



Halton Hills Public Library Facility/Site Study

Draft Site Selection Report September, 2005

Prepared by:

dma

Planning & Management Services

4263 Sherwoodtowne Blvd., Suite 100
Mississauga, Ontario L4Z 1Y5
(p) 905.275.4458 (f) 905.275.7148
(e) jmorgenstern@dmaconsulting.com
(w) www.dmaconsulting.com

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Appendix A: Site Evaluation Matrix

1.0 INTRODUCTION

This Report is a background document supplementing the *Halton Hills Public Library Facility Site Study Final Report*. It describes the site selection process, the candidate sites, and the comparative site evaluation criteria and weighting. An Appendix to the report presents the detailed site evaluation matrix.

2.0 EVALUATION OF CANDIDATE SITES

2.1 The Site Selection Process

This report presents a preliminary evaluation of candidate sites. It is neither possible nor desirable as part of this study to determine the best future site for the proposed library for three reasons. First, the scope of this study is not sufficiently detailed to definitively answer all questions concerning each candidate site. Additional studies that may be required include detailed site plans, soil tests, traffic studies, in-depth cost analyses, etc. Secondly, for the municipally-owned sites, there are likely uses other than the proposed library. In some cases, alternative uses have already been identified, such as the Chamber of Commerce offices and further park development at the former Dominion Seed property, or additional recreation facilities at the Gellert Centre. In these cases, Council must decide if the library, or some other use, best serves the public. Finally, while our list of municipally-owned sites is comprehensive, other public (e.g. School Board) or private sites may be offered in the future in response to this report. For example, while private sites have been excluded to avoid added costs for land purchase, a property owner might offer a desirable site at no cost as part of a larger development proposal. This type of arrangement could be mutually advantageous and lead to sites other than those considered in this report.

While this is a preliminary site assessment, it provides sufficient direction for the Library Board to take a preferred site forward for Council's endorsement, subject to whatever additional detailed site planning, traffic or other studies that may be required to confirm site suitability.

The site selection process began with the development of a list of candidate sites. It was determined that the site evaluation would initially consider candidate sites that were municipally owned, and if it was determined that none of these sites were suitable, non-municipal sites would be added to the list. Given that acceptable candidate sites were identified among the municipally owned properties, private sites were not included in the analysis. Site selection criteria were confirmed through a workshop with Board and Library senior staff, and were assigned a priority level of high, medium, or low.

2.2 The Candidate Sites

The sites were identified through key informant interviews and discussions with staff and Board members. The Town of Halton Hills Planning Department provided background information on each of the candidate sites. This information is summarized below.

2.2.1 Site Description

Site 1: Gellert Community Centre Lands

This site is comprised of 31.13 acres of land adjacent to the Gellert Centre. A future expansion of the Community Centre is anticipated, and may involve construction on an existing temporary sportsfield. However it was confirmed through the Recreation and Parks Department that space exists to accommodate a future library facility at this location.

Existing surrounding uses include the Gellert Community Centre, St. Brigid Catholic School and existing and draft approved residential subdivisions. The library could be located within the proposed expansion of the Gellert Centre. Alternatively a library could be constructed as an independent structure, but linked, either structurally or through shared infrastructure, with the Gellert Centre.

The site has available water servicing. However, a sanitary sewer connection is approximately 450m east of the site, on a portion of the Fernbrook plan (24T-97011/H), which does not yet have draft approval. The Region has noted that the proposed Fernbrook pump station (currently underway) should be completed prior to servicing being extended to the subject site.

Currently, the Gellert Centre is serviced by a private pump station, and it is expected that a future addition to the centre will incorporate a second private pumping station to meet servicing needs, independent of external servicing links. Therefore, if a proposed library were to be placed within the future expansion of the Gellert Centre, the servicing issue may be addressed.

Site 2: Civic Centre Lands

The subject lands include 20.44 acres located adjacent to the Town Civic Centre, east of Halton Hills Drive. The site is close to other significant institutional uses such as the Civic Centre, Georgetown Fairgrounds, and the Bennett Health Centre. A portion of the lands are subject to environmental constraints such as a designated "Major Open Space" area, which relates to a Provincially Significant Wetland, and a tributary of the Black Creek. Both may act as limitations for development on the eastern part of the property. However, the portion of the property designated as "Civic Centre Area" would appear to be appropriate. A Zoning By-law amendment would be required to permit the proposed use on the site. Sanitary and water servicing are available at Parkview Boulevard and Orchard Boulevard. In addition, water is available through Halton Hills Drive and Maple Avenue, and sanitary servicing is available through an easement on the site.

