

## **Sanderson Branch – Potential Capital Project Update**

<b>Date:</b>	December 17, 2012
<b>To:</b>	Toronto Public Library Board
<b>From:</b>	City Librarian

### **SUMMARY**

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The purpose of this report is to update the Toronto Public Library Board about the potential project at the Sanderson Branch as outlined in the 2013 - 2022 capital plan. Toronto Public Library has been in discussions with the local community and councillor concerning a potential project to rebuild the Library's Sanderson Branch as part of a revitalization of 707 Dundas Street West and 327 Bathurst Street. City Council endorsed the Redevelopment and Revitalization Principles for the site on November 27, 2012. Library staff will continue to work with the local councillor and community partners and will bring forward a further report as more information becomes available about this potential project.

### **FINANCIAL IMPACT**

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The 2013 - 2022 capital budget and plan includes \$5.239 million for either a renovation of the existing facility or a reconstruction and redevelopment at the site beginning with the design phase in 2015. There should be little or no increase in operating costs resulting from this capital project.

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

### **ISSUE BACKGROUND**

Sanderson Branch is located in Ward 20 at 707 Dundas Street West. It was built on city-owned land in 1968 and shares the site with Scadding Court Community Centre, a board-run community centre, which opened in 1978. There is an existing agreement, executed in 1978, between the City of Toronto, the Toronto Board of Education and Toronto Public Library for a period of 99 years with provisions for termination with one year's prior written notice.

The branch serves a population of 46,500. It is a busy neighbourhood branch ranking within the 1<sup>st</sup> quartile of neighbourhood branches. There are a number of planned and

proposed redevelopments in the community which will impact future growth. These include redevelopment of Toronto District School Board lands, Toronto Community Housing Corporation's Alexandra Park revitalization and proposed condominium developments.

In March 2005, staff at the Scadding Court Community Centre informed the Library that they were exploring a capital expansion in partnership with Parks, Forestry & Recreation. This initiative did not go forward. In 2008, Councillor Vaughan informed Library staff that there was renewed interest in redevelopment of the Sanderson/Scadding site and that Scadding Court Community Centre was exploring possibilities for redevelopment. Since that time Library staff has worked with Scadding Court staff and other community partners to explore options for redevelopment. Interested partners include Toronto Western Hospital, Ontario College of Art & Design University, Toronto Community Housing Corporation and the Toronto District School Board.

In 2010, Scadding Court Community Centre staff approached Toronto Public Library about participating in a feasibility study for the redevelopment of the site. This feasibility study was conducted by Levitt Goodman Architects and involved a number of partner and community meetings. The vision for the site included the integration of a number of partners on the site in addition to the Sanderson Branch and Scadding Court Community Centre, housing, retail opportunities, and enhancements to the existing park. There was consistent support for ensuring that the library remained in its existing location on the corner of the site at Dundas and Bathurst Streets and for providing increased programming and service opportunities for the diverse population in the community.

## **COMMENTS**

On November 2, 2011, Toronto and East York Community Council directed staff to initiate a planning study to develop a set of principles to guide the revitalization and redevelopment of the Scadding Court Community Centre and the Sanderson Branch of Toronto Public Library. As part of the process to develop the design principles, the Library participated in two community consultations. On February 22, 2012, Community Planning staff and Councillors Vaughan and Layton hosted an information workshop with approximately 80 attendees at Sanderson Branch to help define the vision for a possible redevelopment. On September 5, 2012 a follow-up meeting with 50 attendees was held to present the design principles to the community. The Redevelopment and Revitalization Principles were endorsed by City Council on November 27, 2012 (Attachment 1). The principles specific to the Library are:

The Library: Connecting the Community for Success:

- a. Any new development will integrate the Sanderson Branch into the ground level with a highly visible, welcoming street either from Dundas Street West, Bathurst Street or both;
- b. The new library will be easily identifiable and have a distinct architectural presence. It will be a destination for the community;

- c. The new library will be well-designed, larger than it is today, and provide visitors of all ages with the opportunity to explore state-of-the-art learning tools;
- d. The new library will provide a mix of multi-purpose spaces for collaboration, learning, meeting, reading and relaxation.

Programs and Services at the Library:

- a. The Library will continue to provide programs and collections that foster the love of reading and support literacy for all ages, especially children;
- b. The new library will provide opportunities for innovation and creativity through flexible spaces and access to state of the art technology and resources;
- c. The library will be a place where community members connect to culture, life-long learning and skills training.

The revitalization of 707 Dundas Street and 327 Bathurst Street provides an opportunity for the Library to build a new facility on site. Improvements to Sanderson Branch are supported by the existing local community and would enhance service delivery and support the branch in addressing the growth that is expected in the area. The Library is well positioned to respond to and participate in redevelopment opportunities that may arise in the future.

Library staff will continue to work with the local councillor, Scadding Court staff and other community partners and will bring forward a further report as more information becomes available.

## **CONTACT**

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## **SIGNATURE**

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Jane Pyper  
City Librarian

## **Attachments**

Attachment 1: 707 Dundas Street West and 327 Bathurst Street – Scadding Court  
Community Centre Revitalization – Final Report (TE20.44)