

Opportunity for Potential Relocation and Expansion of the Deer Park Library

Date: July 6, 2020

To: CreateTO Board of Directors

From: Chief Executive Officer, CreateTO

Wards: 12, Toronto - St.Paul's

SUMMARY

The purpose of this report is to inform the Board of CreateTO on the ongoing conversations between staff of CreateTO and the Toronto Public Library ("TPL") with Wittington Properties Limited ("Wittington") and Capital Developments ("Capital"), on options relating to the City owned Deer Park Library site at 40 St.Clair Avenue East (the "Subject Property") provided a new and expanded library can be relocated within the abutting Wittington development at 1485 Yonge St (the "Development"), currently the subject of an official plan amendment and rezoning application.

CreateTO has been working with the Toronto Public Library and the City Planning Department to understand the opportunities that exist within this proposal for the Subject Property itself, and within the broader Yonge and St.Clair public realm and neighbourhood. The potential relocation of the Deer Park Library to the Development could allow for a new expanded facility that is more visible and well connected to the broader community and is integrated within a transit oriented development. The redevelopment of the Subject Property also presents an opportunity to help advance a "Big Move" in the recently approved Yonge St.Clair Planning Framework which has identified an opportunity for an enhanced public realm and community gateway at this location.

RECOMMENDATIONS

The Chief Executive Officer, CreateTO recommends that the Board of Directors of CreateTO:

1. Direct the Chief Executive Officer in consultation with the Executive Director, Corporate Real Estate Management, City Librarian, Toronto Public Library, and Chief Planner and Executive Director of City Planning to explore options with Wittington Properties Limited and Capital Developments, for the potential relocation of the Deer Park Library based on the principles approved by the TPL Board at their June 22, 2020 meeting, and to report back to the Board of Directors of CreateTO and the Toronto Public Library Board on the results of the negotiations.

2. Direct the Chief Executive Officer, to work with the Executive Director, Corporate Real Estate Management, and the Chief Planner and Executive Director of City Planning, to explore options for the disposal of 40 St. Clair Avenue East to fully fund the relocation of the Deer Park Library Branch and any other City Building opportunities that may be achieved, including affordable housing.
3. Direct the Chief Executive Officer to work with the Chief Librarian, Toronto Public Library to immediately engage in a Community Consultation Plan including on-going consultation and communication with the community, local Councillor and other stakeholders regarding the potential relocation of the Deer Park Library and future redevelopment of the site.

FINANCIAL IMPACT

There is no financial impact for the adoption of this report.

DECISION HISTORY

The Toronto Public Library Board, on June 22, 2020 approved a report to proceed with negotiating a Turnover Agreement with CreateTO regarding a potential redevelopment of the site of the Deer Park library at 40 St. Clair Avenue East, which could include a facility relocation.

<https://www.torontopubliclibrary.ca/content/about-the-library/pdfs/board/meetings/2020/jun22/14-deer-park-library-potential-turnover-agreement.pdf>

The Toronto Public Library Board, on June 15, 2009 approved a report to declare the property at 40 St. Clair Ave E. surplus, subject to the continuing need for a library branch, for the purpose of negotiating a Turnover Agreement with Build Toronto.

<https://www.torontopubliclibrary.ca/about-the-library/board/meetings/2009-jun-15.jsp>

Report from Deputy City Manager and Chief Financial Officer and Chief Corporate Officer to Executive Committee on April 22, 2009, Principles of a Real Estate Strategy and Declaration of Surplus for Sale/Transfer or Turnover to Build Toronto, recommending 40 St. Clair Ave E be declared surplus by TPL, subject to retention of any interests for operational requirements, for the purpose of turnover to Build Toronto.

<https://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-20629.pdf>

COMMENTS

The Deer Park branch at 40 St. Clair Ave East is a busy, vital and well used neighbourhood branch with strong and varied programs and services. The library facility is 33,022 square feet of which 16,558 square feet are used for library branch services with the remainder of the space leased to tenants or used as office space for TPL staff.

In 2009 the Subject Property was identified as a redevelopment opportunity due to its desirable location and approved for surplus by the TPL Board subject to a negotiated Turnover Agreement with Build Toronto. However, the continuing interest for retaining a library on the site has posed significant challenges which have limited the ability to intensify the site. The proposal, outlined below, would allow for a new larger library and would avoid any service interruption during the construction of a new facility.

