



# OTTAWA PUBLIC LIBRARY & LIBRARY AND ARCHIVES Joint Facility

## Site Plan Control Application Design Brief

8 June 2020

PREPARED FOR:  
PREPARED BY:

CITY OF OTTAWA  
DIAMOND SCHMITT ARCHITECTS KWCS ARCHITECTS IN JOINT VENTURE

**diamond  
schmitt**



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Large Format Plans also included in this Submission:

Site Survey Plan  
Architectural Drawings  
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Landscape Drawings

# Preamble

# Preamble

Diamond Schmitt Architects and KWC Architects in Joint Venture (DSA-KWC) have been retained by the City of Ottawa for the design, project development and contract administration of a new joint facility to accommodate a new main branch for the Ottawa Public Library and a new public facing home for Library and Archives Canada to be located at the western edge of the downtown core in the re-emerging Lebreton Flats sector of city.

DSA-KWC lead architects are supported by sub-consultant and specialist teams including: Fast + Epp (Structural); Morrison Hershfield (Civil); PFS Studio (Landscape); Arup (Mechanical & Electrical); Arup (Sustainability); LMDG (Building Code).

The City of Ottawa has also engaged Jason Bruges Studio for the provision of a significant public art component for the project. A curator has also been engaged to support a parallel indigenous public art program.

# Planning Context

# Planning Context

Information about the planning context of the proposed project is contained in the *Planning Rationale + Design Brief* which was previously prepared by others in support of the Official Plan Amendment and Zoning By-law Amendment of 557 Wellington Street, 584/587 Wellington Street and 550 Albert Street (2018). The subject property is addressed as 557 Wellington Street in the brief. A proposed library development is described in the brief in a configuration that resembles the design subsequently developed that is the subject of this submission . The brief imagines the building as being a four-storey institutional building “strategically placed abutting NCC open space, and active transportation corridors, making the site easily accessible by all modes of transportation” (P. 27 and image below).

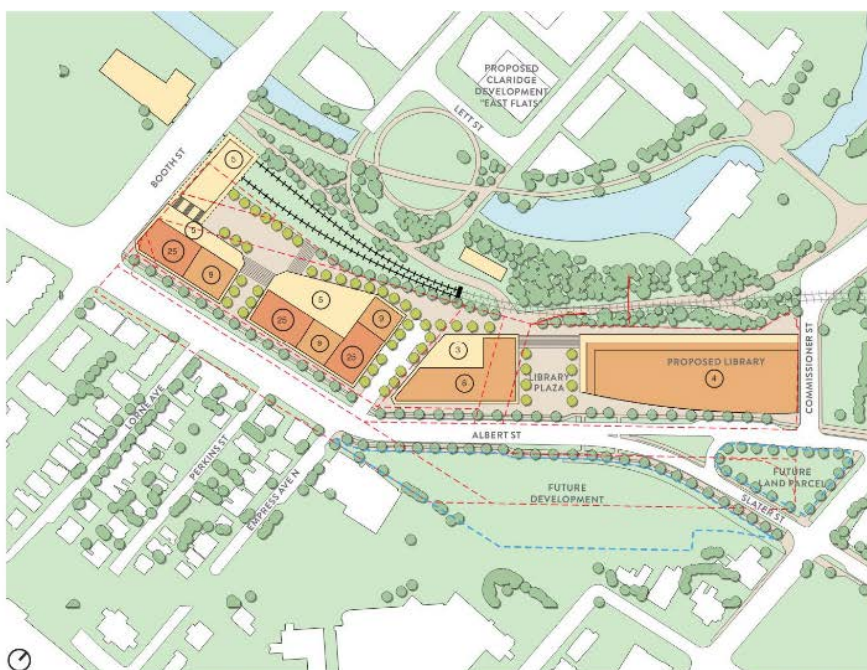
The proposed Official Plan Amendment was required to amend the Central Area Secondary Plan to designate the entire site (557 Wellington, 584/587 Wellington and 550 Albert) as “Mixed-Use” in order to permit a range of uses including but not limited to: residential, retail, office and institutional. The Amendment would further permit a maximum height of twenty-five (25) storeys on the 584/587 Wellington portion of the site and a height limit of 40 metres on the 557 Wellington site where the new Central Library is to be located.

The proposed Zoning By-law Amendment would amend the zoning of the subject property to “Mixed-Use Downtown Zone (MD)”. This would permit a maximum building height of 40 metres at 557 Wellington (now 555 Albert Street.)

The planning brief does not discuss reference heritage designations of either of the two Heritage Conservation Districts or individually designated properties, other than the Ottawa Water Works complex. It does note, however, that the Central Area Secondary Plan calls for the protection of its distinct identity and heritage character and the primacy of the Parliament Buildings and other national symbols, and that Albert Street (which is a major western access route to Parliament Hill) is identified as a Scenic Entry Route (P. 16).

## Illustrative Concept Plan Subject to Albert and Slater Streets Post Light Rail Transit (LRT) Repurposing Functional Design Study

- EXISTING PARCELS
- FUTURE PARCELS
- FUTURE LRT LINE (ABOVE GRADE)
- FUTURE LRT LINE (BELOW GRADE)
- ⊙ NUMBER OF STOREYS
- HIGH-RISE
- MID-RISE
- LOW-RISE



# Public Engagement



## 3.2 Public Engagement

The development of the design of the proposed OPL-LAC Joint Facility involved extensive public input through the **Inspire555** program whose objectives were to: inform the public about the engagement program for the Design Phase, engage the public in online and in-person activities to help inform the design process and ensure the new facility is truly reflective of Canadians' input, and generate local and national excitement and a feeling of pride and ownership for the new joint facility.

Five pillars of engagement were established:

### ***Local outreach***

A series of public workshops were conducted to obtain feedback on an inclusive cross section of design considerations.

- Workshop One:* Building Blocks
- Workshop Two:* Spaces and Relationships
- Workshop Three:* Sustainability and Landscape
- Workshop Four:* Iconic Features and Finishing Touches

### ***Indigenous engagement***

A series of three indigenous workshops were conducted to obtain valuable input and feedback from the Algonquin host nation communities of Pikwakanagan and Kitigan Zibi, as well as the local urban Indigenous community.

### ***Online engagement***

The online engagement ran parallel to the public workshops and were designed to provide a comparable experience to the public consultations to obtain feedback on the same themes.

### ***Events***

A public design reveal was held in January 2020. A ground breaking ceremony as well as grand opening are scheduled as future events.

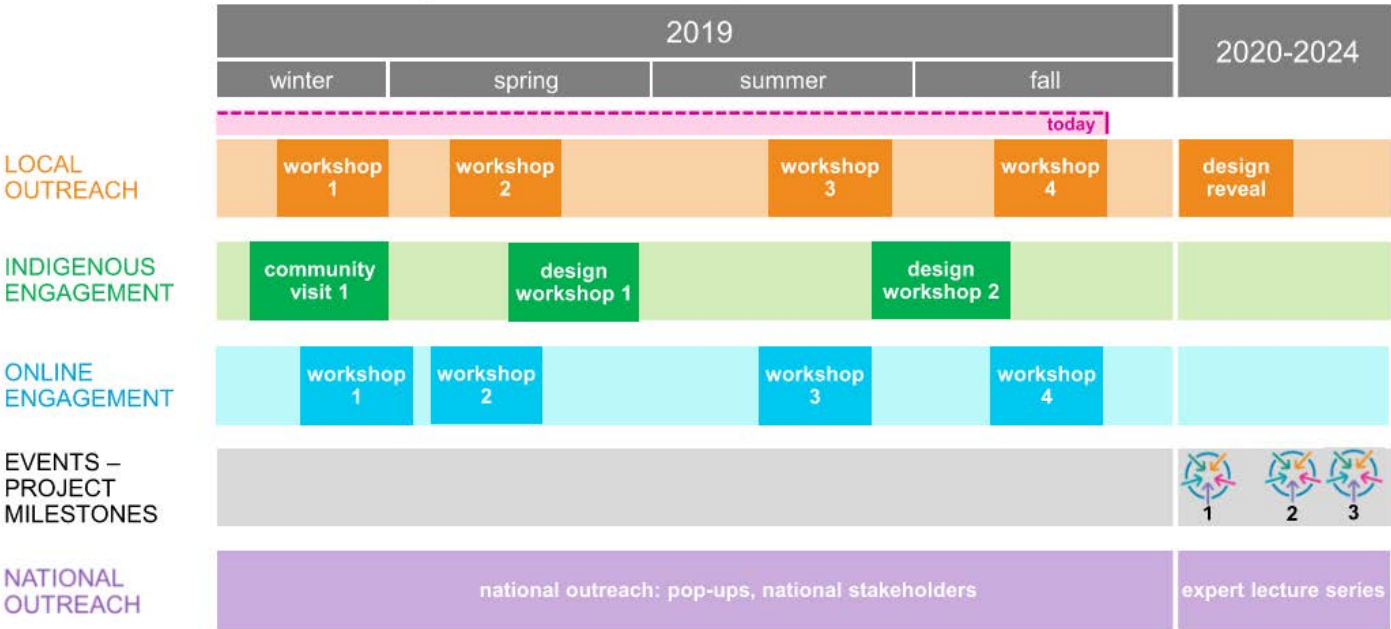
### ***National outreach***

National outreach was implemented by Library and Archives Canada to obtain feedback from various organizations nationally.

In addition to the above, several stakeholder engagement sessions were conducted with both Ottawa Public Library and Library and Archives Canada employees to ensure public input aligned with functional requirements.

A design review process is also underway whereby the project has been presented to a **joint panel** of the National Capital Commission's *Advisory Committee on Planning, Design and Realty*, and the City of Ottawa's *Urban Design Review Panel* at several key points to date. The next presentation, currently planned for early August 2020, will be a held as a public event.

# The Community Workshop Process

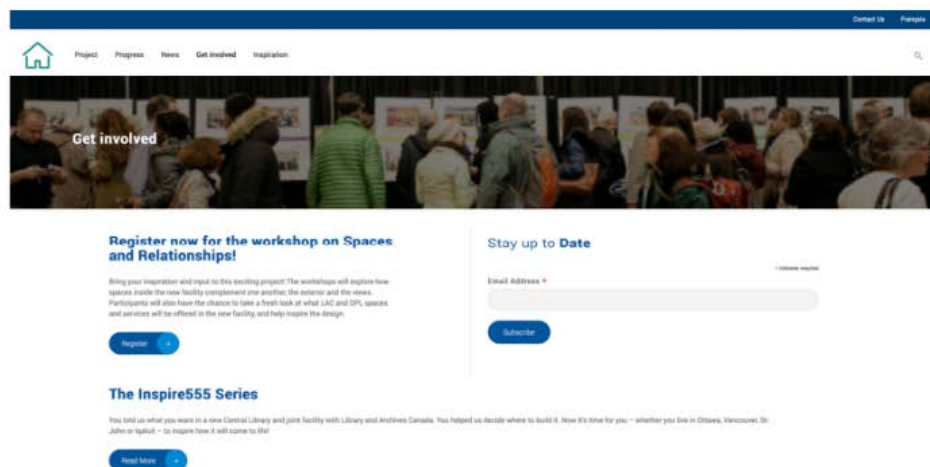


#Inspire555





# 2766 participated in online engagement activities



#Inspire555

# Design Brief

## Section 1



## 4.1 Application

The purpose of this application is to submit the comprehensive design proposal for the new Ottawa Public Library / Library and Archives Canada Joint Facility to be located at **555 Albert Street** for site plan approval.

The new facility will bring together the main branch of the Ottawa Public Library (OPL) alongside a new central home for Library and Archives Canada (LAC) to create a destination that will reflect Ottawa's and Canada's heritage and origins, and at the same time acknowledge the future through the creation of an experience that is both local and national.

The shared facility will provide:

- The creation of a civic and national landmark;
- A richer customer experience for all visitors to a potential joint facility;
- Unique opportunities for shared programming, including exterior programming and events;
- Enhanced access for OPL customers to national collections and resources; and
- Increased visibility and exposure for LAC public services due to the high volume of visitors to the Ottawa Central Library.

