

## Board Meeting

**Report To:** The Town of the Blue Mountains Council  
**Report Name:** GOV.23.06 East End Proposed Library  
**Date:** June 14, 2023  
**Prepared by:** Dr. Sabrina Saunders, CEO

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### A. Recommendations

That Council receive as information GOV.23.06 report by the Blue Mountains Public Library Board entitled “GOV.23.06 East End Proposed Library”; and

That Council agrees in principle with a new library build as part of the Former School Board property adjacent to the Home Farm site; and

That Council request The Blue Mountains Public Library Board to provide a Needs Assessment Report in the Fall 2023 pertaining to the proposed Craigleith Library build.

### B. Background

The Blue Mountains Public Library Board has been looking at expansion of library services as far back as the 2014 Strategic Plan. In 2016, Council, with the Board’s support, purchased 177 Bruce Street S, the property adjacent to the L.E. Shore, in order for an expansion of West End services to occur. In 2017, Council moved the management of the Craigleith Heritage Depot community museum to the BMPL Board, with the intention of adding a second branch to the museum in order to improve East End Services. While the museum continues to be a location for holds pick up, it is unable to meet the needs of residents in the growing East End of the municipality who are looking for equitable services.

### C. 2018 and 2022 Consultation

The East End library service plan has been framed by community voices heard within the BMPL community consultation completed as part of the 2018 and 2022 Strategic Plan(s). Regardless of where in the municipality participants lived, residents were asked what gaps in services they expect BMPL to meet. These consultations identified the need for a true Craigleith Library branch, beyond that which could be provided through the museum site. Specific requests made were for the site to be walkable within Craigleith, offer an equitable collection and services to that of the West End, and provide technologically connected spaces. Additionally, residents asked to have new services including a maker space, small meeting spaces, available workspaces, and a teen area. Staff also identified that our system requires administrative additions of medium-sized programming spaces, larger meeting

space, boardroom which can accommodate larger meetings and/or the Board plus attendees, and additional storage for Library of Things collections and museum collections.

## **D. East End Services in Other Presentations**

In recent years, there have been presentations to Council, and resolutions made by Council, which pertain to this project.

- **February 12, 2019 Special Committee of the Whole: Budget**  
Council directed staff to work with BMPL to develop a report on possible expansion for consideration in the 2020 Draft Budget.
- **August 26, 2019 Committee of the Whole: CSPW.19.069 Library Expansion**  
Council directed staff to consider Library expansion needs in the 2020 Leisure Activity Plan and proposed Multi-Use Recreation and Culture Feasibility Study. The final Leisure Study identified that the L.E.S. is the Community Hub for the West End. The East End Library service or proposed facility was not considered in this document but was identified in FAF.21.106
- **June 29, 2021 Committee of the Whole: FAF.21.106 Potential Location for a Craighleith Service Area Multi-Use Operations Facility**  
This report identified a number of potential services which could inhabit the former School Board Property (PLAN 529 PT LOT 159 RP 16R2536 PR PART 1) adjacent to the Home Farm development. In this CAO report to Council, the East End Library was identified as one of the potential services which could be included in a multi-use operations facility. As noted in this report, this would be an expansion of services and would not be a replacement of services in the West End.
- **March 6, 2023 Council Meeting Deputation by Russell Higgins Macpherson Builders**  
At this meeting, the representative from Macpherson Builders presented the potential of a land swap with TBM Council in order to expand the Home Farm development project to include attainable housing. Additionally, they referred to the FAF.21.106 report identifying how a new Fire and EMS station and “Community Services” building could be included on the site. The BMPL Board, as noted in the FAF.21.106 report, would like to be considered as an anchor service to be included in this new building.

## **E. Development Charges**

The BMPL has been included in several of the past TBM DC Studies and By-Laws including the current and draft 2024 Study. As at December 31, 2022 BMPL holds \$2,717,637 and have been increasing by approximately \$300,000 annually.

## **F. Multi-Use Facilities**

Libraries have been constructed in multi-use facilities for decades. Beginning with the 2007 SuperBuild funding, multi-user facilities have been a norm for many progressive communities. Parks and Recreation facilities have been the most common joint facility, but buildings have been built as multi-floor structures in order to add attainable housing on

upper floors, day care centres, office/storefront services, or attached to pools, rinks and other recreation facilities. Additional information can be provided on successful models, should Council be interested in more information.

## **G. Next Steps**

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With the Home Farm project moving forward and pre-servicing of the site scheduled for 2024, the Board would like to identify next steps so we will be ready to participate in this project. Our proposed next steps and timing include:

Summer 2023 (Home Farm site in clearing stage)

- Conduct final community consultation specific to a new build (BMPL in-house)
- Update our Gap Analysis Needs Assessment document for public release (BMPL in-house)

Fall 2023 (Home Farm site in clearing stage cont.)

- Present final Needs Assessment to Council
- Contract architectural design with Class D estimates (Utilize Available DC Funds)

Winter 2024

- Complete Architectural Design
- Receive Class D estimates including preliminary O&M
- Conduct Community Consultation on building design

Spring/Summer 2024 (Home Farm site in pre-servicing)

- Utilize completed designs to inform pre-servicing of site

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On behalf of the BMPL Board,

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