

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 1, Report No. 17, of the Committee of the Whole (Working Session), which was adopted, as amended, by the Council of the City of Vaughan on May 6, 2014, as follows:

***By approving the recommendation set out in Communication C3 from the Commissioner of Strategic and Corporate Services and the Commissioner of Finance and City Treasurer, dated May 2, 2014, as follows:***

- 1. That Council approve the design for the Vaughan Civic Centre Resource Library as presented by ZAS Architects to the Committee of the Whole (Working Session) on April 23, 2014, and direct staff to proceed with the tender phase of the project.***

1

#### VAUGHAN CIVIC CENTRE RESOURCE LIBRARY - WARD 1

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Strategic and Corporate Services and the Director of Building and Facilities, dated April 23, 2014, be approved;
- 2) That the following Communications be received:
  - C1. Commissioner of Strategic and Corporate Services and the Director of Building and Facilities, dated April 17, 2014; and
  - C2. Regional Councillor Deb Schulte, dated April 22, 2014; and
- 3) That the deputation of Mr. Guido Masutti, 144 Riverview Avenue, Woodbridge, be received.

#### Recommendation

The Commissioner of Strategic and Corporate Services and the Director of Building and Facilities, in consultation with the Chief Executive Officer of Vaughan Public Libraries (VPL), and the Commissioner of Finance and City Treasurer, recommend:

1. That the Vaughan Civic Centre Resource Library presentation by ZAS Architects be received.

#### Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, the Community Sustainability Environmental Master Plan:

Goal 2, Objective 2.3:

- To create a City with sustainable built form by constructing the Library to a LEED Silver standard.

#### Economic Impact

There are no economic impacts associated with the recommendation noted in this report. The funding for the Resource Library, \$12.296M, was approved in the 2009 and 2012 capital budgets. However, additional funding estimated at up to \$2 million for the construction phase may be necessary, with the exact amount to be quantified based on the outcome of the tender process and consideration of alternate and provisional items. If required, when the report for Tender Award is brought forward, a capital budget amendment may be requested for the funds required.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

#### **Item 1, CW(WS) Report No. 17 – Page 2**

Additional funding will largely be resourced from the library development charge reserve with a 10% co-funding requirement from other sources to be determined. A portion of the DC funding will be offset by a land reimbursement transaction, in the order of \$400k based on the relocation and resizing of the library on the Civic Centre Campus. The exact amount and details of the reimbursement will be provided in the future award report, along with any additional funding recommendations.

#### **Communications Plan**

N/A.

#### **Purpose**

The purpose of this report is to present the Vaughan Civic Centre Resource Library Design, and provide a project status update.

#### **Background - Analysis**

The design and construction of the Vaughan Public Libraries Civic Centre Resource Library has an approved budget of \$12,296,000. As per the Civic Centre Master Plan (2009 version), the Library was initially located in the Vaughan City Hall Campus, south of City Hall.

On September 25, 2012, Council approved Vaughan Public Library Board recommendation to retain ZAS Architects Inc. to provide architectural services for the design, development and construction of the Resource Library as the lead consultant for this project. ZAS Architects Inc. together with representatives from Vaughan Public Libraries as well as Building and Facilities formed the project design team.

At the Council meeting of April 23, 2013, Council directed the Civic Centre Resource Library be relocated on the Vaughan City Hall campus to the north west quadrant of the civic square, fronting onto Major Mackenzie Drive. As a result, the preliminary design that ZAS provided for the initial location was changed to accommodate the new location.

On September 26, 2013, ZAS Architects Inc. presented to the Design Review Panel (DRP), and received the panel's comments. Overall, the DRP was supportive of the design that ZAS presented and the concepts that guided them.

On October 3, 2013, a community public meeting took place at Vaughan City Hall. The Public was invited to meet the Architectural firm, City and Library staff and review the design, to share ideas and provide input. The presentation was well received.

Over the two week period from October 4 – 20, 2013 VPL also gathered community input through both an on-line survey and a paper survey distributed through the design display erected in the Maple Library. Citizens expressed support, delight and enthusiasm for the proposed design and the coming Library.

On October 17, 2013 ZAS Architects Inc. presented the proposed Vaughan Civic Centre Resource Library to the Vaughan Public Libraries Board. The Board members motion was as follows:

“THAT the Board receive the project update on the Civic Centre Resource Library and endorse the plan as presented by ZAS Architects”.

The prequalification for General Contractors closed on January 27, 2014 and 21 compliant submissions were received. Staff have reviewed the submissions and finalized the list of prequalified General Contractors for Tender.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

#### Item 1, CW(WS) Report No. 17 – Page 3

An application for a building permit has been made, and it is expected that the building permit for this project will be issued well in advance of the anticipated construction start date.

#### Design Elements

ZAS worked in close collaboration with the VPL staff on the design of the Civic Centre Resource Library (CCRL), with Building and Facilities providing project management support and guidance. The CCRL is approximately 36,000 sq. ft. in size, and will be constructed to LEED Silver standard.

The library design starts with the concept of ***a new library for a new millennium***. This is a library for the information age, not only a repository of knowledge, but a welcoming active hub for the community. A place for neighbours to meet, collaborate and learn from each other and from library resources. The library is rendered in glass and reflective metal as an architectural expression of this concept: an open library for the information age. The large areas of glass “display” the activities within and in this way the library users and activities become the façade of the building. This creates an ever changing dynamic elevation meant to welcome, engage and inform passers-by. The selection of the exterior cladding was also derived from the site and location chosen for the library. Located at a mid-point between the historical centre of Maple and Vaughan’s new Civic Centre, the architects have deliberately chosen to “reflect” this important context and not to compete with these strong historical and architectural elements. The landscape elements of the library have also been carefully designed to integrate into the Civic Centre Campus Master Plan, reinforcing the concepts set in the Civic Centre design.

Upon entering the library one is presented with a “marketplace” of ideas; incorporating new technologies, a membership desk, a café, more traditional print media and views across the library. In this way the building opens up to the visitor: to welcome, to encourage exploration, and to provide easy way finding. From the “marketplace” the library is zoned by use into a children’s area, book stacks, study/collaboration spaces, teen spaces, maker spaces, technology spaces, program rooms and an outdoor reading courtyard and staff areas. While areas are zoned for functional and acoustic reasons overall the feel of the library is open to promote gathering, collaboration and interaction.

#### Financial Considerations

Throughout the design process, ZAS Architect’s employed a cost consultant to provide an estimated cost of construction. Based on the latest cost estimates, staff identified a need for additional funding up to \$2 million dollars in the construction budget. The reasoning behind the increase can be attributed almost equally to inflationary costs associated with the construction and the particular design elements necessary to optimally integrate the facility into the Civic Centre complex.

