



Vancouver Public Library

MANAGEMENT REPORT

Date: April 16, 2019
Author: Julie Iannacone, Director, Neighbourhood & Youth Services
Phone No.: 604-331-4005
VanDocs#: DOC/2019/102608
Meeting Date: April 24, 2019

TO: Library Board
FROM: Kurt Heinrich, Chair, CRPD Committee
SUBJECT: Branch Redevelopment Overview

SUMMARY

This report provides an update on redevelopment plans for Britannia, Marpole, and Oakridge branches, the potential redevelopment of Joe Fortes and Collingwood branches, and the potential addition of library service in the East Fraser Lands and Jericho Lands developments.

PURPOSE

This report is for information.

RECOMMENDATION

THAT the Board receive the report for information.

POLICY

The current strategic plan includes initiatives to plan branch redevelopments for Britannia, Marpole, and Oakridge branches under the Access & Equity outcome. Providing well-designed, flexible, and welcoming community spaces is foundational to Vancouver Public Library's mandate. The Library must ensure adequate access to space, services, and resources to support an informed, engaged, and connected city.

BACKGROUND

VPL is currently involved with several potential branch building projects, which are in various stages of the planning process. In 2018, the Board approved the Facilities Master Plan ([link](#))

which provides a strategic framework to guide the planning and decision-making for VPL's physical facilities.

This report outlines the active projects as well as those which are in the preliminary stages. In each case, staff are working closely with colleagues from various City of Vancouver departments and with several consultants.

DISCUSSION

The Library is currently exploring multiple opportunities for branch redevelopment. The chart below includes three confirmed developments and four potential developments.

Library/Neighbourhood	Development Timeline
Oakridge Branch	2019 – 2022 Capital Plan
Marpole Branch	2019 – 2022 Capital Plan
Britannia Branch	2031-34 estimated
Joe Fortes Branch	To be determined
Collingwood Branch	To be determined
East Fraser Lands	To be determined
Jericho Lands	To be determined

1. Oakridge Library

At 13,000 square feet, Oakridge is VPL's second largest branch. The neighbourhood population is expected to increase from the current 31,700 to over 47,000 by 2041 due to major redevelopment occurring on the current site and nearby. The existing branch is not capable of meeting the growing and diverse community needs for public space, collections, programs and access to technology.

The new branch will be 22,000 square feet and will be located in a new 70,000 square foot civic centre which will include a community centre, seniors centre, arts and culture area, and childcare. Library staff are currently working with City partners and the architects to ensure that the branch is designed for flexible use to support community members' technology needs, and provide spaces for community programs. The branch will be infused with natural light and will provide a variety of seating choices and meeting rooms for individuals and groups to meet, work, and learn.

Beginning in October 2019 and until the new branch opens in 2022, the library will operate from a much smaller space of 2,200 square feet. During this period, parts of the Oakridge Centre, including the current library, will be demolished. Library staff are working with architects and city partners to design this space to ensure that residents will still be able to access the most popular and essential library services which include children's programs, WiFi,

access to computers, and a collection which will focus on current and popular materials. Library staff will offer programs in community spaces during this period.

The civic centre including the library is planned to be complete in approximately late 2022, while the entire project is expected to be complete in 2025.

Information about the Oakridge development can be found here:

<http://vancouver.ca/home-property-development/oakridge-redevelopment.aspx>

2. Marpole Library

Built in 1971, the Marpole Branch is located at 8386 Granville St. The facility was formerly leased and was purchased by the City in 2013. At 3,600 square feet, the branch is undersized and is often very crowded. In comparison, VPL's newest branch, néčá?mat ct Strathcona is 11,000 square feet. The current neighbourhood population is 24,000 and it is expected to grow to 36,000 by 2041. The 2014 Marpole Community Plan identified the need for a renewed, larger library and the Facilities Master Plan ranks it as a high-priority branch for reinvestment.

The current branch site at Granville and 67th Avenue has been identified as the location for a new civic centre which will include a 17,000 square foot library and other civic amenities. The Marpole-Oakridge Community Centre will remain at its Oak street location following a Park Board motion in 2016. VPL is working with City partners on initial planning for the civic centre, which is expected to be completed by 2025.

Information about the Marpole Community Plan can be found here: <http://vancouver.ca/home-property-development/marpole-community-plan.aspx>

3. Britannia Renewal

The Britannia Community Services Centre is located on an 18-acre site in the Grandview-Woodlands neighbourhood in East Vancouver. It includes elementary and secondary schools, a public library, pool, ice rink, child care center, and a variety of community service functions. The centre is managed by the Britannia Community Services Society with site partners which include the City of Vancouver, Vancouver Park Board, Vancouver School Board, and Vancouver Public Library. Several years ago, the society initiated a master planning process to renew its facilities, which date from the 1970s.