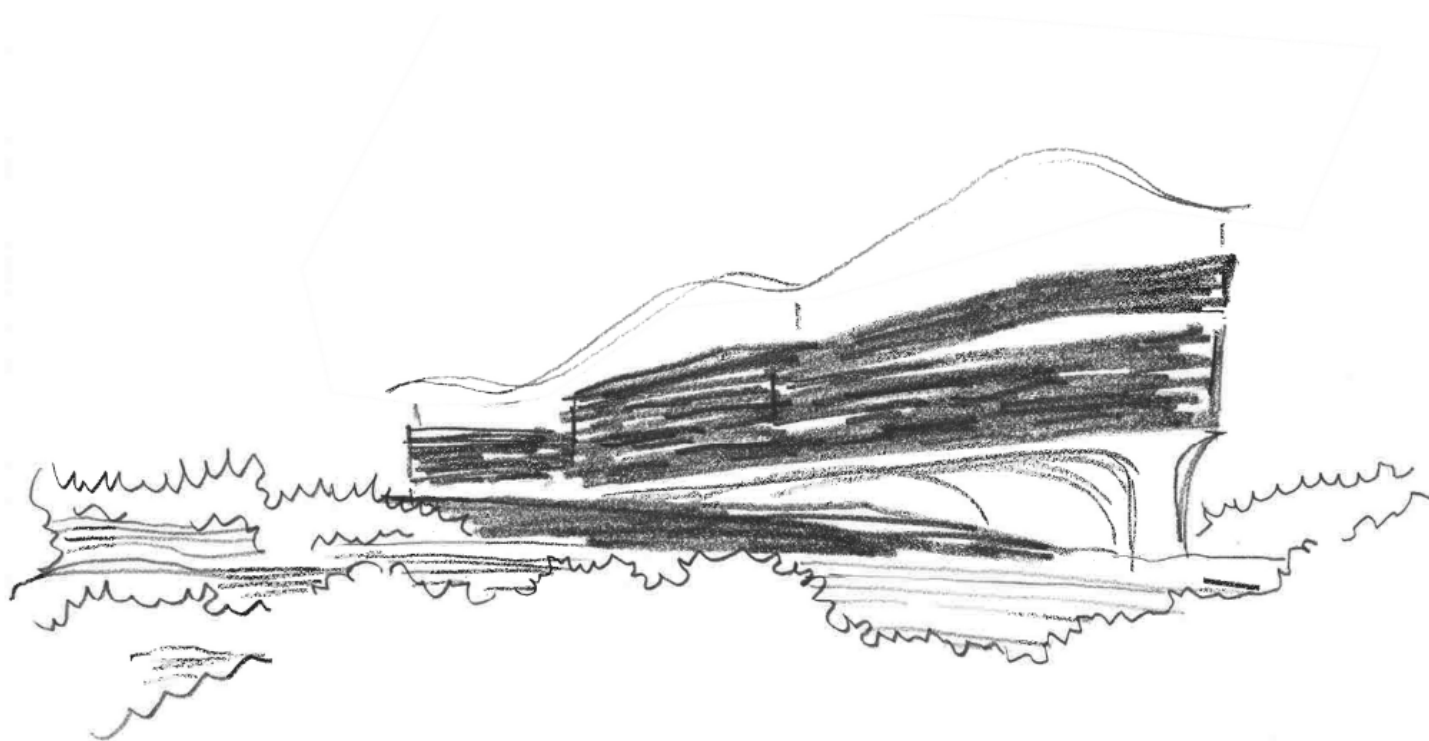
The marriage of the Ottawa Public Library and Library and Archives Canada is unique and transformational. The Joint Facility project will bring together, in a distinguished landmark facility, a new centre to create a rich client experience. It will be universally inclusive, a celebration of community vitality, and a major public destination adding new meaning to the City of Ottawa and the National Capital.

The subject site is legally known as *LOTS A, B, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18, PART OF LOT 6 IN BLOCK "L", PART OF WELLINGTON STREET (CLOSED BY INST.'S LT1243128 AND OC14557912) REGISTERED PLAN 2 CITY OF OTTAWA.*

Work is ongoing to develop the construction documents for tender in early 2021.

*Please note that the formal scope of this Site Plan Control submission extends only to the Albert Street road widening right-of-way line. The Roadway Modification Function Design is being carried out by others under a separate project mandate. The two projects are actively collaborating to coordinate design intent between the two scopes of responsibility.*

*The preparation of a Tree Conservation Report for the existing trees currently planted in the Albert Street boulevard within the right-of-way will be addressed by the Albert Street re-alignment project.*



## 4.2 Response to City Documents

### City of Ottawa Official Plan Land Use Designation

The project site falls under the *Central Area (Section 3.6.6)* land use designation of the *Official Plan*. This designation recognizes the Central Area as the economic and cultural heart of the city. As a major new landmark cultural facility, it is expected that the new OPL/LAC Joint Facility will elevate the central area's stature in this regard. The project will become a major destination in the city with 5,000 visitors projected daily and is further expected to help kick start additional new development in Lebreton Flats and THE surrounding area.

The project design has been advanced through an extensive program of community and stakeholder consultations including traditional, national, and urban indigenous communities.

In order to support this vision for the Central Area, section 3.6.6 of the Official Plan includes a number of **policies** directly relevant to the OPL/LAC Joint Facility project:

- 2b** The project includes dedicated space for a ground floor café, a sidewalk level library focused gift shop, and a roof level café/restaurant. The project team is actively engaging the support of retail consultants to assist with the design and logistical support of these spaces.
- 2c** The project is also subject to a *Joint Design Review Panel* which combines the design review authorities of the National Capital Commission along with the City of Ottawa Urban Design Review Panel.
- 2e** Although the project does not impact the visual integrity and symbolic primacy of the Parliament Buildings, careful consideration of views to and from the new library facility have been considered throughout the development of its design.
- 2g** The new facility maintains the outward facing as well as administrative presence of the Library and Archives Canada (LAC) in a key and highly visible central location.
- 2h** By creating a highly visible new municipal and national library the project will leverage its combined presence to enhance and support surrounding retail areas, tourist facilities and amenities, both existing and new. Combined with related Albert-Slater Street realignment projects and surrounding Multi-Use Pathway improvements, the project will further contribute to the encouragement pedestrian, cycle, and transit travel.
- 3a** The project will encourage and support a broad range of day/night and year-round activities through passive and active programming within and on the grounds of the facility.
- 3c** In addition to the creation of new publicly accessible interior space including a 'Town Square', Exhibition Gallery, a multi-purpose 'Public Forum', and Black Box Theatre located at sidewalk level, the project will also provide significant new public open space and amenity areas on all sides of the building. Inspired by the iconic historical landscape of the Lebreton Flats, the new landscape endeavours to seamlessly integrate into the existing and projected surrounding environment.
- 3f** Reflecting public preferences communicated through the public consultation workshops, the landscape design for the project provides for a primarily soft landscape design with new trees and plantings balanced with structured hard landscaping in support of library related activities.
- 5a iii** The OPL/LAC Joint Facility design is being coordinated with the concurrently planned Albert-Slater Street

realignment project to support the integrated provision of an enhanced streetscape fronting the building. The location and configuration of interior spaces are calibrated to optimize the resulting inside/outside relationship to ensure an active street edge. The project budget includes two separate budgets to support a significant public art project as well as a substantial curated indigenous art program for the building and grounds.

- 6 The pedestrian environment in the Central Area will be improved by the new OPL/LAC Joint in a number of ways. As a major new destination, it is expected to enliven the immediate area and spark further development. As a building in the 'round' it will contribute to an enhancement of pedestrian scale amenity on all sides of building through the provision of generously scaled sidewalks along Albert Street, a new urban park and amphitheatre on the westerly side of the building, a raised terrace on the northerly side immediately adjacent to and visually connected with the library entrance, and new connections to the proposed Multi-Use Pathway extensions running parallel to the adjacent aqueduct.

Additionally, a generous interior Town Square will be available to the public for passive and active programming. A new rooftop level restaurant and civic reception room will further activate the life of the building and surrounding areas.

- 8 The project design actively supports and prioritizes walking, cycling and transit through its multi-directional orientation with building entrances located at all corners of the building. Each of the building entrances supports a key approach to the building from different parts of the surrounding neighbourhoods including along Albert Street from the downtown core to the east, from the Good Companions Seniors Centre and Booth Street to the west, and along a MUP along the edge of the Aqueduct which provides non-vehicular access from the new Pimisi LRT station at Booth Street. The two building entrances on the Albert Street side provide easy access to a planned new bus stop and cycle track, and sheltered sidewalk areas with bicycle parking.

The entire building perimeter is accessible to the public including a landscaped outdoor terrace area on the northerly side of the building facing towards the Aqueduct and the Fleet Street Pumping Station.

Bicycle parking is distributed around the exterior of the building conveniently adjacent to the entrances and there is also a sheltered bicycle storage room accessed from both the Pimisi entrance and the P1 parking garage.

- 9 The OPL/LAC Joint Facility will include a 200 stall parking garage operated by the municipality. Parking for staff will not be provided. Layby street parking along Albert Street will be restricted to short term and barrier-free parking.

## Central Area Secondary Plan

The project site at 555 Albert Street falls within the boundaries of the *Lebreton Flats* sub-area of the Central Area Secondary Plan. Within the city the Central Area is considered to be a *Character Area*.

Lebreton Flats is envisioned to be a mixed-use people place for the next century, an area of linked compact neighbourhoods supported by a highly accessible transit network.

Building height is limited to 12 storeys as indicated on Map 4 for Lebreton Flats



## City of Ottawa Consolidated Zoning By-Law (2008-250)

The OPL/LAC Joint Facility project site is zoned MD H(40) (Mixed-Use Downtown Zone, maximum height of 40 metres). A library is a permitted use and as per section 193 (2) at least 50% of the ground floor must be occupied by a specified range of allowable uses including library.

The following performance standards apply to developments in this zone.

Ottawa Public Library and Library and Archives Canada Joint Facility - Project Zoning Information		SPCA Submission June 2020
Municipality:	City of Ottawa	
Municipal Address:	555 Albert Street	
Registered Owner:	City of Ottawa	
Lot Area:	9543 m <sup>2</sup> (2.39 acres)	
Ottawa Zoning By-Law:	2008-250	
Zone:	MD1 H (40) Mixed-Use Downtown Zone <b>Area A on Schedule 1</b> <b>Area Z on Schedule 1A</b>	
Proposed Use:	Library function	

**June 2020 Floor Space Index (FSI)** based on gross floor area (GFA) of existing buildings, including GFA of currently under construction buildings on campus, including this proposed *New Residence Building*

Total Site Area = 9543 m<sup>2</sup>  
Total Gross Floor Area = 13,327 m<sup>2</sup>

**FSI = 1.39**

### MD1 h(40) - Zone Specifics (Sections 193 and 194)

Zoning Mechanism	Zone Provisions (Requirements)	Provided
<b>Minimum Lot Width</b>	No minimum	178.9 m
<b>Minimum Lot Area</b>	No minimum	9,543 m <sup>2</sup>
<b>Minimum Required Yard</b>		
Minimum Front Yard Setback	No minimum	varies
Minimum Rear Yard Setback	No minimum	7.65 m
Minimum Interior Side Yard Setback	No minimum	44.3 m
Minimum Corner Side Yard Setback	No minimum	11.9 m
<b>Maximum Building Height</b>	40m	24.19 m
<b>Minimum Landscape Area</b>	No minimum	54.60%
<b>Maximum Width of Landscape area along all Lot Lines</b>	No minimum	N/A
<b>Part 2 - General Provisions (Sections 55-74)</b>		
<b>N/A</b>		
<b>Part 4 - Parking Queuing and Loading Provisions (Sections 100-114)</b>		
<b>Minimum Parking Spaces Rates (Section 101) - Area Z on Schedule 1A</b>		
101.(2) Within the area shown as Area Z on Schedule 1A, no off-street motor vehicle parking is required	0	208
<b>Bicycle Parking Space Rates and Provisions (Section 111)</b>		
Table 111A - Bicycle Parking Space Rate (f) library; municipal service centre; personal service business; retail food store 8,000m <sup>2</sup> of gross floor area or greater; retail store 8,000m <sup>2</sup> of gross floor area or greater; service reception building; transit station	1 per 500m <sup>2</sup> gross floor area: gfa of building / 500m <sup>2</sup> x 1 = 27	128
<b>Loading Space Rates and Provisions (Section 113)</b>		
Table 113A - Minimum Number of Vehicle Loading Spaces Required per Square Metres of Gross Floor Area	2	2
(d) All other non-residential uses except in the TM Zone		

- \* Building height measured as the vertical distance between the average grade at the base of the main wall of the building and the highest point of the roof surface, not including permitted projections.