Presently, Wittington and Capital are working with both CreateTO and the Toronto Public Library to advance options around a potential relocation of the Deer Park Library to the Development at 1485 Yonge St, with an option to purchase the Subject Property. The disposal of the Subject Property would support funding of the Library relocation, as well as any other city building opportunities as may be identified in consultation with the local Councillor and the community. Wittington and Capital are also concurrently engaging in discussions with City Planning respecting a proposed rezoning and official plan amendment for the Development site.

Relocating the library to the Development site would deliver many benefits including a modernized and expanded library branch that is centrally located and integrated within a transit oriented development and that has connections to Yonge St and a proposed new public open space. The relocation of the library would also remove encumbrances on the Subject Property that would unlock the redevelopment potential of the .15 ha site while also achieving other public realm and city building objectives.

CreateTO will continue to work with TPL on developing the terms for a potential relocation that specifies TPL's operational and financial requirements for a replacement library based on the principles set forward by the TPL Board at their June 22, 2020 meeting, with all final terms contingent on all requisite approvals and authorities including those of the TPL Board, the CreateTO Board and City Council.

CreateTO will also work closely with the City Planning Department both in the potential relocation of the library to the Development site currently under review and subject to City approvals, and also in determining an appropriate use and built form for the Subject Property which will inform the negotiations between all parties.

CONTACT

Ryan Glenn, (416) 981-3753, rglenn@createto.ca
Vice President, Client Relationship Management, CreateTO

SIGNATURE

Brian Johnston
Chief Executive Officer

ATTACHMENTS

Attachment 1: Letter from Chair, Toronto Public Library

Attachment 1: Letter from Chair, Toronto Public Library



June 26, 2020

Mr. Ron Carinci
Acting Chair
CreateTO
200 King St. W., Suite 200
Toronto, ON M5H 3T4

Delivered via email only

Dear Ron:

At the June 22, 2020 Toronto Public Library Board meeting, the following motion was unanimously adopted by the Board:

That the Toronto Public Library Board:

1. *approves the City Librarian to enter into negotiations with CreateTO and the Developer regarding a Turnover Agreement for 40 St. Clair Avenue East, subject to the following:*
 - a. *a suitable replacement facility, in accordance with the Service Delivery Model and Branch Development Strategy, capable of delivering modern and improved library service as described in this report;*
 - b. *satisfactory resolution to the financial and operational issues that could arise from a redevelopment/relocation including:*
 - i. *the potential loss of annual tenant net rental revenue;*
 - ii. *the cost for relocating 17 staff to another TPL property; and*
 - iii. *a satisfactory facility occupancy agreement for the new library;*
 - c. *on-going consultation and communication with the community, local Councillor, and other stakeholders regarding the potential redevelopment/relocation of the Deer Park library;*
 - d. *Board approval for any negotiated Turnover Agreement; and*

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Library Board

Chair

Sue Graham-Nutter

Sarwar Choudhury
Councillor Paul Ainslie

Jennifer Liu
Alison Menary
Councillor Gord Perks
Alim Remtulla

Vice Chair

Jonathan Hoss

Andrea Geddes Poole
Fenton Jagdeo

City Librarian
Vickery Bowles

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2. *forwards this report to CreateTO and the City of Toronto requesting that excess funds from the development be directed towards addressing TPL's state of good repair (SOGR) backlog subject to the cost of delivering other city building opportunities as may be identified through the public consultation process and discussions with the local Councillor.*
3. *requests that the City recognize TPL's contribution to city building through maximizing the value of real estate holdings, when approving budget funding to address TPL's serious and growing SOGR backlog.*

The report, *Deer Park Library – Potential Turnover Agreement*, is appended and includes a number of financial and operational issues that need to be addressed as part of this development.

The Toronto Public Library looks forward to working together with CreateTO regarding a potential opportunity with a Developer to provide a new, expanded and improved library.

Sincerely,



Sue Graham-Nutter
Chair, Toronto Public Library

Attachment – June 22, 2020 report to the Toronto Public Library Board

cc: Brian Johnston
Chief Executive Officer
Create TO

Vickery Bowles
City Librarian
Toronto Public Library