

## A C T I O N

**Subject:** Participation in City's 3P Project in Kanata Town Centre:  
Site Selection for Western District Library

**Prepared by:** Trustee Marianne Wilkinson

**Prepared for:** Ottawa Public Library Board

**Meeting of:** September 10, 2007

**Date of preparation:** August 30, 2007

### RECOMMENDATIONS

**That the Library Board approve the location for the Western District Library in the City owned lands within the Kanata Town Centre; and**

**That Library staff work with City staff to develop the criteria with respect to the library for inclusion in the proposal call to select the short list of firms for a detailed bid on the development of the Town Centre Lands; and**

**That more detailed building program be developed for the proposal call from selected firms in the spring of 2008; and**

**That funding for the library portion of the complex be from Development Charges, and if necessary from Development Charges debt such that construction timing coincides with construction of the City's Client Service Centre, and be incorporated into the 2008-2010 budget process.**

### References

- City of Ottawa People Services Facility Study, Phase One and Two reports,
- Ottawa Public Library Service Delivery Framework Application and Assessment Report, December 2003
- Ottawa Public Library: Application of the Service Delivery Framework to Community Level One and Two Libraries, October 2004
- Service Delivery Framework 2003 – 2008; received by OPL Board on March 3, 2003
- Board Backgrounder on development charges
- *Libraries for Ottawa: Facilities Strategy*
- Report on the South District Library Site Selection Process
- Ottawa Public Library Facility Growth Planning Study, November 2006

### Executive Summary

- The need for a Western District Library builds on the library program of the former City of Kanata and was recognized through the Development Charges By-law.

- The 2006 *Facilities Growth Planning Study* recommended “the addition of a new 30,000 sq. ft. district library for the West District. The West District is currently without a district library. As the Kanata sub-area has been one of the lowest service standards in the City, this new facility is overdue and should be built as soon as sufficient development charges revenues are available. This requirement has been previously recognized as a priority for the Board and included in earlier ten-year capital budget forecasts.” The plan shows this as the next priority for construction with a date of 2007-2011.
- The former City of Kanata Public Library Board had recognized the need for a major library to serve the growing City in its Strategic Plan to be located in lands owned by the City in the Kanata City Centre. These plans were overtaken by amalgamation.
- District Branches are considered service hubs for community branch libraries and generally have a minimum of 30,000 sq. ft and 150,000 items in their collection as well as computer access and specialized services.
- The population of the western catchment area grew by 20% from 2001 to 2006 with no increase in library services made available.
- The City's lands in the Kanata Town Centre will be the subject of a proposal call this fall for expressions of interest to develop these lands, comprising 16 hectares, with Town Centre uses, including a Main Street, Town Square and the relocation of the Client Service Centre. This Centre could also include the library providing a focus for City services in the area.
- Public input into the Board's site selection criteria gave highest priority to “proximity to major arteries, transit, and cycle routes”, which resulted in the Board's giving increased weighting to this criterion. There was also strong support for a multi-use facility.
- The City's lands are close to the transitway and the commercial centre of Kanata as well as being just off the Queensway near the Valour Bridge
- The Kanata Town Centre location is recommended as the site for the Western District Library because:
  1. It has a high ranking following application of approved site criteria
  2. The library will be part of a multi-use facility
  3. It is city-owned and therefore available in the time frame required
  4. it provides opportunities for cooperation and cross-programming among municipal services
  5. It is located close to both the Queensway and the Transitway.
  6. It is adjacent to a 20 acre environmental park with opportunities to incorporate outdoor activities with library activities
  7. It is in an area of high density residential uses.

## History

The need for a District library in Western Ottawa was first recognized by the former Kanata Public Library Board. A library of 3-4,000 sq. m. (30-40,000 sq. ft.) was envisioned to serve the urban growth area of about 100,000 residents as a complement to the small community level branch libraries. The former Kanata Public Library Board identified this project as a capital facility within its strategic plan but had not funded it prior to amalgamation.