The proposed development is compliant with all the provisions of the Zoning By-law

## 4.3 Context Plan

The OPL-LAC Joint Facility site is located on the edge of Ottawa's downtown core, approximately 1.5 kilometres from Parliament Hill, amongst some of Ottawa's fastest growing neighbourhoods including Hintonburg, Mechanicsville, West Centretown, and Centretown. It is on the eastern edge of the LeBreton Flats neighbourhood, adjacent to the NCC LeBreton Flats redevelopment site, Phases 1-3 of the Claridge LeBreton Flats development, and the Windmill/Dream Zibi development on Chaudiere Island. It is bounded by Albert Street on the south, Commissioners Street on the east, Brickhill Street to the west, and the former Wellington Street / new LRT tunnel right-of-way on its northerly edge.

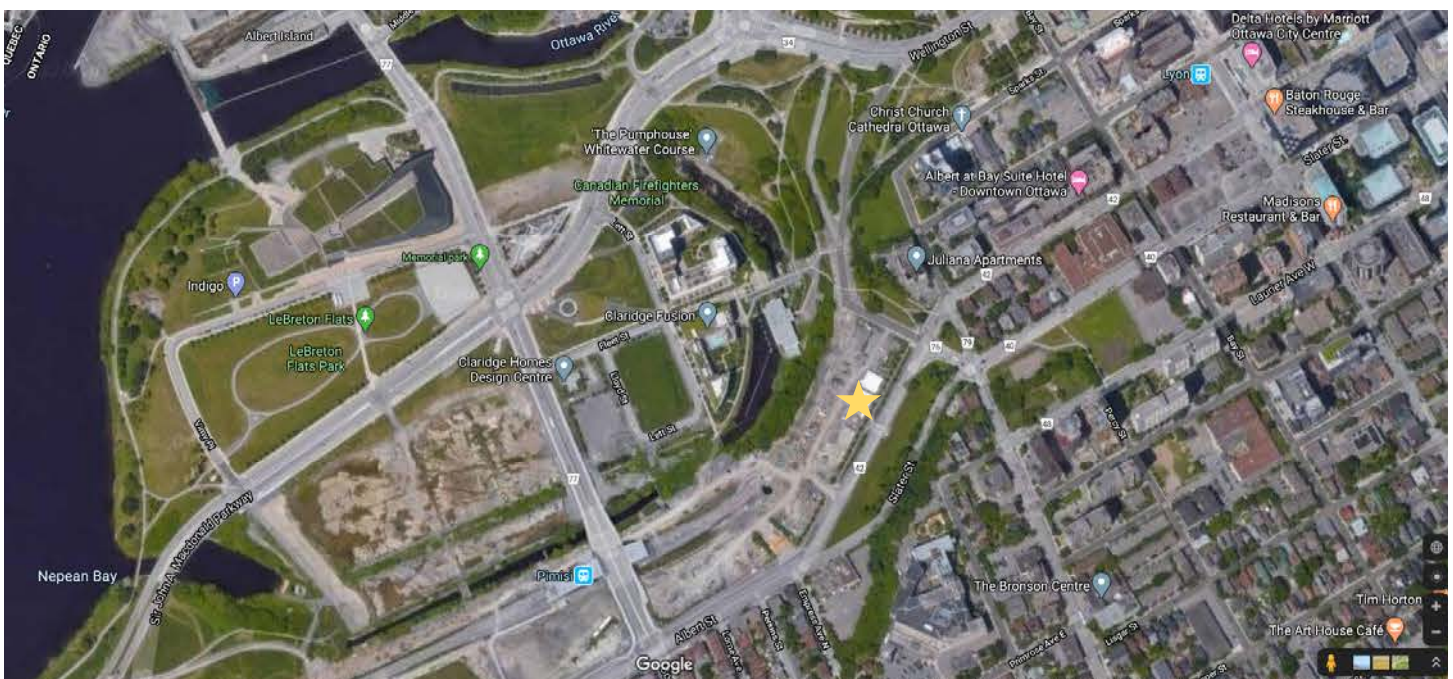
LeBreton Flats is a master planned redevelopment area in which several buildings have been constructed to date as noted above. The City's official plan contemplates the area as major transit-oriented development node to include commercial, recreational and residential sites.

The new library site will be in close proximity to the Pimisi LRT station at Booth Street as well as the Albert/Slater transit corridor. Wellington Street and the Sir John A. Macdonald Parkway lie a short distance north of the site and run along the south side of the Ottawa River providing a scenic gateway to the downtown core from the west side of the city.

The project site is currently vacant, most recently used as construction staging areas for the LRT and CSST construction projects. The parcels to the west of the OPL-LAC site extending to Booth Street and the new Pimisi LRT station are owned by the National Capital Commission and the City of Ottawa. Development plans and requirements are currently being negotiated between the parties.

The immediate area surrounding the site is imbued with an interesting range of historical and natural features including the aqueduct which feeds the Ottawa Water Works, and Pooley's Bride to the north, as well as escarpments to the east and south. The tailrace of the Water Works is familiar to Ottawans as the site of a white water kayaking course.

A Cultural Heritage Impact Statement exploring the heritage resources in the vicinity of the project site is included with this submission.





There are views to the Gatineau Hills to the north and the Ottawa River to the west, as well the presence of the downtown core above at Cathedral Heights.

As much as the views of the city and surrounding landscape available from the site, the views to it are equally significant. The site's location creates a context in which a new building will be slightly separated from other structures allowing it to be seen from all sides. There are also several open view corridors to the site which means that the new building will serve as a termination from several vistas: along Albert Street from the east, down the Portage Bridge axis from the north, and from the pathway leading from the new Pimisi LRT station at Booth Street to the west.

On a symbolic level, the site combines the presence and life of the city with the tangible presence of nature, an aspect which clearly appeals to and speaks to the collective psyche of Ottawa's citizens.

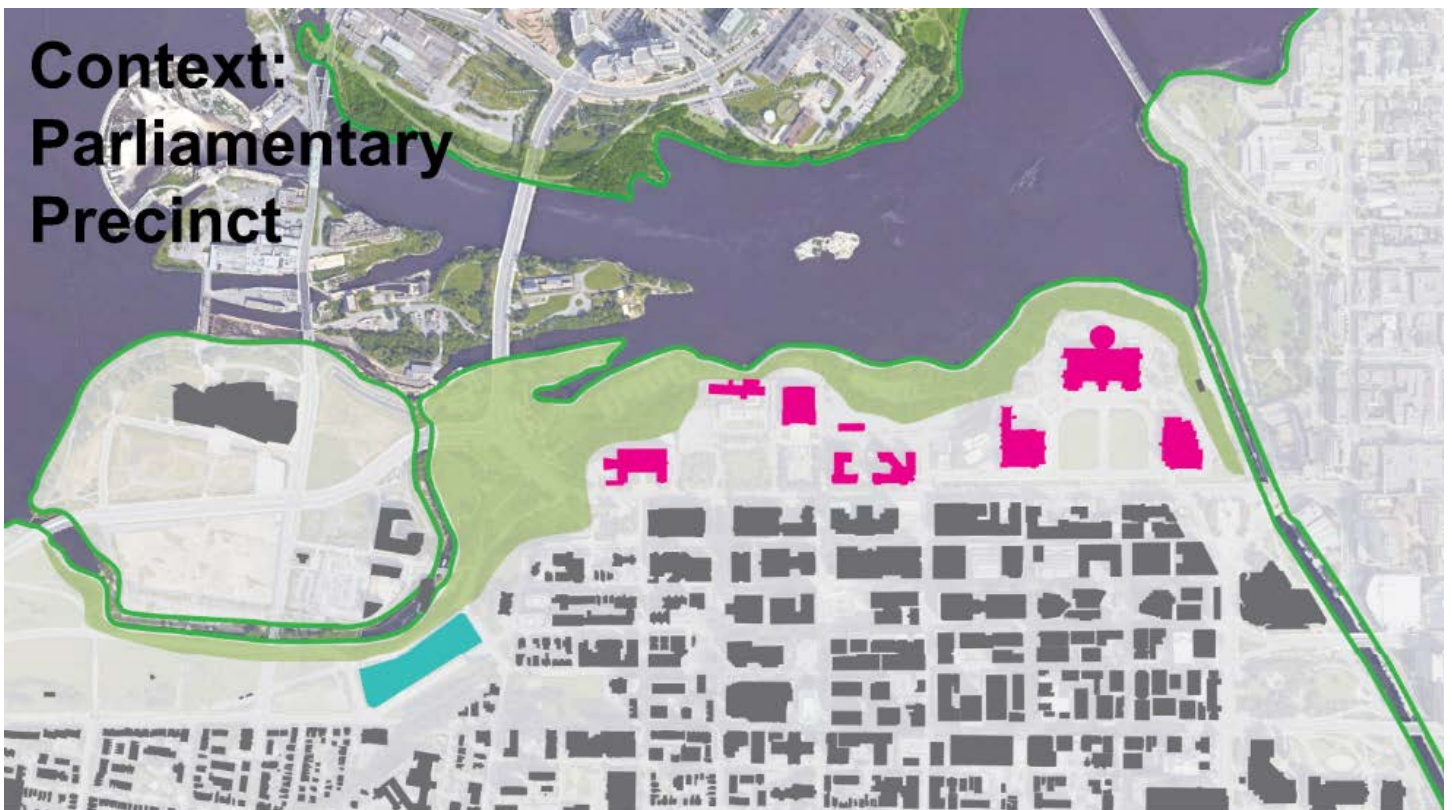
Being situated at the edge of the escarpment as it is, the site also poses challenges (and opportunities) due to the topography of the site. The corner of the site at Albert and Commissioners Streets is the high point from which the grade level drops noticeably—approximately 5 metres across the site. This poses an additional accessibility challenge for people with mobility challenges that must be addressed. It also requires additional consideration for how the building is serviced and accessed along the various frontages.

The National Capital Commission is actively working on a new master plan for Lebreton Flats west of Booth Street. Design and development requirements also being established for the two parcels immediately adjacent to the library site between Brickhill and Booth Streets. These properties are owned by the NCC and the City of Ottawa and it is anticipated that future development will be required to include a significant component of non-market housing. Development proposals for new private sector residential towers for the blocks between the existing Claridge condominiums backing onto the aqueduct / tailrace and Booth Street have also been received by the City.



