preliminary nature of the design, um, the bulk of the, the, the, the question as it relates to acoustics is, has, has not really, uh, been offered, uh, you know, truthfully an opportunity to, to suitably resolve having said that, um, While we do have a four story atrium.

[01:25:32] We also have a variety of building code requirements and we do need to respect, uh, not the least of which is fire separation between floors. So in fact, while there is a four-story atrium, uh, levels three and four, we'll be, uh, fully separated. From from the opening below. So they will have floor to ceiling, glass separations between, uh, the library proper and the floor opening.

[01:25:57] So opportunity for noise [01:26:00] mitigation or noise transmission from lower floors up, uh, is dramatically reduced. Um, as a result of, of the, of, of that. Element it's also become a fairly contemporary planning methodology to approach library design as, um, you know, noise transmission being loudest at the lowest levels and quietest at the upper levels.

[01:26:21] And really it is about, um, that, that trends that transition from a lively welcome open. Um, You know, busy spaces to spaces of greater degrees of passive qualities as you rise up the building. And in this particular instance terminating actually at the archive space. Um, but certainly the, the adult fiction and nonfiction space is on levels.

[01:26:45] Um, Two and three are, are anticipated to be significantly quieter, uh, than, than what's occurring below. And, um, I'm not, uh, I, I'm not, um, greatly concerned about, about the issue of acoustics. I can [01:27:00] appreciate that. I can appreciate the question. Um, but, uh, again, there are a variety of opportunities and, uh, material treatments that are available to us to address that concern.

### [01:27:10] Scott Butler, Library Board Chair:

[01:27:10] Similarly, there's a very Sage question here posted earlier that I have lost the, uh, I've lost where it is, but it was regarding, uh, doing a wind analysis in terms of relationships with buildings. People don't appreciate how windy Guelph actually is.

### [01:27:27] Duncan Bates:

[01:27:27] So, and Megan feel free to jump in, but as a, as a requirement or as a component of the UDMP, um, or so the urban design master plan, um, we are required, uh, as an applicant to provide a pedestrian level wind study and that, that considers, um, Grade level comfort, but sorry, that considers pedestrian comfort both at grade and at various elevations throughout the buildings, as well as in the surrounding context.

[01:27:52] So that study takes into consideration. The impact this development might have say on Wyndham street, for example, or at the [01:28:00] intersection of Baker and Quebec and, uh, what that tool will do is indicate, uh, areas of concern, um, and given the nature of technology today, it allows it to very quickly implement

architectural treatments on the building facades to mitigate some of those concerns.

[01:28:19] And, and again, very quickly test those to ensure that the treatment is, uh, is appropriate and in the same vein as a wind study, it is also a solar analysis. Um, you know, we will, we will be required to conduct a solar analysis. We have done so on the original design, um, which really, uh, you know, reviews and impact.

[01:28:40] It studies the impact of shadows, uh, throughout the course of the year. Um, both on, on adjacent buildings, as well as on public realm and, and, and street level space, uh, around the building. So, uh, You know, again, it's a, it's a flexible tool that we have our at our disposal to really begin to do this study of the [01:29:00] three-dimensional impact of our design on, on the surrounding context.

### [01:29:06] Megan Torso:

[01:29:06] Okay. Yeah. And the only thing I'll add is one of the pillars of the one planet living framework is the health and wellbeing of users to the site. And so, um, you know, the, the comfort of people hanging out in the ground floor, open spaces or hanging out on a patio or on a rooftop is all not only. You know, required to be considered by the city, but also fundamental to the sustainability of the development. So we were, we're definitely looking into how to make this as comfortable and pleasant, a place to live, work, play, and visit as we can.

### [01:29:46] Scott Butler, Library Board Chair:

[01:29:46] Okay. The building on the right, the idea of comfortable to work, play, visit, um, read, reading, quiet. Um, there there's a, uh, familiar, um, concern that's been [01:30:00] expressed by a number of different people.

[01:30:01] I see. It's, it's been addressed here. Um, what do you think this proposal? So the shift, uh, we'll do to Windham North, I think there was a lot of enthusiasm that before having the library situated where it was, would, uh, inject a lot of, uh, footfall into that end of the city. Do you see a fundamental difference between that desired outcome and what we're now entertaining with the new plan?