The additional funding needs will be determined subsequent to a competitive tendering process and may be less than the \$2M conservative estimate. In order to contain the shortfall and potentially reduce it, the tender will contain alternate and provisional items including deletion of sky lights in teen area, replacing 10% of the curtain wall with aluminum panels, replacing certain sliding doors with double doors, and eliminating all/part of the green roof. Any funding shortfall remaining thereafter, will be addressed in a future report at time of Tender Award.

#### Schedule

Staff’s intent is for the construction tender to be issued before the summer with a closing date anticipated in June, followed by an award recommendation to VPL board and Council in late June, thereby allowing construction to begin in summer 2014. The construction period is estimated at 18 months.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

Item 1, CW(WS) Report No. 17 – Page 4

**Relationship to Vaughan Vision 2020 / Strategic Plan**

In consideration of the strategic priorities related to Vaughan Vision 2020, the project will provide:

- **STRATEGIC GOAL:**  
Service Excellence – Providing service excellence to citizens by ensuring access to library services and programs meets the growing and changing needs of citizens and users.
- **STRATEGIC OBJECTIVES:**  
Preserve our Heritage and Support Diversity, Arts and Culture through the provision of library collections to citizens and users.

This report is consistent with the priorities previously set by Council and the significant majority of needed resources have been allocated.

**Regional Implications**

N/A.

**Conclusion**

The Civic Centre Resource Library project has been in the design phase since September 25, 2012 and is now proceeding to tender. The design by ZAS Architects Inc. has been presented to the public, the Vaughan Public Library Board and the Design Review Panel, and was well received by all. The exact funding shortfall for the construction phase of the project will be determined post tender, and Staff will provide that information as well as a funding strategy in an award report to Committee and Council.

**Attachments**

Attachment 1: ZAS Architects Inc. Presentation.

**Report prepared by:**

Michael Shatil, Director of Building and Facilities

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)



C	3
Item #	1
Report No.	17 (WS)
Council - May 6/14	

**TO:** HONOURABLE MAYOR AND MEMBERS OF COUNCIL  
SENIOR MANAGEMENT TEAM

**FROM:** JOSEPH PITTARI, COMMISSIONER STRATEGIC AND CORPORATE SERVICES  
JOHN HENRY, COMMISSIONER OF FINANCE AND CITY TREASURER

**CC:** MARGIE SINGLETON, CEO VAUGHAN PUBLIC LIBRARIES  
MICHAEL SHATIL, DIRECTOR, BUILDING AND FACILITIES

**DATE:** MAY 2, 2014

**SUBJECT:** COMMUNICATION – COMMITTEE OF THE WHOLE (WORKING SESSION) MEETING,  
APRIL 23, 2014

**VAUGHAN CIVIC CENTRE RESOURCE LIBRARY – WARD 1**

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### **Recommendation**

1. That Council approve the design for the Vaughan Civic Centre Resource Library as presented by ZAS Architects to the Committee of the Whole (Working Session) on April 23, 2014, and direct staff to proceed with the tender phase of the project

### **Background**

On April 23, the Committee of the Whole (Working Session) considered report "Vaughan Civic Centre Resource Library – Ward 1". The report included a presentation by the Lead Consultant – ZAS Architects. ZAS reviewed the interior and exterior designs, as well as the design features that were implemented in the integration of the Civic Centre Resource library (CCRL) into the Civic Centre campus. In addition, staff advised that due to the reasons stated in the aforementioned report, a pre tender budget shortfall of up to \$2 million has been identified.

Further to input from the Committee, staff re-examined the design and the cost estimates (e.g. cabling was double counted - it was included in VPL Technology and Communication budget, and the cost estimator also included it in construction costs) to identify additional saving opportunities. After reducing costs where possible, including the reversal of alternate and provisional items so that they are shown in the tender as lower cost alternatives; an additional \$650,000 in potential savings were identified. These savings can be realized without jeopardizing the quality of the design or the requirement for the building to achieve a LEED Silver designation. Further, long term operating savings will be realized as a result of energy efficient fixtures and equipment noted in the current design.

Of the remaining shortfall of up to \$1.35M, \$250,000 is attributed to the relocation of the CCRL from its initial location within the Civic Centre campus to its current location along Major Mackenzie Drive (\$100,000), and to the need to acquire external Project Management services for this project (estimated at \$150,000). Both costs were unforeseen during the development of the CCRL budget.

To achieve a further reduction in construction costs, a fundamental change of scope would be necessary. This change would consist of one, or both, of the following:

- 1) Change the overall construction of the facility so that a majority of the exterior is constructed of less costly materials, such as brick or EIFS (stucco). This measure would reduce the cost per square foot of construction; and/or
- 2) Significantly reduce the size of the facility, thereby reducing construction volume.

Staff reviewed the two options, and recommend not pursuing them at this point, for the following reasons:

- 1) As explain by ZAS Architects to the Committee of the Whole (Working Session) on April 23, 2014, the exterior of the Library needs to complement City Hall's construction, while not competing with it, or contradicting it; and it needs to complement the future Civic Centre campus. By substituting a considerable portion of the exterior glazed and aluminum cladding with less costly materials, it is ZAS opinion that such a CCRL building would no longer meet the necessary visual requirement that are dictated by both its proximity to City Hall, and its role within the overall Civic Centre master plan; and
- 2) A significant redesign would require a lengthy design period, which is currently estimated in one to two months. This would delay the construction start date to a degree where it may be more feasible to begin construction in the spring of 2015. A significant redesign would also require the payment of additional fees to ZAS, thereby reducing the amount of funding available for construction even further.

In consultation with Finance, assuming the above noted cost reductions are implemented a funding option is available where the up to \$1.35M in additional costs can be funded through the Library DC Reserve without adverse effect on the future Library programs. This is based on a review of the capital project funding plan and the following two part reasoning:

1. Due to the change in campus location and footprint there is a cost differential relative to the original plan which will initiate an internal transfer of funds back to Library DC reserve in the amount of \$0.4M. This amount would then be available, which was not contemplated in the 2013 DC Background Study.
2. The 2013 DC Background Study library program allocated DC funding in the amount of \$11.6M to the design and construction of the Civic Centre Resource Library. The actual DC funding approved through the 2012 Budget was \$10.4M, with the remainder of the \$12.9M project funded by property taxation related to the co-founding requirements and Gas Tax related to the LEEDs portion of the project. The result is that \$1.2M (\$11.6M - \$10.4M) of funding from the DC program is available to support this project without any adverse effect on the remainder of the Library DC Capital program.

