



To: Toronto Public Library Board – January 8, 2001

From: City Librarian

Subject: **Malvern District Library Capital Project**

Purpose:

To present the results of the City's request to justify the expansion of the Malvern District Library and to request Toronto Public Library Board approval to convey this information to the City's Policy and Finance Committee.

Funding Implications and Impact Statement:

The Malvern District Library building project is included in the Library's 2001 Capital Budget at \$6.799 million with cash flow over four years:

2001:	\$ 631,000
2002:	\$2,160,000
2003:	\$2,553,000
2004:	\$1,455,000

Recommendations:

It is recommended that the Toronto Public Library Board:

- (1) Approve the justification for the renovation and expansion of the Malvern District Library as outlined in the *Malvern District Library Capital Project* report, and
- (2) Forward the information contained in the *Malvern District Library Capital Project* report to the City's Policy and Finance Committee, as requested.

Background:

During its consideration of the Library's 2000 Capital Budget submission, City Council made the following request:

With respect to Malvern District Library Expansion project, it is recommended that:

- i) This project be deferred for consideration with the year 2001 Capital Budget process to allow the program time to complete all appropriate needs assessments to justify expansion of facilities at this site; and*

- ii) *The Toronto Public Library report in time for the year 2001 Capital Budget process on the needs assessment and justification for the expansion of the existing facility from 15,000 square feet to 25,000 square feet.*

This report has been prepared in response to these requests.

Library Capital Project

The Malvern capital project has been before the Library Board on several occasions:

- 1997 – Funding for a retrofit was approved by the former Scarborough Public Library Board in its 1997 Capital Budget, but the matter was deferred during the subsequent Board amalgamation transition period.
- 1999 and 2000 – The Malvern capital project was included in the Library Board’s capital budget submissions. The need to expand Malvern District Library public service space was identified as essential due to the variety of activity in the branch (newly designated as a district library) and to the rapidly growing Malvern community.

Community Theatre

- 2000 – At a meeting held on January 13, 2000, Toronto City Council’s *Community Services Committee* endorsed a Malvern community-initiated recommendation that “serious consideration” be given to the Library’s request for expansion, and that “a community theatre space” also be included in library expansion plans. The campaigning by community members for additional library space and support by a City Committee for the expansion proposal argued the timeliness of the building program.

In response to the community’s request for the Library to specifically include a community theatre in the Malvern building project, the scope of the 2001 Capital Budget request has been adjusted to include this component. Pending approval of 2001 funding for the project, the Library will proceed to hire consultants to:

- Develop a conceptual design and architectural drawings for a renovated and expanded Malvern District Library, and
- Conduct a needs assessment and feasibility study for the provision of a community theatre at Malvern.

Comments:

Malvern District Library is a City-owned facility that shares space with a busy community recreation centre in the north-east sector of the City of Toronto. When it opened in 1982, it served a population of 24,000. The branch was designed to serve up to 50,000 residents. Malvern’s current population is 147,000. TPL’s service delivery model identifies district libraries as serving populations of at least 125,000 and a catchment radius of 2.5 kilometres. This planning framework supports the Malvern District Library expansion plans.

The ability of the community branch-sized library to serve what is the largest of Toronto’s planning districts, the area known as Malvern, has become rapidly more difficult with the

dramatic changes in demographics experienced in the area over the two decades Malvern Library has operated.

Once characterised by vast tracts of open space and parkland, with residential developments in the area concentrated around and paralleling major arterial roads, today the Malvern district is “boomtown” Toronto with the highest number of development sites in Toronto either under construction or in planning application stages. Population growth in the 1990’s has been an important indicator of the changing environment. Between 1991 and 1996 alone, the area population increased by a significant 10%, at the same time the entire City of Toronto population increased by only 5%.

City planners advise that the Malvern district population base can be expected to continue rising for some time. As shown by the tables inserted below, which indicate only building projects for the district that are currently underway, Malvern District Library can anticipate its community of potential users will increase by almost 20% within the next five years as residential developments are completed and opened within the district. Appendix 2, a November 17, 2000 *Toronto Star* article, refers to the recent approval of a large housing project in the area.

