

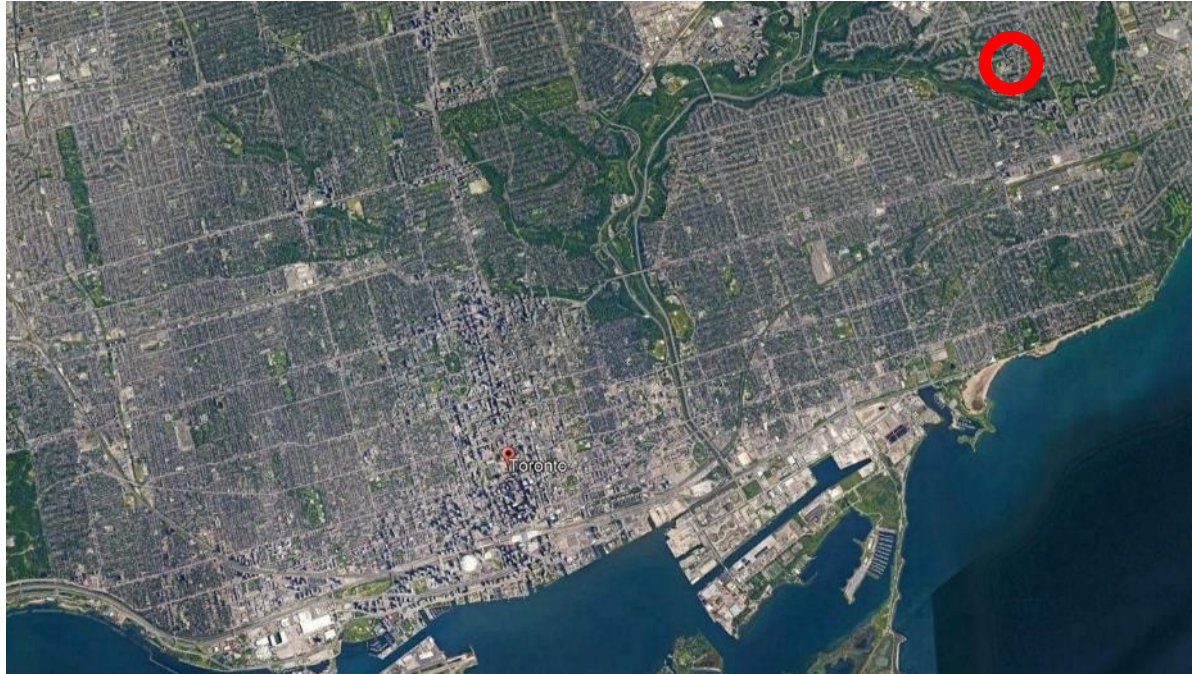


# Dawes Road Branch and Community Hub Capital Project

October 28, 2024

# current Dawes Road branch

The Dawes Road branch is located in the eastern part of the city, south of St. Clair E and Victoria Park.



# current Dawes Road branch

Taylor Creek flows through the neighbourhood, connecting streets, buildings and spaces





# current Dawes Road branch

The Dawes Road branch ranks #5 of 80 neighbourhood branches; it is undersized and in disrepair



# Dawes Road branch: consultation

Extensive community consultation is conducted as part of all TPL branch capital projects



Dawes Road Library

## Net-Zero Carbon Study

Baseline  
Building

Load Reduction  
Through  
Passive Design



Net Zero  
Carbon



ABORIGINAL  
LEGAL  
SERVICES  
*Gaa kina gwii waabomaa debwewin  
All those who seek the truth*



Base of Carbon  
Offsets

NZC

# Dawes Road branch: design principles

Design principles focus the project through planning and design phases

- Strengthen and expand valuable community resource
- An exemplar for TPL's Indigenous Initiatives as the first new construction project
- Create a sense of place
- Strive for the highest standards of sustainability that is feasible
- Constructability, Functionality and Value

