

As the negotiations with the developer and mall owner, and the submission of the recommendation to the August 25 and 26, 2010 meeting of City Council are completed (see Rec. No. 2 below), Confidential Attachment 1 is now public in its entirety.



**STAFF REPORT
ACTION REQUIRED
with Confidential
Attachment**

10.

Bridlewood Branch – Potential Capital Project

Date:	May 10, 2010
To:	Toronto Public Library Board
From:	City Librarian
Reason for Confidential Information:	This report involves the security of the property of the Board – <i>Public Libraries Act</i> , R.S.O. 1990, Chapter P. 44, 16.1 (4) (a).

SUMMARY

The purpose of this report is to inform the Toronto Public Library Board of a potential capital project for the Bridlewood Branch related to a development under review in the neighbourhood.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. adopts the confidential recommendation in Confidential Attachment 1; and.
2. authorizes the release of the information upon completion of negotiations with the developer and mall owner, and submission of the recommendation to City Council.

FINANCIAL IMPACT

The financial impact is described in Attachment 1. There is no capital funding identified in the Library's 10-year capital plan for improvements at the Bridlewood Branch.

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

DECISION HISTORY

Library staff has met with City staff about a potential Section 37 project for the Bridlewood Branch. City staff has asked the Library to confirm its support for this potential initiative, in the event that it does proceed and to provide information required for negotiations with the developer and mall owner.

ISSUE BACKGROUND

Bridlewood Branch is located in Ward 39 in the Bridlewood Mall at the corner of Finch and Warden Avenues. Bridlewood Branch is a busy neighbourhood library serving a population of 40,516. The population served increased by 1.3% from 2001 to 2006. Its catchment area stretches from Huntingwood Drive to the south to McNicoll Avenue to the north, Victoria Park Avenue to the west and Kennedy Road to the east. In 2009, Bridlewood Branch had 293,900 visits and circulated 438,694 items, ranking third highest in performance among 79 neighbourhood branches. In 2009, self-service check-out was introduced, and in 2010 the branch open hours increased from 58.5 to 65.5 hours over six days a week. The Board's Doors Wide Open plan includes the addition of Sunday service at Bridlewood. The branch is often filled to capacity. There are seven internet workstations in the branch as well as wireless internet access. The seating capacity is 38 and the meeting room accommodates 58 occupants.

Bridlewood is located in the Steeles L'Amoreaux Priority Neighbourhood. In addition, the branch serves a large multicultural community and many newcomers settle in the branch's catchment area. To respond to these needs, the branch offers many programs in partnership with agencies such as the Library Settlement Partnership program, Service Canada and English as a Second Language classes. The meeting room is used to its capacity for these programs.

The branch has a collection of approximately 60,000 items in many formats including books, magazines, CDs, DVDs and audio books. There is material in English and language collections in Arabic, Armenian, Chinese, Gujarati, Hindi, Tamil and Urdu. In addition, Bridlewood has adult literacy material, career information, English as a Second Language, language learning kits, pedometer lending and large print collections.

Bridlewood Branch has been in the current location in the Bridlewood Mall since 1992, and occupies a space of 5,445 sq. ft. The lease was renewed in 2007 for a five-year term from October 1, 2007 to September 30, 2012. Prior to renewal of the lease, City-owned properties within the catchment area were reviewed as potential sites for this branch, but a suitable site was not found and the Library did not have capital funding to relocate and construct a new branch.

At 5,445 sq. ft., Bridlewood Branch falls well below the identified size of 10,000 to 15,000 square feet for neighbourhood library services. With the continued heavy use and need for more services, the branch is pressed to keep pace with the demand. Currently

there are no capital plans for renovation and expansion of this well used library. To meet the demands of the existing residents and the increase in residents from the proposed nearby developments, Bridlewood Branch needs to be expanded to house larger collections, more computer workstations and study spaces, zoned areas for children, youth and adults and improved meeting and program spaces. Access to Section 37 agreements that may be negotiated as a result of developments would be well used to support an expansion of Bridlewood Branch to 15,000 square feet.

Through public consultations, the need for an expanded and improved library branch which includes multifunctional community meeting space has been identified as a priority by the local community and councillors.

CONTACT

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SIGNATURE

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City Librarian

ATTACHMENTS

Attachment 1: Confidential Information