In the 2006 Ottawa Public Library Facility Growth Planning Study the location in the Town Centre was given for the future location (p.3) and it was given the highest priority for development in 2007-2011 (p.2). The Facility Growth Planning Study report also uses the recommended location as the centre for the service area (shown on page 11).

The Facility Needs Study (Phase 1), undertaken by the People Services Department in 2001, confirmed the South Central District Library project as the Board's top facility priority. The preliminary cost estimates were incorporated into the Library's 2002 Capital Budget and, in March 2002, City Council approved a total of \$7.4 million in the City's five-year capital budget program to fund the design and construction of the South Central District Library, which was constructed and opened in June 2006.

### **Service Delivery Model**

The Western District Library will be the second new District Library to be fully developed by the Ottawa Public Library (OPL). The OPL's Service Delivery Model incorporates three main tiers of service: Main Library, District Libraries and Community Libraries. District Libraries provide community library service to their immediate service area, as well as acting as a district resource for residents of the service areas of a number of community libraries within a defined area.

The Western District Library will provide *community* library service to local residents. In addition, it will act as a *district* resource library for residents from Kanata, Stittsville, Carp, Constance Bay, Munster Hamlet, Richmond, Dunrobin, Kinburn, Fitzroy Harbour, rural Goulbourn Township and rural West Carleton Township.

### **Kanata Town Centre Lands**

In 1995 the City of Kanata purchased a large area in the Kanata Town Centre as a means of creating a large natural environment park and controlling the type of development to occur in the area. Visioning exercises were undertaken with wide public consultation on development of the lands. From that exercise a concept was developed that involved selling some parcels and creating a main street environment with a town square and the Kanata City Hall. Two parcels were sold – for the three large apartment buildings on Campeau Drive and a nursing home, also on Campeau Drive. A proposal call to develop the remaining lands, comprising 16 hectares, was put out in 2000 and an agreement made with Tundra Developments to install services and develop the remaining lands, including the municipal building. This location was also chosen for the Kanata Central Library. As a result of the downturn in technology, development never proceeded and in the spring of 2007 Tundra indicated that it no longer wished to proceed with the development. A number of developers have expressed an interest in the lands so the City is proposing to seek a new partner. A report is tentatively scheduled to go to Corporate Services Committee in October outlining the process to be followed, with a proposal for an expression of interest from firms to follow.

Meetings have been held with Barbara Clubb - City Librarian; George Skarzynski - Division Manager, Library Operations and Facilities; Trustee Wilkinson; Rob McKay – Director, Economic and Environmental Sustainability; and Lauren Reeves - Strategic Projects Division, to discuss the feasibility of having the Western District Library incorporated into the municipal development on this property. Trustee Wilkinson was asked to prepare a report to the Board recommending that the District Library be located on these lands and to notify Councillors from the 5 wards that would be serviced from this Branch.

A Detailed Building Program needs to be developed by spring 2008 for the proposal call. This can be built from the template from the Greenboro District Library, as suggested during its approval stage. Through an extensive consultation process with the public, as well as library and city stakeholders and staff, the Detailed Building Program will reflect and surpass current best practices of library design and operation, while meeting the needs of its intended clients in Western Ottawa.

Like the Greenboro District Library it will be designed as a "Library of the Future", incorporating modern, leading-edge technology to provide library service for the new millennium. An innovative building program and architectural design will be required to integrate the two fundamental frameworks for library service, incorporating state of the art technology while maintaining the friendly, customer-focused, accessible environment that has always typified public libraries. Through sharing of resources with the Client Service Centre it can be a focal point for the western part of the city.

The total expected gross floor area for the new facility is 3,000 sq. m. (30,000 sq. ft.), excluding basement and service spaces. The Library will require dedicated parking as well as being able to share in parking from other users, particularly in the evenings and weekends.