# Summary of Public Consultation

| Request  | Existing   | New branch  |
|--|--|---|
| Larger branch                                  | ✗ 6,866 sq. ft.  | ✓ 19,800 sf including lower level   |
| Modern Design                                  | ✗ No   | ✓ Yes   |
| Ground floor program space                     | 450 sq ft program room – separated from library branch | ✓ Ground floor program space accommodating 60 people and can be used for quiet study  |
| Quiet study rooms                              | ✗ None   | ✓ 5 of various sizes  |
| Maintain large study tables in public area     | ✗ 7 tables   | ✓ Multiple options for various types of seating   |
| Public Seating                                 | ✗ 32 seats   | ✓ +70 seats   |
| Zoned spaces for Children's, Teens and Adults  | ✗ minimally  | ✓ Yes, well zoned spaces  |
| More public washrooms and accessible washrooms | ✗ 1 women's; 2 fixture men's                           | ✓ 6 single use + 1 universal (library) + 2 single use + 1 universal washroom (SDFA) for a total of 10 public washrooms in the facility. |
| Drinking fountain                              | ✗ No   | ✓ Yes, bottle filling stations  |
| More natural light                             | Windows on south side, windows in program room         | ✓ Windows at all four facades   |





# A Gift

The star blanket wraps the respect and regard of community and ancestors around a person doing excellent work benefitting their community.





