

The confidential information provided to the TPL Board regarding the acquisition of the property municipally known as 82 Chapman Avenue, Toronto, is now public in its entirety.

2018-2027 Capital Budget and Plan Adjustment for Dawes Road Branch Project

Date:	June 18, 2018
To:	Toronto Public Library Board
From:	City Librarian

CONFIDENTIAL RECOMMENDATION

The City Librarian recommends that the Toronto Public Library Board:

1. requests the Real Estate Services Division to proceed with the acquisition of the property municipally known as 82 Chapman Avenue, Toronto, for a price of \$1.150 million, funded by development charges of \$1.035 million and debt of \$0.115 million, and on such other terms and conditions as determined by the Director of Real Estate Services, and in a form acceptable to the City Solicitor.

FINANCIAL IMPACT

The cost of the purchase of 82 Chapman Avenue is \$1.150 million, predominately funded by development charges of \$1.035 million and debt of \$0.115 million.

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

BACKGROUND

The Dawes Road Branch at 6,740 square feet is significantly undersized. The branch serves a high needs, multicultural community. The branch is well used by the local community, particularly children and low-income families. There are limited community resources and services in the Dawes Road community, with the branch being the only permanent city-operated service. The renovation and expansion at Dawes Road to a 20,000 square foot branch with an additional 6,000 square feet for partners, will provide much improved library services, but will also allow for additional space that can be occupied and operated by city departments/divisions/agencies offering much needed community services to a culturally diverse, high needs/low income community.

COMMENTS

The \$10.361 million gross amendment request to TPL's 2018-2027 capital budget and plan includes funding for the cost to purchase 82 Chapman Avenue, Toronto. Staff from the

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Facilities and Real Estate division has reached an agreement with the owner of 82 Chapman Avenue to purchase the property for a price of \$1.150 million, subject to all the necessary approvals.

The acquisition of the property next door expands the opportunities for more partners at the site and the larger branch will have significantly improved services, including more meeting room space for library programs, additional technology offerings, expanded and improved areas for teens and children, and additional quiet study space.

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