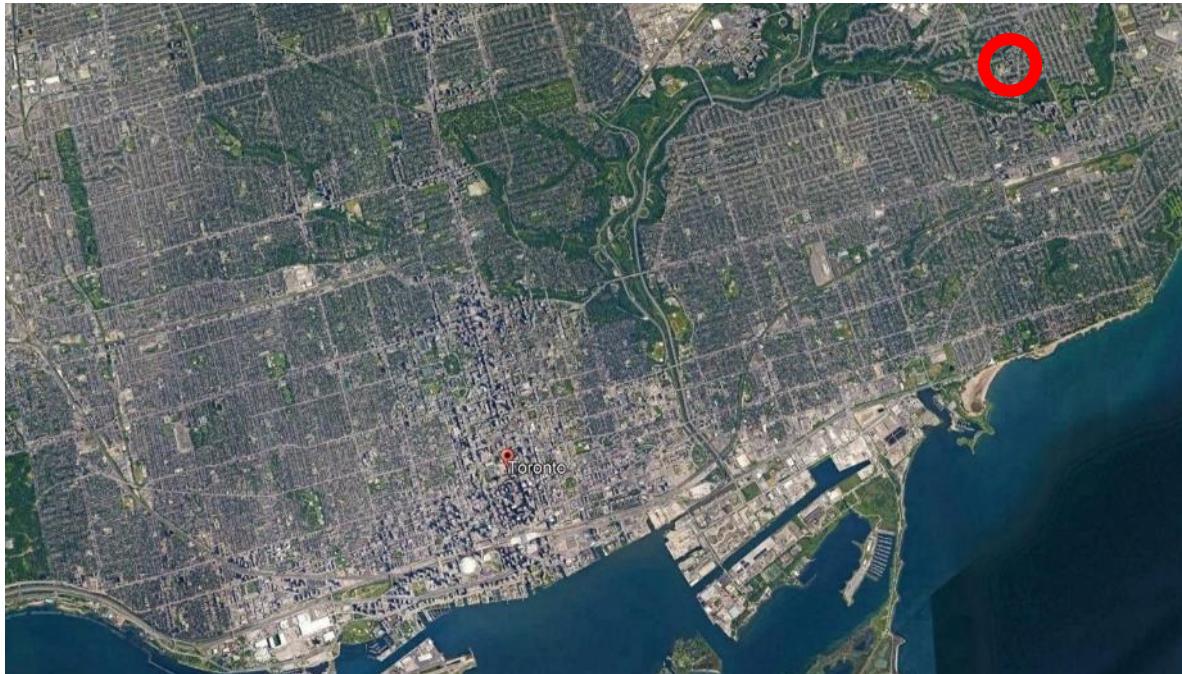


Dawes Road Branch and Community Hub Capital Project

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 gwi wiwaabamoo debewwin
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



