



City of  
**Peterborough**

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**To:** Members of the Peterborough Public Library Board

**From:** Ken Doherty, Director of Community Services

**Meeting Date:** September 27, 2016

**Subject:** Report PPL16-037  
Future of 359 Aylmer Street North and Increase in Library  
Renovation and Expansion Project

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## **Purpose**

A report to inform the Library Board on the proposed re-development of 359 Aylmer Street North; the landscape upgrades for 247-251 Simcoe Street; and the increase to the budget for the Library Renovation and Expansion project.

## **Recommendation**

That the Library Board approves the recommendation outlined in Report PPL16-037 dated September 27, 2016, of the Director of Community Services, as follows:

That the report be received for information and that feedback be provided.

## **Budget and Financial Implications**

There are no budget and financial implications to the Library Board in receiving this report. The funds for the proposed design and cost estimate in the amount of \$18,800 were approved by the Director of Corporate Services and charged to the General Contingency Account. The cost of the demolition is estimated to be \$175,000 including a 7% contingency, net of HST rebate. It is recommended that these funds come from the General Property Reserve.

The proposed construction budget for the work at 359 Aylmer Street North is as follows:

<b>Line</b>	<b>Description</b>	<b>Amount</b>
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
	<b>Total</b>	<b>\$524,817</b>

The total amount of \$524,817, after applicable HST rebates, will be added to the Library Renovation and Expansion Project. Council approved this pre-commitment 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.

Report CSD16-025, dated September 26, 2016 has been submitted to respond to Council direction. It 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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Director of Community Services

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Attachments:

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