Table 1

Malvern District Development Sites			
Development Name	Location	Number of Units	Estimated Population *
Aspen Ridge	Markham/Sheppard	780	2,605
Canada Lands Co	McLevin/Tapscott	590	1,971
McAsphalt Industries	Sheppard/Morningside	1,164	3,888
Monarch Construction	Finch/McCowan	616	2,057
Morningside Heights	Neilson/Finch	2,695	9,001
Paradise Homes	Neilson/Finch	270	901
Tiffield Development Corp	Finch/Middlefield	582	1,944
	Total	6,697	22,367

* Standard multiplier of 3.34 / unit has been used to estimate population, as per Planning Department suggestion.

Table 2

Malvern Branch – District Catchment Population						
1991 Census	1996 Census	% Change	Projected 2001 Population *	Projected Development Increases **	Estimated Population 2005	% Change over 1996 Population
133,746	147,709	10%	155,094	22,367	177,461	20%

* Projected increase is estimated at a conservative rate of 5% (the known Toronto average rate between 1991 and 1996). The Malvern rate of increase is expected to be 10% or greater.
 **Population increases are attributable to the opening of those development sites noted in Table 1 only.

The greater Malvern community encompasses several distinct socio-economic realities that impact on library service to the area. The branch is located within Ward 42, but, in its new role as a district resource, the facility serves some residents of Ward 41 and 44 as well. While there is a mix of housing in the district, the area immediately surrounding the Library represents a large part of the planned Malvern community of the 1960's and 70's which was designed to provide low-cost and government subsidised housing. Today the area around the Library includes co-operative housing developments, high rise apartments and small detached or semi-detached homes. New immigrants still learning English, lone parent families and job seekers are prevalent in the area.

According to a 1999 City of Toronto Urban Planning and Development Services report entitled Social Indicators and Priority Areas, the Malvern community is identified in the top quartile of priority areas for the City. Some of the high risk indicators cited include children living in lone parent families living below the low income cut-off, children living in families receiving social assistance, unemployed youth and youth not attending school.

Differences related to the age of the population in the Malvern area are also noteworthy. The percentage of young people under the age of 24 is much higher than the City average, while the percentage of senior residents is significantly lower. The district includes a higher proportion of multiple family dwellings and more large families than the rest of the City (See Table 3).

Table 3

WARD 42 STATISTICS		
Category	WARD 42	City Average
Young people under the age of 24	40%	32%
Seniors	6%	13%
Multiple Family Dwellings	9%	3%
Families with 4 or More People	53%	27%

Source: 1996 Statistics Canada Census as cited in the City of Toronto web site's Ward Profiles.

Service planning and program delivery at Malvern District Library is necessarily informed by staff awareness of the special needs of their users. Outreach to the community is important, with staff routinely attending shelters and other agencies to network, providing book talks, leading discussions or publicizing the availability of services back at the branch.

Children's programming at Malvern is very well received with registration always at capacity. Class visits to the branch are frequent and book exchanges popular. The Library Homework Club has waiting lists for students and tutors which underlines the fact that space and resources to assist with schoolwork at home is limited. Already this year, the numbers of programs and program attendance have increased by 40% over last year.

Demand for instruction in the use of electronic resources remains constantly high with the four Internet terminals owned by the branch regularly and fully booked after four o'clock each day. Referrals are numerous to the nearby employment centre which provides word processing resources for public use, and requests for staff to assist with writing job resumes are familiar.

Branch ESL and Literacy programming is well attended by children and adults alike and interest in citizenship classes has been expressed sufficiently often by library clients that staff are investigating providing the course in future, if room can be found to hold it.

The Malvern building program will assess building deficiencies that currently impede achieving district branch service objectives. Additional space for collections, public study and programming is required. Installation of intrusion alarms and a materials security system are basic to the retention of library owned resources, but are not possible at the present time due to the structural limitations of the building. Upgrading of cabling and power management systems to ensure the stability of the evolving electronic service in the branch must be achieved.

Conclusion:

The proposed renovation and expansion of Malvern District Library has been submitted as part of the Library's 2001 Capital Budget. Further delay will result in residents of the more and more populated north-east sector receiving less and less adequate library service. The addition of a community theatre component to the 2001 Capital Budget has been incorporated based on the plan to conduct a needs assessment and feasibility study.

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City Librarian

List of Attachments:

Please note: Appendix 1 and 2 are unavailable electronically. If you would like a paper copy, please contact Nancy Marshall at 393-7215.