



**City of Kingston
Report to Council
Report Number 15-329**

To:	Mayor and Members of Council
From:	Lanie Hurdle, Commissioner, Community Services
Resource Staff:	Same
Date of Meeting:	July 14, 2015
Subject:	Partnership with the Limestone District School Board and Kingston Frontenac Public Library Board – Kingscourt Library Branch

Executive Summary:

In June 2015, Council passed a motion directing staff to work in partnership with both the Kingston Frontenac Public Library Board (KFPL) and the Limestone District School Board (LDSB) to develop potential partnerships to create space that facilitates community use, including library services, and to report back to Council before Q3 2015.

LDSB Trustees and staff, as well as City staff, attended a KFPL Board meeting on June 24th to discuss partnership options involving the new secondary school site, the Kingscourt Library Branch and the future development of the Rideau Heights Library Branch. The LDSB expressed an interest in acquiring the Kingscourt Library Branch property to provide more flexibility for the construction of its new secondary school on the adjacent property and to work with the KFPL on options to introduce some form of public library service within the new secondary school.

The KFPL Board had planned to build a branch in 2019 as part of the community hub within the Rideau Heights neighbourhood, which was approved by Council in 2013, and which is to be completed in 2016. City staff suggested that the sale of the Kingscourt Library Branch property to the LDSB could allow the construction of the Rideau Heights Library Branch in 2016 rather than 2019.

At its June 24th meeting, the KFPL Board passed two motions. The first one is to support the disposition of the Kingscourt Library Branch property with the proceeds going to the Rideau Heights Library Branch construction and for that construction to take place at the same time as the community centre. The second motion is to explore collaboration with the LDSB and the City to provide accessible public library services to the Kingscourt area.

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It is important to note that the relocation of the Kingscourt Library Branch to Rideau Heights has been planned and will occur with or without the construction of a new secondary school on the adjacent site. This recommendation allows for the Rideau Heights Branch to be completed as part of the community centre and the community hub which will be advantageous to residents of Rideau Heights. A budget of \$3.3M has been estimated for this project and it is proposed to be funded from the proceeds of the disposition of the Kingscourt Branch, development charges and the Municipal Capital Reserve Fund.

Recommendation:

That Council direct staff to work with the Kingston Frontenac Public Library Board to design and construct the Rideau Heights Library Branch as part of the Rideau Heights community hub, including the community centre and Shannon Park; and

That Council approve a budget of up to \$3.3M for the construction of the Rideau Heights Library Branch and that this budget be financed by proceeds of the disposition of the Kingscourt Library Branch, \$170,000 from development charges and the remainder from the Municipal Capital Reserve Fund; and

That Council direct staff to provide a notice to declare surplus of the Kingscourt Library Branch property in accordance with the City's public notice and disposition policies; and

That Council direct staff to obtain an appraisal for the Kingscourt Library Branch property and negotiate the disposal with the Limestone District School Board at fair market value; and

That subject to Council declaring the Kingscourt Library Branch property surplus at a future Council meeting, Council authorize the Mayor and Clerk to execute an agreement of purchase and sale and any other documents necessary to complete the disposal to the satisfaction of the Chief Administrative Officer and Director of Legal Services; and

That Council direct staff to put the property on the market should the negotiations with the Limestone District School Board not be successful; and

That Council direct staff to continue to work with the Limestone District School Board and Kingston Frontenac Public Library Board and to report back on library service options in the Kingscourt area.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Lanie Hurdle, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Cynthia Beach, Corporate & Strategic Initiatives	Not required
Denis Leger, Transportation, Facilities & Emergency Services	Not required
Jim Keech, President and CEO, Utilities Kingston	Not required
Desiree Kennedy, Chief Financial Officer & City Treasurer	Not required

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Options/Discussion:

On June 16, 2015, Council passed the following motion:

“Whereas community groups and residents throughout the City are interested in accessible space for meetings and cultural activities; and

Whereas Council has approved the Culture Plan which recommends the establishment of community hubs to foster cohesive, culturally vibrant spaces for residents of Kingston; and

Whereas approximately \$50 million will be spent on the current site of QECVI for the newly-amalgamated public and secondary schools in the next 4 years, thereby creating a unique opportunity for the Limestone District School Board and City of Kingston to work together to create and manage shared space for the purpose of serving students and residents through the potential for library resources and community meeting space; and

Whereas such a partnership has proven successful between Hayden Secondary School and the municipality of Burlington through a shared Learning Commons, offering innovative programs such as one that provides high school students with volunteer hours for partnering with senior citizens to teach computer applications; and

Whereas planning for public and secondary school designs is underway and any collaborative project for a community hub or learning commons should also be in the planning stages;

Therefore be it resolved that City staff be authorized to work with the Library Board and Limestone District School Board to create space to facilitate community use, including library resources, and report back to the Limestone District School Board, Kingston Frontenac Public Library Board and City Council with preliminary findings for possible partnerships no later than Q3.”

City staff have met with both the Limestone District School Board (LDSB) and the Kingston Frontenac Public Library Board (KFPL) staff to discuss options and partnerships. LDSB Trustees and staff, as well as City staff, also attended a recent meeting of the Library Board to discuss options for the QECVI site, adjacent Kingscourt Library Branch and its relocation to Rideau Heights.