# East View



# Southeast View

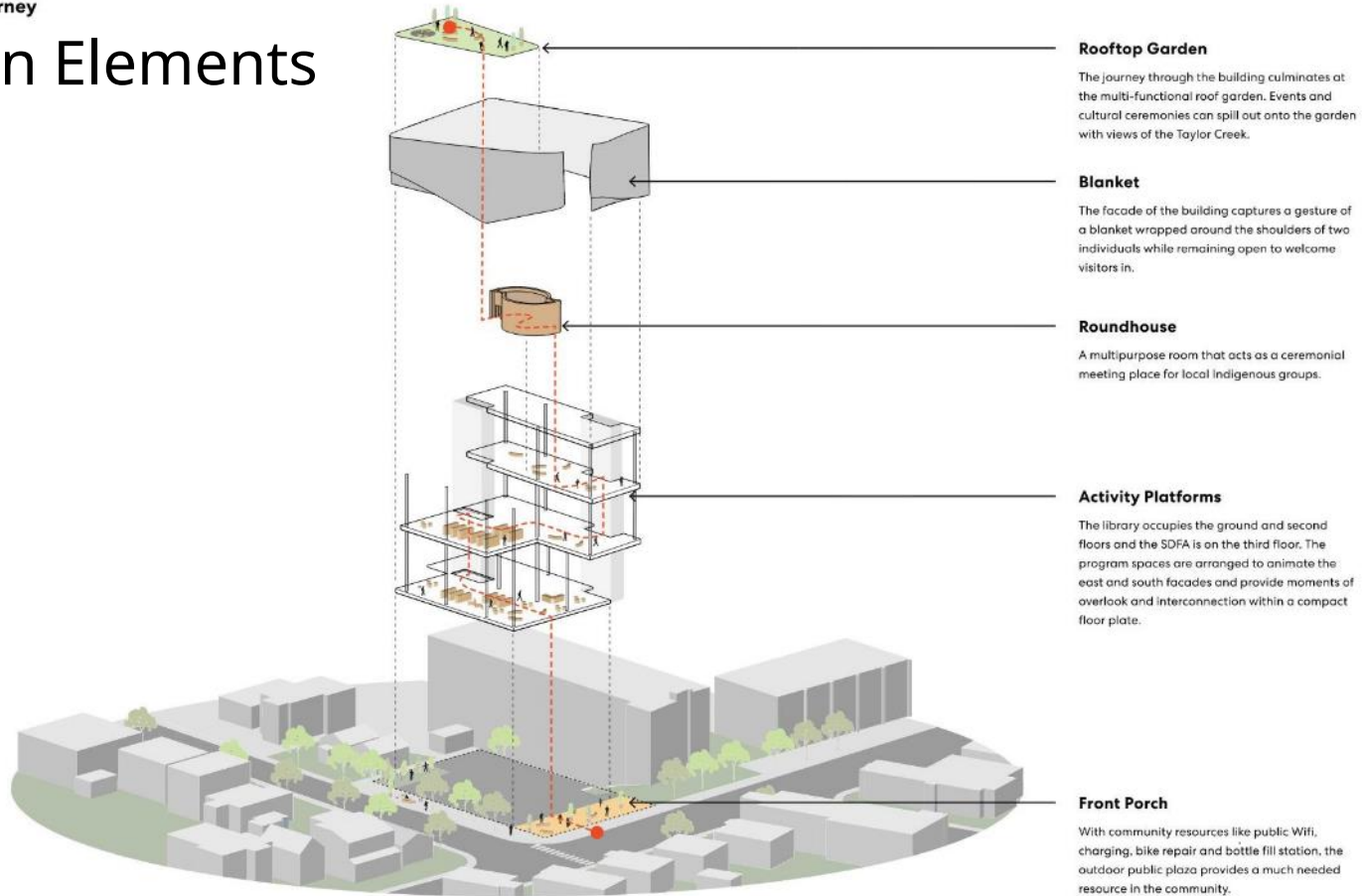




# Southwest View



# Design Elements



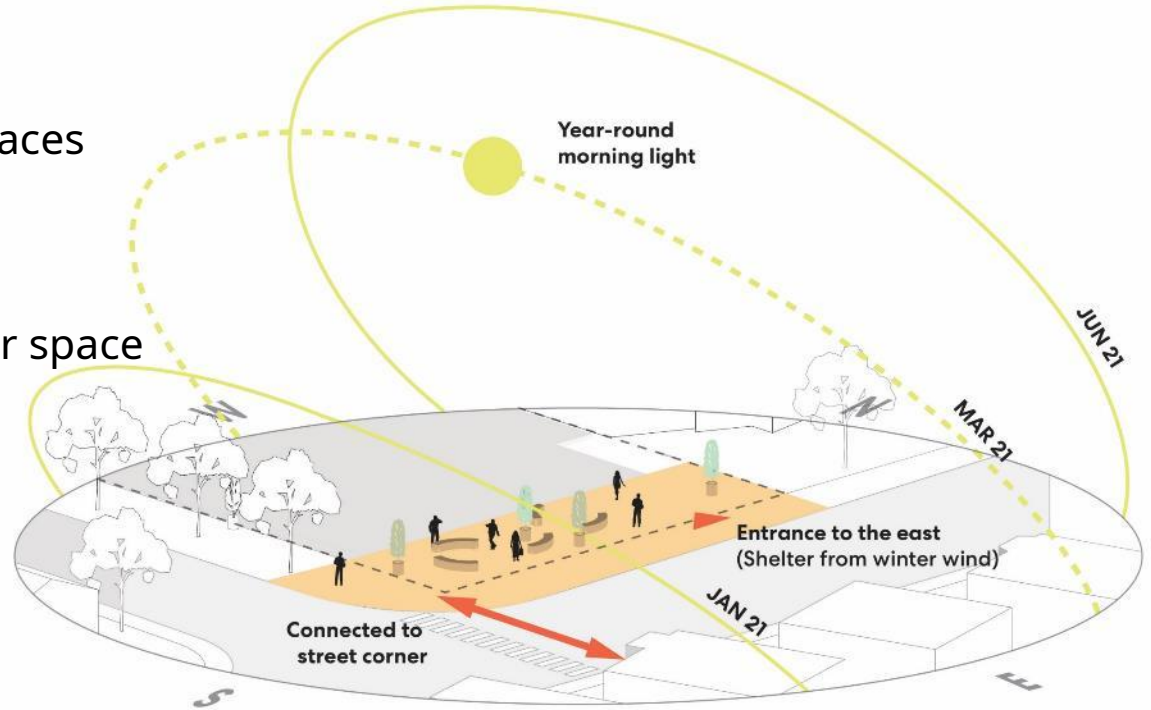


# Front Porch

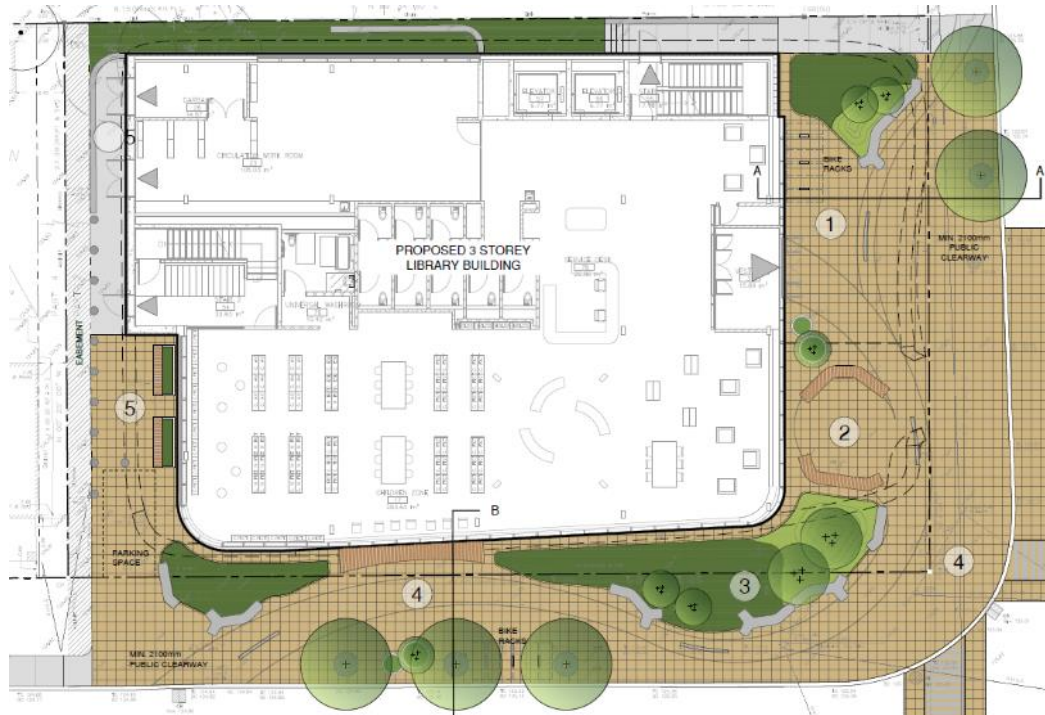
Part of a chain of public spaces

