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**City Council**

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**Notice of Motion**

<b>MM52.15</b>	ACTION			Ward: 39
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**Bridlewood Library Capital Project and Lease - by Councillor Del Grande, seconded by Councillor Ainslie**

*\* Notice of this Motion has been given.*

*\* This Motion is subject to referral to the Executive Committee. A two thirds vote is required to waive referral.*

*\* This Motion has been deemed urgent.*

**Recommendations**

Councillor Del Grande, seconded by Councillor Ainslie, recommends that:

1. City Council increase the Toronto Public Library 2010 Capital Budget by \$150,000 gross and \$0 debt to reflect the landlord's (1512691 Ontario Limited) contribution for moving and initial fixture costs for the new Bridlewood Library Relocation and Expansion Project.
2. City Council authorize a new capital project for Toronto Public Library, being the relocation and expansion of the Bridlewood Library, with gross cost of \$2,250,000 and \$0 debt, to be funded through Section 37 (\$1,900,000) and Development Charges (\$350,000) and included in the Toronto Public Library's 2011-2020 Capital Plan Submission.
3. City Council authorize a new lease between the Toronto Public Library Board, as tenant, and 1512691 Ontario Limited, as landlord, for premises having an area of approximately 8,000 square feet at 2900 Warden Avenue (Bridlewood Mall), based substantially on the terms and conditions set out in the attached Appendix "A" and in a form acceptable to the Toronto Public Library Board.
4. Recommendations 1, 2 and 3 are subject to and conditional upon the approval of the Toronto Public Library Board.
5. City Council pass a by-law pursuant to section 252 of the City of Toronto Act, 2006, providing authority to:
  - a. enter into a municipal capital facility agreement with the landlord in respect of the Leased Premises as a library facility; and

- b. exempt the Leased Premises from taxation for municipal and school purposes, which tax exemption is to be effective from the latest of:
  - i. the commencement date of the Lease between the Toronto Public Library Board and the landlord; and
  - ii. the date the municipal capital facility agreement is signed.
6. City Council direct the City Clerk to give written notice of the by-law to the Minister of Education, the Municipal Property Assessment Corporation, the Toronto District School Board, the Toronto Catholic District School Board, the Conseil Scolaire de District due Centre-Sud-Ouest, and the Conseil Scolaire de District du Catholique Centre-Sud.
7. City Council grant authority for the introduction of the necessary bills to give effect to these recommendations.

### **Summary**

At the Scarborough Community Council meeting of August 17, 2010, Item SC37.31, headed "2900 Warden Ave. – Official Plan and Rezoning Application – Final Report" was approved, which recommended, among other things, funding for a new library at the Bridlewood Mall located at 2900 Warden Avenue.

The current library location is undersized at 5,445 sq. ft., and the Bridlewood branch is the third busiest neighborhood library in the City. There is a desirable alternate location currently available in the Bridlewood Mall which would allow 8,000 sq. ft. of space for the library. Toronto Public Library staff have negotiated a tentative agreement with the Landlord, 1512691 Ontario Limited for the terms of a new lease for the alternate location. There is also a potential to lease an additional 1,200 sq. ft. of space adjacent to the alternate location, and this option will be considered when funding from the development is available. The new lease for the alternate location requires Toronto Public Library Board approval and also requires the consent of City Council because the proposed term is 20 years and the base rent for the entire term will be in excess of \$1 million. In addition, the capital project, which is fully funded by contributions from the developer and landlord, requires City Council approval.

The Toronto Public Library Board meeting is scheduled for September 20, 2010, and the matter of a new lease would normally be approved by the Library Board, and then sent to City Council for consent. However, with City Council's break for the municipal election, City Council approval is being sought at the August 25 and 26, 2010 meeting for the capital project as well as consent for the new lease for the alternate location, conditional upon approval by the Toronto Public Library Board at their meeting on September 20, 2010.

(Submitted to City Council on August 25 and 26, 2010 as MM52.15)