



REPORT TO THE LIBRARY BOARD

MEETING DATE: February 20, 2008

Session:	Public Session
Subject:	Library Development Charges (DC) Review 2008: Capital Project Submissions
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Presented By:	Margaret Mitchell
Purpose of Report:	For Decision: Approval <input checked="" type="checkbox"/>

Recommendation

It is recommended that the Library Board

include in the 2008 DC Review and in the 2009 capital budget submission,

- **LSA 7 (Masonville/Northridge) (Northeast Branch), 2009**
- **LSA 13 (Pond Mills/Glanworth), 2012**
- **LSA 12 (Sherwood/Northwest), 2017**

Issue / Opportunity

Every five years, to comply with provincial legislation, the City of London undertakes a review of development charges in order to ensure that the capital projects to be funded reflect the forecasted level of population growth and development in the City.

The DC Review process allows the re-examination of past priorities in light of new population growth information. Items previously included in the 2004 DC Review and the capital budget projections are reviewed in light of updated population growth information. New items may be submitted for consideration.

Identification of Growth Related Needs

Growth needs are analyzed based on population projections provided by the City for the existing library service areas. The Library Service Areas (LSA) map is found in Appendix 1. The ratio of population per square foot is the primary consideration in identifying growth related needs. Appendix 2 provides comparative data on this ratio for all LSA on population projections for from 2006 to 2022.

The following capital projects have been identified for submission to the 2008 DC Review:

LSA 7 (Masonville/Northridge/Northeast)

The Northeast Branch capital project has been approved and is currently under design as part of the City/YMCA/Library multi-purpose community centre at Adelaide and Sunningdale. Capital budget allocations for construction are funded for 2009. The new library is considered a growth-related project and will be incorporated into the DC rate calculations of the 2008 review.

It is recommended that this project remain in the 2009 capital budget for 2009 and, as a growth-related project, be included in the current DC Review.

LSA 13 (Pond Mills/Glanworth)

LSA 13 is served by the Pond Mills and Glanworth branches. Pond Mills is housed in a rental property at Commissioners Rd and Devron Cr. Both branches together measure 7,410 sq. feet. The Pond Mills branch has not experienced significant service growth despite efforts to improve the branch. It is also coping with difficult social issues in the area which has contributed to the decline in use.

LSA 13 was included in the 2004 DC Review and had been included in subsequent capital budget submissions by the Library Board. In developing the 2008 capital budget, and prior to the beginning of the DC Review, it was removed. It was determined that, as this capital project was considered part of a larger City development for the area, it was beyond the timelines and the financial capacity of the 2008 five-year capital budget.

Population projections from 2007 to 2022 indicate that there will be significant growth over that time period. Even in 2006, the branch was not able to meet the library service standard for population per square foot.

It is recommended that this project be re-instated in the 2009 capital budget for 2012 and, as a growth-related project, be included in the current DC Review.

LSA 12 (Sherwood/Northwest)