Site 3: Former Dominion Seed Property

This site is the most centrally located of all candidate sites. It includes 9.88 acres of property in proximity to two schools, an early childhood centre, a number of medium and low density residential subdivisions, relative proximity to the Downtown Georgetown area, and abuts two arterial roads (Guelph Street and Maple Avenue). The eastern portion of the site, adjacent to Christ the King Catholic School, is vacant and could be developed without disrupting the gardens to the west. The property is also within one kilometer of Loblaws, currently under development, and the retail corridor along Guelph Street. The property contains no environmental constraints and there are no conflicts with the policies of the Official Plan or the provisions of the by-law, with respect to a permitted library use. Water and sanitary servicing are available on Maple Avenue and Guelph Street, and through a sanitary easement on the site.

Site 4: Trafalgar Sports Park Lands

This site is 98.76 acres and is subject to the Trafalgar Sports Park Master Plan (July 2001), which was approved by Town Council (Report R-01-08) through OPA 105 and the Region through ROPA 19. OPA 105 and the related zoning by-law permit, among other matters, public uses that could include a library facility. However, the Master Plan does not allocate land for an institutional facility such as a library and this would require further investigation with the Recreation and Parks Department.

Notwithstanding the Master Plan, some significant constraints exist, including the Canadian National Rail tracks in the southeast corner of the property, and a Black Creek tributary in the northeast corner. Both features may require significant setbacks if development is to occur. However, the property as a whole contains a significant amount of vacant land that may accommodate such constraints.

Although some parts are serviced with water, the site is located outside of the urban service area. For services to be extended to the property, a Regional Official Plan (ROP) amendment would likely be required. In this regard, the ROP prohibits the extension of urban services beyond the boundaries of the Urban Area, subject to a limited number of exceptions. The incorporation of these lands into the Urban Area is precluded by the Provincial Greenbelt Plan. Furthermore, current capacity for the existing urban area is not available, and therefore no additional water connections will be permitted. Sanitary sewers are not available on Trafalgar Road, and extensions will not be provided by the Region.

Site 5: Fire Department Property

As the Fire Department seeks a new home for its operations, this site of 5.42 acres may be available for a new library. However, the timing for the relocation of the Fire Department is unknown. The site does not contain significant development constraints, with the exception of the CNR rail lines in the northeast. The surrounding uses are predominately industrial in nature, with some medium density residential townhouses abutting the southwest of the property. The site is connected to sanitary and water servicing. An OPA and a zoning by-law amendment would be required to permit the proposed use on this site.

Site 6: Memorial Arena Site

A library on this location of 1.88 acres would complement the existing surrounding institutional and residential uses, and servicing is provided, subject to removal of the existing Memorial Arena. It is not anticipated that the existing Memorial Arena will be removed in the near future. If the existing structure remains, there is no capacity to accommodate a future library facility on the property.

Site 7: Cedarvale Park

This property of 33.14 acres abuts the intersection of Main Street and Maple Avenue, and is in close proximity to the Georgetown Downtown Area and to the Guelph Street-Maple Avenue intersection (which contains several significant institutional uses). The site is connected to water and sanitary servicing through a watermain and sanitary sewer on Main Street. There is also a sanitary sewer easement through the site as noted by the Region. Parts of the site are subject to significant environmental constraints, including Silver Creek, which transverses the property, wooded areas, and potential grading/flood control issues that have been identified through discussions with Town staff. The

corner of the property at the intersection of Main Street and Maple Avenue may include sufficient tableland to accommodate the proposed facility, subject to soil testing and geotechnical studies.

Site 8: Mold Masters Arena Site

The subject lands cover 11.23 acres, including a 3.26 acre soccer pitch with lighting and irrigation, and a paved tennis court, and a parking surface. Replacement/relocation of the soccer infrastructure would have to be considered to accommodate the proposed library facility at this location. The placement of the library at the rear of the arena complex would offer limited visibility and no frontage on a major arterial road. The site is fully serviced and located within the heart of the Guelph Street retail corridor. Adjacent land uses are primarily retail, institutional and industrial.

