

MEMO / NOTE DE SERVICE

To / Destinataire OPLB Trustees

cc: Sonia Bebbington, Chief Librarian and CEO

From / Expéditeur Anna Basile, Deputy CEO, Corporate Services

Subject / Objet City reporting on Development Charges **Date:** March 18, 2024

The purpose of this Memo is to make trustees aware of the public release of the 2024 Draft Development Charges (DC) Background Study (the Draft Study) by the City of Ottawa. The Draft Study was made available to the public March 15 for a 60-day public consultation period as per the requirements of the Development Charges Act (DCA). The purpose of this consultation is to seek feedback from the construction development industry.

Context

The DCA requires a background study to be completed prior to enactment, revision, or review of a Development Charges By-Law. This process is led by the City of Ottawa, with support provided by Hemson Consultants. Initial timelines included the start of the public consultation period for the Draft Background Study in support of the 2024 DC By-Law review in Q4 2023. During the same period, multiple pieces of legislation at the provincial level made unclear, through ascension and repeal, the various geographical boundaries, planning implications, and lands available for development in Ottawa. These complications delayed the review process.

Update / Implications

The Library Background Study, one component of the overall Study, provides updated inventories of public space in OPL facilities, current inventory of library materials holdings, as well as equipment that is used to assist with city-wide circulation of borrowed library materials. These updated inventories, along with their current-year replacement values, are used to determine the maximum value of projects allowed in the Draft Background Study for libraries. In 2023, staff updated all inventories and a calculated maximum level of service of \$63.146M was provided by Hemson Consultants, the City's contracted consulting service for DC's.

OPL's draft project listing was reviewed by the Finance and Facilities Ad-Hoc Committee and includes a number of facilities for which project funding has already been established.

The draft library project list totals \$61.179M and recommends that previously authorized projects be further funded through DCs to address continued growth, escalating replacement costs, and revised DC debt amounts required to fund the new central library project.

The library projects identified in the Draft Background Study are summarized in Table 1 below.

Table 1 - 2024-2033 DC Project List

Project	Cost	DC Eligible Cost	Timing
Barrhaven - New Branch Construction	\$ 10,500,000.00	\$ 8,252,271	2024-2027
Riverside South Library	\$ 4,025,000.00	\$ 3,535,261	2025-2028
East Urban - New Branch Construction	\$ 17,500,000.00	\$ 15,750,000	2031-2033
Findlay Creek – New Branch Construction	\$ 16,615,000.00	\$ 14,953,500	2033-2033
OPL - LAC Joint Facility - Debt Payments	\$ 29,498,000.00	\$ 10,138,272	2024-2033
Area Specific DC Debt Payments	\$ 75,620.00	\$ -	2020-2029
Library Materials (Collections)	\$ 6,000,000.00	\$ 5,700,000	2032-2033
RFID Collection Sorting Equipment	<u>\$ 3,000,000.00</u>	<u>\$ 2,850,000</u>	2032-2033
	\$ 87,213,620.00	\$ 61,179,304	

The background study can be accessed via the OPL website at:

[Development Charges | Ottawa Public Library \(bibliottawalibrary.ca\)](https://www.bibliottawalibrary.ca/development-charges)

Next steps

During the consultation period, the public, including the development community are given the opportunity to provide feedback on the content of Draft Background Study. Staff will bring the Draft Background Study to the Board including and highlighting any required changes prior to Council deliberation and approval, anticipated in Q2 2024.