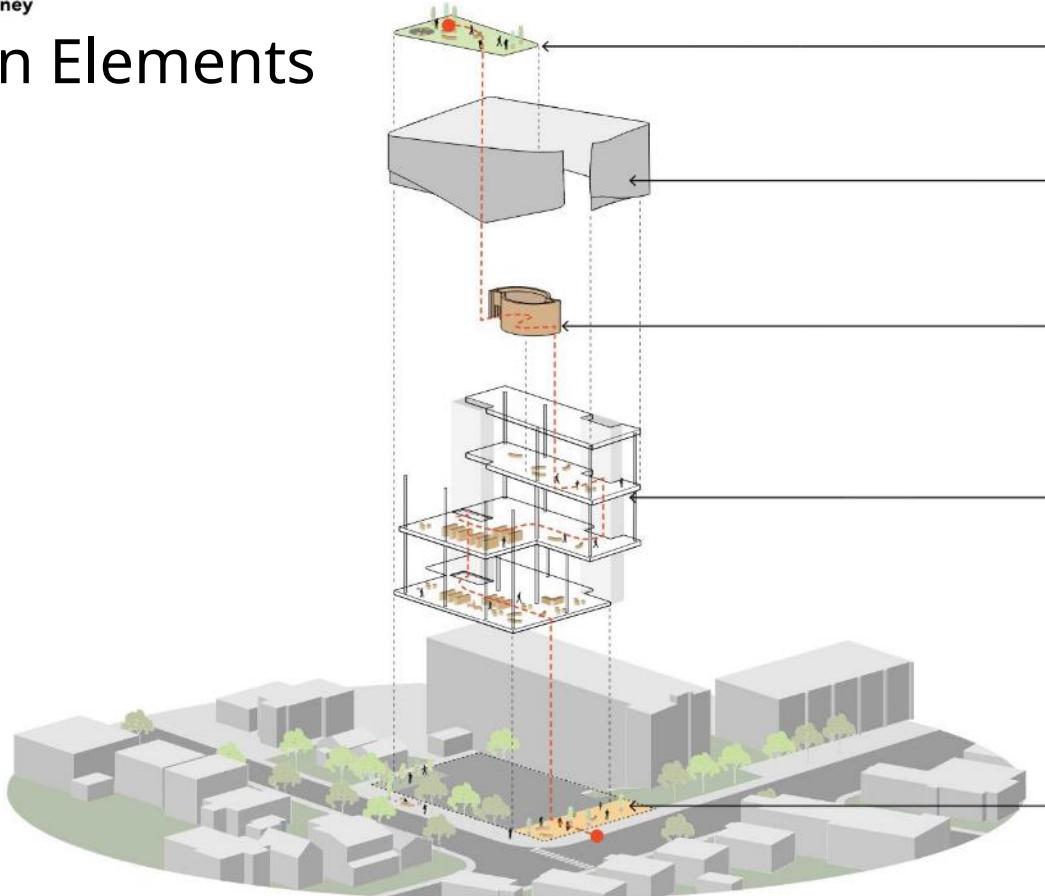
Southeast View



Southwest View



Design Elements



Rooftop Garden

The journey through the building culminates at the multi-functional roof garden. Events and cultural ceremonies can spill out onto the garden with views of the Taylor Creek.

Blanket

The facade of the building captures a gesture of a blanket wrapped around the shoulders of two individuals while remaining open to welcome visitors in.

Roundhouse

A multipurpose room that acts as a ceremonial meeting place for local Indigenous groups.

