



STAFF REPORT ACTION REQUIRED

9.

Waterfront Branch in the Railway Lands Area – Architect Appointment

Date:	May 10, 2010
To:	Toronto Public Library Board
From:	City Librarian

SUMMARY

To seek Toronto Public Library Board approval for the appointment of the architect for the new Waterfront Branch in the Railway Lands.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. appoints Kuwabara Payne McKenna Blumberg Architects (KPMB) for architectural services for the Waterfront Branch in the Railway Lands; and
2. authorizes and directs the appropriate Library staff to take the necessary action to give effect thereto.

FINANCIAL IMPACT

The 2010 to 2014 capital budget includes \$8.637 million to build a new 15,000 square foot neighbourhood branch in the Railway Lands. The capital cost of building a new branch in the Railway Lands will be funded through development charge levies and Section 37 agreements. The construction budget, excluding contingencies is approximately \$4 million. The architect fee will be negotiated, and it is expected to be within the signing authority of the City Librarian. However, with additional services that may be required due to the nature of this project, the fee may exceed \$500,000, which requires Board approval.

The Director, Finance and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

As the Board is aware, plans have been underway to locate a branch in the Railway Lands for a number of years. In June 2004, the Board approved a strategy for branch development that called for two additional branches to provide service in growing areas of the city – Scarborough City Centre and the Waterfront areas.

In October 2006, the Board approved the location for the new Waterfront Branch in Block 36 at the corner of Fort York and Bathurst Street and Fort York Blvd. to be built in partnership with Toronto Community Housing (TCHC).

In 2009, a developer for Block 36, Context, was selected by TCHC, and the Library participated in the selection process. At the same time, TCHC began working on the development of the adjacent Block 32 and hired the architectural firm of Kuwabara Payne McKenna Blumberg Architects (KPMB) through a competitive process.

COMMENTS

In 2010, TCHC extended KPMB's work to include Block 36. TCHC has indicated that it would facilitate the overall development of Block 36 if Toronto Public Library uses the same architect for the library project. Working with the developer, TCHC and the Councillor, KPMB developed concepts for Block 36 for review with City Planning. Meetings were also held with Library staff as the revised Block concept provided for a stand alone library building at the corner of Bathurst Street and Fort York Blvd., instead of a part of the condominium podium as originally planned.

KPMB is a well known and regarded firm of architects based in Toronto. KPMB was the architect for TPL's Burrows Hall project in 1998. In order to expedite this important project and ensure that the library design is integrated into Block planning, contracting with KPMB for architectural services for this branch is recommended. This may also result in efficiencies and possible economies in the construction process.

CONTACT

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SIGNATURE

Jane Pyper
City Librarian

ATTACHMENTS

Attachment 1: Block 36 Site Plan