



STAFF REPORT ACTION REQUIRED

Toronto Public Library – 2014 Capital Budget Adjustment for Maryvale Branch

Date:	April 15, 2014
To:	Budget Committee
From:	City Librarian

SUMMARY

The purpose of this report is to seek approval for an in-year capital budget adjustment to increase the 2014 Multi-Branch State of Good Repair capital project by \$60,000 gross, \$0 net, for the renovation of an additional 577 sq. ft. of space at the Maryvale Branch.

RECOMMENDATIONS

The Toronto Public Library Board recommends that City Council:

1. approves a \$60,000 gross, \$0 net, increase to the 2014 project cost and cash flow for the Multi-Branch State of Good Repair project (CLB175), funded by a \$20,000 landlord contribution and a \$40,000 draw from the Library's Development Charges Reserve Fund, for the renovation of an additional 577 sq. ft. of space at the Maryvale Branch.

FINANCIAL IMPACT

The Library's 2014 capital funding is being increased by \$60,000 gross and \$0 net for the renovation of an additional 577 sq. ft. of space at the Maryvale Branch. The funding is provided by landlord contributions of \$20,000 and a Development Charges draw of \$40,000. This adjustment increases the gross cost of the Multi-Branch State of Good Repair project (CLB175) from \$5.300 million to \$5.360 million with the 2014 gross cash flow increasing from \$0.900 million to \$0.960 million.

The annual operating cost of \$20,396 will be incorporated into the Library's 2015 operating budget submission.

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

ISSUE BACKGROUND

Maryvale Branch is situated in the Parkway Mall at 85 Ellesmere Rd. on the south-east corner of Victoria Park Ave. and Ellesmere Rd. The branch has occupied space in this mall since 1982, and it serves a residential community bounded by the 401 to the North, Lawrence Ave. to the South, Birchmount Rd. to the East and Victoria Park Ave. to the West. Maryvale Branch is always busy, with circulation of 258,596 and visits totaling 150,788 in 2013. The branch is in the first quartile of neighbourhood branches in terms of circulation and the second quartile in terms of visits.

Maryvale is a small neighbourhood branch and the current leased space is 4,421 sq. ft., well below the service standard minimum of 10,000 sq. ft. for a neighbourhood branch. The branch serves diverse populations from residential neighbourhoods comprised of both single family dwellings and apartment buildings. The branch has attracted new customers from the nearby vertical communities, many of whom are newcomers.

COMMENTS

At its meeting on March 24, 2014, the Library Board approved: 1) an amendment to the current Maryvale Branch lease to increase the size of the library space by approximately 577 sq. ft. effective May 1, 2014 until August 31, 2017; 2) an extension of the term for the amended lease for an additional three years, September 1, 2017 to August 31, 2020; and 3) an increase to the 2014 Multi-Branch capital project by \$60,000 gross, \$0 net, for the renovation of the additional space at Maryvale Branch.

The 577 sq. ft. expansion area is contiguous to the library and represents a unique and time-sensitive opportunity for the Library to enhance its service in a cost effective manner. The estimated capital renovation cost for the additional space is \$60,000, which would be fully non-debt funded from a landlord contribution of \$20,000 and a \$40,000 draw from Development Charges. Council approval is required to adjust capital project budgets.

The expanded branch will have the opportunity to benefit from further improvements when \$400,000 of Section 37 funding is received from a proposed development at 1973 Victoria Park Avenue.

The local Councillor of Ward 37 has expressed his support for the Maryvale Branch expansion and service enhancement, as noted in Attachment 1.

A separate report to Government Management Committee will seek approval for a Municipal Capital Facility Agreement for the additional space so that it will be exempt from property taxes.

CONTACT

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

SIGNATURE

Jane Pyper
City Librarian

ATTACHMENT

Attachment 1: Communication from Councillor Michael Thompson to Michael Foderick, Chair, Toronto Public Library Board, dated March 17, 2014, regarding Maryvale Branch Lease – Amendment and Extension