Activity Platforms

The library occupies the ground and second floors and the SDFA is on the third floor. The program spaces are arranged to animate the east and south facades and provide moments of overlook and interconnection within a compact floor plate.

Front Porch

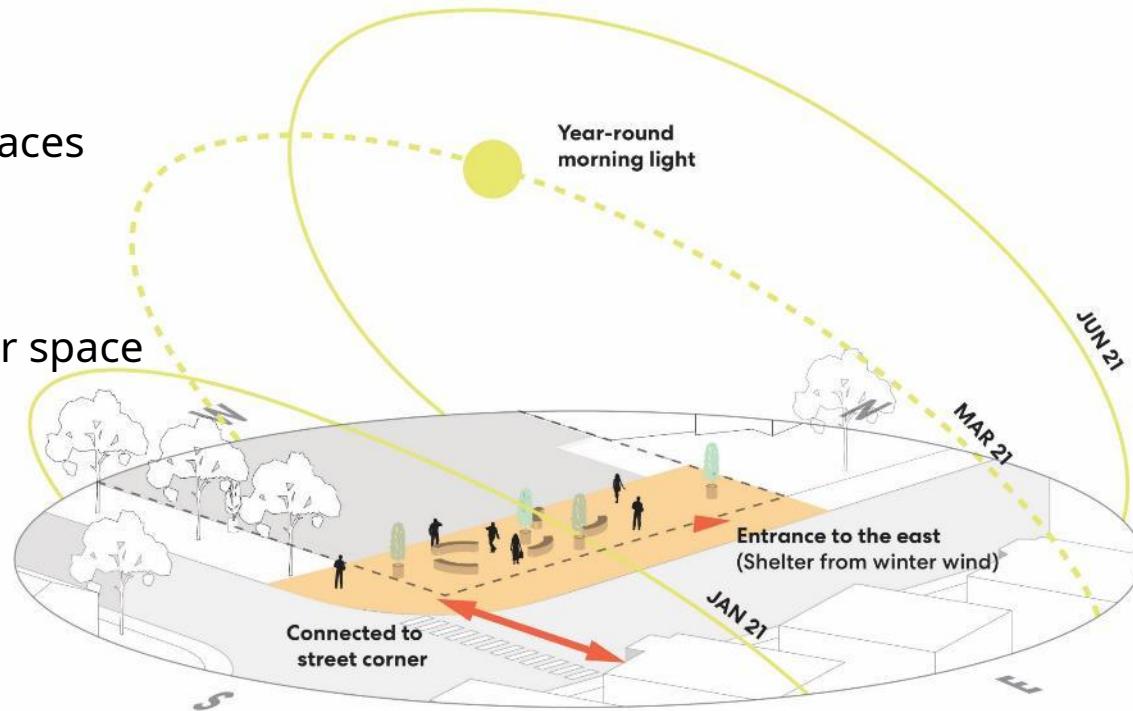
With community resources like public WiFi, charging, bike repair and bottle fill station, the outdoor public plaza provides a much needed resource in the community.

