

Central Library: the Past and the Future



Friends of the Regina Public Library, March 13, 2012

History of Central Library Buildings & Planning

Joanne Havelock

Carnegie Library

1907 –

Petition for
library

1908 –

Bylaw passed,
Board
appointed

1912 – Carnegie-funded library building opened





New Neighbour

1926 – Masonic Temple built , designed by Francis Portnall and F.B. Reilly

1944 – City buys land north of library for expansion

1950 – Portnall makes design to expand Carnegie building

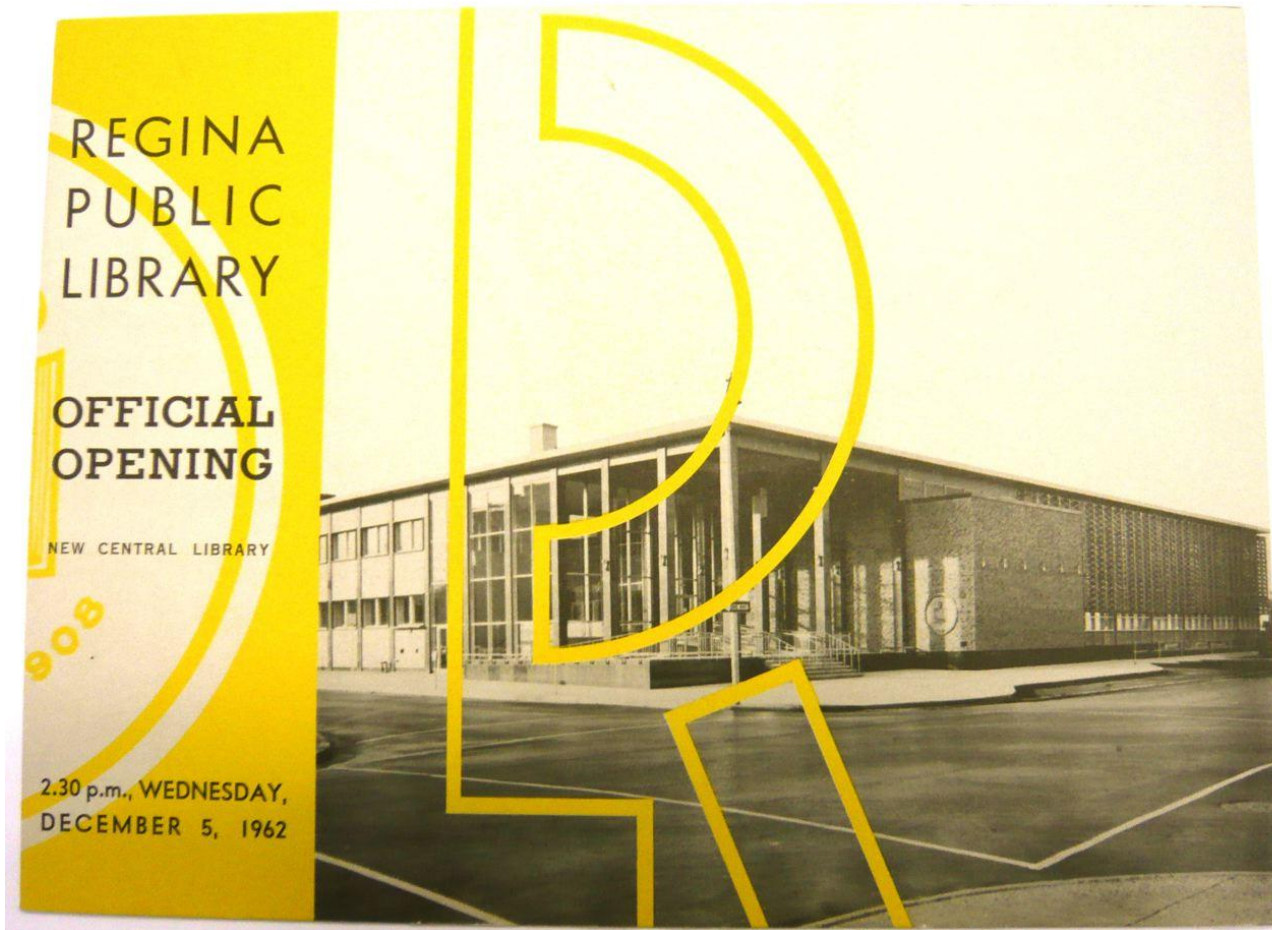




Lorne Street around 1960
Knox Met Church, YWCA, Masonic Temple, Central Library

New Library

1956 – Moses report says “demolish Carnegie”,
Citizen’s Committee for a New Library campaigns