Combining the effects of the reasoning above, the City is able to fund the estimated additional project requirements utilizing the Library DC reserve without having an adverse effect on the future Library DC Capital program, while simultaneously staying in line with the 2013 DC Background Study. In addition, there will also be no Property Tax effects by moving forward with this funding arrangement as the percentage of the project funded by non-DC sources is greater than the 10% requirement. It should be noted the exact amount required (and if required) is dependent on the results of the tender process and therefore staff intend to bring forth more specific funding recommendations as part of the tender award report.

### **Conclusion**

Staff reviewed the design and the cost estimates and has identified an additional \$650,000 in savings, thereby reducing the estimated shortfall of up to \$1.35M. In addition, staff identified potential funding sources that will not impact the City's ability to fund the construction of future Libraries or an increase in property taxes. A further reduction in costs will necessitate a major redesign that is not recommended at this time. It is for these reasons that staff recommend the design be approved, and that the project be tendered. Once the actual cost of construction is determined through a competitive tendering process, staff will report back to VPLB, and Committee and Council with any specific recommendations for funding if/as required.



## memorandum

Communication prepared by:

Joseph Pittari, MSc  
Commissioner, Strategic and Corporate Services

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Joe Pittari', written over a horizontal line.

Joseph Pittari, MSc  
Commissioner, Strategic and Corporate Services

A handwritten signature in black ink, appearing to read 'John Henry', written over a horizontal line.

John Henry, CMA  
Commissioner of Finance and City Treasurer

c: Barbara Cribbitt, Interim City Manager  
Margie Singleton, CEO Vaughan Public Libraries  
Michael Shatil, Director, Building and Facilities  
Jeffrey Abrams, City Clerk



C /
COMMUNICATION
CW (WORKING SESSION)
April 23/14
ITEM - 1

**TO:** HONOURABLE MAYOR AND MEMBERS OF COUNCIL  
SENIOR MANAGEMENT TEAM

**FROM:** JOSEPH PITTARI, COMMISSIONER STRATEGIC AND CORPORATE SERVICES  
MICHAEL SHATIL, DIRECTOR OF BUILDINGS AND FACILITIES

**CC:** MARGIE SINGLETON, CEO VAUGHAN PUBLIC LIBRARIES

**DATE:** APRIL 17, 2014  
**SUBJECT:** COMMUNICATION – COMMITTEE OF THE WHOLE (WORKING SESSION) MEETING,  
APRIL 23, 2014

**VAUGHAN CIVIC CENTRE RESOURCE LIBRARY – WARD 1**

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**Recommendation:**

In addition to the recommendation in the original item, the following is recommended:

That Committee support the Vaughan Public Library Board October 17, 2013 endorsement and approve the CCRL design presented by ZAS Architects.

**Background**

On April 23, 2013, a council resolution was passed in relation to the Committee of the Whole (Working Session) Vaughan Civic Centre Campus Master Plan – Ward 1 (Referred). This report requested approval for the relocation of the Library on the Civic Centre Campus to the Northwest Quadrant of the civic square fronting onto Major Mackenzie Drive; and that the revised Library design be brought back to Council for final approval.

Following the April 23, 2013 meeting, the initiatives noted below were completed:

- July 18, 2013 – Planning meetings restarted with ZAS;
- September 26, 2013 – ZAS presentation to City of Vaughan Design Review Panel (DRP). Sample comments from the DRP included “fascinating form”, “thoughtful integration of landscape with rest of campus is required”, “handsome building”, and “No issue with divergence from City Hall”;
- October 3, 2013 - Community Consultation - ZAS presented design at public meeting held at City Hall. Community comments included “elegant architectural features”, “beautiful and thoughtful design” and that the building will “play an important role as a landmark”. The consultation and engagement activities were promoted and communicated through various methods including:
  - August 26 – posted on VPL website & building blog
  - August 30 - posted on Council Calendar of Events
  - September 11 – news release to media
  - September 26 – poster of meeting forwarded to Councillor Marilyn Iafrate for email distribution to Ward 1 residents
  - September 26 – meeting noticed posted in Vaughan Online
  - October 1 – distributed to VPL eNewsletter subscribers
  - Meeting information included in Snap October Event calendar
  - Posted to VPL’s Facebook & Twitter
- October 4 – October 14, 2013 - Online survey with design rendering, promoted through Facebook, VPL electronic newsletter, and VPL website gathering feedback regarding the proposed design, designs posted on Building Blog;
- October 4 – October 14, 2013 - Renderings in Maple Library gathering further community input regarding proposed design;
- October 17, 2013 - Site Dedication;



- October 17, 2013 – presentation by ZAS to VPL Board of proposed design. VPL Board approved schematic design. The following quote was provided by ZAS in relation to the design of the CCRL:

"Given there are no specific design criteria for Civic Centre Campus, we (ZAS) considered the importance of City Hall as an iconic building in Vaughan and beyond. Our approach was not to imitate or replicate the form and style of City Hall but instead to complement it recognizing the different role a library plays in the community. The architectural language of the city hall is formal and open, creating the sense of gravitas - which is a completely appropriate architectural expression for the democratic seat of Vaughan's government. The library has an important but different role in community life. As stated in the mission statement: Vaughan Public Libraries offers welcoming destinations that educate, excite and empower our community. Thus the library's architectural language should express welcome, and that of a building which aims to educate, excite and empower community. It is from these aspirations from which the architectural form sprung: an architectural form that welcomes through its transparency and clearly marked entrance. Through its freedom of form - expresses education, excitement and empowerment. However, a number of the materials used at city hall (e.g. glass curtain) and the public space measures established in the master plan have been incorporated into the library design. In this way the proposed library can have its own unique architecture and yet "fit" into to overall campus. As these two buildings have important but different functions for the community - so the buildings as well should express complementary but distinct architectural expression. Some of the curvy aspects of the architectural form and design are meant to express the dynamic transformation of public libraries. No longer are libraries solely repositories of knowledge but have been evolving into places of sharing, thinking, making and creation. Libraries now support a vast array of activities from early learning, group study, recreational use of media, small business meetings, language lessons, community events, and even rapid prototyping";

- Work on detailed design continued;
- Cost consultant retained to conduct several estimates as design is confirmed;
- Jan 20, 2014 RFPQ issued for general contractor;
- March 28, 2014 – Application for Building Permit submitted; and
- April 15, 2014 – Results of RFPQ for general contractor being released to proponents.

Based on this chronology with endorsements from the DRP and approval of the design from the VPLB, ZAS was asked to present the CCRL design to Committee of the Whole (working Session) for information purposes. Following this meeting on April 23, 2014, ZAS will present the interior design elements to VPLB for approval.