### [01:30:29] Megan Torso:

[01:30:29] I'm happy to start with this. And I left it open-ended so I can start and Jonathan can chime in as well, but I think fundamentally, one thing that we're trying to do through this alternative. Scheme is actually to spread the love. Um, and I say that to, to mean that we are providing for a substantive institutional use at the North end of Wyndham street, fronting onto a beautiful urban square, uh, [01:31:00] while we are also providing the GPL main branch, uh, front door.

[01:31:06] Uh, one a onto Baker street, um, bringing energy and vibrancy and life to that street as well. Um, and so I think we, we don't see this as a loss for Wyndham street North. We actually think that that that space will continue to be a vibrant, um, and inviting and destination outdoor space within the North end of that beautiful streets.

### [01:31:31] Duncan Bates:

[01:31:31] Um, while also bringing, um, increased activity and. Prominence to Baker street as well. Again, I'll just add, Oh, go ahead. I share it. So I'll just add to it, to what Mae has shared. And I think, I think one of the challenges, uh, one of the, one of the biggest optical studies or, uh, stumbled stumbling blocks with this proposal is that collectively as a group and as a city we've we spent.

[01:32:00] [01:31:59] 20 years, you know, of focus and study and efforts thinking about a new library at the North end of windows street. And I think it really is asking for, for, for a significant change of mindset to think about the library tech, not being there. And is that, um, You know, to Megan's point, uh, is that perceived as a detriment?

[01:32:21] I think we collectively, as a project team, don't see that, see it that way at all. I think when we think about, uh, two new residential towers, uh, on this site and, you know, the influx of, you know, anywhere between five and six, 700 new residents, uh, the number of individuals who will be entering really.

[01:32:42] Downtown Guelph from that Northern threshold through that, uh, Wyndham square is really going to be, um, a significantly positive impact as a result of the residential towers. And I think further to that, I think. No pivoting and putting the library on Baker

street again is [01:33:00] really asking an extraordinary amount of thought and vision.

[01:33:03] Um, I think from, from everybody in this town, because it's certainly not something we've been thinking of, but, um, to steal, uh, you know, or to paraphrase Scott really, um, I think. You know, when we, when we look at the library and we look at the, you know, the, the annual usage, you know, upwards of a million million visits per year, uh, using the library facility, the current facility, um, along again with those two new residential towers, the nature of Baker street, as we know it is going to be significantly different and to paraphrase Scott, you know, really it's, it's.

[01:33:36] Uh, you know, Baker street being reenvisioned as a two-way street and perhaps a 20, you know, 21st century version of Douglas or 21st century version of, of, of Wilson street. And I know that that's very difficult to, to visualize, but I do think, I do think that what collectively as a team is being proposed here it is, is an incredible, incredible catalyst for a portion of [01:34:00] downtown Gwelf that I think it's fair to say.

[01:34:02] Most people have forgotten, even exists. Um, I think most people are well aware of Baker street because of a parking lot, but nobody looks at Baker street. What is the street? What is the fabric of that street? And I think the case that, you know, that is the case because I frankly, for the most part, that fabric has been, you know, for the most part forgettable, um, This development will fundamentally change that.

[01:34:24] And, you know, Megan has spoken previously about how Baker as a street, uh, can be treated, will be treated and, uh, you know, the positive impact of that. You know, there's an amazing case study within our town and that is Carden street. And if, if anybody can think, Hmm, You know, a short 10 years ago, what Carden street was like versus what it's like now.

[01:34:44] And I can tell you that those businesses on cardless street, aren't surprising because city halls across the street, they're thriving because of the way Carden street has been redesigned and has become a pedestrian friendly public realm. They will be the same,

### [01:35:00] [01:35:00] Jonathon Weston:

[01:35:00] well, hard to fall off the enthusiasm of that. But I I'll just comment a little bit, I guess, in, in the context of some of the physical and financial constraints, but, you know, One of the things that we were struggling with is what is the right frontage on Wyndham and the price tag of that. And you know, what originally been envisioned had been expropriation of a few other properties that were going to be, you know, sort of more park oriented, uh, which is sort of an argument.

[01:35:25] It was that's too much in one place versus distributing through the site, which this is doing. So the city already owns. Um, you know, significant frontage on Wyndham to allow the connection and flow through, but this allows us to distribute that open space throughout the site. Wow. We still fully intend to have kind of an animated presence on Wyndham.

