

Scarborough Centre Branch and Civic Centre Precinct Parking

Date:	July 26, 2011
To:	Toronto Public Library Board
From:	City Librarian

SUMMARY

The purpose of this report is to inform the Toronto Public Library Board that the Toronto Parking Authority (TPA) has decided not to proceed with the development and construction of a parking garage below the new Scarborough Centre Branch.

FINANCIAL IMPACT

The project to construct a new 15,000 sq. ft. library branch in the Scarborough Centre area on City-owned land is included in the approved capital budget and scheduled to begin construction in 2012 for a total cost of \$8.2 million.

The Director, Finance and Treasurer has reviewed this financial impact statement and is in agreement with it.

DECISION HISTORY

The Library has been proceeding with the planning phase of the library branch for the Scarborough Centre area. At its meeting on March 25, 2008, the Board approved locating the branch at 150 Borough Drive, subject to the completion of a satisfactory agreement with the City of Toronto. On January 19, 2009, the Board approved continuing the work toward securing this site. Scarborough Community Council endorsed the proposal to build a library branch at this site at its meeting held on February 9, 2009; its report was adopted by City Council on February 23, 24 and 25, 2009. On April 20, 2009 the Board approved requesting the TPA to consider constructing a TPA lot and directed staff to work with TPA and City of Toronto to facilitate the provision of a parking supply as outlined in the feasibility study, provided that the library project is not unduly delayed.

COMMENTS

In Summer 2009, following a competitive process, Phillip H. Carter Architect and Levitt Goodman Architects in joint venture were retained for architectural services for the Scarborough Centre Branch capital project. Working with the library design team, TPA

and other city departments as required, a design concept was developed. This concept was presented for public consultation in the Summer of 2010 with a favourable response. An order of magnitude costing was prepared by the consultant team and provided to the various stakeholders.

At the same time, the City engaged consultants to begin more detailed work on the Scarborough Civic Centre Public Realm Master Plan.

Over the ensuing months, a number of meetings were held to explore matters related to the location of the library on the property, parking and linkages to the Civic Centre and the plans were presented to the Design Review Panel at the City in November 2010.

In Spring 2011, the Library sought to finalize arrangements with TPA in order to proceed with final design work to be followed by working drawings, tender and construction.

In June 2011, the TPA advised that it has decided not to proceed further with participation in the project. The TPA advised that it determined that there is substantial risk that the proposed parking facility will not achieve a break-even financial return over its 25-year cycle.

While library customers would have benefited from easy access to a TPA parking lot under the branch, there is on street parking nearby and convenient TTC access through both bus and Light Rapid Transit service. As well, customers residing in the nearby apartment towers and people from the Scarborough Town Centre will be able to walk to the branch. Many TPL branches do not provide parking and the City has confirmed that there is no parking requirement for a library branch in this vicinity.

As a result, the Library is proceeding with a revised design with slab-on-grade construction for the library branch. City Planning and the local councillor have been advised accordingly.

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SIGNATURE

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