Historically, the designs for Vaughan libraries are approved by the VPLB and not by Council, hence the original recommendation in the April 23, 2014 report which was only to receive the presentation by ZAS. However, given the Council resolution one year ago, we are also asking for Council approval for the design of the CCRL.



## memorandum

Communication prepared by:

Joseph Pittari, MSc  
Commissioner, Strategic and Corporate Services

Respectfully submitted,

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Joseph Pittari, MSc  
Commissioner, Strategic and Corporate Services

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Michael Shatil, P. Eng., MBA, PMP  
Director, Buildings and Facilities

c: Barbara Cribbett, Interim City Manager  
Margie Singleton, CEO Vaughan Public Libraries  
Jeffrey Abrams, City Clerk

Date: April 22, 2014

Subject: Committee of the Whole (Working Session)

C 2
COMMUNICATION
CW (WORKING SESSION)
April 23/14
ITEM - 1

Item 1- Vaughan Civic Centre Resource Library – Ward 1

I read the Vaughan Civic Centre Resource Library report with much interest and am including my thoughts for tomorrow's discussion. I am sorry I will be unable to attend however I am hoping that one of my colleagues will please get the answers to my questions before voting on this important issue. Several questions jumped to mind which I will identify below. The two most significant issues I have with this Vaughan Civic Centre Resource Library are the design and the potential cost. I was also wondering what type of project management process will be implemented for this project.

The report indicates that there are no economic impacts associated with the recommendation because the recommendation is just to receive, however the report clearly identifies that there has been a cost consultant estimate that identified a need for an additional 2 million dollars for construction. The report indicates that the tender will indicate alternate and provisional items that might contain the budget excess, however any funding shortfall will be addressed in a future report. The report does not mention any contingency. This is beginning to look a bit like the past process with the current City Hall. I am not happy just moving this along when we clearly have a design that is not traditional and may end up costing us even more than the construction cost estimate. We are already impacted from the cost overruns on the current City Hall and do not have excess funds to throw at this project. We should not be moving this forward until we have a good understanding of the cost of this project and what it will take to manage to budget and ensure we have the funds available, including a contingency, otherwise we should significantly change the design to be more cost conservative.

I have several issues with the design. I thought we were designing a Civic Centre campus on a linear design with the showcase building being the City Hall at the east end of the promenade. I fail to see how this building has a design that optimally integrates the facility into the Civic Centre complex (as mentioned in the Financial Considerations section). What elements integrate the facility? It seems to me that the design is a higher financial risk design because of its unique features. Should we not have been looking for a more conservative design to ensure that it would come in at, or under, budget because of our recent extensive City Hall overrun. I am also struggling to see how this design fits in with the design guidelines for the Maple Heritage district. If we are forcing other developers to adhere to the guidelines; why not us? Should we not be leading by example?

I would like to know what the Design Review Panel issues were with the design. I noted in the report that the panel was supportive overall, but I want to know what their issues were.

I am concerned with two design features that I believe may be problematic. I can't be sure from the schemes provided, however I believe that having so much glass west and south facing will be problematic even though the glass is sloped in to provide an overhang. We should be including glass coatings that block the summer heat rays and keep in the internal heat in the winter. This type of coating will add more cost to the construction but will save heat and air conditioning costs over the years. I have recently had new windows installed in my house with the coatings and it works wonders. I am also concerned about the open centre garden section. This is a very energy wasteful element. If the area was an enclosed atrium with large plants it would make more sense and could be used year round. This will probably add more cost upfront but will save energy costs over time and be a more useful space.

Overall I am very concerned with this design and do not see how this is in keeping with the vision for our Civic Centre Campus or how we can continue to support this design knowing it is already over budget, with a more risky design, and apparently no contingency. I personally cannot support this, especially given the past experience with the Civic Centre.

Sincerely,

Deb Schulte

Local and Regional Councillor

City of Vaughan

## **COMMITTEE OF THE WHOLE (WORKING SESSION) – APRIL 23, 2014**

### **VAUGHAN CIVIC CENTRE RESOURCE LIBRARY - WARD 1**

#### **Recommendation**

The Commissioner of Strategic and Corporate Services and the Director of Building and Facilities, in consultation with the Chief Executive Officer of Vaughan Public Libraries (VPL), and the Commissioner of Finance and City Treasurer, recommend:

1. That the Vaughan Civic Centre Resource Library presentation by ZAS Architects be received.

#### **Contribution to Sustainability**

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, the Community Sustainability Environmental Master Plan:

Goal 2, Objective 2.3:

- To create a City with sustainable built form by constructing the Library to a LEED Silver standard.

#### **Economic Impact**

There are no economic impacts associated with the recommendation noted in this report. The funding for the Resource Library, \$12.296M, was approved in the 2009 and 2012 capital budgets. However, additional funding estimated at up to \$2 million for the construction phase may be necessary, with the exact amount to be quantified based on the outcome of the tender process and consideration of alternate and provisional items. If required, when the report for Tender Award is brought forward, a capital budget amendment may be requested for the funds required. Additional funding will largely be resourced from the library development charge reserve with a 10% co-funding requirement from other sources to be determined. A portion of the DC funding will be offset by a land reimbursement transaction, in the order of \$400k based on the relocation and resizing of the library on the Civic Centre Campus. The exact amount and details of the reimbursement will be provided in the future award report, along with any additional funding recommendations.

#### **Communications Plan**

N/A.

#### **Purpose**

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#### **Background - Analysis**

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“THAT the Board receive the project update on the Civic Centre Resource Library and endorse the plan as presented by ZAS Architects”.

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and to provide easy way finding. From the “marketplace” the library is zoned by use into a children’s area, book stacks, study/collaboration spaces, teen spaces, maker spaces, technology spaces, program rooms and an outdoor reading courtyard and staff areas. While areas are zoned for functional and acoustic reasons overall the feel of the library is open to promote gathering, collaboration and interaction.

### Financial Considerations

Throughout the design process, ZAS Architect’s employed a cost consultant to provide an estimated cost of construction. Based on the latest cost estimates, staff identified a need for additional funding up to \$2 million dollars in the construction budget. The reasoning behind the increase can be attributed almost equally to inflationary costs associated with the construction and the particular design elements necessary to optimally integrate the facility into the Civic Centre complex.

The additional funding needs will be determined subsequent to a competitive tendering process and may be less than the \$2M conservative estimate. In order to contain the shortfall and potentially reduce it, the tender will contain alternate and provisional items including deletion of sky lights in teen area, replacing 10% of the curtain wall with aluminum panels, replacing certain sliding doors with double doors, and eliminating all/part of the green roof. Any funding shortfall remaining thereafter, will be addressed in a future report at time of Tender Award.