Civic plaza

Generous, covered outdoor space



# Landscape Concept



# Current Landscape Concept

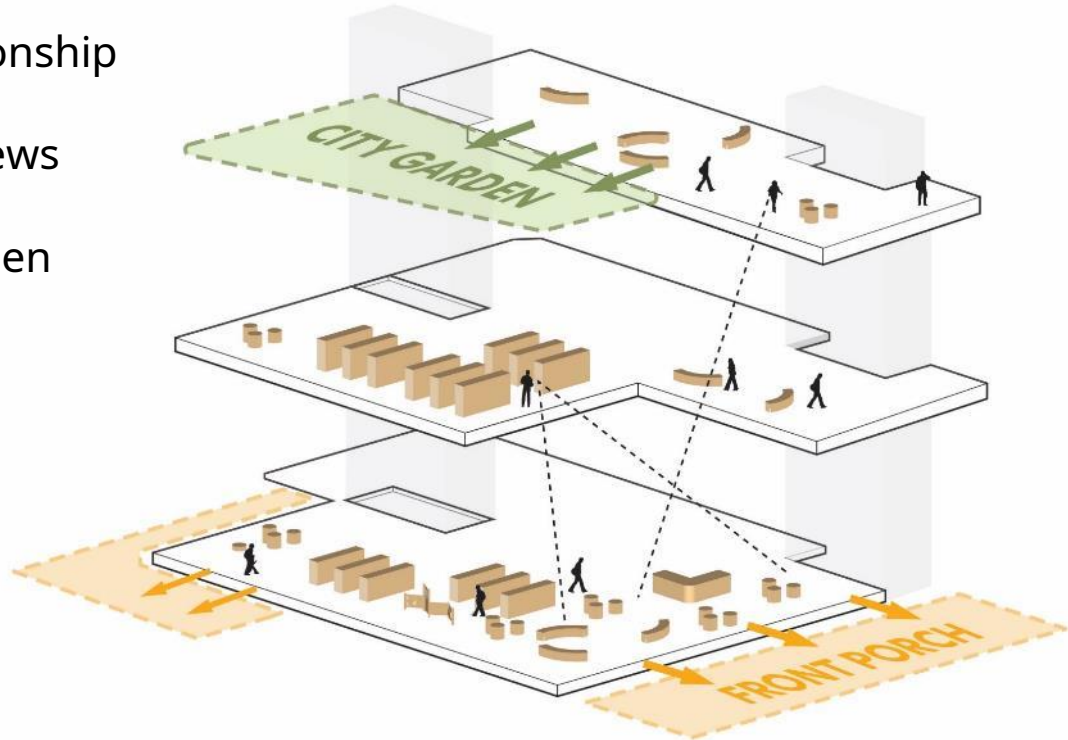


# Activity Platforms

Indoor / outdoor relationship

Interconnection and views

Vertical journey to garden





# Interior Ground Floor Atrium



## First Floor

- 1 Vestibule
- 2 Lounge / Performance Space
- 3 Reception
- 4 Children's Area
- 5 Universal Washroom
- 6 Office
- 7 Washrooms
- 8 Staff Work Room
- 9 Garbage