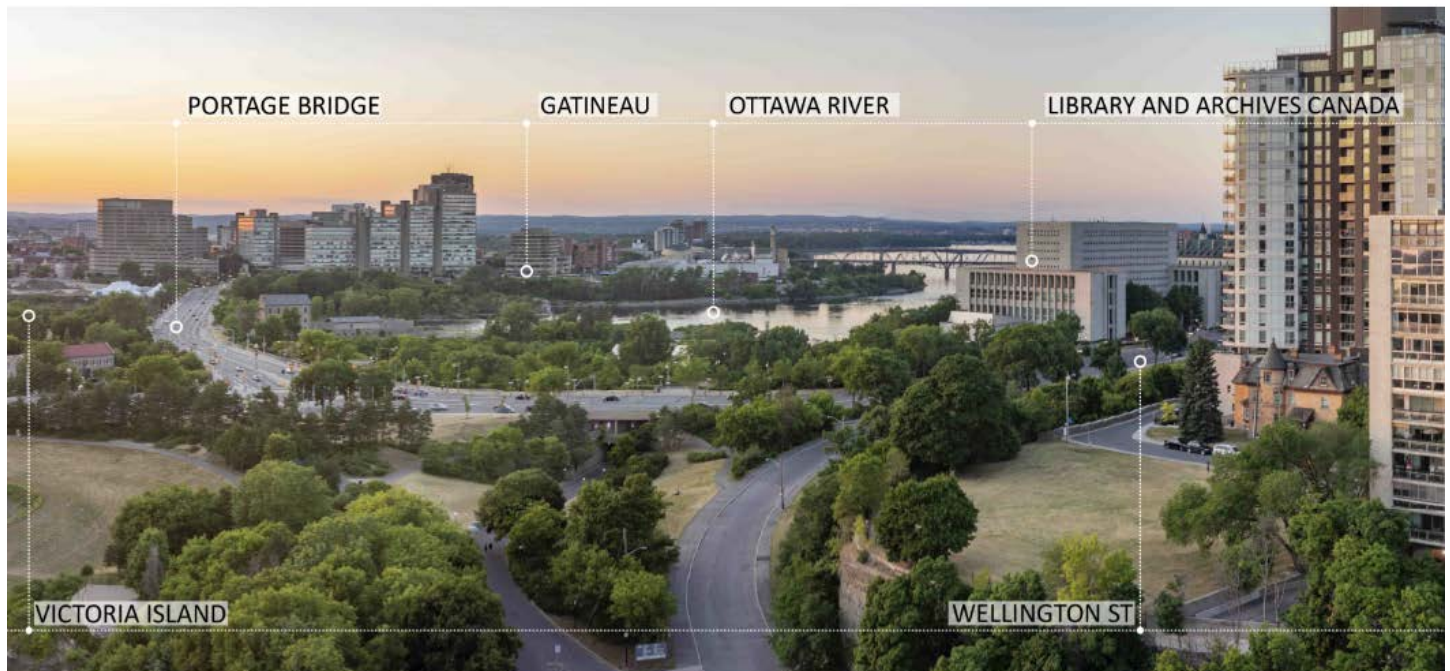
Aerial view of site from the east



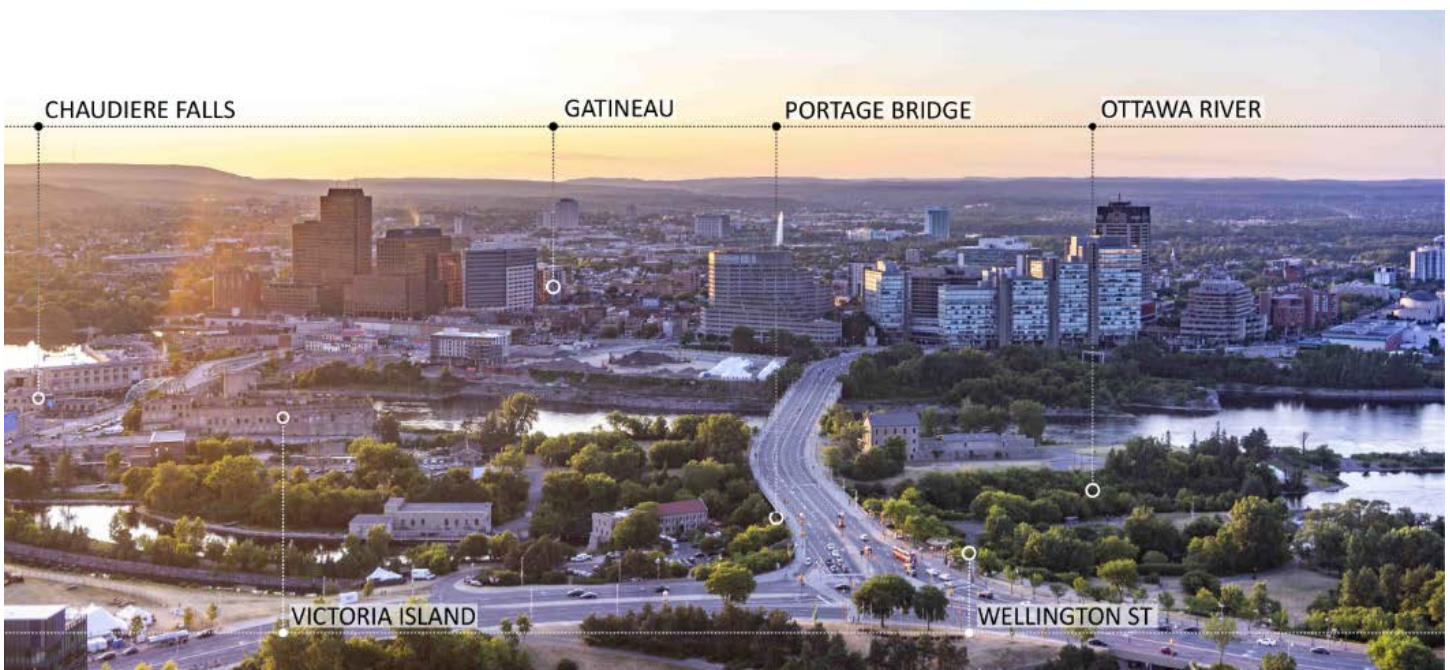




## Views from Site Looking East

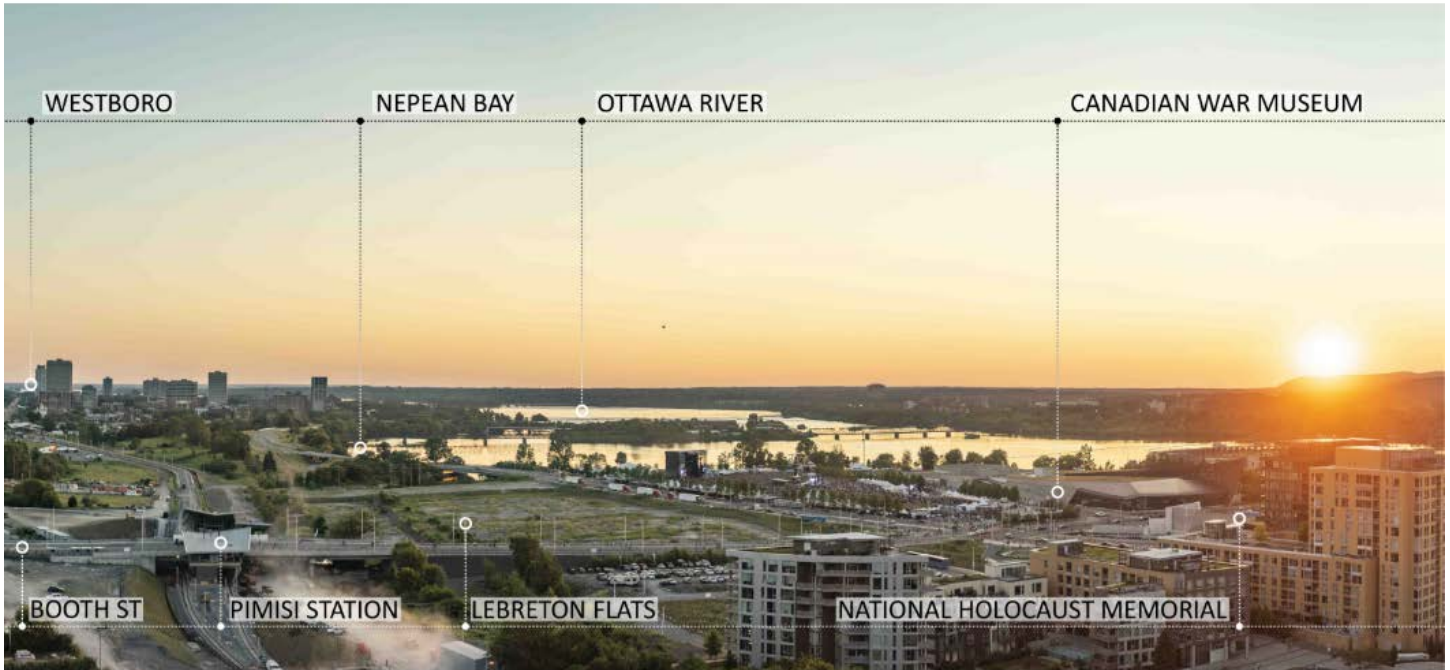


## Views from Site Looking North





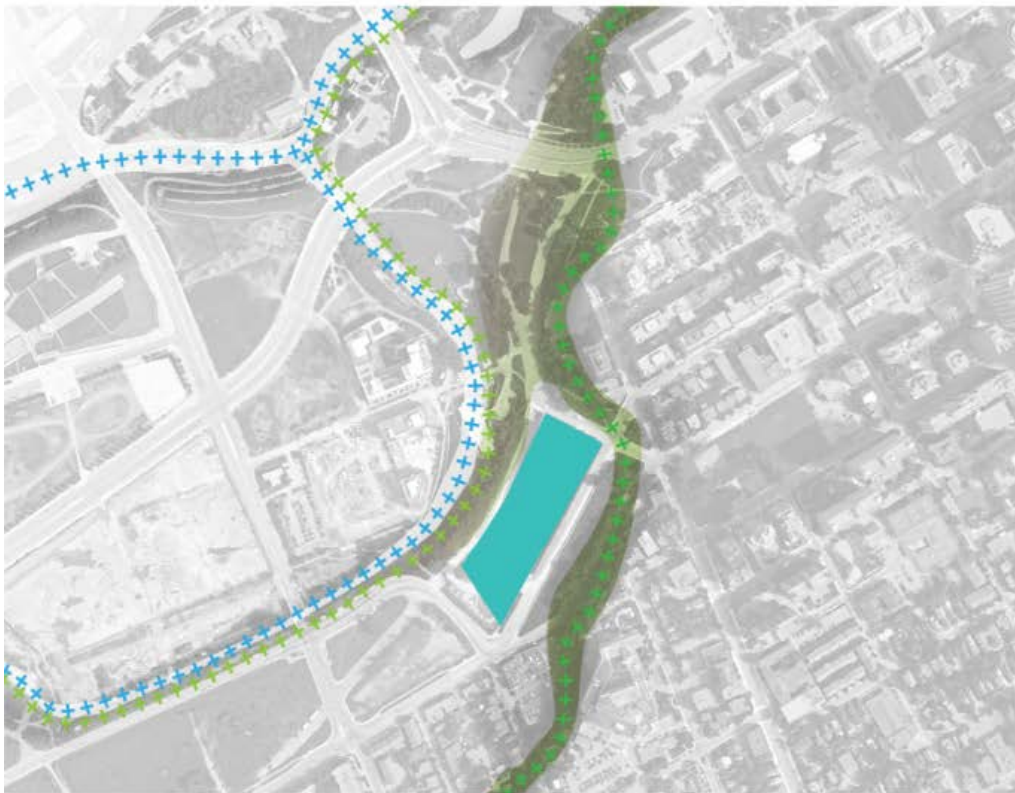
# Views from Site Looking West



## 01 SITE CONTEXT & ANALYSIS







## Context: Natural Features

- +++++ ESCARPMENT
- +++++ RIVER BANK
- +++++ WATER

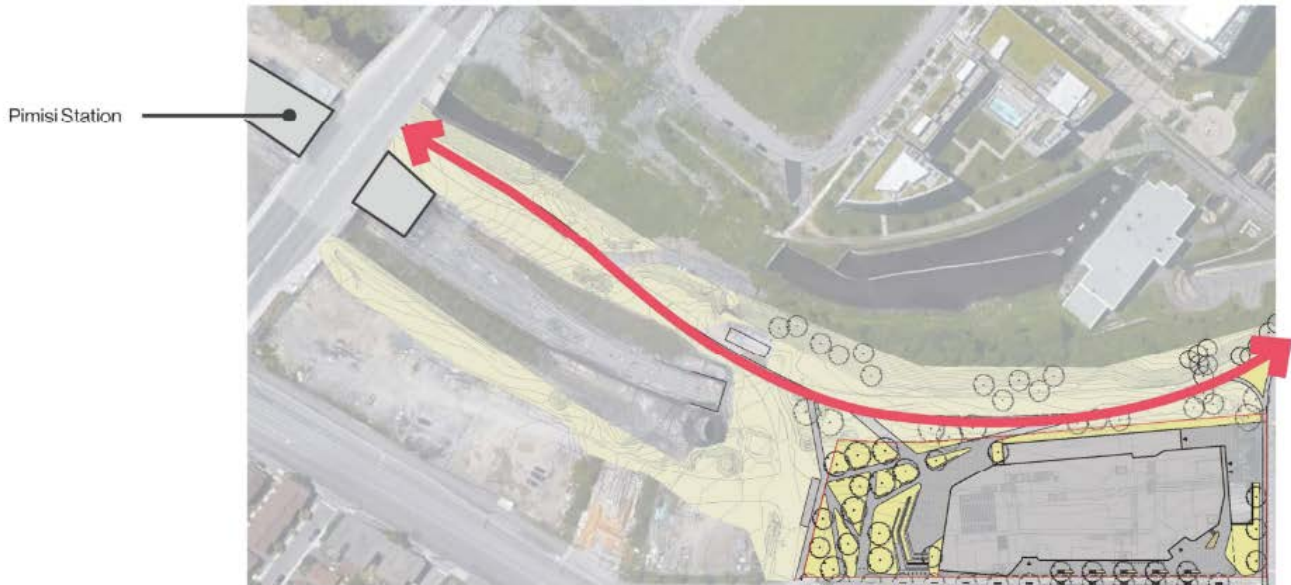


## Context: Adjacent Pathways

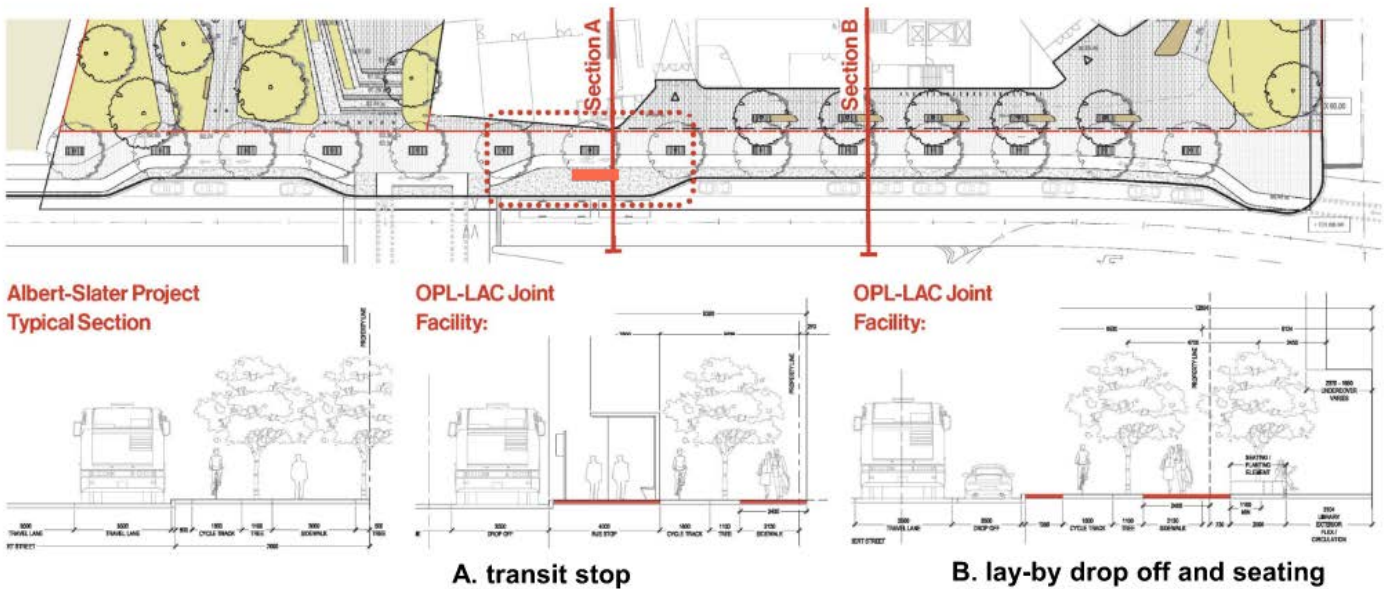
- +++++ SIR JOHN A. MACDONALD PARKWAY
- +++++ CONFEDERATION BOULEVARD
- +++++ PEDESTRIAN MOVEMENT
- +++++ CONFEDERATION LINE LRT
- +++++ TRANS CANADA TRAIL
- +++++ TRAIL CONNECTIONS
- +++++ LOCAL CONNECTIONS

# Context – North Property Line

Connect multi-use path from Pimisi Station to Wellington Street



# Context – South Property Line





## Context – Commissioner Street

access to public parking



## Context – Commissioner Street

loading/delivery access



## Surrounding Area—additional photographs







Canadian War Museum



Canadian War Museum



View towards library site from Pimisi LRT Station



National Holocaust Memorial



Library & Archives Canada—395 Wellington Street

# Design Brief

## Section 2



## 4.4 Design Proposal

The story of the OPL-LAC Joint Facility is one of coming together to create connections. Three entrances offer warm and inclusive access from the core, Albert Street, and Pimisi Station. The vast town hall is a central gathering space, providing beautiful light and connections to all spaces in the building. The multi-purpose room, used for events, conferences, lectures and presentations, offers views to the outdoor landscaping and amphitheatre. A black box theatre offers space for a wide range of performances in an intimate and flexible setting.

A museum quality exhibition gallery showcases the heritage and culture of Canada and its capital. The two-storey Library and Archives Canada reading room gives access to Canada's extensive documentary and heritage collection, while also providing a contemplative atmosphere with views to the river and Gatineau Hills beyond. The LAC reference room is a key part of the Library and Archives Canada spaces and offers access to research tools as well as experts to guide them. The partners have brought together their extensive genealogical collections to create a world class research centre at the heart of the facility.

A vibrant and playful children's discovery centre stimulates kids' imaginations through creativity while encouraging reading and other literacy skills. The OPL reading areas are beautiful light filled spaces with large reading collections to browse while sitting down and taking in the fantastic city and river views. The state of the art creative centre gives access to digital and analogue tools that enable creation at any stage of life.