2.3 The Site Selection Criteria

The site assessment was undertaken in two steps. The initial step was a screening process where sites that did not meet a number of minimum criteria were rejected. The second step involved a comparative evaluation of the remaining sites. The criteria applied in each step are noted in the sections that follow.

2.3.1 Step One: Site Screening Process

The following criteria were used to screen sites. Sites that did not conform to these criteria were rejected.

- **Municipal servicing** - full services must be available to the boundary of the site or reasonably accessible to avoid extraordinary costs associated with bringing services to the site.
- **Size of development area** - the size of the site available for development must be large enough to accommodate the proposed facility, parking, and a minimum buffer area. The area available for development excludes zones under a planning restriction (e.g. flood plain), areas occupied by existing buildings, and areas where site conditions would generally prohibit construction (e.g. due to topography). While minimum site sizes must be confirmed with detailed site plans, for the purposes of this assessment we have assumed that the minimum site size required is **2 acres** for a 33,000 sq. ft. library on two floors.
- **Site configuration** – sites will be rejected if they are too irregular to allow development of the proposed building with adjacent parking.
- **Planning constraints/zoning** - sites or parts of sites within areas designated in existing planning documents as unavailable for community facility development will be rejected (e.g. areas within a flood plain or designated environmentally sensitive areas), and sites will be rejected if the existing zoning does not allow the proposed use and, in the opinion of local planning staff, a revised designation to allow the proposed facility would not be supported.

2.3.2 Step Two: Comparative Site Evaluation

The following table describes the criteria that were used to compare the candidate sites that passed the initial screening. (Shading implies criteria that were proposed but were not applied given the nature of the sites/facility model recommended). Sites were judged to fulfill these criteria completely, partially or not at all and assigned a score of 3, 2, and 1 respectively. The criteria were also weighted based on their assigned priority, and this is reflected in the final score.

Table 2.1 Comparative Site Selection Criteria

Criteria	Priority Weighting	Description/General Considerations
Site Acquisition Cost	High =3	Cost per acre/hectare to acquire site. (Not considered for municipally-owned sites, to be applied if non-municipal sites were added to the list)
Size of Site	High =3	Sufficient land to accommodate possible future facility expansion will be preferred. Sites with areas suitable for development but not required for the proposed facilities will be preferred because they can accommodate future expansion of the facility. This will be determined based on the judgement of the consultant. Scores determined as follows: 1= 2-4 acres, 2= 4 - 8 acres, 3= over 8 acres
Site Development Costs	High=3	Any attribute that would result in higher site development costs due to unique site conditions would be considered. Such conditions could include poor drainage, surface level bedrock and other geotechnical considerations, less than ideal topography (for planned development), proximity of hydro lines or utility corridor, flood plain, hazardous soil (that would need to be removed), existing buildings that requires removal, removal of forested area, etc.). The identification of site development constraints was based on existing documents and visual inspection. Detailed site assessments were not within the scope of this study. Unique site conditions will only become site development issues if their presence increases the cost to develop on the site. Scores determined as follows: 1= presence of site constraints/higher costs, 2=average development costs, 3= lower than average development costs
Proximity to Other Branches	High=3	This criterion would only be used if we were planning for two branches in Georgetown. In this case, a site that maximized access by best serving residents <u>not</u> served by another location would be preferred. (Not considered because the preferred model is a single library)
Major Partnership Potential	High=3	Where the development of the facility on a particular site would further or enhance the potential for a partnership, and where this partnership is likely to contribute to cost savings or improved <u>community</u> service, this site will be preferred. Partnerships for the purpose of site development must be of a significant nature. Scores determined as follows: 1= no partnership potential, 2= some partnership potential, 3= significant partnership potential
Access- arterial road	High=3	Sites where at least one boundary fronts on a major arterial road that could provide <u>direct</u> access to the site are preferred. Scores determined as follows: 1= <i>not on</i> arterial or connector road, 2= close to arterial road, 3=on arterial road.
Visibility	High=3	The proposed facility should be highly visible to the community. A prominent location will not only contribute to familiarity and use, it will be a symbol of civic pride and create a strong community focal point. A visible location is therefore preferred. Scores determined as follows: 1= poor visibility, 2= moderate visibility, 3= high visibility.
Access- centrality to population	Medium=2	Sites that are generally located to be an equal distance from the major population centres within the municipality will be preferred and would score a 3. Sites that were a considerable distance from population centres or community amenities would score a 1. Centrality was also considered relative to the access to and visibility of the site.
Contribution to Corporate/Library Objectives	Medium=2	Preference will be given to sites where the development of the facility can contribute to other corporate or Library objectives for the site or the surrounding area, such as acting as a catalyst for the revitalization of a local business area or creating a community focal point. Scores determined as follows: 1= low potential, 2= moderate potential, 3=high potential
Complementary Uses/Service	Medium=2	Sites will be preferred where adjacent land uses or existing on-site uses complement the facility and contribute to an enhanced level of service or enjoyment for users of the facility. Where a library is adjacent to locations for shopping, banking, education, etc., this would be preferred over other locations. Scores determined as follows: 1= not complementary, no amenities nearby 2= moderately complementary, 3= highly complementary, amenities nearby