As a result of the discussion, the KFPL Board passed the following two motions:

“That KFPL be prepared to dispose of the Kingscourt Brach with proceeds allocated towards the construction of a branch in Rideau Heights (Community Centre) at the earliest stage of construction.

That the KFPL Board explore collaboration with the Limestone District School Board and the City of Kingston to provide accessible public library service to the Kingscourt area.”

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This report focuses on the first motion passed by the KFPL Board as a decision on the disposal of the Kingscourt Library Branch has been noted as the most time sensitive in order to enable the LDSB to finalize its site design. The LDSB does have tight timelines as it relates to the design and construction of the new secondary school which is connected to the provincial funding for this project.

Staff will be meeting and having further discussions regarding the second motion around exploring potential partnerships in the Kingscourt area. Options presented by the LDSB ranged from a fully integrated library model to a public kiosk within the school. Staff will report back with more information at a subsequent meeting, but it is important to note that staff will focus on options that provide a publicly accessible library service while minimizing related expenditures as there has not been any capital or operational funding planned for this potential service.

Kingscourt Library Branch Relocation to Rideau Heights

There were a number of meetings in 2012 between the City of Kingston, KFPL and LDSB representatives to discuss a possible partnership in Rideau Heights that would include the City, KFPL and LDSB. In July 2012, City Council approved a motion to move forward with discussions to establish a joint partnership between the City, KFPL and LDSB to develop the Wally Elmer/Shannon Park/Rideau Heights Public School site.

In 2013, City staff met with KFPL and LDSB staff members to discuss the project, including budgets (capital and operating) and project timelines. On August 20, 2013 the KFPL Board held a special meeting and approved the project in principle with the understanding that it be clear to Council and all stakeholders what the policy and budget impacts would be on the construction of a branch in the Rideau Heights area: closure of the Kingscourt branch, or an increase in KFPL's operating budget to accommodate the running of a sixth library branch within the City of Kingston. It is also noted that an increase in the City's portion of the budget would, in accordance with the current agreement with the County of Frontenac, result in a proportionate increase in the County's contribution to the library operating budget.

The KFPL completed a study in 2004 for its future branches which noted that there was no compelling reason to replace or redevelop the Kingscourt Branch in the short-term although the current facility does not conform to preferred characteristics of a neighbourhood library. The report recommended that when the existing branch is to be replaced that consideration should be given to relocating it to the north and east in the Rideau Heights area. The recommendation to relocate the branch was based on growth projections and the demographics (2001 census) in the northeast. The report recommended that consideration be given to locating the branch at a site north of Elliot Avenue between Division and Montreal Streets and ideally, co-located with other community facilities.

Since this time, the City and the LDSB have agreed to construct the community centre on the Rideau Heights Public School property. The facility will provide recreational and community space for the various programs, events and services delivered by local service agencies and community organizations. Because of the Central Branch renovations, the construction of the library portion of the Rideau Heights community hub was deferred to 2019 in the KFPL's 15-year

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capital plan. In order to have a presence in the new facility, KFPL had budgeted for an automated kiosk for 2016 in the 15-year capital plan.

In 2013, the construction costs were estimated at \$2,450,000 plus architectural fees, collections, furniture/shelving and contingency. The total budget for this budget has been identified at \$3.3M including all fees and contingency. The revised budget takes into consideration the re-use of existing computers, some furniture and equipment (where feasible) from the Kingscourt Branch. It also takes into consideration that some spaces, such as washrooms and meeting rooms, will be shared with the community centre and are included in the community centre's budget. The square footage of the library branch is anticipated to be approximately 6,500 square feet, in addition to shared spaces in the community centre, and to be more in line with the recently constructed Sydenham Branch.

The relocation of the Kingscourt Branch to Rideau Heights will not only require approval of the capital financing, but it is expected that the operational costs will also increase with additional hours of operations at the new Rideau Heights location. The current operational cost for the Kingscourt Branch is approximately \$190,000 per year. It is estimated that the Rideau Heights Branch will have an operational cost of about \$320,000 per year. This increase is due to increased hours of operations and salary costs. The full increase in operational cost would be included in the 2017 operational budget. The 2016 operational budget would probably note a reduction in operational cost with the closure of the Kingscourt Branch taking place during that year and the Rideau Heights Branch only opening later in 2016.

Existing Policy/By-Law:

City of Kingston Public Notice Policy

City of Kingston Disposition of Real Property Policy

Notice Provisions:

Not applicable

Accessibility Considerations:

Not applicable

Financial Considerations:

The cost of construction of the library branch in Rideau Heights has been estimated at \$3.3M. It is intended that the \$3.3M will be financed through the proceeds of the disposition of the Kingscourt Branch, \$170,000 from development charges and the remainder from the Municipal Capital Reserve Fund. The library operational costs are expected to decrease slightly in 2016 with the closure of the Kingscourt Branch and the Rideau Heights Branch only being open later in 2016. It is also anticipated that the operational costs will increase by about \$140,000 per year from the current operational cost of Kingscourt Branch (\$190,000) to the Rideau Heights Branch (\$320,000).

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Contacts:

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Other City of Kingston Staff Consulted:

Not applicable

Other External Stakeholders Consulted:

Brenda Hunter, Director of Education, Limestone District School Board

Paul Babin, Superintendent of Business Services, Limestone District School Board

Patricia Enright, Chief Librarian/CEO, Kingston Frontenac Public Library

Exhibits Attached:

Not applicable