### Schedule

Staff’s intent is for the construction tender to be issued before the summer with a closing date anticipated in June, followed by an award recommendation to VPL board and Council in late June, thereby allowing construction to begin in summer 2014. The construction period is estimated at 18 months.

### Relationship to Vaughan Vision 2020 / Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the project will provide:

- **STRATEGIC GOAL:**  
Service Excellence – Providing service excellence to citizens by ensuring access to library services and programs meets the growing and changing needs of citizens and users.
- **STRATEGIC OBJECTIVES:**  
Preserve our Heritage and Support Diversity, Arts and Culture through the provision of library collections to citizens and users.

This report is consistent with the priorities previously set by Council and the significant majority of needed resources have been allocated.

### Regional Implications

N/A.

### Conclusion

The Civic Centre Resource Library project has been in the design phase since September 25, 2012 and is now proceeding to tender. The design by ZAS Architects Inc. has been presented to the public, the Vaughan Public Library Board and the Design Review Panel, and was well received by all. The exact funding shortfall for the construction phase of the project will be

determined post tender, and Staff will provide that information as well as a funding strategy in an award report to Committee and Council.

**Attachments**

Attachment 1: ZAS Architects Inc. Presentation.

**Report prepared by:**

Michael Shatil, Director of Building and Facilities

Respectfully submitted,

Joseph Pittari  
Commissioner of Strategic and Corporate Services

Michael Shatil  
Director of Building and Facilities



# *Civic Centre Resource Library*



23 March 014



## ***The Historical Library***



## ***The Contemporary Library***





# Aerial

Maple GO Station

Resource  
Library

City  
Hall

Beaverbrook  
House

Major Mackenzie Drive

Keele Street

< to Hwy 400







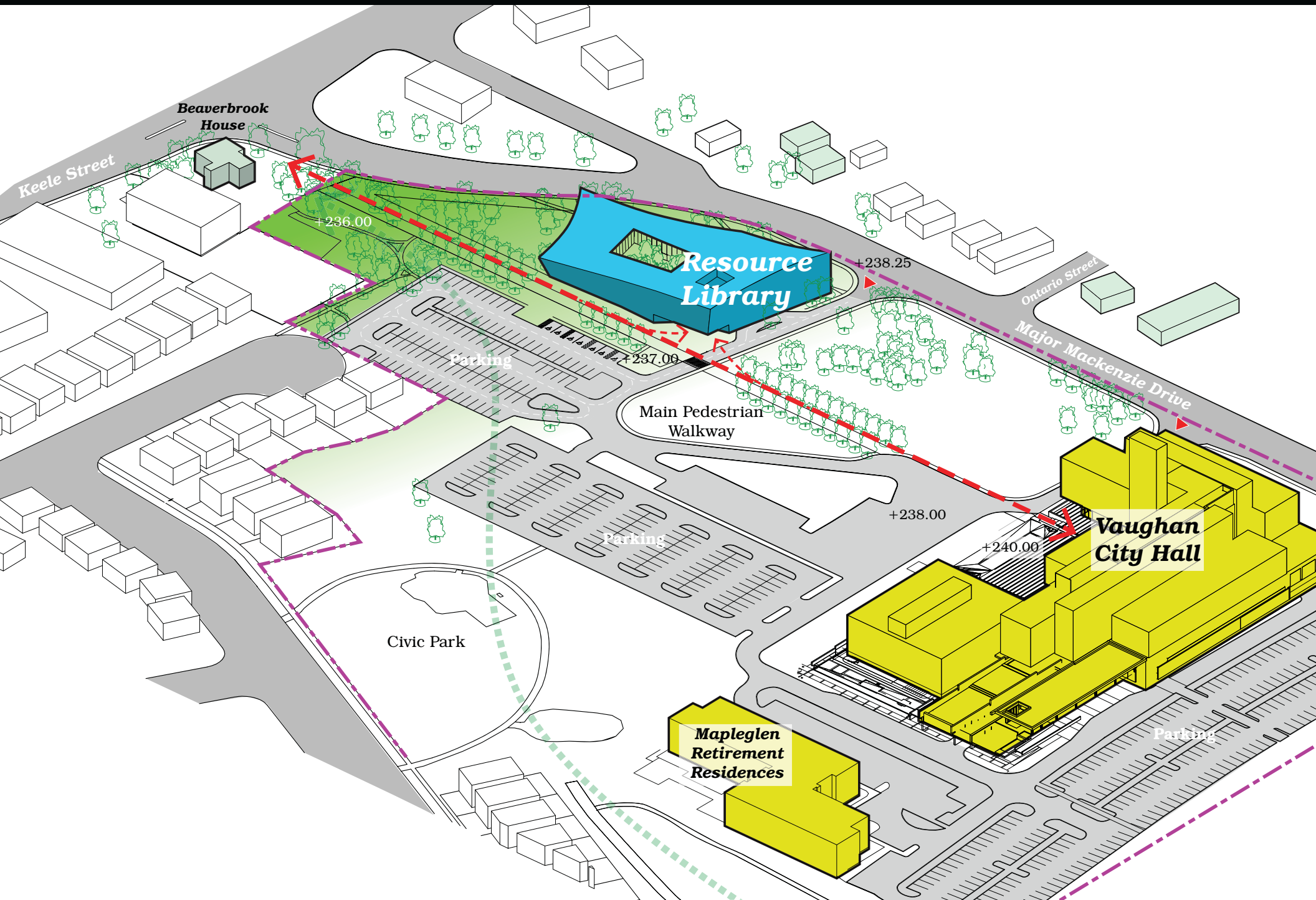


***View East along Major Mackenzie Drive at Keele Street***

This view identifies the pedestrian access to the site beginning at Beaverbrook House culminating at the City Hall stair tower. A forecourt of heritage landscape preceeds the Library.

The Library's cladding, consisting of a gradient from base to top of clear glass to semi-mirrored to a softened mirrored metal panel, establishes a subdued backdrop for the site and neighbours.





