

November 21, 2013

Planning and Growth Management Committee
Toronto City Hall, 10th Floor, West Tower
Toronto, ON
M5H 2N2

Attention: Nancy Martins, Committee Secretariat

Dear Committee Members:

**Re: 299 Campbell Avenue
Planning and Growth Management Committee Item
Municipal Comprehensive Review – Employment Lands**

As the spokesperson for the Junction Triangle Library Expansion Committee, a group of West Toronto residents working to revitalize the Perth/Dupont Library (a branch of the Toronto Public Library at 1589 Dupont), and as a long time resident of the neighbourhood, I am writing in support of the application submitted by 299 CA Development Inc. for an official plan amendment and rezoning application to permit the construction of a mixed use building on the property at 299 Campbell Avenue currently designated as an Employment Area.

I would like an opportunity to speak to the application, but childcare issues might prevent me from attending today, so this letter will serve in my absence if committee timing does not work for my ten-month old.

In addition to revitalizing a dreary, under-utilized corner of the neighbourhood, this property builder is offering a significant and much needed benefit for the area; a new 10,000 square foot location to replace the current library and its approximately 2000 square feet of operating space.

The library proposal meets the third criteria of the City's Official Economic Development Plan by "accommodating the growth of the institutional sector to meet the needs of a growing population." The neighbourhood was the only area in the ward to see population growth in the last census. A number of new housing developments in the area are expected to add to the numbers in the next few years.

As the smallest branch in the Toronto Public Library system, the Perth/Dupont Library provides local access to the entire collection but offers only very limited reading, computer, children's and community programming space. The branch is in a Catch-22 situation. Expansion is much needed, but the small circulation numbers in comparison to other branches in the system makes it a low priority for capital expansion.

Recognizing the institutional gap, area residents with the support of Ward 18 Councillor Ana Bailao took it upon themselves in the summer of 2011 to launch an expansion campaign for the branch.

Just over a million dollars in Section 37 money has been contributed to the project to date. Residents have held a series of public meetings, conducted an extensive survey of more than 400 community members and begun a fundraising campaign in earnest while exploring expansion options.

The current location at 1589 Dupont Street is not large enough to accommodate a full size community library. Typically, new community library branches range between 10,000-15,00 square feet. Any expansion at the current location would be limited to a maximum of approximately 6500 square feet.

The offer made by 299 CA Developments meets the location and technical requirements of the Toronto Public Library. The community has indicated its strong support for this plan through our committee and a recent public meeting. I ask the Committee to accept the amendment and grant approval for this proposal to proceed.

The property developer deserves credit for their community outreach and engagement efforts. They have identified a real neighbourhood need and worked with local residents, the city councilor and library management to develop a plan that creates a win for all stakeholders. The development is consistent with other properties in the immediate area. It will enhance the streetscape and fulfill a key element of the City's Official Plan to grow a strong and diverse economy with the expansion of an important local institution, the library.

Many thanks for your consideration.

Kind regards,

(Sent Electronically)

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