



**STAFF REPORT
ACTION REQUIRED**

Scarborough Centre Library Branch – Proposal Update

Date:	January 12, 2009
To:	Scarborough Community Council
From:	Chief Corporate Officer
Wards:	Ward 38 - Scarborough Centre
Reference Number:	P:\2009\Internal Services\F&re\Sc09009F&re – (AFS 9182)

SUMMARY

This report requests Scarborough Community Council's endorsement of the Toronto Public Library's ("TPL") proposed Scarborough Centre Library Branch in the vicinity of south-east quadrant of the Scarborough Civic Centre site.

RECOMMENDATIONS

The Chief Corporate Officer recommends that Scarborough Community Council:

1. endorse the TPL's proposed Scarborough Centre Library Branch to be located at 150 Borough Drive, as detailed in Attachment 1.

Financial Impact

The project to construct a new 15,000 ft² library branch in the Scarborough Civic Centre area on City-owned land is included in the Toronto Library's approved capital budget and scheduled to begin in 2009 for a total cost of \$8.2 million.

The Acting Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

The TPL has had plans underway for a number of years to locate a library branch in the Scarborough City Centre area. At its meeting on March 25, 2008, the TPL Board approved a report which recommended locating the proposed Scarborough City Centre Branch at the 150 Borough Drive subject to the completion of a satisfactory agreement with the City of Toronto.

ISSUE BACKGROUND

The City's Property Management Committee at its December 15, 2008 meeting requested that the "TPL submit a report to Scarborough Community Council with a recommendation that Scarborough Community Council endorse TPL's vision at the Scarborough Civic Centre." The Report, which is noted in Attachment 1 at the end of this report, has been approved by the TPL Board.

COMMENTS

The project to construct a new 15,000 ft² library branch in the Scarborough Civic Centre area is budgeted to begin in 2009. The conceptual design for the library is identified as an important component of the Scarborough Centre Secondary Plan.

Jurisdictional transfer of the site would occur when the final design of the library is completed. As the TPL is a Board of the City, the acquisition of the property does not require the TPL to pay market value for the site under the current rules of the Property Management Committee.

The Toronto Parking Authority ("TPA") is investigating the feasibility of developing a single level parking garage beneath the Library. Further to this, the Civic Centre parking deck (as shown in Appendix "A"), has been identified as a potential development site. Facilities and Real Estate ("F&RE") staff has been assessing the impact of any future disposition and the requirement for replacement parking required and how it would tie into the Library development proposal.

Consequently, F&RE staff in conjunction with the TPA is investigating an expanded surface and underground parking proposal on the lands adjacent to and east of the Library proposal, located on the service area (as shown in Appendix "A") between the existing Civic Centre parking deck and the proposed Library. It would be designed and built to allow integration between the library parking with the replacement civic centre parking.

Once the Scarborough Centre Branch can proceed, TPL will be releasing its interest in the Bushby site located in the McCowan Precinct (as shown in Appendix "B"). This would free up the Bushby site for future potential development.

CONTACT

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SIGNATURE

Bruce Bowes, P. Eng.
Chief Corporate Officer

ATTACHMENTS

Appendix “A” – Site Map

Appendix “B” – Location Map

Attachment 1 – TPL Scarborough Centre Branch Update Report