



City Council

Notice of Motion

MM24.17	ACTION			Ward: 11
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Authorization to Release Sections 37 Funds for Yorkville Library - by Councillor Dianne Saxe, seconded by Councillor Amber Morley

** 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.*

Recommendations

Councillor Dianne Saxe, seconded by Councillor Amber Morley, recommends that:

City Council increase the 2024-2033 Capital Budget and Plan for Toronto Public Library by \$1,000,000 gross, fully funded by Section 37 community benefits funds secured from the following developments:

- a. \$840,668 from 836-850 Yonge Street and 1-9A Yorkville Avenue (Source Account: XR3026-3700722); and
- b. \$159,332 from 27-37 Yorkville Avenue and 26-32 and 50 Cumberland Street (Source Account:XR3026-3701297) for capital improvements to the Toronto Public Library - Yorkville Branch for streetscaping, program room upgrades, connectivity projects and upgrading the main door (Cost Centre: CLB234-02).

Summary

This motion recommends directing \$1,000,000 in local s. 37 funding to enhance capital upgrades at the Yorkville Library.

Located at 22 Yorkville Avenue, Yorkville is the oldest library branch in the Toronto Public Library network. Opened in 1907 funded by a grant from the Carnegie foundation, the Yorkville branch became a listed Heritage property in 1973.

Yorkville is the most historically significant branch in the Toronto Public Library system. Improving the accessibility of this location is an important signal of our commitment to celebrate and modernize our unique heritage buildings by providing modern, accessible library service. The Yorkville branch serves a community of 61,000 at its current location. Population in the immediate area is growing rapidly with the construction of new residential towers. The branch is undersized at 9,053 sq ft (842 sq m) and does not meet the Library’s Service Delivery Model standard of 10,000-20,000 sq ft (929 - 1858 sq m) for a neighbourhood branch.

Building deficiencies were identified in past property condition assessments with a significant backlog in state of good repair for replacement of flooring, lighting, mechanical,

heating/cooling system controls and resolving building envelope issues in this listed heritage building, which are needed to address health and safety and energy issues. Furniture and equipment, shelving, and workroom configuration will also address health and safety and accessibility and service concerns. Upgrades to the IT infrastructure are needed to bring the branch up to standard.

Yorkville branch was the second highest scoring branch in the library's Facilities Master Plan and requires Major Capital Revitalization in the Horizon A time frame - between 2019 and 2029. The Library's current 2024-2033 10-year Capital Plan includes a capital renovation to the Yorkville branch \$11.3 M is currently allocated for project that starts in design in 2025 and is completed by 2030. This renovation is focussed primarily on the lack of accessibility for both public and staff. (The current washrooms and accessible ramp do not meet current Accessibility for Ontarians with Disabilities Act, 2005, or Toronto Accessibility Design Guideline recommendations. Staff areas on the lower level are currently underutilized and not accessible by elevator.) It will also address some state of good repair issues with heating, ventilation, and air conditioning and washrooms.

These additional Section 37 Funds will allow the project to also:

- Replace wooden door assembly, an important step to advance the heritage preservation of this important structure.
- Lighting, seating and landscaping enhancements would improve the public realm at the front of the branch on Yorkville Avenue and enhance the heritage architecture of the building.
- Yorkville has a medium sized and well used program room at the rear of the branch which requires improvements to bring the space up to new library standards. This would include improved technology available for staff and public use, addition of a small kitchenette and updated furniture.
- Additional access to power and improvements to wifi connectivity will allow people to work on site with their own devices. Computer layout and furniture would also be improved to meet current standards for size and adjustability.

Background Information (City Council)

Member Motion MM24.17

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-251472.pdf>)