Beaverbrook  
House

Keele Street

+236.00

Resource  
Library

+238.25

Ontario Street

Major Mackenzie Drive

Parking

Main Pedestrian  
Walkway

+237.00

+238.00

Vaughan  
City Hall

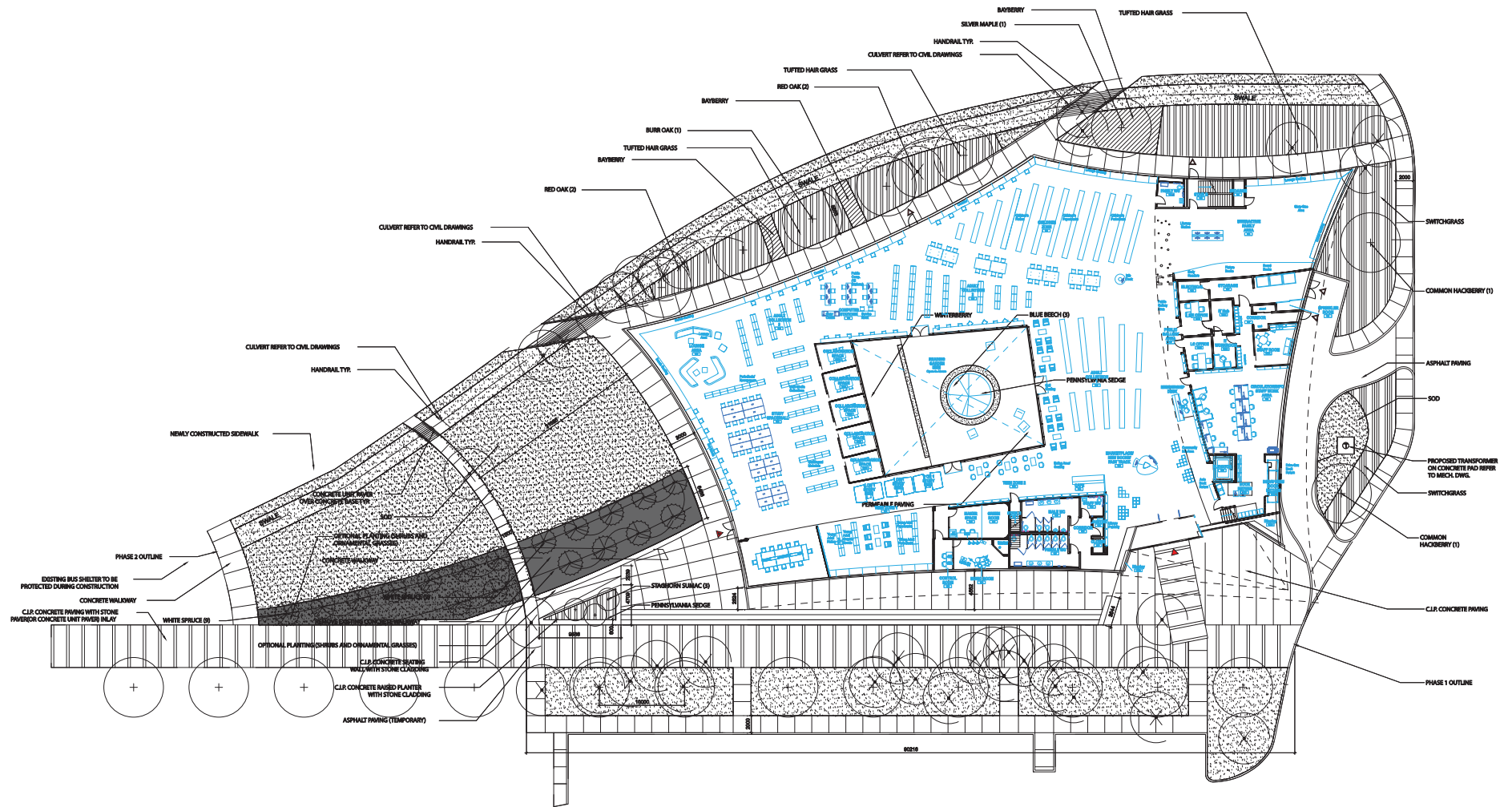
+240.00

Parking

Civic Park

Mapleglen  
Retirement  
Residences

Parking



## Library Site Plan

Precedents:  
Agricultural Typology  
Urban Park,  
Issoudum, France

Field Planting  
National Theater,  
London, England







***View East along Walkway***

Once past Beaverbrook House, entrance into the campus is signalled by the Library façade and roof, visually linking to the City Hall building beyond.





***View South-West along Major Mackenzie Drive towards the Main Entrance***

A clearly identifiable entrance is marked by the corner of the library. Together with a graphic play of branding and colour, the entry and Children's Area are visible from the approach.



***View towards the Library Study Hall and Study Garden***

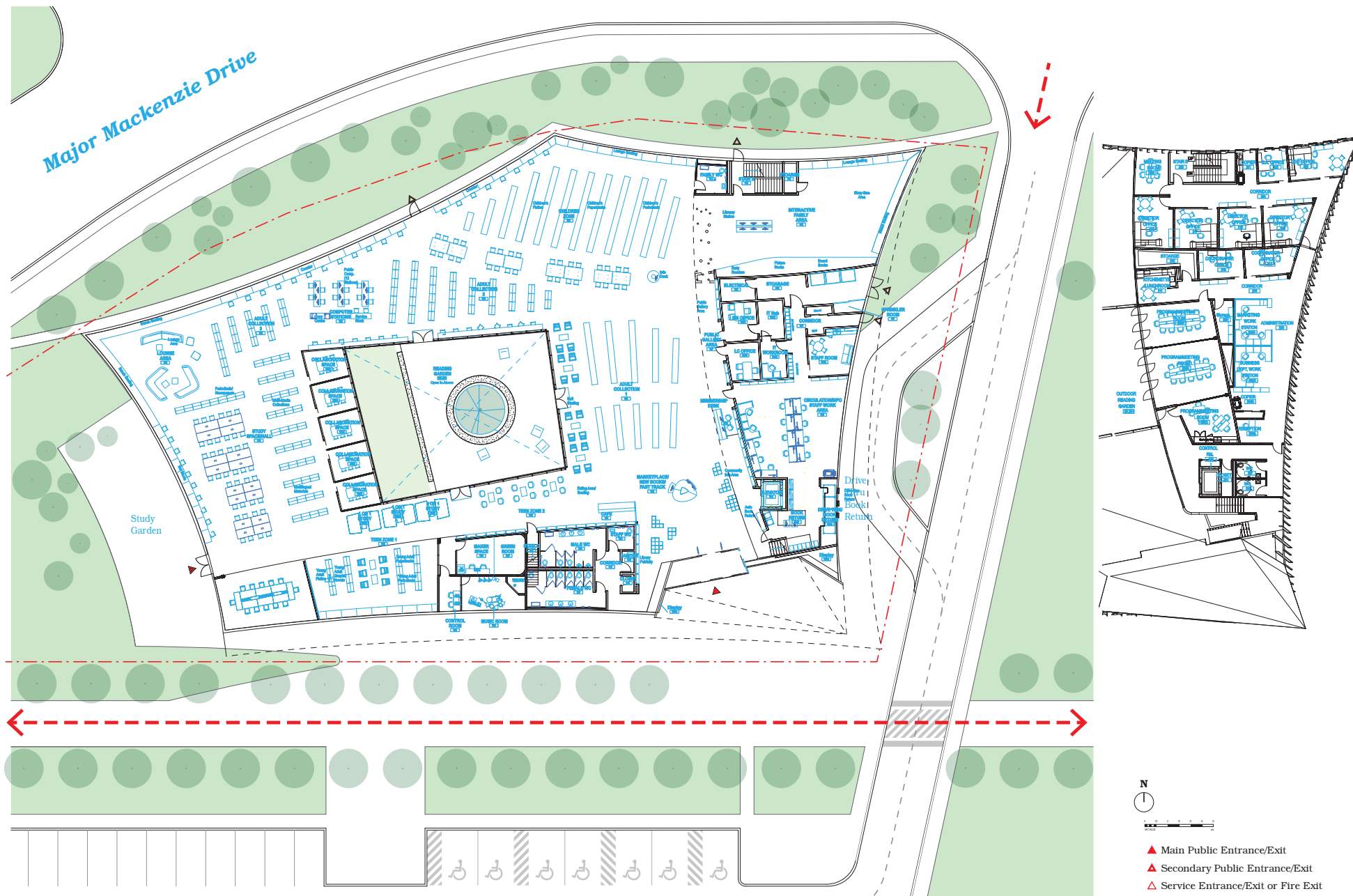
Addressing both scales of experience: driving & walking, the interior spaces of the library open up to reveal interior activity.