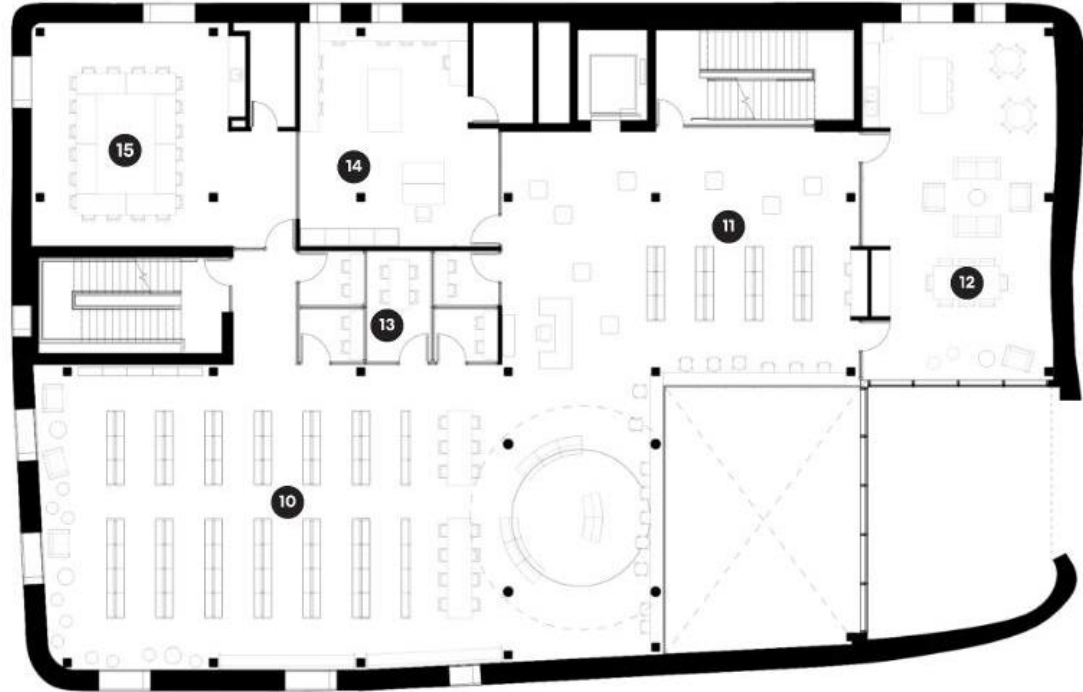


# Interior Second Floor Roundhouse



## Second Floor

- 10 Adult Collection
- 11 Teen Collection
- 12 Youth hub
- 13 Study Rooms
- 14 Digital Innovation Hub
- 15 Multipurpose Room