At 9,000 square feet, the library is located in the Vancouver School Board's Britannia Secondary School. Until 2017, it functioned as a joint public and school library. The secondary school removed its collections to the high school learning commons in December 2017 and the elementary school removed its collections in June 2018, after discussion and consultation with VPL, so it now functions solely as a public library.

The Britannia Renewal Master Plan was completed in 2018, approved by City Council and endorsed by the Library Board. It defines the scope, priorities and phasing of the renewal of the site. The renewal is critical to ensure appropriate community services and facilities to support existing residents and the additional 10,000 residents expected in the next 30 years. A phased renewal plan has been developed to allow continued operations.

The renewal will likely span three 4 year Capital Budgets (12 years). The 2019-2022 capital plan includes the rezoning, detailed design and construction for Phase 1 of the project. Library construction will be part of the final phase 3 and will be included in a future capital plan.

Information about the Britannia Renewal project can be found here:

<http://vancouver.ca/parks-recreation-culture/britannia-renewal-project.aspx>

4. Joe Fortes Branch

Joe Fortes Branch is located in the West End Community Centre, along with King George Secondary School. It is one of VPL's busiest branches and, at 4,700 square feet, is considerably undersized. The Facilities Master Plan identifies the Joe Fortes Branch as a high priority reinvestment with a recommended size of 20,000 square feet.

The City is working with partners including the Library, the VSB, and Vancouver Parks Board on exploring options for the West End Community Centre Site, and consultation is included in the 2019-2022 Capital Plan.

Information about the West End plan can be found here:

<https://vancouver.ca/home-property-development/west-end-community-plan-infographic.aspx>

5. Collingwood Branch

In 2014, the City launched the Joyce Collingwood Precinct Review to combine a land use review with upgrades to the Joyce Collingwood transit station. The plan identified needs to support growth for 25 years and to create a stronger, more cohesive neighbourhood, improved physical and social connections, and a more active, vibrant shopping street. In 2016, Council approved the precinct and a public benefits strategy; which includes an opportunity to renew and expand the Collingwood library branch near Joyce Collingwood station.

Collingwood branch is located at the intersection of Rupert and Kingsway, with low housing density, limited parking and limited transit options. It was built in 1951 and renovated in 1996 and 2009. The branch is 5,200 square feet however, only 2,900 is public space with 1,200 square feet of storage in the basement. Moving the branch to the Joyce Collingwood precinct

will enable residents who use transit to easily get to the branch as well as serve both the planned and established housing developments.

The branch is identified as a high priority for re-investment in the Facilities Master Plan with a recommended size of 10,000 square feet. The City has received inquiries from potential developers and library staff are working with the City's planning team to explore possible locations for a new branch which would be co-located with retail, housing, and/or other amenities.

Information about the Joyce-Collingwood Station Precinct Plan can be found here:

<http://vancouver.ca/files/cov/joyce-collingwood-station-precinct-plan-summary-english.pdf>

6. East Fraser Lands

The City is developing a sustainable, complete community at East Fraser Lands. The plan calls for a mainly residential neighbourhood with a variety of housing types and a commercial centre. Wesgroup Properties (formerly Parklane Homes) now owns the majority of the land.

On June 14, 2017, City Council voted to endorse a planning program to review and update the East Fraser Lands Official Development Plan to reflect:

- New Council policy and standards
- Changing environmental conditions due to climate change
- Delivery of public benefits
- Options to increase housing diversity

The City has asked the library to participate in the development of the public benefits and there is an opportunity to add a library to the planned civic centre. The closest branch to this development is Champlain Heights which is 2 km away, however, its location presents an access challenge. The area is not well-served by transit. Walking from the East Fraser Lands to the branch takes approximately 20 minutes and is problematic due to a steep hill. This, combined with the major roadway and extensive forest (Everett Crowley Park on the east side and Fraserview Golf Course on the West), make for a difficult and isolated walk. The next closest branch to East Fraser Lands is Fraserview, which is 3.9 km away.

Information about the project can be found here:

<https://vancouver.ca/home-property-development/east-fraser-lands-river-district.aspx>

7. Jericho Lands

The City is beginning a comprehensive planning program to guide the future development of the 90 acre Jericho Lands. The plan is being developed at the request of the Jericho Lands owners, a joint venture partnership between the Musqueam, Squamish, Tsleil-Watuth

Partnership and Canada Lands Company. Library staff are participating in initial planning discussions.

Information about the project can be found here:

<https://vancouver.ca/home-property-development/jericho-lands.aspx>

FINANCIAL IMPLICATIONS

Funding for branch developments will be included in the City of Vancouver's capital planning process.

TIMELINE

Timelines for some projects are still to be determined. Management will update the Board as various projects advance.

FINAL REMARKS

Users regularly identify VPL's public spaces as one of their highest priorities. These opportunities to redevelop branches create excellent potential to greatly improve library services and experiences for Vancouver residents.