

The confidential information provided to the TPL Board regarding the acquisition of the eight residential condominium units located at 416 Dawes Road, is now public in its entirety.

2016-2025 Capital Budget and Plan Adoption

Date:	February 22, 2016
To:	Toronto Public Library Board
From:	City Librarian

CONFIDENTIAL RECOMMENDATION

The City Librarian recommends, subject to Council approval of the 2016-2025 capital budget and plan, that the Toronto Public Library Board:

1. requests the City to proceed with the acquisition and if necessary the expropriation of the eight residential condominium units located at 416 Dawes Road.

FINANCIAL IMPACT

The Executive Committee recommended 2016-2025 capital budget and plan includes funding for the Dawes Road project for \$13.263 million gross (\$6.093 million debt), with cash flows spread over 2016 to 2020, to rebuild and expand the branch on the current site. Included in the project cost is approximately \$3.579 million for the acquisition and if necessary the expropriation of the eight residential condominium units located above the branch.

The operating budget impacts for the Dawes Road capital project are included in the 2016-2025 capital budget and plan, expected to be approved by Council on February 17-18, 2016.

An amount of \$15,000 is included in the 2016 capital budget for Facilities, Real Estate, Environment and Energy for planning for a community hub. Any operating cost related to running the community hub would be addressed in a future budget submission.

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

BACKGROUND

Dawes Road Branch, located at 416 Dawes Road, is at the base of a building with eight residential condominiums above the branch. The branch occupies 52.96% of the building, but TPL has only one of the nine votes on the condominium board, York Condominium Corporation No.260. Toronto Public Library has always had a staff member on the condominium board, and has provided support for the operations of the total building.

COMMENTS

Despite significant capital improvements since 1998 and ongoing work with the condominium board to ensure adequate building maintenance and repairs, the building continues to be a state of good repair concern. Many repairs in the branch, common areas and building envelope have been necessary to keep the branch operational and safe. TPL has been working closely with the local Councillor, and the Facilities and Real Estate, Parks, Forestry and Recreation, Planning and Finance departments at the City for several years to develop a long-term and sustainable solution to address building and library service issues either at the current site or another location in the Dawes Road area. Various options were considered at length and there is now agreement by all parties that the best strategy is for the City to purchase the eight condominiums at the site for TPL, demolish the building, and rebuild a new two-storey library at approximately 14,000 square feet. There are also plans to include a community hub space on the second floor of the building, which would be funded by the City and added to the project cost.

The Dawes Road capital budget included in the 2016-2025 capital budget and plan, expected to be approved by Council on February 17-18, 2016, was increased by \$2.649 million gross, \$1.199 million debt, to fully fund the project and allow for the acquisition of the condominium units at the site. Real Estate Services Division estimates that the acquisition costs, which could include expropriation, could be up to \$3.579 million.

City approval is required to acquire these properties which will be done with the assistance of the Real Estate Services Division.