Table 2.1 Comparative Site Selection Criteria

Criteria	Priority Weighting	Description/General Considerations
Access-pedestrian access	Low=1	Sites that are directly accessible from existing pedestrian or cycleways and that do not require pedestrians to cross major barriers such as railway tracks or natural valley land will be preferred and will score a 3. Because the majority of users will arrive by car, a preference will be assigned to sites on major arterials. Consequently, a major arterial road will not be considered a barrier to pedestrian access. Where there is a major impediment to pedestrian access, sites will score a 1.
Compatibility with Surrounding Uses/Built Form	Low=1	A preference will be given to sites where the facility is compatible with surrounding land uses and built form. If for example, the facility will have negative impacts (visual, noise, congestion) on surrounding residential areas, the site will be considered less desirable. Compatible surroundings would generally be open space or other community amenities. Scores determined as follows: 1= low compatibility, 2= moderate compatibility, 3= high compatibility
Planning Approval Status	Low=1	Sites will be ranked higher if the existing zoning allows the proposed use. A site will be ranked lower if existing zoning does not allow the proposed facility and a revised designation to allow the proposed facility is required and may be opposed. 1= zoning amendment required, 3= zoning allows for library uses

It should be noted that the following considerations were not within the scope of this study and were therefore not addressed during the comparative site evaluation:

- Engineering and sub-soil testing studies for soil bearing capacities;
- Traffic studies or other assessments of access;
- Environmental assessments including testing for soil contamination or any other conditions resulting from previous use of sites; and
- Geotechnical, hydrological, or anthropology studies related to specific site conditions.

Due to the preliminary nature of this site evaluation, it is understood that further studies will be conducted prior to confirming a site.

2.4 Scoring and Weighting

The level of priority assigned to each criterion was agreed upon during a workshop with Board and staff members. Weights of 3, 2, and 1 respectively were assigned to the criterion to reflect their relative level of priority: high, medium and low. The aggregate score for each site was determined based on the initial score multiplied by the weight for the criterion. The site with the highest score was preferred.

2.5 Identification of the Preferred Site

The screening criteria were described in section 2.3.1, and the detailed site evaluation matrix is included in Appendix A to this report. This section summarizes the results of the two-step site selection process.

2.5.1 Sites Screened From Further Evaluation

Based on the application of the screening criteria presented in section 2.3.1, Site 4: Trafalgar Sports Park Lands, and Site 6: Memorial Arena Site were excluded from further evaluation. Site 4: Trafalgar Sports Park Lands did not meet the minimum servicing and planning requirements, since the site is located beyond the Urban Area boundaries, the Regional Official Plan prohibits the extension of urban services beyond the Urban Area, and the incorporation of these lands into the Urban Area is precluded by the Provincial Greenbelt Plan. Site 6: Memorial Arena Site was screened from further evaluation because it did not meet the minimum size requirement or have a suitable configuration for the proposed library.

2.5.2 Comparative Site Evaluation

Appendix A presents the detailed site evaluation matrix. Based on this evaluation, Site 3: Dominion Seed Property is the preferred site. Table 2.2 below presents the results of the comparative site evaluation of the 6 sites.