[01:35:45] And so you just get a much more natural quote from Quebec through, down to Wyndham and, and, you know, sort of see a, a much more logical, uh, pattern throughout the soil. It, it does, it did really take a, a scrutiny of, you know, kind of resource [01:36:00] to, to, um, benefit. And we think this equation pays off much better.

### [01:36:07] Scott Butler, Library Board Chair:

[01:36:07] Okay. There's one question that was just posed here a moment ago by Tracy. And if I see her last name and correctly tracing my apologies, I believe it's Delwan or maybe Deloitte is, um, she wanted you to elaborate or just clarify, I think there was a misunderstanding between. Uh, the \$62 million that the new library is going to cost versus the savings you were speaking about earlier.

### [01:36:29] Jonathon Weston:

[01:36:29] And I think that some people may have no, and that's why, you know, the, the debate has been really focused on the number for the library, you know, and the number for the library was, was, you know, call it \$67 million. But the whole package involved for this project is, was, was more of around 120 million because there is rumination requirements. There was expropriation of property requirements, you know, there was construction requirements, these types of things. So, yeah. This, um, this not

only saves some money for the [01:37:00] library. Um, but it also was, I said, you know, has us not have to, expropriate a few properties that, that arguably weren't needed, but we're adding to the price tag, um, as well as, uh, savings in, in simplicity of, you know, the legal and other elements that sort of add up to that total that we get to of, of, uh, about \$34 million.

[01:37:21] And, you know, on the same. Development. You're getting the same amount of density. You're going to say them a function you're getting the same amount of tax increase to the, to the, to the community. So that, that also benefits. Um, so it's, it's really the combination of things and yeah, that's where we would encourage that people are sort of focusing on, on when we focused on dollars with just focus on the library, it was focused on the whole package that had to come to the table and make this happen.

### [01:37:46] Scott Butler, Library Board Chair:

[01:37:46] Great. Uh, we're gonna transition into the we'll call it the Duncan speed round. Um, there was a question from Kristen Brown's injecting, uh, parental [01:38:00] common sense question here will the young adult section be separated from the adult fiction section. It's a plea that you and I understand both very well.

[01:38:06] Duncan. Tell us what's true.

### [01:38:09] Duncan Bates:

[01:38:09] Uh, yes, uh, there is, there is separation. There's not physical separation by ways of walls. There is separation by a way of distance. Uh, the, the, uh, young adults is weighted towards the maker-space and, uh, and, uh, uh, To the, to the, uh, the, the, the non teams in the crowd here, uh, well away from the community living space, uh, this would, this is a, is a contentious issue.

[01:38:34] And we want to ensure that, uh, uh, the community living spaces is available to all, uh, without, uh, anxiety or noxious stairs. Great. Then, and then, uh, computer use, uh, That was, I think someone missed that during the presentation. Yeah, I saw, I saw that. Um, so, so the, again, the, you know, our design work is, is three weeks old.

[01:38:59] At this [01:39:00] point, the, the, the library will be populated through, out with public access, computer terminals. Um,

you know, I suspect that by the time, uh, we are cutting the ribbon and opening the doors. Uh, that technology will be evolved to be fully mobile all throughout the library, uh, by way of tablet.

### [01:39:18] Scott Butler, Library Board Chair:

[01:39:18] Yeah. And I think by extension Paul Burson's question around, um, warming and cooling aspects, uh, for populations at risk during the warmest and coldest parts of the year, I feel free to answer that as the chair, it's a library.

[01:39:32] Everyone's welcome all the time. So, and we can assure you, they will be adequately, um, cooled in warm as the case may be. Um, I, um, the other one that has come through that, I think, uh, we need to elaborate a bit on, I recognize the clocks beginning to work against us here. I know, uh, we've been the, uh, the, uh, Laura carrot votes for Trump versus Biden.

[01:39:55] Can we elaborate? And this is really Steve and I think Duncan elaborate on [01:40:00] what the library's ambitions are for, for that meeting space. We, we saw it reflected in there in a number of different ways. Talk to, I guess, the functionality of it Duncan and maybe Steve, the ambitions or the possibilities contained within.

### [01:40:16] Duncan Bates:

[01:40:16] Yeah, sure. So I'll start, Steve. Um, so, uh, the meeting space, there's, there's a variety of meeting spaces. There are some more formal meeting spaces. There's a, uh, you know, at the moment, uh, notionally suggested a hundred person meeting room available on the ground floor. That, uh, that's based really is, is a, is a direct carry over from, from the original design.