Front Porch

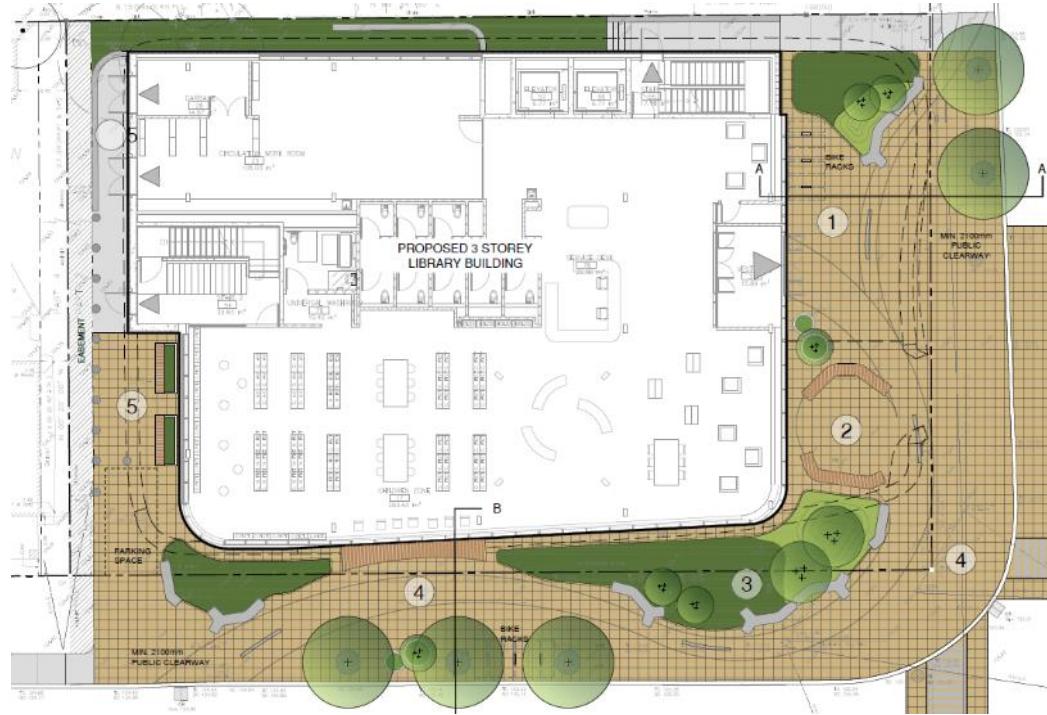
Part of a chain of public spaces

Civic plaza

Generous, covered outdoor space



Landscape Concept



Current Landscape Concept

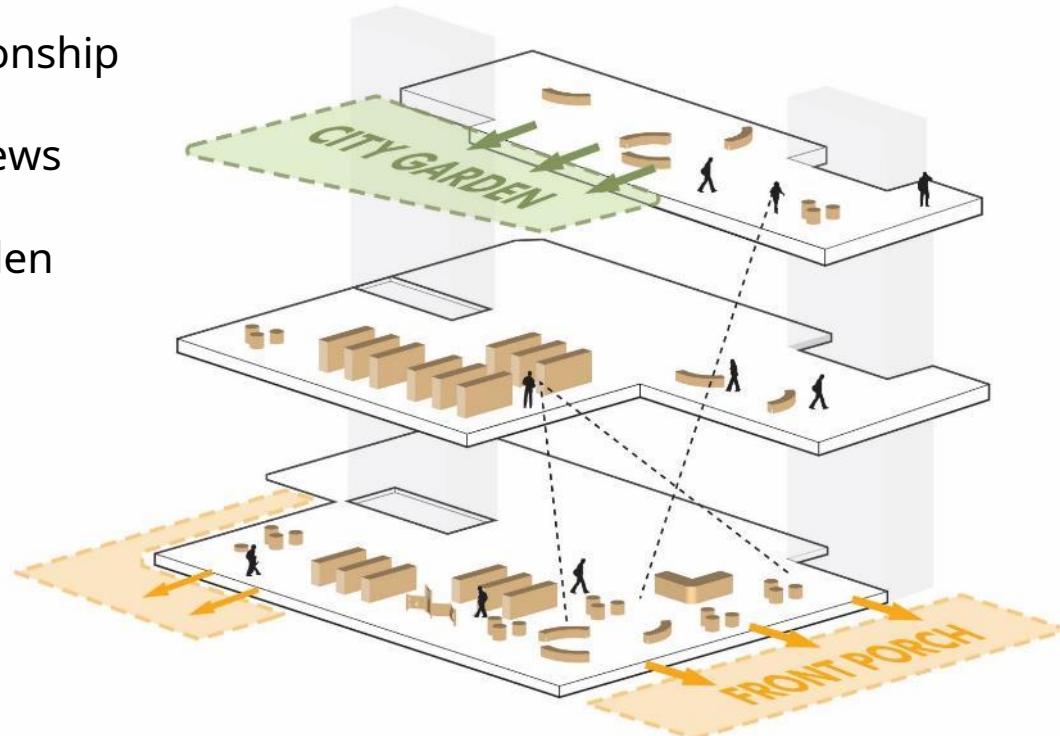


Activity Platforms

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

2m 10m



18

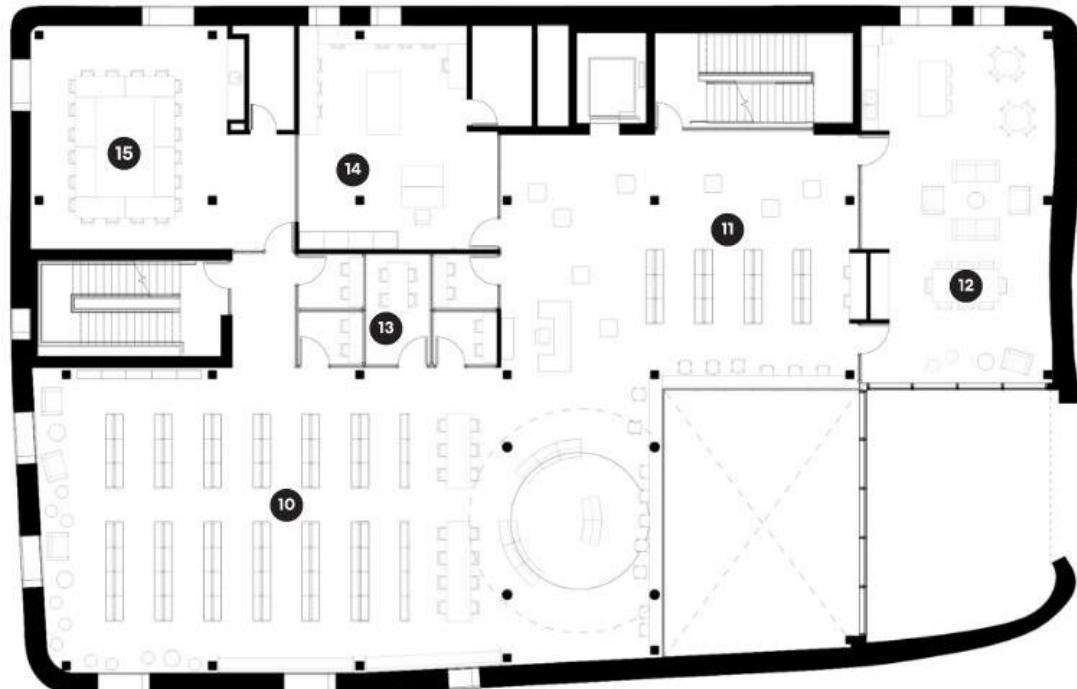


Interior Second Floor