### ***Main Entrance View***

The numerous communities and organizations that use this new facility will have many chances to take advantage of the programs on offer. The dynamism of the building's material effects and forms capitalizes on the daily and seasonal qualities of south-western Ontario.





***Library Main Entrance***

The first view into the library by patrons reveals a vast open space. The collection has been organized on one level for flexibility and accessibility. An information desk, events gallery, courtyard and view to the city beyond are captured by the first steps into the Library.





*Reading Lounge Area*





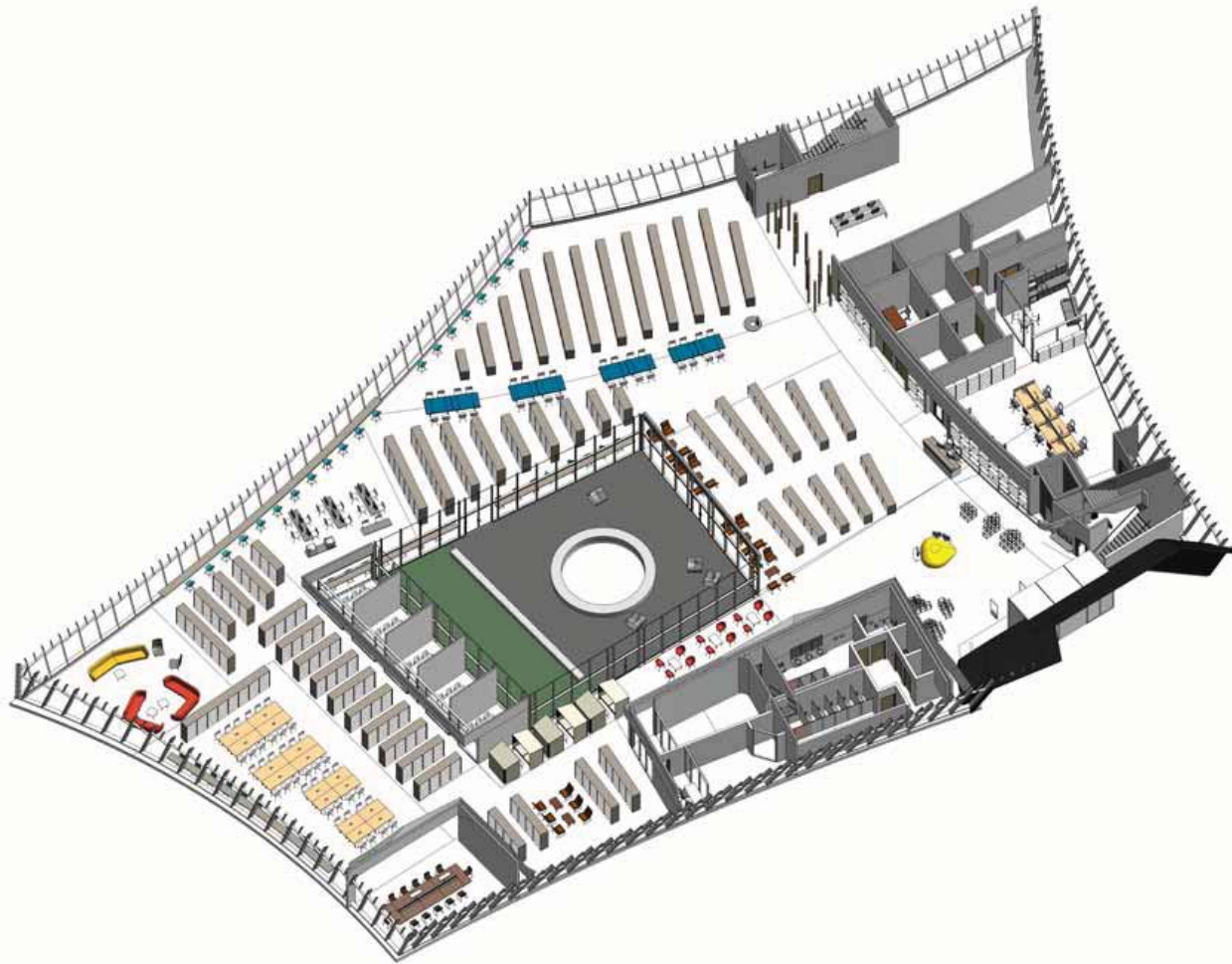
### ***Reading Garden***

Central to the Library space is a spacious open-air Reading Garden. A second floor Community Room, also with an outdoor terrace, overlooks this garden. Configured as a reading space, the Reading Garden includes an amphitheater for outdoor events, a short-cut through the library and many tree-shaded areas for individual and group use.