[01:40:37] And, um, I think the, the, the hope is that we can devise a solution that sees that space being partitioned into two 50 person meeting rooms. Uh, the intent there is to provide space for community group use. Um, that would be exclusive, sorry, I shouldn't say exclusive, but it would be predominantly larger community groups using those sorts of [01:41:00] spaces.

[01:41:01] There are smaller scaled spaces available throughout the building. Uh, two person meeting rooms, uh, ideal for remote working opportunities or remote work, uh, and incubation spaces,

larger three and four person meeting rooms. Again for small meetings for study groups for young adults, uh, for study facilities for university students and others.

[01:41:21] Um, Myself as a mature student, looking for some restbite from my children would be a great place to find, uh, an opportunity to, uh, to study in silence. Um, and then in addition, there's a, there's a larger 20 person community meeting room. These are all, uh, the result of feedback from our community engagement process where a need has been addressed or has been raised.

[01:41:46] And, uh, we have been focused on trying to, uh, provide some solutions that meet. Uh, some flexibility and, uh, also push us towards, uh, you know, a future future of a completely adaptable space.

[01:42:02] [01:42:00] Steven Kraft:

[01:42:02] Yeah. If I could just jump in there for a moment or two and I say, I want to say, um, The main library that I'm sitting in right now was built in 1965.

[01:42:10] And it was never intended to do, to provide any kind of, sort of adult programming. And I realized the idea of programming has changed now that a pandemic is upon us, but still, I mean like, you know, people need it. Based outside their house to get together and, um, socialize. Okay. And these, um, auditorium, it's not an auditorium anymore.

[01:42:29] It's more of a multi-purpose room. So it needs to be different things at different times whether we can hold a Pence or not. I mean, hopefully we can in the future, that's one thing that we need to do. Okay. I mean, programming has taken on different aspects as well. So I mean, I think it's dumping as explained, there's a variety of spaces, you know, peppered throughout the library.

[01:42:47] For a variety of use that's okay. So that's one thing we need to emphasize is that there is flexible meeting space for people to get together, to study, to meet, to hold interviews, that sort of thing. It's it [01:43:00] can be your, um, it can be your office away from home. That's what you need. So it'll be whatever.

[01:43:05] You need it to be.

### [01:43:08] Duncan Bates:

[01:43:08] Sorry if I can just add one more thing to that, Scott. And I think it's, it's, it's pertinent under our, our particular circumstances and Steve, you know, you've noted in the past and, and, uh, others from the library have as well. You know, a great example would be a current need from the John Howard society with respect to providing, uh, underprivileged, uh, individuals who have.

[01:43:29] Um, you know, for, for whatever reason, I found themselves in a situation where they need to attend court hearings and can't do so in person, as a result of COVID, the resulting requirement is an internet connection, a screen, and a camera device, which most of these people don't have access to. So these spaces, these small two and three person meeting rooms afford that kind of use.

[01:43:50] And that kind of uses is an undocumented use within the library. And there are so many examples of that. I think the community living space, another excellent [01:44:00] local example is the kitchen or public library. You walk in the front doors and there is an amazing, flexible use space full of soft furniture. Uh, people use it as they see fit, whether that's children rolling around reading card books, or adults lounging and reading a novel or somebody playing on the baby grand in the corner.

[01:44:18] Um, I see, I see our community living space in much the same character and in much the same capacity, a flexible use space that as Steve said, it can facilitate readings can facilitate small acoustic intimate performances. But for the most part really is an extension of the living room you have in your home.

[01:44:38] And for so many, it's actually not a living room that they don't have it all.

### [01:44:44] Scott Butler, Library Board Chair:

[01:44:44] Um, Current Steeler Gillespie asked a question that, uh, she wanted to know why it was important for the city to spend money on this project. And I'm going to exercise my moderator's privilege here to jump on my soapbox [01:45:00] and say that

fundamentally it is good for the city. It's good for the people that saves.

[01:45:05] When I say it's good for the city, I'm talking about the actual corporation of the city. It's good for the people who call this place home. It's good for the businesses who call this place home. When. I had the opportunity to listen to a guy, wrote a book called from a rust belts to brain belts. Talk about urban renewal is affiliated with the Brookings Institute in Washington, DC is hired by communities all over the world to do economic development. Even as I asked what the most important thing. Was a community could do to attract business. And his response was, it was in front of a group of mayors and counselors from across Ontario. And in Florida, everyone, you said, I don't need to see anything other than your bike lanes to understand if you're competitive in the 21st century, social media, anything else?