Roundhouse



Second Floor



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

2m 10m ⏪

Interior Third Floor Community Hub



Exterior Third Floor Rooftop Garden



Third Floor



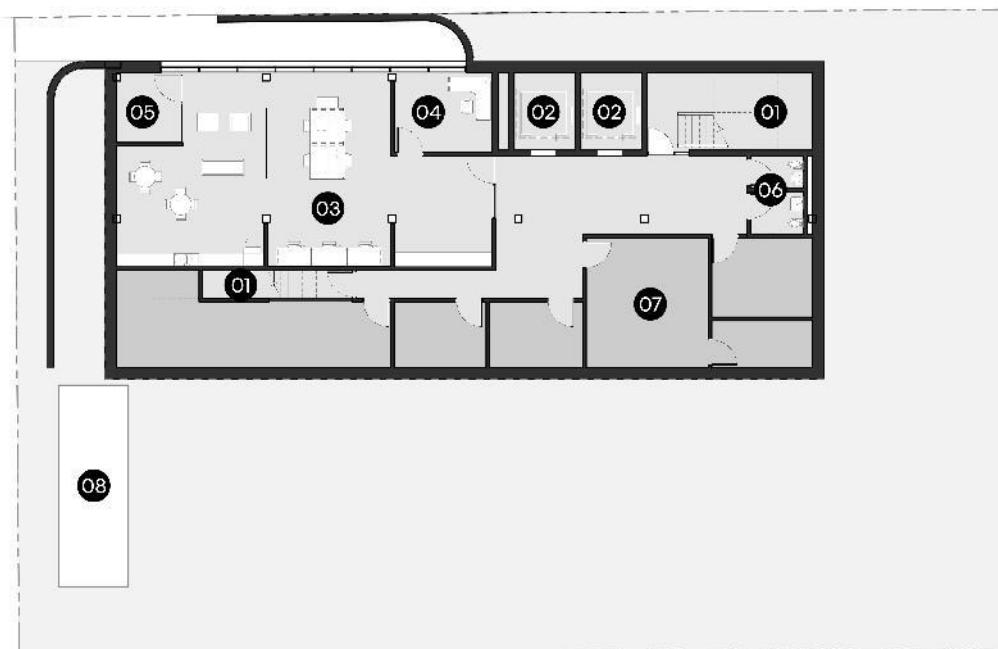
- 16 Training Room
- 17 Community Kitchen
- 18 Community Room
- 19 Boardroom
- 20 Staff Work Room
- 21 Counselling Rooms
- 22 Roundhouse
- 23 Rooftop Garden

