



## STAFF REPORT ACTION REQUIRED

### Perth/Dupont Branch – Potential Relocation and Expansion

<b>Date:</b>	November 18, 2013
<b>To:</b>	Toronto Public Library Board
<b>From:</b>	City Librarian

#### **SUMMARY**

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The purpose of this report is to inform the Toronto Public Library Board about a potential re-location and expansion of the Perth/Dupont Branch to a proposed development at 299 Campbell Avenue as part of a mixed use development. The local councillor has met with the developer and it is proposed that the branch be relocated and expanded to accommodate a 10,000 square foot facility on grade on Dupont Street at the corner of Campbell Avenue.

#### **RECOMMENDATIONS**

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**The City Librarian recommends that the Toronto Public Library Board:**

1. authorizes staff to work with the local councillor and developer to negotiate terms for re-locating the Perth/Dupont Branch to 299 Campbell Avenue, subject to Board approval of the negotiated terms and this project having no impact on the timing or funding of other capital projects in the 2014 to 2023 plan.

#### **FINANCIAL IMPACT**

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The 2014 to 2023 capital plan submission includes a \$3.991 million re-development and expansion of the Perth/Dupont Branch to create a 6,500 square foot branch at the current site starting in 2020 with funding from development charges, Section 37 and community fundraising. The incremental operating impact of this project is \$30,000 due to increases in collections and utilities costs.

The proposed relocation and expansion of the Branch at 299 Campbell Avenue is expected to cost \$2.790 million to create a 10,000 square foot branch on grade at the new location starting in 2015 with funding from development charges of \$1.765 million. The remaining \$1.025 million balance of the project costs will be funded from non-debt

sources, which could include the proceeds from sale of the current site and/or Section 37 funding.

While the new branch will be more energy efficient and will not require state of good repair maintenance for a number of years, the operating impact of the proposed project may be greater due to the larger size and location within a condominium building and the total cost is being determined.

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

## **DECISION HISTORY**

At the January 30, 2012 meeting, the Board received a report informing the Board about a potential project to expand or rebuild the Perth/Dupont Branch.

The Council-approved 2013 to 2022 capital plan for Toronto Public Library introduced the Perth/Dupont renovation and expansion project at \$3.904 gross (\$0 debt), starting in 2020.

At its September 24, 2012 meeting, the Board requested that staff investigate other site options nearby the Perth/Dupont area for the Perth/Dupont Branch in order to accommodate a branch that meets the optimal size for neighbourhood branch libraries of 10,000 to 15,000 square feet in accordance with the Service Delivery Model.

The 2014 to 2023 capital plan submission includes a \$3.991 million redevelopment and expansion of the Perth/Dupont Branch from 3,627 square feet to a 6,500 square foot branch on two floors at the current site starting in 2020 with funding from development charges, Section 37 and community fundraising. The incremental operating impact of this project is \$30,000 due to increases in collections and utilities costs.

## **COMMENTS**

During the summer of 2013, the local councillor apprised staff of a potential new mixed-use development at 299 Campbell Avenue and asked staff to comment on this site as a potential location for the Branch and provide information about typical neighbourhood branch requirements. A briefing note with the requested information was provided (Attachment 1).

The property at 299 Campbell Avenue is located at the corner of Dupont Street and Campbell Avenue, approximately 350 meters or a 4 minute walk from the current branch location at 1589 Dupont Street. The preliminary planning report for 299 Campbell Avenue indicates sufficient space for a 10,000 to 13,000 sq. ft. library on grade. The visibility to eastbound traffic on Dupont is good but the visibility to westbound traffic is poor at grade due to a dip in the road. Strong architectural elements would be required to enhance the visibility at this location. As well, to provide an effective library operation

and establish an appropriate independent institutional identity for the public library as a significant public facility, any proposed housing above the library would need to be stepped back from the front elevation of the library. The opportunity for a larger branch with enhanced services, the close proximity of this location to the current one and the placement of the branch on Dupont Street make 299 Campbell Avenue a suitable location for consideration for a new branch.

In October 2013 the councillor advised that, subject to community consultation and necessary approvals, it would be possible to relocate the Perth/Dupont Branch to a 10,000 square foot space on grade facing onto Dupont Avenue as part of the development of 299 Campbell Avenue. Library staff then met with the councillor, city planner and developer.

The developer proposes to build the building shell for the library in accordance with Library requirements. The Library would then be responsible to design and develop the interior spaces, similar to what is done for leasehold improvements. The Section 37 funds in the amount of \$1.1 million which were previously incorporated into the Library's capital budget would be re-directed to the developer to help offset the cost of constructing the building shell for the library and the lost revenue opportunity. The Library would have free hold ownership of the unit which would be situated on the ground level with a separate entrance and separate mechanical, electrical and metering systems.

The current site would be disposed of through the process for disposal of surplus corporate assets and the councillor indicated that she would seek approval to direct the proceeds from the sale to offset the cost of fitting up the library interior. Other opportunities to direct Section 37 funds to this project would be explored to ensure that the project is fully funded with no debt funding so that it does not displace any other capital project already in the Library's 2014 to 2023 capital plan.

The councillor held a public consultation meeting on November 5, 2013 to advise the community of the potential development and relocation of the library branch. Approximately 50 local residents attended the community meeting and those in attendance expressed support for re-locating the Perth/Dupont Branch to a 10,000 square foot facility on grade looking out onto Dupont Street, at 299 Campbell Avenue.

Approval to change the designation of the property at 299 Campbell Avenue from an Employment Area to allow non employment uses will be sought at the November 21, 2013 special meeting of the Planning and Growth Development Committee to consider Official Plan/Municipal Comprehensive reviews. The recommendation will then go to the regular meeting of the Planning and Development Committee on December 4, 2013 and to Council on December 16 and 17, 2013. If Council approves the change in land use, it is anticipated that the final planning report for this development will go forward for Council approval in June 2014.

Library Board authorization is requested for staff to work with the local councillor and developer to negotiate terms for re-locating the Perth/Dupont Branch to 299 Campbell Avenue, subject to Board approval of the negotiated terms. In accordance with the

Board's capital budget approval process, the re-location and expansion of the Perth/Dupont Branch will not have a negative impact on other projects already in the Board's 2014 to 20123 capital budget and plan.

The proposed project for a 10,000 square foot library on a single floor will be more efficient as the structure, windows and equipment will all be new and more energy efficient than the current building, which needs state of good repair upgrades. Operating budget impacts will be carefully reviewed and the plans developed with a view to minimizing or eliminating any future operating budget impacts.

## **CONTACT**

Anne Bailey; Director, Branch Libraries; Tel: 416-397-5944;  
E-mail: [abailey@torontopubliclibrary.ca](mailto:abailey@torontopubliclibrary.ca)

Larry Hughsam; Director, Finance & Treasurer; Tel: 416-397-5946;  
E-mail: [lhughsam@torontopubliclibrary.ca](mailto:lhughsam@torontopubliclibrary.ca)

## **SIGNATURE**

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Jane Pyper  
City Librarian

## **ATTACHMENT**

Attachment 1: Briefing Note – Perth/Dupont Branch