[01:45:50] Just show me your bike lane. He's like, if that's not good enough, show me your library and your parks. And he said, I can tell based on that those three assets alone, [01:46:00] whether or not you're going to be competitive in the 21st century and by those measures. And again, good roads guide by claims are important.

[01:46:07] So as parking, um, we've come up short, quite frankly, we need to invest if we want to maintain and enhance the quality of life and the prosperity that we have, uh, in this community. So, uh, that's why it's important. A couple of final questions here. How shovel-ready is this project, Jonathan? This one's you.

[01:46:32] Well that, uh, you know, well, that has lot to do with, with, uh, how successful we are with the council meetings coming up on October 5th and eight. Um, but I would say, you know, our, our goal is to get the first building will be the library, uh, going in sort of Q2 Q3 next year. But the other benefit of this program, which we had really touched on is, is that, um, when the library was being incorporated into one of the towers, That both [01:47:00] had us reliant on each other in the sense of getting going, but it also meant that the library would take probably about 12 months longer than the library itself before it could open because it needed the structure above it to finish.

[01:47:11] So this program actually provides the ability for the library to start. Up to 12 months later, which we'd like it to start

sooner and still open its doors at exactly the same time as, as, as we'd hoped, which would have been, you know, which we're talking about 20, 23, 20, 24. Um, so that's our timeline. That's the goal we're trying to still achieve.

[01:47:30] And that's, that's all contingent on us having a successful council meeting coming up. All right. Uh, you answered the other question I had, uh, regarding a completion timeline. Uh, Steve, one final question for you. Uh, what happens to the existing? Absolutely. I believe that we are going to, um, sell it to the highest bidder and leverage the revenue against the cost of the new.

[01:47:57] Uh, the new library. Yeah, [01:48:00] I believe that's correct. We'll uh, um, we'll be doing that now. Like there's a few minutes left. I recognize there's a somewhat significant political event that many of our attendees are probably inclined to wanna turn on. Not nearly as exciting or as important as this, but some people may think so.

[01:48:17] Um, she's been posed by Paul Barson and it's a really pertinent one. What can you do? I will be corresponding with each and every one of you individually to let you know what you can do to make this successful, to realize this project in short, you need to do one of three things. You need to call your counselors and you need to call the mayor.

[01:48:38] The mayor has been very explicit in saying he likes to hear, he wants to hear from citizens about how they feel about this project. You should capitalize on that invitation to him. Uh, it's important. Uh, the other thing you can do is you can write in, when you write in copy the clerks. We don't need a prose that is going to sit on the shelf space.

[01:48:58] We just need a [01:49:00] compelling, uh, letter that says, I think this is important. I need you to support it. They should have copy clerk set, uh, golf.ca Steven O'Brien runs a tight ship over there. And I assure you anything that will be passed along to council. And then finally, uh, talk to friends, family neighbors, people who you think might be inclined to do the same thing.

[01:49:22] The more, we can demonstrate that there's wide basis of support for this project as a whole, uh, the easier it is to make that decision, the free council to make that decision. And finally, you need to do those things or prior to, uh, 10:00 AM on Friday

morning, that's this Friday morning. Um, again, you'll be hearing from me.

[01:49:43] Not tonight, but at some point tomorrow with some followup instructions, I want to thank Jonathan Megan Duncan and Steven for taking time out of their busy schedules to share this with us. If for whatever reason you, uh, are not [01:50:00] moved or. Uh, your imagination's not unleashed by tonight. Uh, please, uh, seek medical help right away, because, because I think it's required, uh, this is, this is about as exciting as it gets when you're there building around.

[01:50:13] And, uh, the library board is very excited to see this. Um, so, uh, without any further ado, thanks to each of you, thanks to everyone who attended. Thanks to those who posed a mere 110 questions at 90 minutes. Um, I think we covered a lot of ground and hopefully we clarified a lot of answers. Uh, my contact information is up on the library website.

[01:50:36] If you want to get ahold of me, ask me questions. Um, tell me where I'm wrong by all means. I'm happy to have those conversations. Uh, again, thank you very much, everyone. Have a good evening. Good night. Thank you. Goodbye.