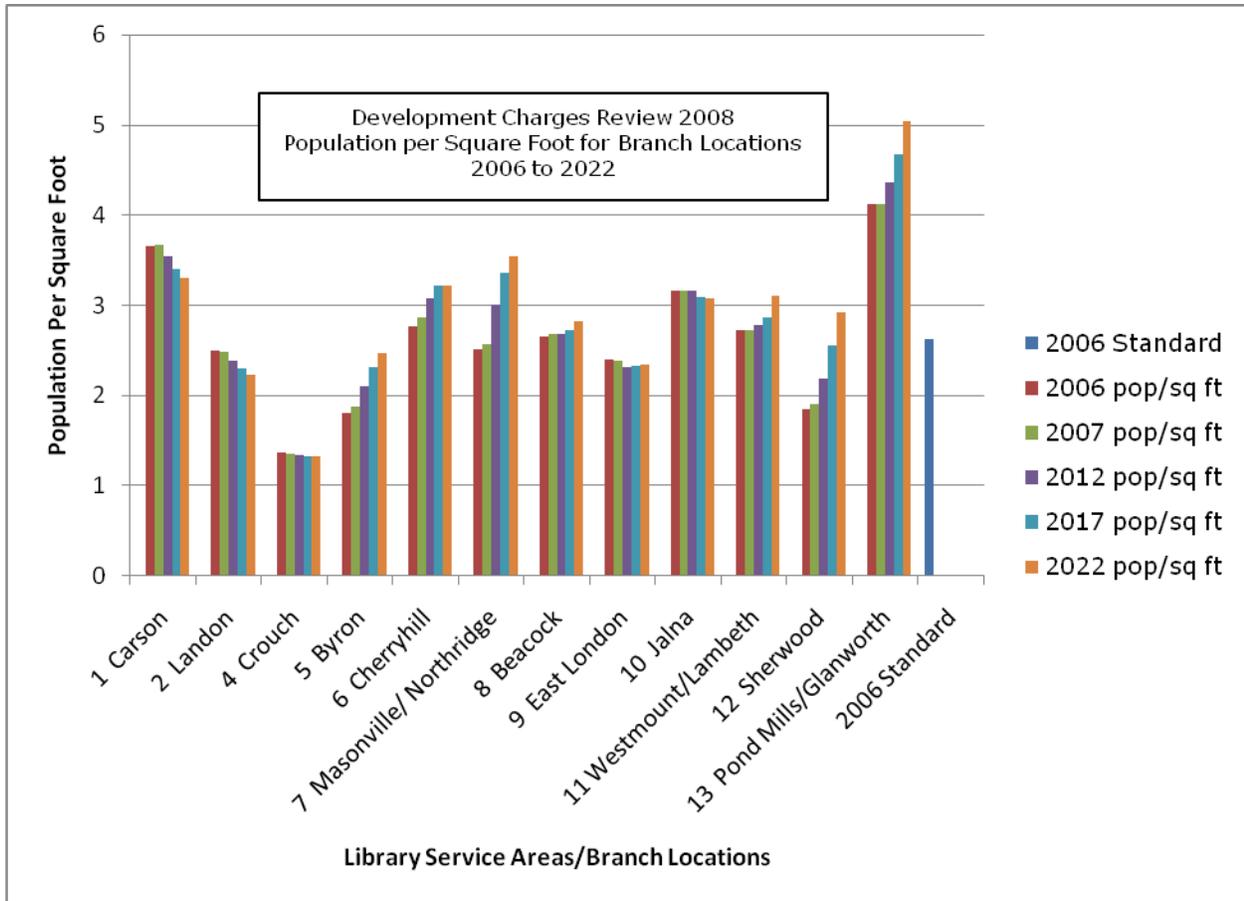
LSA 12 is currently served by the Sherwood Forest branch, located in the Sherwood Forest Mall. Sherwood serves a unique community including the Limberlost area, a low income immigrant settlement area. The facility was expanded, within the mall, to almost 12,000 sq. ft. in 2004. The Northwest London Resource Centre and offices of the Middlesex London Health Unit occupy about 1,300 sq. ft. within the facility. It is a very active branch

A new Northwest Branch has been included in the capital budgets since 2005. At that time, discussions were held regarding a possible co-location with other City services, but it was determined not to be feasible. The City has no plans for a multi-purpose community facility in the northwest. The population per square foot of library space is projected to reach the 2006 standard in 2017.

It is recommended that this project remain in the 2009 capital budget, be pushed back to 2017 and, as a growth-related project, be included in the current DC Review.

Next Steps

Administration will continue to work with the City to complete the Library's submission to the DC Review, providing background information and capital and operating projections for these capital projects.



Notes:

Standard based on 2006 data is 2.6 population per square foot
Branches significantly deviating from the Standard:

- District 1:** Carson: population is slightly over-serviced but over the next 15 years will approach the standard.
- District 6:** Cherryhill: current size serves standard, may be under-serviced in 15 years.
- District 7:** Masonville/Northridge: slightly under-serviced; new Northeast London Branch will bring it into standard
- District 12:** Sherwood: currently over-serviced, expect to need expansion in 2017, based on population projections.
- District 13:** Pond Mills/Glanworth: significantly under-serviced with current and future population projections