Open to all, the indigenous space, developed with local host Algonquin communities, showcases Indigenous culture, language, and knowledge as well as a spot for gathering.

Meeting and study spaces are distributed throughout the facility to support learning and community activities for all.

The public and stakeholder engagement process has led to a design inspired by the landscape upon and in which this new building will set. It will speak to the local and national communities through an expression of the lands upon which this community and nation were founded. The water of the rivers, the stone of the escarpment, the wood of the forests will be combined to represent and welcome all communities.

The shape of the building, the entrances, interactions and location of program spaces, the indoor look and feel, its inclusive and sustainable features, the landscaping and public art, the landscape and exterior materials have all been designed and inspired by input received from the public. This is a place where we can all come together.



## 4.5 Massing and Scale

Building massing, views, grading, and alternative building massing strategies considered during the evolution of the design are illustrated in the following pages. The building massing and scale is an evolution of concept massing and organization strategies presented to the public and stakeholders whereby preferences towards the expressive roof forms of the 'Peaks' concept were joined with the 'Interlocking' organizational strategy. This allows the building to become a hub that navigates the significant grade transition across the site while simultaneously achieving a new collaborative relationship between the two library partners. The resulting building form is expressive and distinct within its setting yet woven into the fabric of the city. It has the capacity to speak to both.

Please refer to the scaled sections and elevations included in the large format drawing package submitted with this application for additional detail and information. Please refer to civil and landscape drawings for additional information related to site grading.



Exterior Perspective from south Albert Street looking NE





**Exterior Perspective Albert Street looking West**



**Exterior Perspective from north Albert Street looking SW**





Exterior Perspective from ravine looking East



Exterior Perspective from Pimisi Station looking NE



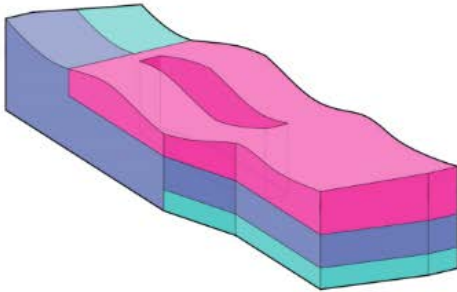
# Site Section



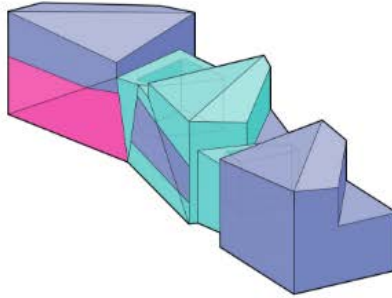
# Longitudinal Site Section



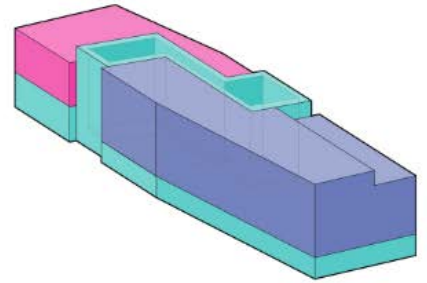
## Alternative Massing and Organizational Concept Options



