



To: Toronto Public Library Board – May 28, 2001

From: City Librarian

Subject: **Bayview Neighbourhood Branch Library – Alternative Location**

Purpose:

To advise the Toronto Public Library Board of discussions with City of Toronto staff and the local Councillor regarding the possible future relocation of the Bayview Neighbourhood Branch Library.

Funding Implications and Impact Statement:

Not applicable.

Recommendation:

It is recommended that the Toronto Public Library Board receive the *Bayview Neighbourhood Branch Library – Alternative Location* report for information.

Comments:

Bayview Branch has been located in the Bayview Village Shopping Centre since the branch opened in 1966. The past 35 years have witnessed on-going change in the branch library, the shopping centre and the surrounding community. The development of the Sheppard subway line, and the concomitant re-development of the Sheppard Avenue corridor, are now accelerating the pace of change. Full re-development of the area may add as many as 18,700 new residents, increasing the branch catchment population by approximately 50%.<sup>1</sup>

Although the shopping centre location has been well used over the years, it is not large enough to meet the future needs of the community. In anticipation of the expiry of the current lease on December 31, 2002, Library staff have engaged in discussions with the owners of the shopping centre with the aim of ensuring the long-term future of the Bayview branch and, if possible, increasing its size. The Councillor for Ward 24, David Shiner, has been involved in these discussions.

In July, 2000, the Library Board approved a proposal to relocate the library to larger premises within the shopping centre. This proposal would have increased the library's size from 4,300

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<sup>1</sup> Based on all proposed and approved developments immediately along Sheppard Avenue between Yonge Street and the Don Valley Parkway.

square feet to 6,500 square feet. The shopping centre has been unable to implement this change and is currently reviewing other possibilities within its property.

Library staff have discussed with both City Planning staff and Councillor Shiner the option of the Bayview branch relocating from the shopping centre to another location within the Sheppard Avenue corridor, between Bayview Avenue and Leslie Street. An alternative location should:

- meet Toronto Public Library's minimum standard of 7,000 square feet;
- satisfy the Library's site criteria; and
- compare favourably with the cost of leasing space in the shopping centre;

There are two ways in which a suitable alternative would most likely materialize. One would occur through a joint development with another City agency, board or department; the other would be some type of private-public development arising out of the planning process for the re-development of the Sheppard Avenue corridor. Both options are under discussion and the success of either one depends on the Library being able to take advantage of opportunities that may arise.

A residential developer, Lazaqua Inc., has recently brought forward a plan for a medium-rise condominium apartment complex with retail and office space on the ground floor. The developer has discussed with Library staff and the Councillor's office the possibility of providing 7,000 square feet of ground floor space, with Sheppard Avenue frontage, for a branch library. The space would be leased or sold to the Library at below-market cost. Under the Sheppard Avenue Corridor Secondary Plan<sup>2</sup>, the developer would be eligible for a density bonus of up to three times the amount of space occupied by the library. Library staff are working with staff in Planning, Finance and Real Estate to evaluate the proposal and to identify the terms and conditions necessary to the satisfactory negotiation of an agreement. Any agreement would be subject to the approval of the Library Board, and a further report would be presented for the Board's consideration.

#### Conclusion:

Staff will continue to explore alternative locations for Bayview Neighbourhood Branch Library.

#### Contact:

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City Librarian

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<sup>2</sup> Official Plan Amendment #392, approved by the City of Toronto and awaiting Ontario Municipal Board approval.

List of Attachments:

Not applicable.