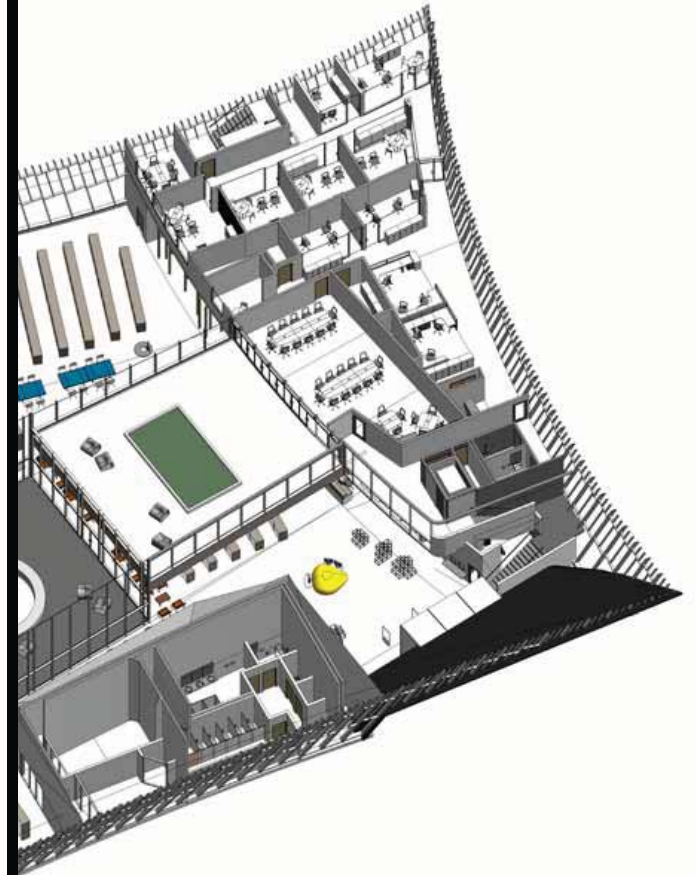






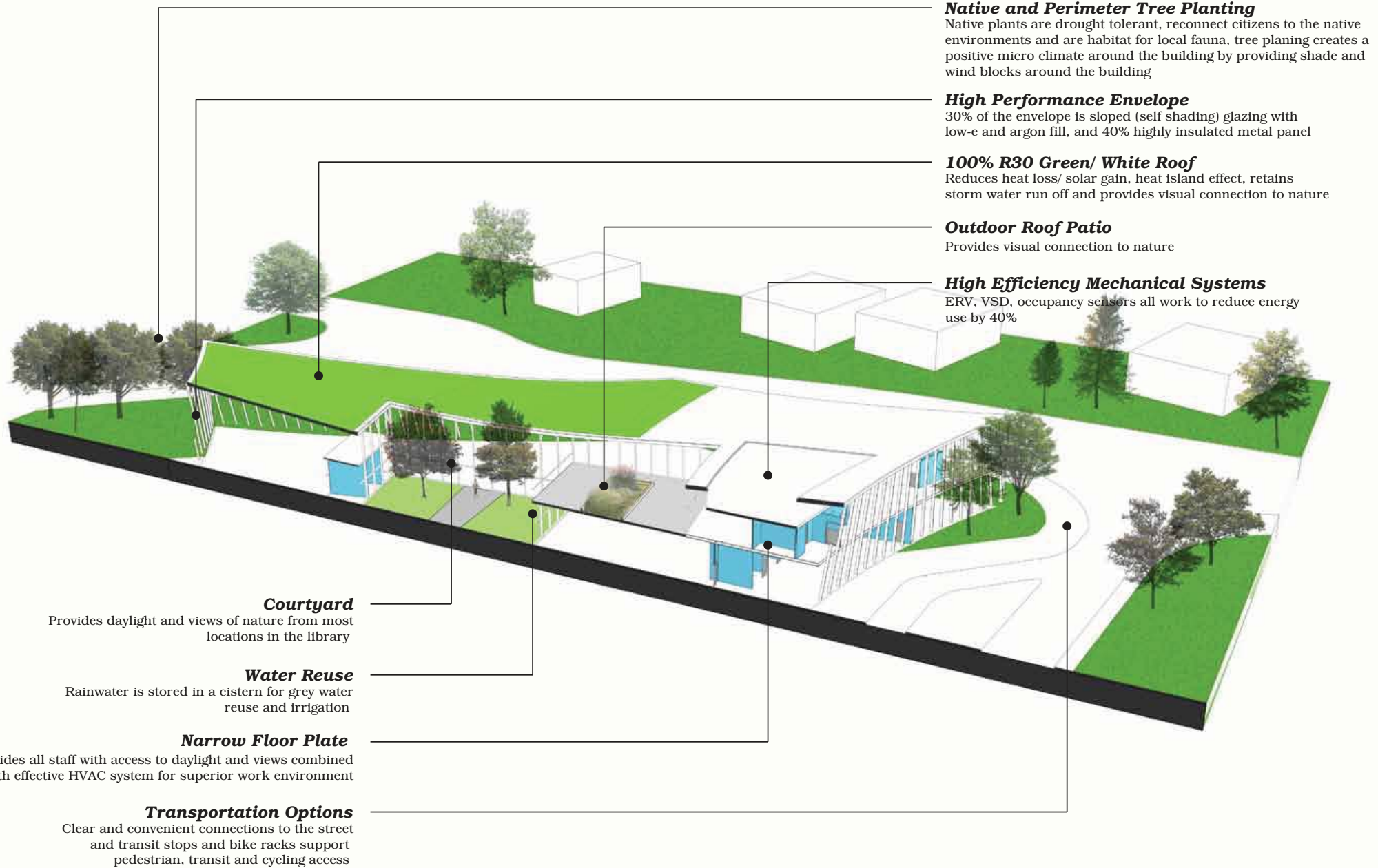


*Main Level*



*Upper Level,  
Community Room and Reading Terrace*





***Native and Perimeter Tree Planting***

Native plants are drought tolerant, reconnect citizens to the native environments and are habitat for local fauna, tree planing creates a positive micro climate around the building by providing shade and wind blocks around the building

***High Performance Envelope***

30% of the envelope is sloped (self shading) glazing with low-e and argon fill, and 40% highly insulated metal panel

***100% R30 Green/ White Roof***

Reduces heat loss/ solar gain, heat island effect, retains storm water run off and provides visual connection to nature

***Outdoor Roof Patio***

Provides visual connection to nature

***High Efficiency Mechanical Systems***

ERV, VSD, occupancy sensors all work to reduce energy use by 40%

***Courtyard***

Provides daylight and views of nature from most locations in the library

***Water Reuse***

Rainwater is stored in a cistern for grey water reuse and irrigation

***Narrow Floor Plate***

Provides all staff with access to daylight and views combined with effective HVAC system for superior work environment

***Transportation Options***

Clear and convenient connections to the street and transit stops and bike racks support pedestrian, transit and cycling access

***East Elevation***



***North Elevation***



***South Elevation***



***West Elevation***





# *Civic Centre Resource Library*