**concept 1: layers**



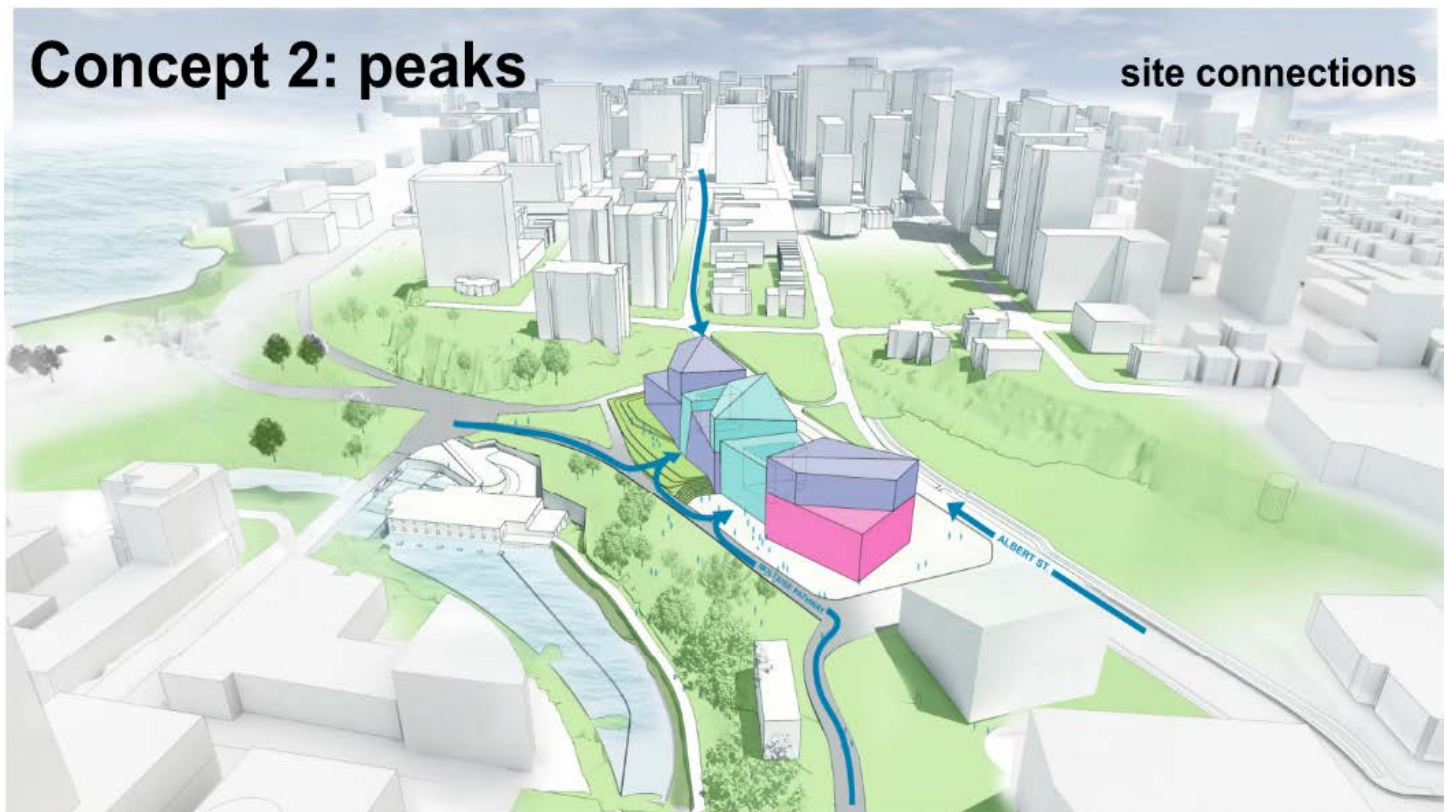
**concept 2: peaks**

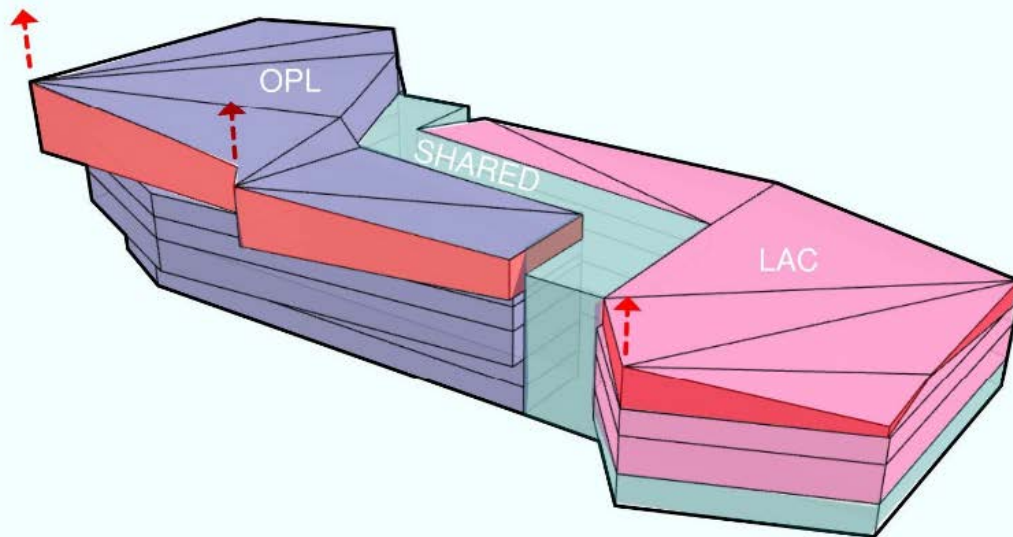


**concept 3: interlocking**

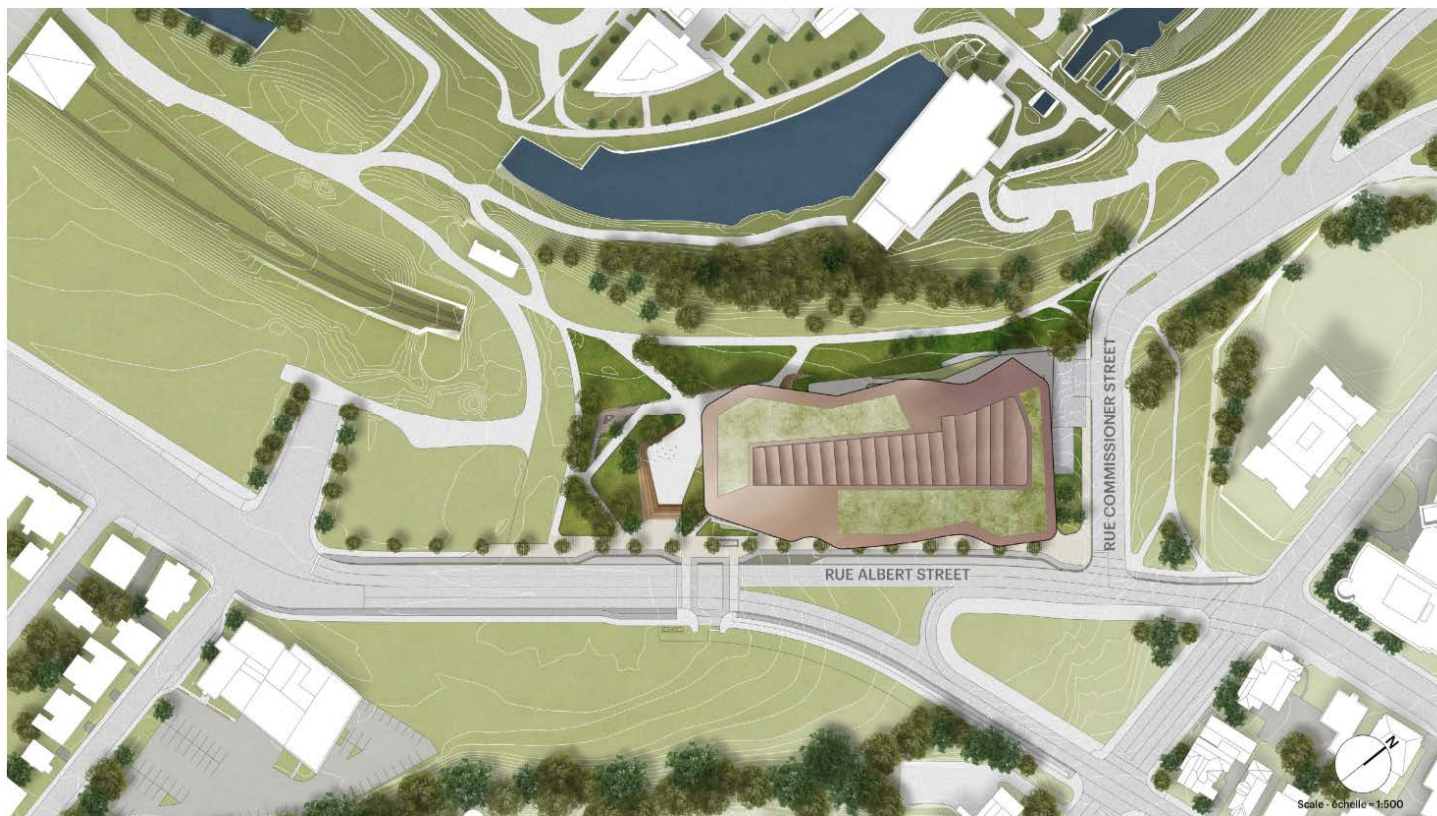
**OTTAWA PUBLIC LIBRARY   SHARED SPACES   LIBRARY AND ARCHIVES CANADA**

#Inspire555





#Inspire555





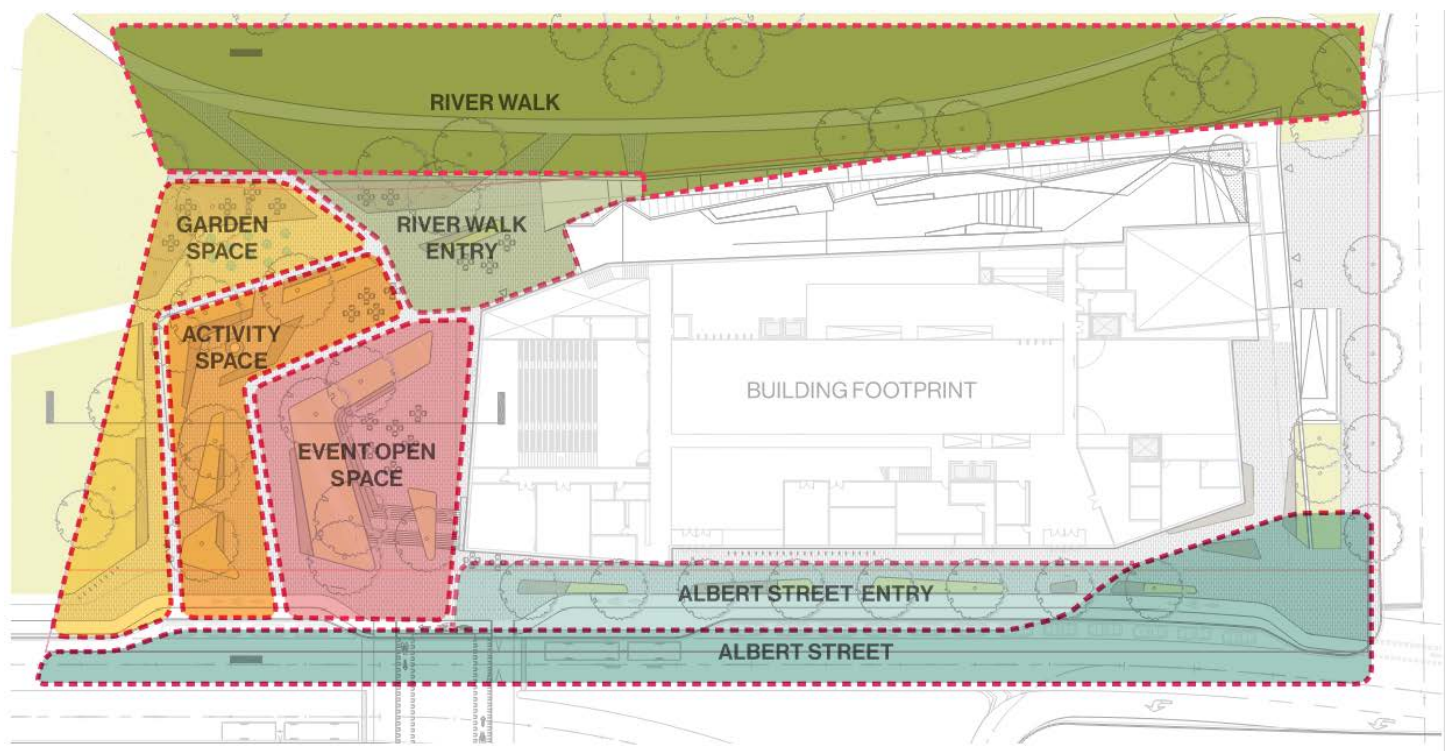
## 4.6 Public Realm

The OPL-LAC Joint Facility is being designed in collaboration with multiple department stakeholders of the City of Ottawa, the Ottawa Public Library, Library and Archives Canada, and additional outside consultant resources to ensure that the new building complements and improves the public realm. This aspiration is evident in all levels of the mandate as well as the high levels of engagement amongst the public and client stakeholders. It is evident in the building program which includes public facing uses and requirements throughout, and especially in its mandate for accessibility and inclusiveness. The building is intended to be approachable in every way imaginable.

Some key elements include active programming of the building areas at grade levels. This includes direct access to the interior Town Square atrium, a coffee shop café directly inside the Albert west entrance with seating areas with views to the street and bus platform, the OPL Entrance/Express space overlooking a landscaped exterior terrace on the water side, a library gift shop directly inside the Albert east entrance with storefront on the street plaza. And of course, generously scaled sidewalk areas sheltered by building overhangs.

