

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**

**11.**

## **Brookbanks Branch – Potential Capital Project**

<b>Date:</b>	May 10, 2010
<b>To:</b>	Toronto Public Library Board
<b>From:</b>	City Librarian
<b>Reason for Confidential Information:</b>	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**

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The purpose of this report is to inform the Board of a potential capital project for the Brookbanks Branch related to two developments under review in the neighbourhood.

### **RECOMMENDATIONS**

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**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 submission of the recommendation to City Council.

### **FINANCIAL IMPACT**

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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 Brookbanks 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 redevelopment of the Brookbanks Branch library site. 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 developers.

## **ISSUE BACKGROUND**

Brookbanks Branch is located in Ward 34, south of York Mills Rd. and west of Victoria Park Ave. It provides a range of neighbourhood library services including English Can Be Fun, English as a Second Language classes, Shakespeare for Kids, “tweens” after school club, Ready for Reading, Settlement partnership with the local centre for Information and Community Services two days a week in the summer, book club, etc. The branch has a collection of approximately 47,000 items in many formats including books, magazines, DVDs, CDs and audiobooks. In addition to English and French collections for children and adults, collections are provided in Chinese, Hindi, Persian, Romanian and Spanish. As well, there are adult literacy, English as a second language, large print, parenting and language learning kit collections. There are 8 Internet work stations and wireless Internet access is provided. Brookbanks is open 40 hours per week from Tuesday to Saturday and the Board’s Doors Wide Open plan calls for an increase to 62 open hours per week from Monday to Saturday. The branch is relatively busy, with a circulation of 201,009 items, 66,200 information requests, 38,979 holds filled, 25,975 workstation users and 73,325 visitors in 2009.

The branch is a 7,933 square foot facility constructed in 1968. It is undersized in comparison to the 10,000 to 15,000 square foot range stipulated in the Library’s Service Delivery Model for neighbourhood branches. The current catchment population is 33,821, well over the minimum of 25,000 for neighbourhood branches. The current facility will be challenged to provide service to additional residents from the proposed new developments. The building is not accessible and service is provided on three levels. The public washroom facilities are on the lower level and there is no staff washroom. The space is not well laid out or configured to maximize service opportunities and efficient operations. There is inadequate study space, computer space, a lack of suitable multifunctional space for programs, partnerships, art exhibits and meetings.

Through public consultations, the need for additional multifunctional meeting space and a gymnasium has been identified as a priority by the local community and Councillor to meet the needs of the expanding community. One of the options under consideration to address this need is to improve and expand the Brookbanks Branch and add a recreation facility with a gym, change/wash rooms and a multipurpose room. Outdoor spaces would be enhanced as well through improved landscaping which could include a reading garden.

## **CONTACT**

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## **SIGNATURE**

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Jane Pyper  
City Librarian

## **ATTACHMENTS**

Attachment 1: Confidential Information