# Interior Third Floor Community Hub



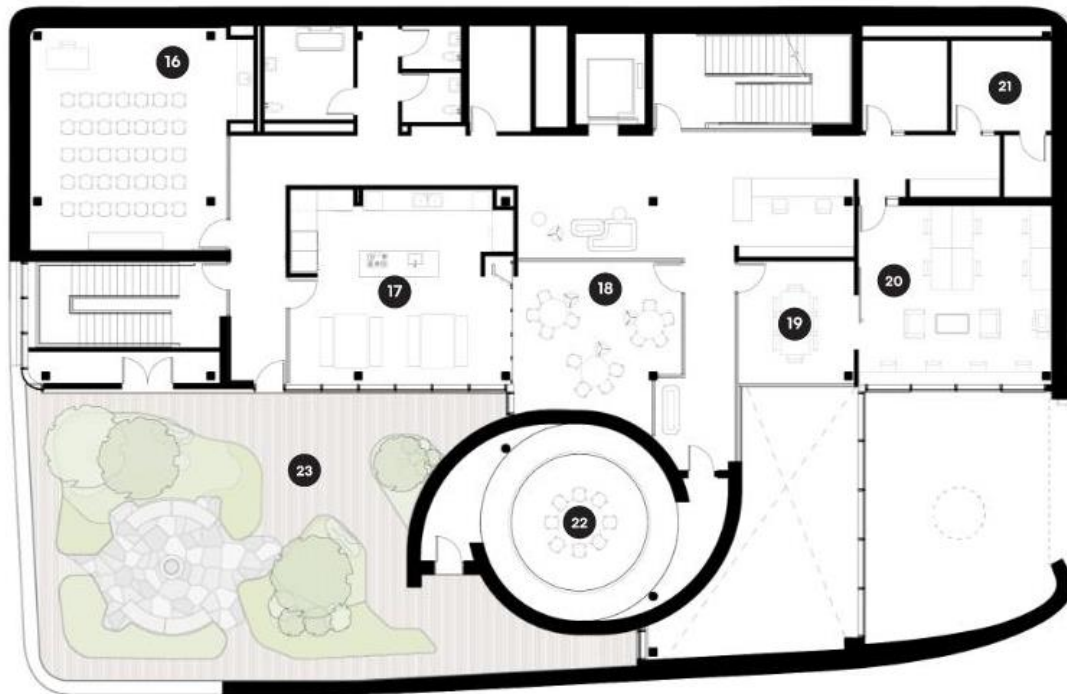
# Exterior Third Floor Rooftop Garden





## Third Floor

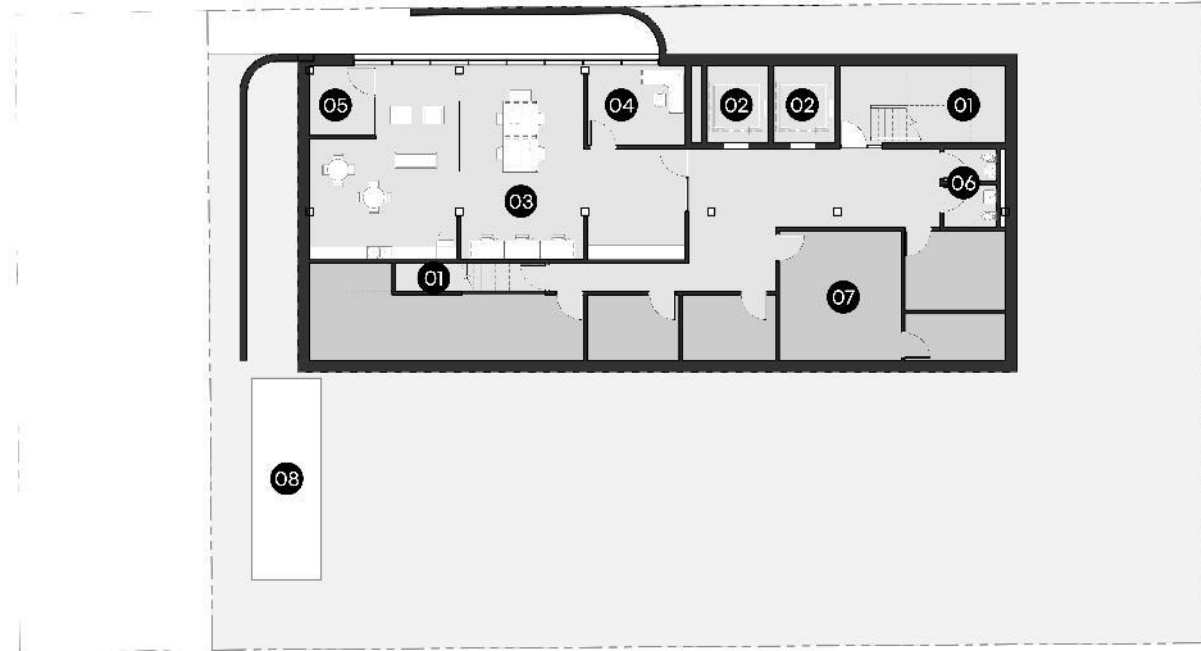
- 16 Training Room
- 17 Community Kitchen
- 18 Community Room
- 19 Boardroom
- 20 Staff Work Room
- 21 Counselling Rooms
- 22 Roundhouse
- 23 Rooftop Garden



## Lower Level



- 01. Stair
- 02. Elevator
- 03. Staff Workspace
- 04. Office
- 05. Training
- 06. Staff Washrooms
- 07. Service Spaces
- 08. Water Storage Cistern



0 2m 4m 10m





# Sustainability Summary

- Toronto Green Standard V3 for City Agencies, Corporations and Division-owned Facilities
- Net Zero Emissions
- All electric mechanical systems
- Low window to wall ratio and high-performance envelope