To the west, a new landscape park with an open air amphitheatre will accommodate a range of passive and actively programmed activities. Adjacent to the pathways leading to/from the new Pimisi LRT station, this new park area and landscaped side of the building will provide for a pleasant entrance approach for library users arriving by transit, cycle, or other modes of active transportation. A new multi-purpose auditorium space will overlook the park to foster the connection between the indoors and outdoors.

A new exhibition gallery on the first floor, anchoring the easterly end of the interior Town Square will provide a venue to showcase works from the extensive LAC collection and others from around the world. A treasures gallery will reside within the ground floor entrance and orientation centre to help bring some of the most precious artifacts held by LAC



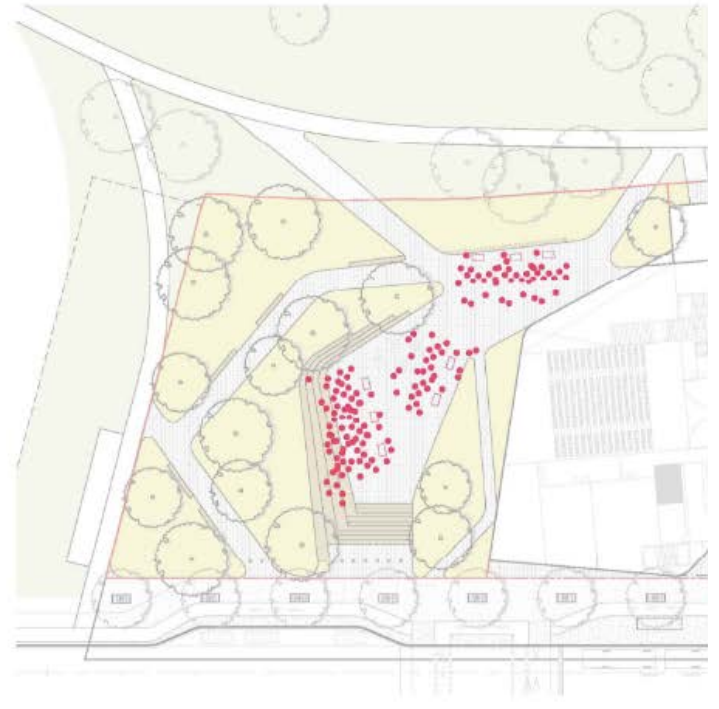
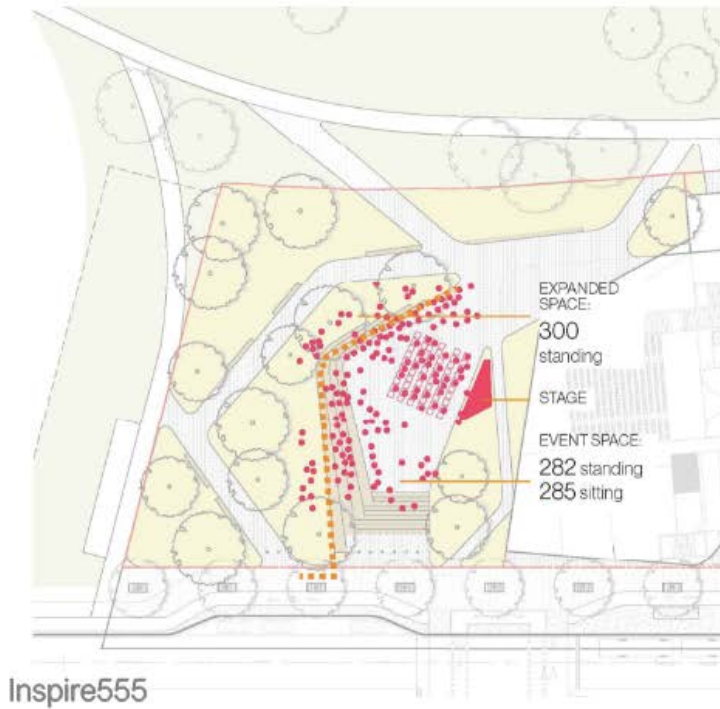
The top floor of the new library building will include a café restaurant and a Civic Reception room, both with captivating views across the river. A Demonstration Kitchen will provide a space to teach cooking and culinary skills to community members from all walks of life. And it must be said that the very fabric of the library, with its range of reading rooms, reference rooms, research resources, maker spaces, children's discovery areas, teen centre, study spaces, meeting spaces, and social spaces woven throughout, is the very definition of a public space, by and for the community.





**summer: presentation / concert**

**winter: ice sculpture competition**



FLEXIBLE + TRANSFORMATIVE







INCLUSIVE





# Change Through all Seasons



#Inspire555







Interior Perspective—Town Square looking North



Interior Perspective—Town Square looking South





Interior Perspective—Town Square Café

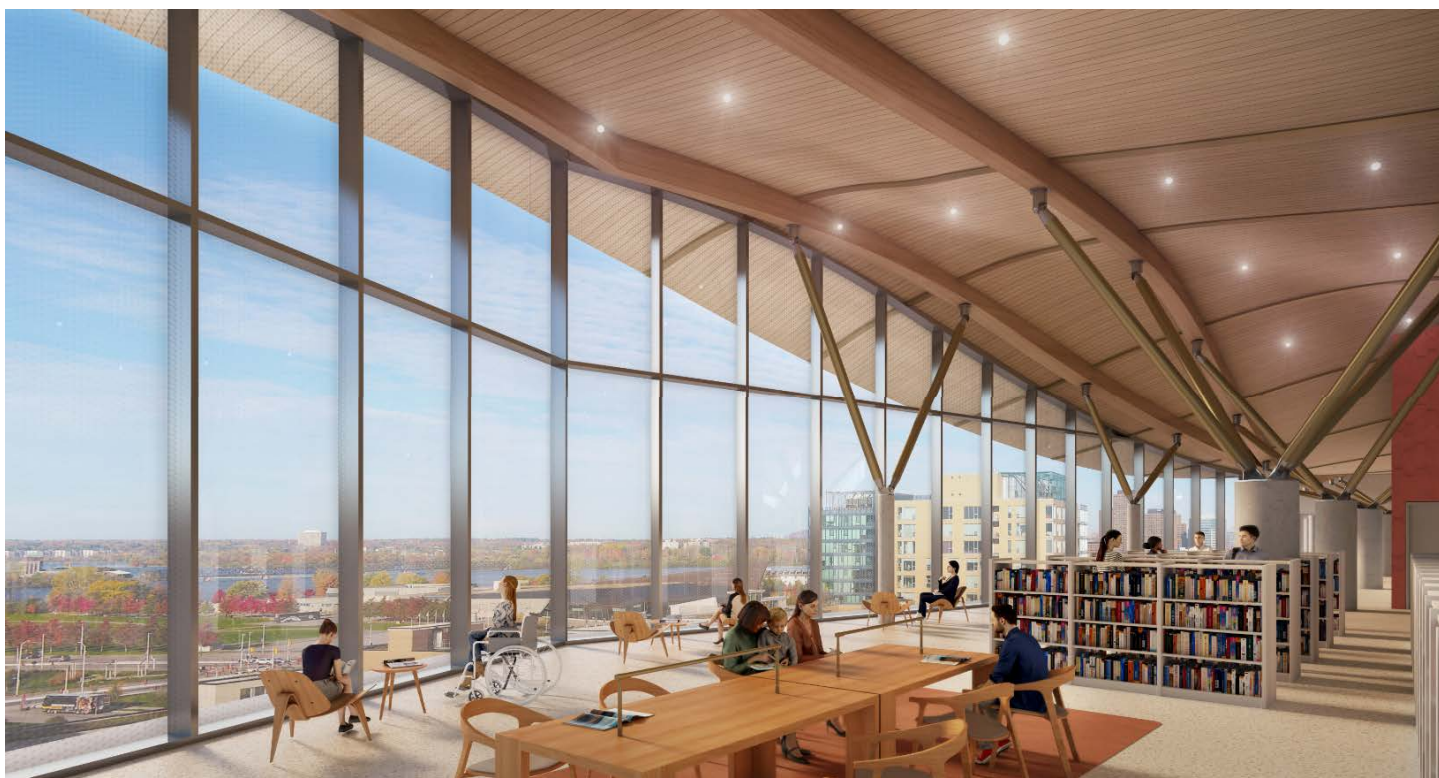


Interior Perspective—Exhibition Gallery





Interior Perspective—LAC Reading Room



Interior Perspective—OPL Reading Room





Interior Perspective—LAC Reference Room



Interior Perspective—Children's Discovery Centre

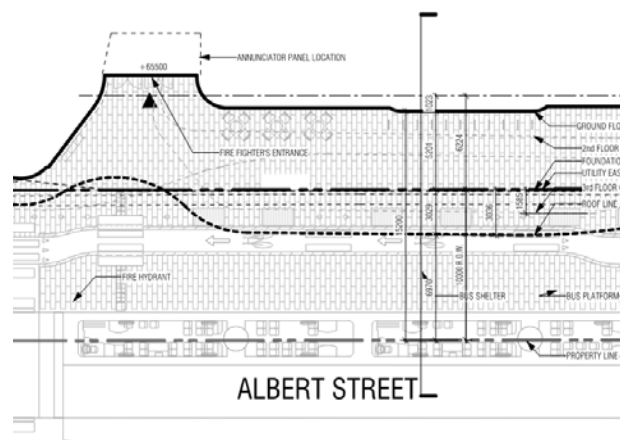
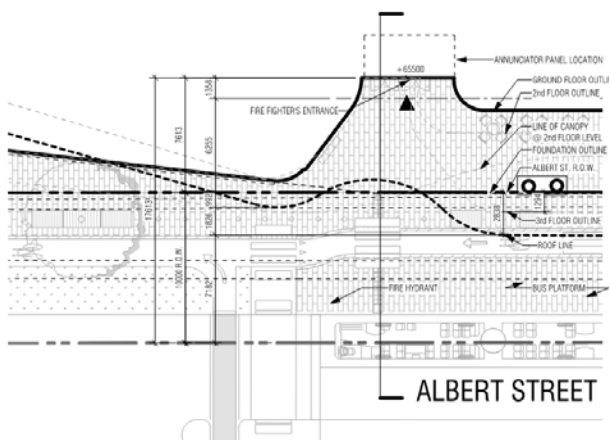
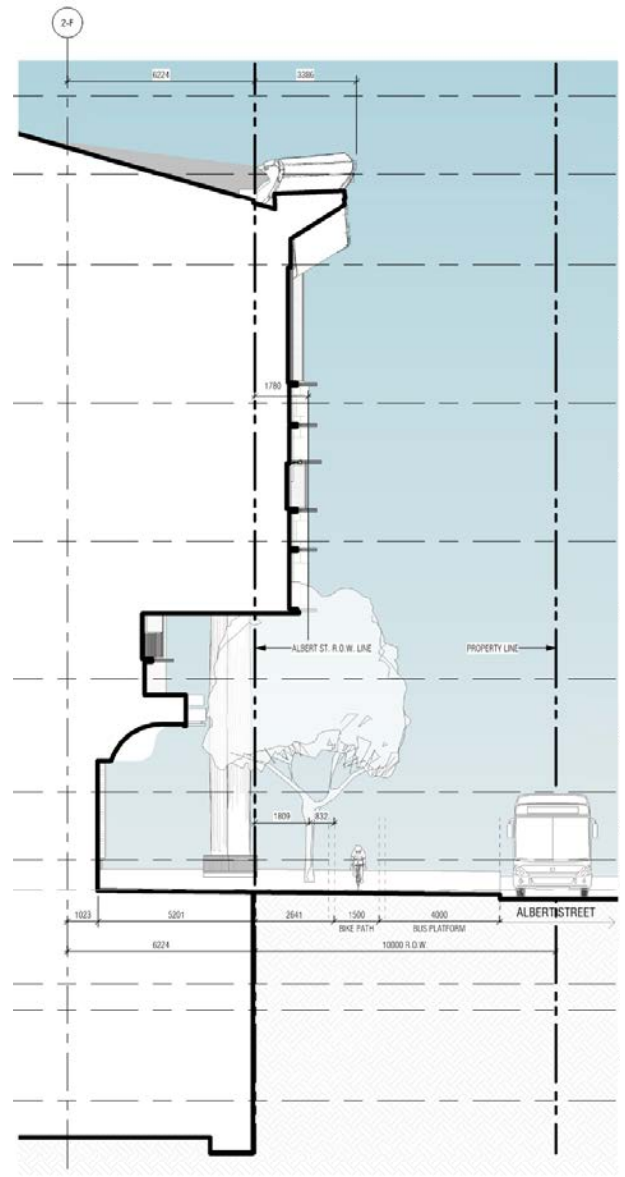
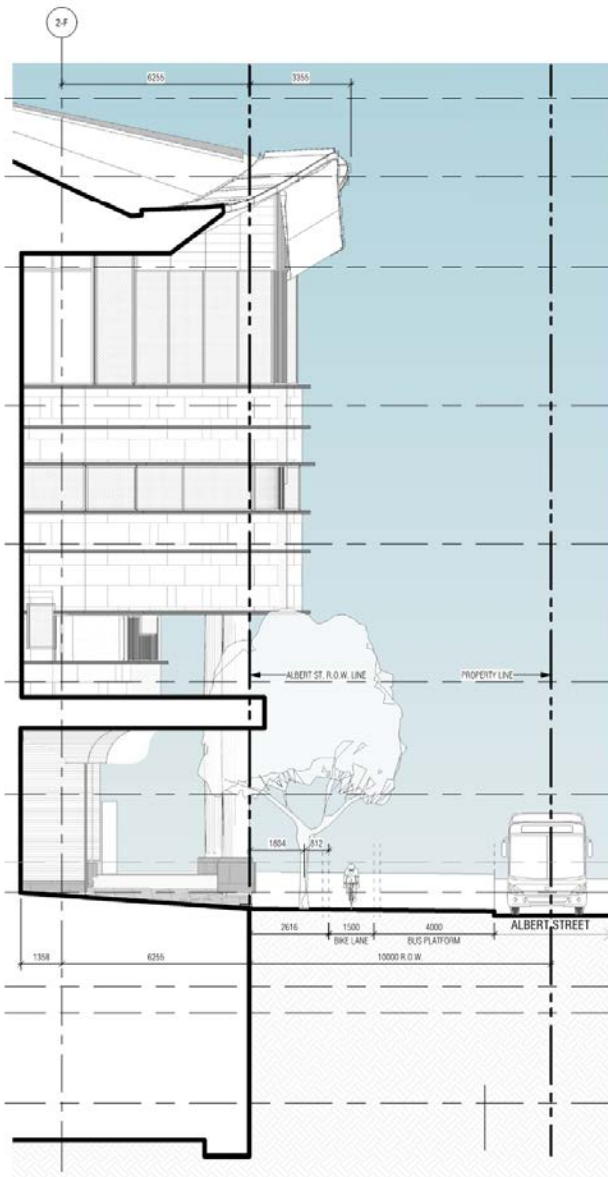