Rank	Candidate Site	Raw Score	Weighted Score
1	Site 3: Dominion Seed Property	31	68
2	Site 1: Gellert Community Centre	25	53
3	Site 2: Civic Centre Lands	22	48
3	Site 7: Cedarvale Park	22	45
4	Site 8: Mold Masters Arena	18	41
5	Site 5: Fire Department	14	32

Preferred Site: Dominion Seed Property

Of the sites evaluated, Site 3: Dominion Seed Property (see pictures below) scored the highest on the comparative site evaluation due to its relative proximity to the downtown Georgetown area and population and service centres, its location adjacent to two arterial roads, the lack of planning or development constraints, and the available servicing. The site scored higher than the second ranking site on a number of key criteria, including visibility, centrality, and site development costs.

The site has a number of extremely important attributes that may not be entirely reflected in the scores assigned in Table 2.2. Foremost, in this respect, is the location relative to all Georgetown users. The site is far superior to the second rank Gellert Centre with respect to centrality. Among all of the sites considered, the Dominion Seed Property is best situated to serve users of the existing Georgetown branch with minimal inconvenience. Given that the proposed closing of this branch will be a concern for users in the immediate vicinity, this is a significant advantage. Finally, this site is best located relative to the two secondary schools and the major retail establishments, including the new Loblaws Superstore, in the Guelph Street corridor.

We recognize that the vacant portion of the site that is proposed for the library has frequently been identified for other possible uses. It is a municipally owned site well located within Georgetown to serve a number of needs. For reasons noted here, we believe it is the ideal site for the library. Furthermore, it is possible that the library can complement rather than compete with possible alternative uses. Detailed site plans will be required to confirm how much of the

vacant portion of the site would still be available for alternative uses if the library was developed. It is likely, however, that other recreational uses that have been contemplated in previous concept plans for the site could comfortably be accommodated with the library. Small-scale outdoor recreation features such as playgrounds or splash pads could be incorporated in a site plan and located relative to an outdoor plaza or open space area associated with the library. A number of recently developed Ontario libraries have designed outdoor gardens and landscaped areas for patrons use. "Reading gardens" of this type would appear to be very consistent with the park space developed to date at Dominion Gardens. These opportunities should be explored further with the parks and recreation staff and other stakeholders interested in the future of the park. Similarly, other buildings that have been discussed as possibilities for this location, such as the Chamber of Commerce office or a tourist information site, could be incorporated into a library. This has been done in other communities and the sharing of space, information and services has proven to be cost effective and beneficial to all parties. We would encourage the HHPL to explore the broadest range of possible partnerships for a joint development on this site.

While not formally evaluated as part of this study, the possibility was raised that a public library at this location could be the basis for a very effective partnership with Christ the King School. Given the immediate proximity and what we understand to be extreme pressure on available space at the high school, the school board might be interested in a formal arrangement where their students' needs are met at the public library. This would essentially involve a shared library where both parties contribute to capital and operating cost. There are a number of shared secondary school/public libraries in Ontario (although, to the best of our knowledge, always in situations where they share the same building). These partnerships have proven to be beneficial in a number of cases and there would be merit in discussing this opportunity with Christ the King School staff.

Although clearly preferred over all other sites evaluated, there are some issues with this site which would have to be resolved. First, the library's development may displace future parkland uses, although due to the large size of the site, these uses might be sited elsewhere on the property. Secondly, the adjacent parking for the Separate School may have to be realigned to allow vehicular access to the library, and the placement of traffic lights along this section of Guelph St. may be an issue. Finally, the site is adjacent to Guelph St., a very heavily used arterial road, which may impact on pedestrian's access to the site, particularly if they have to cross this street or walk along its sidewalk. (It is understood that there will also be a variety of pedestrian approaches to the site that don't involve Guelph St.) Despite these possible limitations and subject to further study, the site offers the greatest potential for fulfilling the Library's objectives for a new centralized, 33,000 sq. ft. Library. This is clearly the best site among those evaluated by a considerable margin.



Former Dominion Seed Property, looking NE



Former Dominion Seed Property, looking south towards adjacent Separate School and parking

2nd Ranked Site: Gellert Community Centre

The Gellert Centre site received the second highest ranking on the comparative evaluation. This site ranked lower than the Dominion Seed Property on key criteria such as site development costs, centrality to the population, and visibility. As shown in the pictures below, the proposed location for the Library would be adjacent to the existing recreation complex and behind a premier, lit soccer field, on land that is currently used as a temporary sportsfield. This location would necessitate displacement of the temporary sportsfield, as well as removal and realignment of some of the recreation complex's parking areas. Further study would be required to determine how library parking would be accommodated on this site. The proposed location behind the premier soccer field would further limit the visibility and presence of the library on this site.

