



STAFF REPORT INFORMATION ONLY

Dawes Road Branch Capital Project – Update

Date:	January 29, 2018
To:	Toronto Public Library Board
From:	City Librarian

SUMMARY

The purpose of this report is to provide the Toronto Public Library (TPL) Board with a status update on the Dawes Road Branch capital project.

The approved Dawes Road Branch capital project includes funding for the acquisition of the eight condominium units located above the branch to enable a subsequent demolition and rebuilding of a new and expanded branch. The City's Real Estate Division has successfully negotiated the purchase of six of the eight condominium units and negotiations are continuing in an effort to purchase the remaining two units. At the Government Management Committee meeting on January 11, 2018, a recommendation was approved to go to Council seeking permission to commence expropriation proceedings if necessary.

FINANCIAL IMPACT

The Dawes Road Branch capital project has a total value of \$13.263 million with proposed cash flows over 2018 to 2022. The agreed purchase price for the six units is included in the approved budget. If expropriation proceeds for the remaining two units, the estimated cost for the City to serve and publish the required Notices of Application for Approval to Expropriate, together with any costs related to attendance at the Hearing of Necessity (if requested) is approximately \$10,000. The total costs for property expropriation are not known at this time but would be accommodated within the capital project budget.

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

ALIGNMENT WITH STRATEGIC PLAN

The Dawes Road Branch capital project supports TPL's strategic plan, in particular: *advancing State of Good Repair projects to provide welcoming, well-maintained and efficient public space; increasing access to in-branch services and spaces through new options to*

expand public and community space; and transforming library branches for modern service excellence.

Dawes Road Branch is located in a designated Neighbourhood Improvement Area (NIA) under Council's Toronto Strong Neighbourhoods Strategy. The capital project will support the strategy as a targeted investment and action in a NIA, partners will be engaged to establish implementation priorities and will result in an improvement in neighbourhood equity.

DECISION HISTORY

At the meeting on February 22, 2016, the Board adopted the [2016-2025 Capital Budget and Plan](#) that included approval for the Dawes Road Branch project with a value of \$13.263 million. The report had a confidential attachment that discussed the acquisition of the condos above the branch and possible expropriation if necessary.

At the October 4, 2017 meeting, Council adopted the recommendations included in [GM22.29 Purchase of Residential Units - 414 Dawes Road](#) that authorized the Chief Corporate Officer to negotiate the acquisition of eight residential condominium units at 414 Dawes Road on general terms outlined in the confidential attachment.

BACKGROUND

Dawes Road Branch, located at 416 Dawes Road, is at the base of a building with eight residential condominiums above the branch. The branch, at 6,840 square feet, is undersized and occupies 52.96% of the building, but TPL has only one of the nine votes on the condominium board, York Condominium Corporation No. 260. Toronto Public Library has always had a staff member on the condominium board, and has provided support for the operations of the total building.

Despite significant capital improvements, the building continues to be a state of good repair concern. TPL has worked closely with the local Councillor, Facilities and Real Estate, Parks, Forestry and Recreation, Social Development, Finance and Administration, Legal, Planning and Financial Planning departments at the City for several years to develop a long-term and sustainable solution to address building and library service, and the consensus from all parties is that the best strategy is to rebuild a library at the current site. The scope of the project includes funding for the City to acquire the eight condominium units above the library, demolishing the current building and reconstruction of a larger multi-floor branch of approximately 14,000 square feet. There are also plans to include a community hub space on the second floor of the building that would be funded by the City and added to the project scope and cost.

COMMENTS

The City's Real Estate Division has successfully negotiated the purchase of six of the condominium units of which four units have already closed with the City taking possession.

The fifth unit is expected to close in early February and the sixth unit has no closing date at this time, but the agreement states a closing date of no later than August 31, 2018. The City is continuing negotiations in an effort to purchase the remaining two units.

[GM24.12 Expropriation of Residential Condominium Units - 414 Dawes Road](#) at the January 11, 2018 meeting of Government Management Committee was approved to seek Council authority for the Director of Real Estate Services to initiate the expropriation process, if necessary, for any remaining units for which there is no negotiated agreement. If expropriation is necessary, the process could take approximately one year.

TPL expects to hire an architect and proceed with design drawings and public consultations in 2018. Demolition and construction are expected to begin in 2019 and will last approximately two years.

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SIGNATURE

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