Interior Perspective—Maker Space



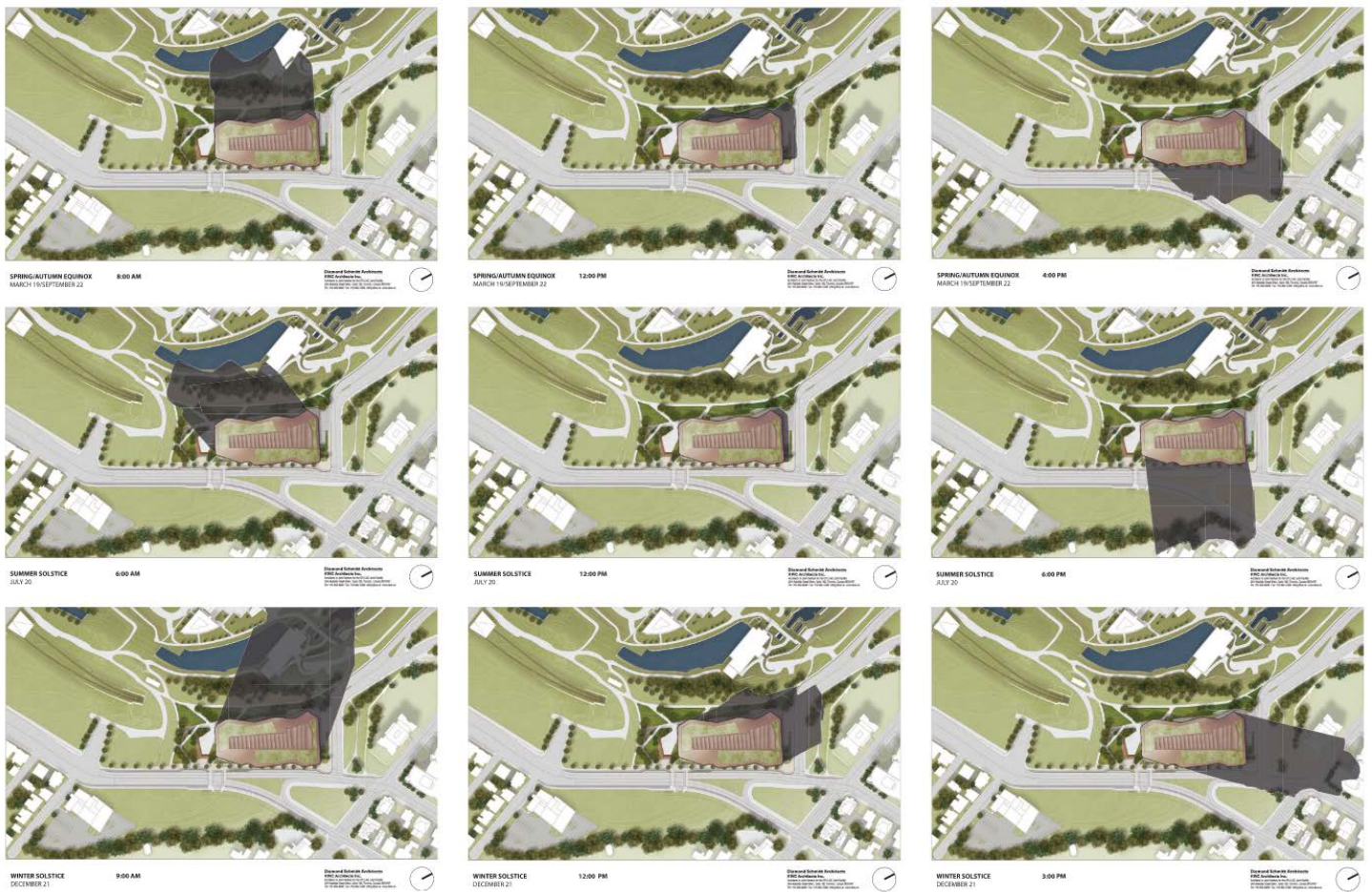
Interior Perspective—Indigenous Room



Representative Building—Sidewalk—Street Profiles







Shading Studies



An Accessible Site



## 4.7 Building Design

The key building materials are wood and stone and glass. The primary structural frame will be cast-in-place concrete. The undulating mass timber roof will be edged with metal fascias and capped with a green roof. The opaque wall areas above the ground floor will be regionally sourced Owen Sound Limestone in varying textures. Opaque wall areas and curved soffits at street level will be wood. A granite base will anchor the building at grade and provide a protective skirt at sidewalk level. This palette will continue into the interiors to provide a seamless integration of architectural expression.

Building plans and elevations are included as part of the large format drawings package included with this submission.

*Please note that the formal scope of this Site Plan Control submission extends only to the Albert Street road widening right-of-way.*

*The Roadway Modification Function Design is being carried out by others under a separate project mandate. The two projects are actively collaborating to coordinate design intent between the two scopes of responsibility.*

*The preparation of a Tree Conservation Report for the existing trees currently planted in the Albert Street boulevard within the right-of-way will be addressed by the Albert Street re-alignment project.*

## 4.8 Sustainability

Sustainability is a core project objective for the new OPL/LAC Joint Facility and a LEED Gold certification is a baseline project requirement.

Design attention is being focused on all the key LEED categories commencing with an integrative design process engaging the broad cross section of users and stakeholders to explore opportunities to achieve synergies across disciplines and building systems. Location and Transportation, Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, Innovation in Design, and Regional Priority categories are all being explored to leverage the long-term sustainability of this new landmark facility.

Key features of the building design include displacement ventilation delivered through a raised access floor system which will also provide future flexibility to accommodate building layout and technology changes. Careful calibration of operating schedules and set points for the heating and cooling systems ensures that these systems will be operating as efficiently as possible throughout the day, week, month, and year.

The central atrium and relatively narrow floor plates contribute to exemplary access to daylight and views for all normally occupied spaces throughout the facility.

A living green roof installed on the undulating mass timber roof will help manage roof water run-off, minimize heat island effect, contribute to the natural wildlife environment, and provide an aesthetically considered 'fifth' elevation



visible from any taller buildings in the vicinity.

The building will be connected to the nearby federal government's District Energy System which currently being modernized and upgraded to optimize its efficiency with a second phase targeted to achieve carbon neutrality within the next 5 – 7 years.

Over and above the baseline LEED Gold project certification requirements, additional design work is underway to explore building focused Net Carbon Zero measures that can be incorporated into the fabric of the project. These include significant enhancements to the building envelope including triple glazed window systems and overall building envelope performance through careful analysis and calibration of infiltration levels, thermal resistance, and thermal bridging as a whole wall system.

Similarly, daylighting and lighting power density requirements are being evaluated in unison to ensure that the building lighting design strategy minimizes energy consumption while providing a comfortable and inviting atmosphere in support of the full range of activities in the building.

## 4.9 Bird Friendly Design

Client direction has required that bird friendly design be factored into the project design from the start of the project. This concern for bird friendly design has also been expressed subsequently through every stage of the public engagement process and the fourth public workshop on Iconic Features and Finishes held in November 2019 included an extensive array of material samples including bird friendly fritted glass panels. A close inspection of project renderings reveals that fritted glass has been incorporated in the project images shared with the public to demonstrate the project team's commitment.

The reference point that the project team has turned to are the City of Toronto *Bird-Friendly Guidelines* which include their *Best Practices for Bird-Friendly Glass* and *Best Practices for Effective Lighting*. Along with guidelines from other jurisdictions, this provides a set of clear recommendations and requirements for this project to follow.

Glazing specification is still in progress as part of overall building envelope design and energy modeling work that is still underway, however, exterior glass throughout the facility will incorporate frit patterns close to the exterior surface of the glass (surface 1 or 2). The goal of the project team is to meet and improve on the baseline recommendations of the guidelines cited above. It is expected that approximately 60% of the building exterior surface will be non-reflective opaque materials and that almost all glazing will have visual markers at a 50mm x 50mm spacing. These targets will meet or exceed the Voluntary Tier 2 level of the Toronto Green Standard.

## 4.10 Heritage Context

Although located in a rich historical environment, the actual project site no longer has any specific heritage significance as it was razed as part of the Lebreton Flats revitalization plans of the 1960s and has since lain fallow with the exception of temporary site occupancies as construction staging sites for the recent light rail transit project and the subsequent combined sewage storage tunnel construction. It is our understanding that requisite archeological investigations have taken place through previous projects and activities associated with the site.

Nevertheless, the site is imbued with deep historical significance in Canada's and the city's cultural history. Lebreton Flats and the Chaudiere Falls are the ancestral lands of the Algonquin peoples who inhabited this territory before the arrival of European settlers. In more recent times the area became an industrial zone and working class community, and then razed in the 1960's in the name of urban renewal. The Flats have largely lain fallow since, although soil remediation and some development has started to occur over the last decade with the construction of the Canadian War Museum, the National Holocaust Monument, the Canadian Firefighters Memorial, and the first phases of the Claridge Homes residential condominium developments.

A more thorough going inventory and assessment of heritage resources in the surrounding area is included in the *Cultural Heritage Impact Statement* which forms part of the application.



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