The primary benefit of this site would be the potential for co-location with the community's premier recreation facility. The nature of the connection between the existing building and the proposed library, however, is unknown at this time. The orientation of the existing building on the site would appear to preclude a prominent, central presence for the library, and the layout of the recreation facility's components leave little opportunity for a beneficial connection with the library. The library, therefore, may have to be a free-standing facility, which would result in reduced potential for space sharing or capital cost savings.

Notwithstanding the fact that this site is a destination point for users of the recreation facility, the location of the site in the extreme southern portion of Library's catchment area may be an issue for some library users, particularly with the preferred model for a single library to serve all of Georgetown. The issue of centrality is discussed further in Section 2.6.



Gellert Centre Site, looking towards the temporary sportsfield



Gellert Centre Site, looking towards south side of Centre

3rd Ranked Site: Civic Centre Property

Although this site may be large enough for library development, development costs are largely unknown at this time. The site is not located along the Guelph St. corridor and therefore it is not ranked as high as the Dominion Seed Property for centrality, although it would be more accessible to Acton residents than the Gellert property. There is no opportunity to join the library to the Civic Centre building, therefore potential savings associated with a shared building could not be realized at this location. Although not particularly close to existing residential areas, there is a planned seniors residence for an adjacent property, therefore this site ranks higher than some of the others for pedestrian access. There may be some benefit to users in combining the Library and the Civic Centre on the same

property, however this benefit would not be as great as for sites adjacent to recreational, commercial, or other service centres.

4th Ranked Sites: Cedarvale Park

Cedarvale Park ranked fourth due to its relatively lower ranking on key criteria such as site development costs, size of site/potential for expansion, and visibility. The proposed location of the library on this site may result in removal of a number of existing buildings and the relocation of current users, which could contribute to higher development costs. There appear to be issues related to the topography of the proposed area for development, although this would have to be confirmed through detailed site studies. If the only feasible location was inside the park (in the vicinity of the existing buildings) the location would be a considerable distance from the adjacent roadway, which would result in limited visibility and presence for the library, and may require roadwork and additional bridge infrastructure to support library traffic.



Cedarvale Park, view of some of the on-site buildings



Cedarvale Park, looking towards existing parking and sloping access

5th Ranked Site: Mold Masters Arena

The negative issues associated with this site outweigh the potential benefits of being centrally located along the Guelph St. Corridor. Specifically, the area proposed for library development is behind the existing arena building, which would severely limit the library's visibility and presence as a prominent landmark in the community. We understand that arena parking is already constrained and the library would aggravate this situation. The library's proposed location would result in displacement of a premium lit soccer field and its associated vehicular access, an existing parking area, and possibly a lit tennis court. Displacement costs were not specifically identified as a site selection criterion. At most sites, there would be some actual or potential displacement of public uses to accommodate the library. However, the displacement costs here are both considerable and very apparent. Simply replacing the soccer field and tennis courts would cost something in the order of \$500,000 excluding land. There is little potential for developing any architectural synergy or connection with the existing arena, in fact the arena's presence would significantly detract from any attempts to make the library architecturally appealing.



Proposed Library site behind Mold Masters Sports Complex Arena

6th Ranked Site: Fire Department

This site has few of the benefits associated with the top ranking sites: it is not centrally located or visible, its industrial location would limit access and complementary uses, and the library's development would require removal of the existing fire station and associated structures and site debris. For these reasons, this site was given the lowest score in the comparative evaluation.

2.6 Preferred Site and Facility Model Considerations

The top ranked site on the comparative evaluation was that part of the former Dominion Seed Property site closest to Christ the King Catholic School. This area could be developed without displacing the existing gardens on the west end of the site. The Gellert Centre site was ranked second to the Dominion Seed Property site and had a considerably lower score. As noted in the introduction to this report, additional information must be compiled and further discussion of priority uses for these two municipal sites may be required before a final decision. In our view, however, both sites would be acceptable for the development of a new Georgetown Branch.

The primary difference between the former Dominion Seed Property site and the Gellert Community Centre site is the centrality of the location. The former Dominion Seed Property site is located within the Guelph St. corridor and clearly commands a much more central location relative to the service area. Furthermore, because this is the commercial and retail centre of the community, it is a regular "destination" for most residents. In contrast, the Gellert Community Centre site is located in "South Georgetown" at the extreme southern end of the community. While this location is well within acceptable driving and commuting times for urban libraries and a co-location with the community's premier recreation facility creates a destination point, the Gellert Centre site is not as conveniently located for community access.

