



City of
Peterborough

To: Members of the Committee of the Whole

From: Ken Doherty, Director of Community Services

Meeting Date: September 26, 2016

**Subject: Report CSD16-025
Future of 359 Aylmer Street North and Increase in Library
Renovation and Expansion Budget**

Purpose

A report to seek Council approval of the proposed re-development of 359 Aylmer Street North and landscape upgrades for 247-251 Simcoe Street and to increase the budget for the Library Renovation and Expansion to include the work.

Recommendations

That Council approve the recommendations outlined in Report CSD16-025 dated September 26, 2016, of the Director of Community Services, as follows:

- a) That a presentation by Daniel O'Brien, Landscape Architect on the concept design be received;
- b) That the design for 359 Aylmer Street North, as presented, be approved;
- c) That staff proceed with the demolition of the building at 359 Aylmer Street North using funds from the General Property Reserve; and
- d) That the pre-committed 2017 Capital Project for the Library Renovation and Expansion be increased by \$525,000 for the construction of the plaza and landscape upgrades to the adjacent property 247-251 Simcoe Street

Budget and Financial Implications

To be able to report back to Council on a proposed design and cost estimate, \$18,800 has been spent on a concept design and Designated Substance Survey. These funds were approved by the Director of Corporate Services and charged to the General Contingency Account.

The cost to demolish the building at 359 Aylmer Street North is estimated to be \$175,000, including a 7% contingency, net of the HST rebate. It is recommended that these funds come from the General Property Reserve. The balance in the reserve after this transfer will be \$920,000.

The construction budget for the work at 359 Aylmer Street North and landscape upgrades to 247-251 Simcoe Street is as follows:

Line	Description	Amount
1	Consulting Fees	\$46,000
2	Construction based on Class C cost estimate	\$436,000
3	Contingency	\$43,740
4	HST net of rebate	\$9,077
	Total	\$524,817

The total amount to be added to the Library Renovation and Expansion Project is \$525,000, after applicable HST rebates. Council approved the pre-commitment of this project through Report CPFS16-006 dated February 16, 2016.

Background

On March 14, 2016, City Council approved staff report PLPD16-013, dated March 7, 2016, for the purchase of 359 Aylmer Street North for \$650,000 plus the land transfer tax of \$9,475 for the purpose of improving access and enhancing public space to the Peterborough Public Library main entrance. Council also resolved:

That staff provide a report to Council on the potential uses of the property, prior to demolition of the existing building.

This report is responding to that request and is recommending that the proposed design, attached as Appendix A, be approved by Council and that sufficient funds be pre-committed from the 2017 budget to proceed with the work to coincide with the Library expansion work.

Impacts to adjacent properties and projects

On April 25, 2016, City Council approved staff report PLPD16-035, dated April 18, 2016, for the purchase of 247-251 Simcoe Street to provide long term flexibility for library growth and other civic services. Even in the short term, with the purchase of both properties side by side, more flexibility is available to design a welcoming space that includes adequate parking as well as usable green space.

The renovation and expansion of the Peterborough Public Library is underway. The project includes upgrades to the north retaining wall and pathway immediately adjacent to 359 Aylmer and 247-251 Simcoe Street. Appendix B Landscape Plan L1 identifies the scope of work currently awarded within the Library project.

The current scope of work will change if the design outlined in Appendix A is approved. To prevent the original work from being done and then having to be changed after construction, it is more efficient in both time and cost to include this work with the Library Renovation and Expansion. The credit value of the current scope of landscape work affected by the new design has been considered within the budget costing.

Features of the proposed design

The concept design for the project identifies the following features:

- i. An enhanced corner at Aylmer and Simcoe Streets, including a landscaped plaza providing more green space, accessible sidewalk upgrades and park benches;
- ii. A more open welcoming main entrance to the Main Library front door;
- iii. Twelve parking spaces including four accessible spaces in greater proximity to the library;
- iv. A clearly identified accessible pathway to the library entrance;
- v. Increasing the width of the walkway along the north of the Library at the south side of 247 Simcoe property line providing a more open attractive pathway and unencumbered access for winter maintenance/snow clearing machinery;
- vi. Three designated parking spaces for 247-251 Simcoe Street residential units; and
- vii. An opportunity to commission a Public Art installation. This item to be an additional project cost; funded from the approved 2016 capital budget ref #: 6-2.02.

Summary

The City investment in the Peterborough Public Library is significant. The development of the adjacent properties to the north of the library for a plaza and landscape enhancements will improve and support the renovation and expansion of the Library.

Submitted by,

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Attachments:

Appendix A - Library Plaza Concept Design
Appendix B - Peterborough Public Library Landscape Drawing L1