1960 –
Reginans vote
to approve
debenture

1962 – Library
designed by
Izumi, Arnott
& Sugiyama
opened

1962 to 2002

1973 – Built
mezzanine

1984 – Renos

1994 –

Central

Branch &

Masonic Temple included
in bylaw creating
Victoria Park Heritage
Conservation District



1997 – Public
meetings on
Central Branch and
“West Branch”

Branches Kept Open



2003 – Closure threatened for Dunlop Art Gallery, Prairie History Room & 3 Branches, FRPL formed & stops closures

2004 – RPL Task Force “smaller Downtown Branch”, FRPL Task Force “move admin & other services to another location”

2005 – RPL Facilities Review (Central not public)

2006 – “Considering the future of Central Branch” part of RPL strategic plan

2007 – A “Gem”

- RPL Program & Services Review includes facilities
- Architectural & engineering study of Central, looks at building code, accessibility standards, & costs (not public)
- Regina Downtown Neighbourhood Planning process starts



- The Ordinary Amazing Symposium highlights value of modernist architecture, Central Branch cited as “gem”

Planning for Big Building Starts

2008 – RPL invites groups to join in a larger devt

2009 – Feb: Central upgrade announced,

April: P3 Architects & Harvard Devts chosen,

June: public consultation, Aug: massing diagrams,

Aug:

Regina

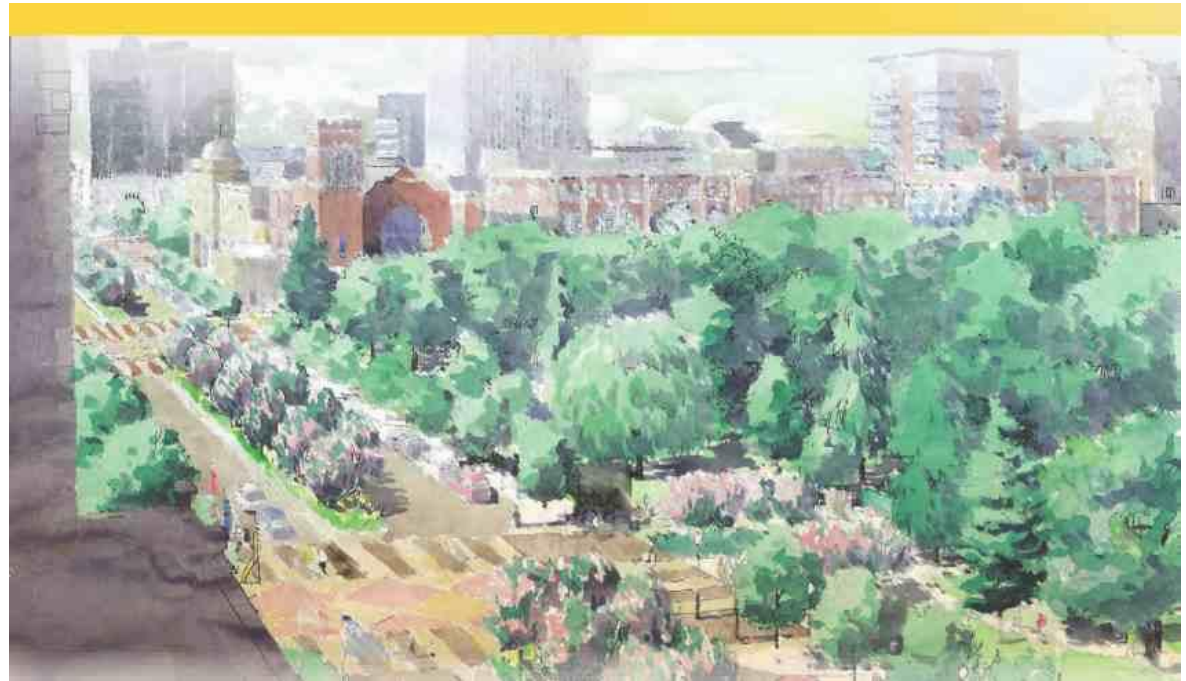
Downtown

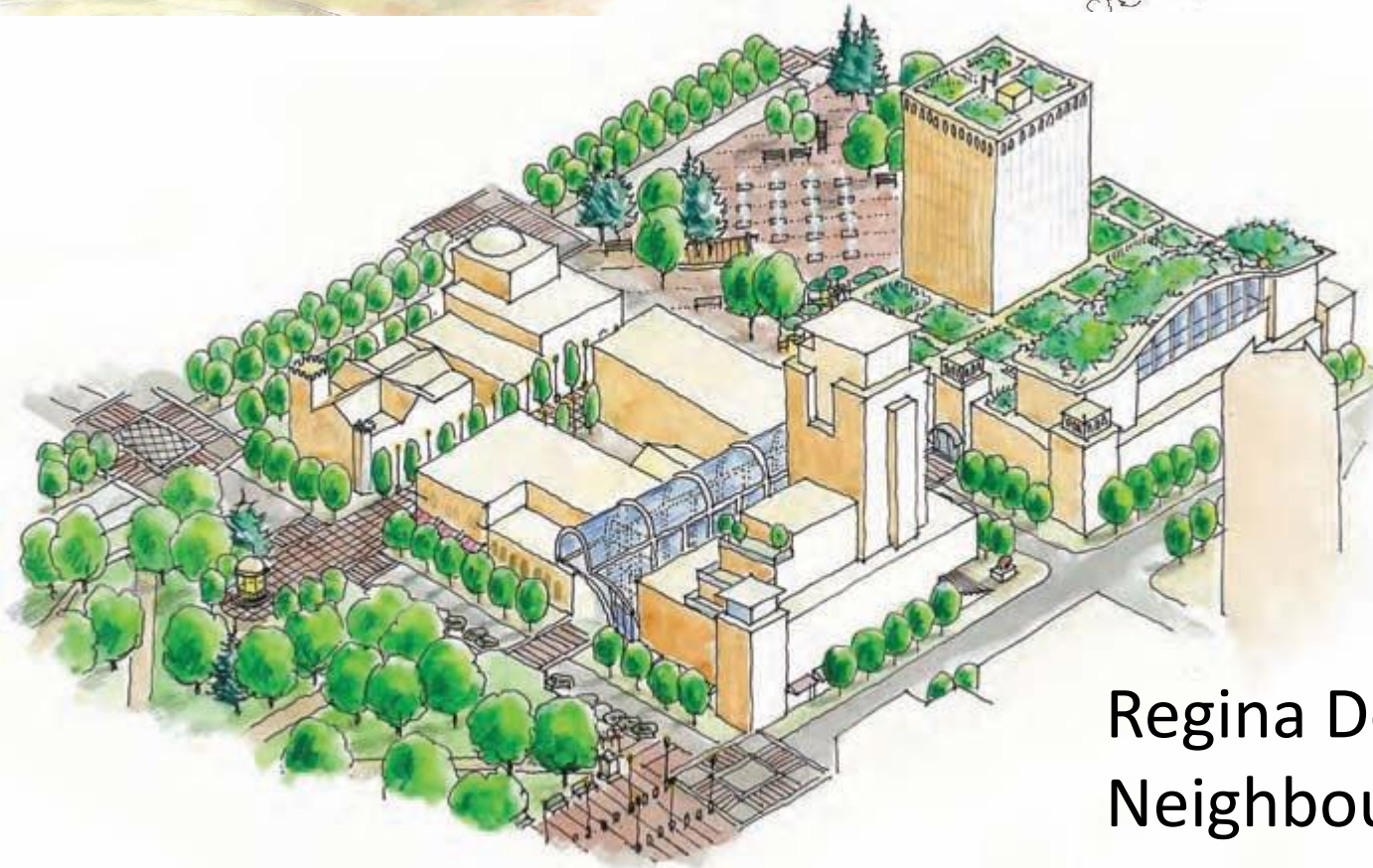
Neighbourhood

Plan

“Walk to Work”

released





Regina Downtown
Neighbourhood Plan

Surprisebrary

2011 –

April:

Surprisebrary,

June: Cultural

Centre proposal,

Fall: accepted 1st

step P3 Canada

program

(unannounced)