While not fully reflected in the site selection criteria the former Dominion Seed property has another significant advantage over the Gellert Centre. We anticipate that this site would command a much higher level of public support, particularly among residents in the older areas of Georgetown. The preferred Facility Model (*see Halton Hills Public Library Facility Site Study Final Report*) calls for a single new library of about 33,000 sq. ft. to serve all of Georgetown and recommends closing the existing downtown branch. Some local residents will likely oppose closing this branch as it represents the loss of a long established service point. This opposition and loss would be mitigated to a much greater extent at the former Dominion Seed Property site than the Gellert Centre site. Consequently, while we would support the library at either site, a Guelph St. corridor location would be much preferred over the South Georgetown location.

Finally, the library's location at the Dominion Seed site may complement the further development of the park property and/or provide an appropriate location for partnerships with other community service agencies.

Consequently, the Dominion Seed Property site has significant advantages over all other sites. We strongly recommend this as the preferred site for the new library.

2.7 Conclusion

Based on the results of the comparative evaluation and subject to further investigation, the former Dominion Seed Property site is the preferred location for the new 33,000 sq. ft. library serving Georgetown and the surrounding area.

If further investigation identifies an insurmountable barrier to library development on the former Dominion Seed Property site, then the Gellert Centre site should be considered the best alternative.

If both of the top-ranking sites are ruled out, then a more thorough investigation of site development costs, issues and constraints of the third and fourth ranking sites (Civic Centre and Cedarvale Park) should be undertaken. This investigation should be aimed primarily at identifying the cost differential between these two sites, since they are relatively similar on other aspects.

Except as a last resort, we would not support development of a new 33,000 sq. ft. library on either the Mold Masters Arena site or the Fire Station site. The limitations of these sites are significant and before further investigating these sites we would recommend that the site search be expanded to explore other possible public or private sites.

Appendix A:
Site Evaluation Matrix

SITE EVALUATION MATRIX

Step 1: Screening

Sites:	Gellert		Civic Centre Lands		Dominion Seed		Trafalgar Sports		Fire Department		Memorial Arena		Cedarvale Park		Mold Masters	
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
Site Screening Criteria																
A. Meets Minimum Size (2 acres)	x		x		x		x		x			x	x		x	
B. Suitable Site Configuration	x		x		x		x		x			x	x		x	
C. Municipal Servicing to boundary	x		x		x			x	x		x		x		x	
D. Lack of Planning/Zoning Constraints	x		x		x			x	x		x		x		x	

Screened Sites: Memorial Arena Site does not meet minimum size requirement; Trafalgar does not meet servicing/zoning requirements.

Step 2: Evaluation (3=fully meets criteria, 2= partially, 1=not at all)

Sites:		Gellert Centre		Civic Centre		Dominion Seed		Fire Department		Cedarvale Park		Mold Masters	
Site Evaluation Criteria	Weight	Score	Weighted Score	Score	Weighted Score	Score	Weighted Score	Score	Weighted Score	Score	Weighted Score	Score	Weighted Score
1. Size of site -expansion	3	3	9	3	9	3	9	2	6	2	6	2	6
2. Site development costs	3	2	6	1	3	3	9	1	3	1	3	1	3
3. Partnership potential	3	3	9	2	6	2	6	1	3	2	6	2	6
4a. Accessibility-arterial road	3	2	6	2	6	3	9	2	6	2	6	2	6
4b. Accessibility-centrality	2	1	2	2	4	3	6	2	4	2	4	3	6
4c. Accessibility-pedestrian	1	2	2	2	2	2	2	1	1	3	3	1	1
5. Visibility	3	1	3	2	6	3	9	1	3	1	3	1	3
6. Contribution to corporate/department objectives	2	2	4	2	4	3	6	1	2	2	4	2	4
7. Complementary uses	2	3	6	2	4	3	6	1	2	3	6	2	4
8. Compatibility with surrounding uses	1	3	3	3	3	3	3	1	1	3	3	1	1
9. Zoning amendment required	1	3	3	1	1	3	3	1	1	1	1	1	1
TOTAL SCORES		25	53	22	48	31	68	14	32	22	45	18	41