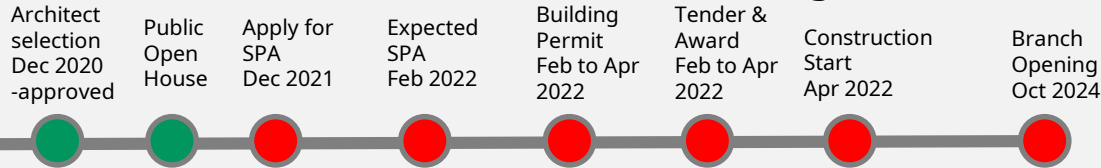
## Update: city planning and permitting



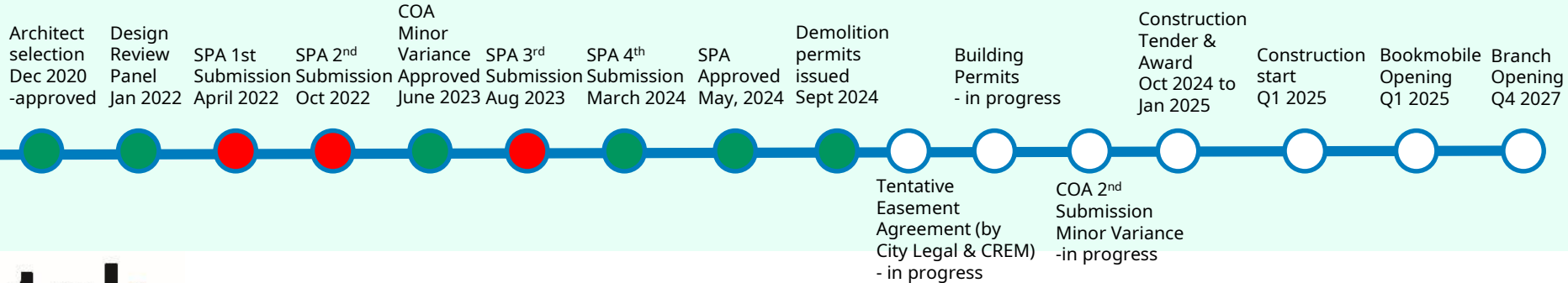
# timeline

City approvals have delayed the project

## Original Schedule



## Actual Schedule





## Project delays have impacted the costs

Class A cost estimated prepared by Altus Group shows the estimated construction cost at approximately 27M.

Consultant's fee will be adjusted after construction tender closes.



**\$27,021,000**  
PROJECT TOTAL

## EXECUTIVE SUMMARY

**\$10,294/m<sup>2</sup>** | 2,625 m<sup>2</sup>  
TOTAL /m<sup>2</sup>  
**\$956/sf** | 28,253 sf  
TOTAL /sf | PROJECT GCA

| Building Component                    | Area (m <sup>2</sup> )     | Area (SF)        | Total/SF         | Total               |
|---------------------------------------|----------------------------|------------------|------------------|---------------------|
| Dawes Road Library Reconstruction     | 2,625 m <sup>2</sup>       | 28,253 sf        | 686 /sf          | \$19,389,244        |
| Site Development                      | 1,174 m <sup>2</sup>       | 12,632 sf        | 140 /sf          | \$1,768,751         |
| Pre-contingency Subtotal (GCA)        | 2,625 m <sup>2</sup>       | 28,253 sf        | \$749 /sf        | \$21,157,995        |
| Design and Pricing Contingency (2.5%) | 2,625 m <sup>2</sup>       | 28,253 sf        | 19 /sf           | \$528,950           |
| Design Contingency Subtotal (GCA)     | 2,625 m <sup>2</sup>       | 28,253 sf        | \$768 /sf        | \$21,686,944        |
| Escalation Contingency (16.0%)        | 2,625 m <sup>2</sup>       | 28,253 sf        | 120 /sf          | \$3,385,279         |
| Construction Contingency (7.0%)       | 2,625 m <sup>2</sup>       | 28,253 sf        | 52 /sf           | \$1,481,060         |
| Total Construction Cost (GCA)         | 2,625 m <sup>2</sup>       | 28,253 sf        | \$940 /sf        | \$26,553,283        |
| HST                                   | 2,625 m <sup>2</sup>       | 28,253 sf        | 17 /sf           | \$467,338           |
| <b>Total Construction Cost</b>        | <b>2,625 m<sup>2</sup></b> | <b>28,253 sf</b> | <b>\$956 /sf</b> | <b>\$27,021,000</b> |

# Wrap up

We are excited to break ground and start constructing this branch

## Next Steps:

- Board approval for general contractor and increase to architectural fees (Jan-Feb.2025)
- Final city approvals
- Demolition
- Hoarding
- Construction

## Questions?