



STAFF REPORT ACTION REQUIRED

12.

Scarborough Centre Library Branch – Update

Date:	January 19, 2009
To:	Toronto Public Library Board
From:	City Librarian

SUMMARY

The purpose of this report is to inform the Board about developments in securing a location for the new Scarborough Centre Branch.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves continuing work towards locating the Scarborough Centre Branch at 150 Borough Drive;
2. requests that the City of Toronto continue to include the Toronto Public Library's interest in the development plan of the Bushby site in the nearby McCowan Precinct until such time as the development of a Library at 150 Borough Drive is confirmed; and
3. forwards this report to the Scarborough Community Council.

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 in 2009 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

As the Board is aware, plans have been underway for a number of years to locate a library branch in the Scarborough Centre area. At its meeting on March 25, 2008, the Board approved locating the proposed Scarborough Centre Branch at 150 Borough Drive, subject to the completion of a satisfactory agreement with the City of Toronto. The report also recommended asking the City to continue to hold the Library's interest in the nearby McCowan Precinct until the plan for the Library at 150 Borough Drive is confirmed.

COMMENTS

Subsequent to March 2008, the Library has met with various city departments in order to obtain agreement to locate the new Scarborough Centre Branch at the Borough Drive site. Once such agreement is obtained, the Library will be able to relinquish its interest in the Bushby site in the McCowan Precinct. In discussions with City staff, an update for the February 9, 2009 meeting of the Scarborough Community Council has also been requested.

Some of the issues under discussion regarding the Borough Drive site are as follows:

Parking

Immediately to the east of the proposed library site is a city-owned two-level deck parking lot for city staff and visitors to the Civic Centre. This site has been identified as a potential development site and should it be sold and/or developed in the future, an alternate solution will be required to accommodate City staff parking.

The Library is not in a position to build underground parking, and does not have budget to do so.

The Toronto Parking Authority (TPA) is investigating a surface and underground parking proposal which would tie into the Library proposal. The TPA would have to obtain jurisdiction for both surface parking at the site and for the underground parking beneath the proposed library.

The TPA would build the parking levels in such a fashion that they could, in the future, connect underground to the parking deck site that currently services Civic Centre staff. This approach is preferred by the Library as it provides paid parking at the site that will be operated and maintained by the TPA. It also allows the Library project to proceed while decisions about the future developments in the area, including the parking deck, are considered. At the same time, it provides for a future link to underground parking at the adjacent site. A proposal is pending a budget amendment decision by the TPA Board in January 2009.

Library Feasibility Study

The Library retained a consultant, ZAS Architects Inc., to complete a feasibility study in order to confirm that a 15,000 sq. ft. library could indeed be built at this site. The study includes optional underground parking and pedestrian connections from Borough Drive to Albert Campbell Square, and greatly enhances the views from the south. The study has been shared with the local councillor and with staff from various areas including City Planning, Facilities and Real Estate, Toronto Culture, Heritage Preservation Services and Toronto Parking Authority. All parties have expressed support for the concept.

Scarborough Civic Precinct Implementation Plan

The City Planning Division, Scarborough District is in the process of developing an Implementation Plan for the Civic Precinct of the Scarborough Centre Secondary Plan. Some of the key goals of the Plan are to animate the south side of the civic centre and to improve visual and pedestrian connections to Albert Campbell Square. The conceptual design for the library is identified as an important component of this Implementation Plan.

Heritage Designation

The Scarborough Civic Centre and surrounding landscape was designated as a heritage site under Part IV of the Ontario Heritage Act by Toronto City Council in February 2002. The Library has met with Heritage Preservation Services about the process required to obtain a Heritage Impact Statement for a future proposed development at the site.

CONTACT

Anne Bailey, Director, Branch Libraries; Tel: 416-397-5944; Fax: 416-393-7083;
E-mail: abailey@torontopubliclibrary.ca

SIGNATURE

Jane Pyper
City Librarian

ATTACHMENTS

Attachment 1: Scarborough Centre Map