2m 10m Ⓛ

Lower Level



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

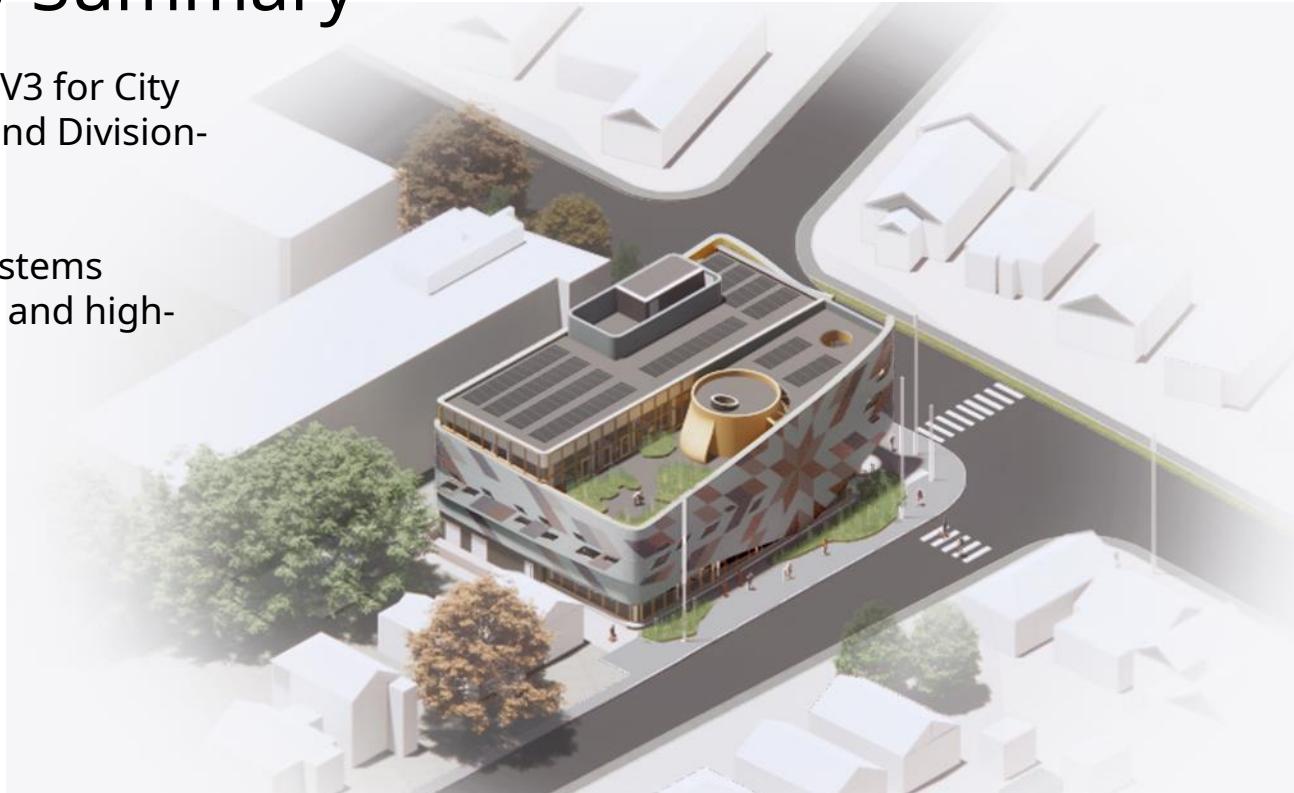


0 2m 4m 10m



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

Architect selection Dec 2020 -approved	Public Open House	Apply for SPA Dec 2021	Expected SPA Feb 2022	Building Permit Feb to Apr 2022	Tender & Award Feb to Apr 2022	Construction Start Apr 2022	Branch Opening Oct 2024
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Actual Schedule

Architect selection Dec 2020 -approved	Design Review Panel Jan 2022	SPA 1st Submission April 2022	SPA 2nd Submission Oct 2022	COA Minor Variance Approved	SPA 3rd Submission June 2023	SPA 4th Submission Aug 2023	SPA Approved March 2024	SPA Approved May, 2024	Demolition permits issued Sept 2024	Building Permits - in progress	Construction Tender & Award Oct 2024 to Jan 2025	Construction start Q1 2025	Bookmobile Opening Q1 2025	Branch Opening Q4 2027
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Tentative Easement Agreement (by City Legal & CREM) - in progress

COA 2nd Submission Minor Variance -in progress

budget

Project delays have impacted the costs

Class A cost estimate 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/m² 2,625 m²
TOTAL /m²
\$956/sf 28,253 sf
TOTAL /sf
PROJECT GCA

Building Component	Area (m ²)	Area (SF)	Total/SF	Total
Dawes Road Library Reconstruction	2,625 m ²	28,253 sf	686 /sf	\$19,389,244
Site Development	1,174 m ²	12,632 sf	140 /sf	\$1,768,751
Pre-contingency Subtotal (GCA)	2,625 m ²	28,253 sf	\$749 /sf	\$21,157,995
Design and Pricing Contingency (2.5%)	2,625 m ²	28,253 sf	19 /sf	\$528,950
Design Contingency Subtotal (GCA)	2,625 m ²	28,253 sf	\$768 /sf	\$21,686,944
Escalation Contingency (16.0%)	2,625 m ²	28,253 sf	120 /sf	\$3,385,279
Construction Contingency (7.0%)	2,625 m ²	28,253 sf	52 /sf	\$1,481,060
Total Construction Cost (GCA)	2,625 m ²	28,253 sf	\$940 /sf	\$26,553,283
HST	2,625 m ²	28,253 sf	17 /sf	\$467,338
Total Construction Cost	2,625 m²	28,253 sf	\$956 /sf	\$27,021,000

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?