#### Site Selection Process

A full site selection process was not followed since this location had already been identified in the Ottawa Public Library Facility Growth Planning Study. There are no other suitable public lands available in the Kanata area. Private lands in the Kanata Town Centre are now selling for \$600,000-\$700,000 per acre which would add a major cost for the library, which requires at least 3 acres if a stand alone building. If requested, a verbal briefing on other lands near the Queensway and their limitations will be given at the Board meeting.

#### Site Selection Criteria

City and Library staff drafted specific site selection criteria to define the critical characteristics of the "ideal" site for the South Central District Library. These draft site selection criteria were presented to the Ottawa Public Library Board on March 18, 2002.

At the public meeting of March 18, the Board approved the draft site selection criteria, with modifications to the criteria descriptions and their weighting factors (i.e. measurement of relative importance). The revised site selection criteria were approved. They were later modified to increase the first item. The final revised criteria is:

<b>Criteria</b>	<u>Description</u>	<b>Weight Factor</b>
Access	Proximity to, <i>but not necessarily access from</i> , major arteries, accessible transit, pedestrians and cycle routes	4
Access	Centrality to service area population	3
Access	"Fit" to gap analysis of Facility Needs Study	3
Access	Adjacency to existing community, cultural, educational or commercial centers	3
Compatibility	Environmental impact, surrounding uses, zoning issues	2
Cost	Building development and site servicing	2
Cost	Site acquisition/ <i>value</i>	3
Cost	Significant management/operational cost savings	2
Development Schedule	Known constraints that could impact timing/cost of development	2
Size	Suitability for current needs and potential for future expansion	3

## Site Ratings

The approved ratings were applied to the Town Centre Site, with scores ranging from 0 to 3 points per criteria multiplied by the weighting factor for a maximum score of 81 points. For comparison purposes the rating for the Greenboro Library was 71 points. This rating is 75 points. In Trustee Wilkinson's opinion no other site could come close to meeting this rating.

Criteria	Description	Rating
Access	Proximity to, <i>but not necessarily access from</i> , major arteries, accessible transit, pedestrians and cycle routes	4
Access	Centrality to service area population	3
Access	"Fit" to gap analysis of Facility Needs Study (estimated)	3
Access	Adjacency to existing community, cultural, educational or commercial centers	3
Compatibility	Environmental impact, surrounding uses, zoning issues	2
Cost	Building development and site servicing	1
Cost	Site acquisition/ <i>value</i>	3
Cost	Significant management/operational cost savings	2
Development Schedule	Known constraints that could impact timing/cost of development	1
Size	Suitability for current needs and potential for future expansion	3

## Advantages and Disadvantages

### Advantages:

- Creation of a municipal complex of District Library and Client Service Centre (Municipal, Provincial and Federal) and some City offices will enhance use of each
- Adjacent to town square and retail activities for maximum exposure
- New road for the "Main" Street will provide good access, some on street parking and pedestrian flow
- Share parking with Client Service Centre will address overflow situations
- Zoning is in place
- Easy access to Queensway, Centrum, and Transitway

### Disadvantages:

- Building parking spaces more costly due to rock removal
- Need to use Terry Fox interchange for going west and coming east
- Concern re future of Beaverbrook Branch
- Timing may be earlier than originally planned to fit with Client Service Centre lease

## Estimated Cost:

Budget in 2004 was \$8,000,000. Most of this has already been collected through development charges in the area. More detailed costing needs to be done as a part of the detailed building program and finalized through the detailed architectural design process.

## Development:

The development of the Western District Library in the Kanata Town Centre will be co-ordinated with the Client Service Centre and site works required to service this area. It is anticipated that the winning proponent will be selected by June, 2008 with construction occurring mainly in 2009-2010. Planning approvals would be obtained by the proponent with the Library controlling the layout and design of the library part of the project. Environmental impacts will be assessed and any required mitigation measures will be proposed through the development approval process.