Dec: MHAC Statements of Significance released



This year

2012 – Jan: At their AGM the RPL Board confirms they are in negotiations with Masons



March 31: P3
Canada phase 2
deadline

What We Know

- Concerns with the building
- Size
- Ownership
- Partners
- P3 Canada Fund application process
- Freedom of information requests

The Masonic Temple

Joanne Havelock

Masonic Temple

- Building functional, still used by 5 Masonic Lodges, provincial Grand Lodge & women's organizations
- Freemasonry is a fraternity dating back to 16th century, promotes friendship, morality, & brotherly love among its members ... from every race, religion, opinion, & background
- Teaching with metaphors from geometry & architecture - about building values based on great universal truths. Charity and community service fundamental to Freemasonry.



Masonic Temple – Classical Style

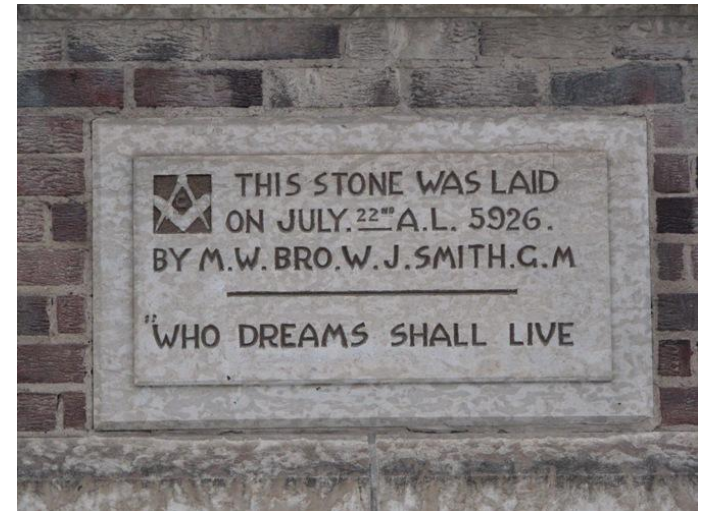


Designed by
Francis Portnall & Francis
Reilly, built by Smith
Brothers & Wilson in 1926.

Classical style: central Tyndall stone steps with curved balustrade, Doric columns, broken pediment, quoined stone window surrounds, cornice, horizontal Tyndall stone band, simple limestone medallions, & the building's block-like massing. Plus original interior, oak trim.

Masonic Temple – Historical Value

- Continuous use as a Masonic Temple.
- Wascana Lodge No. 2 instituted Mar 6, 1883
2nd lodge in N.W. Territories (now Sask)
- Masonic elements: Masonic compass & set-square, carved “Masonic Temple” name above the main entrance, “July 22nd A.L. 5926” corner stone.
- Height of foundation & setbacks from street give prominence & reflect institutional use.

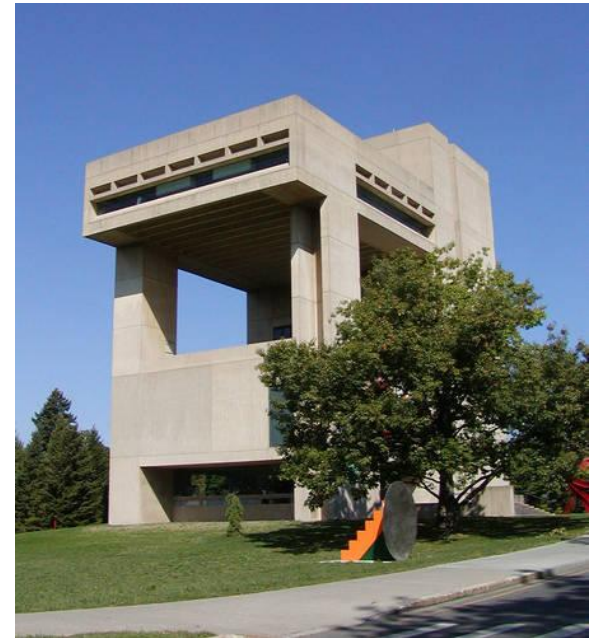


A Note About Modernist Architecture

Joanne Havelock

Modernist Architecture

- WW1 to early 1970s
- Based on social consciousness, breaking free of past & the “frivolous” Victorian & art nouveau styles
- Used scientific analysis to create designs based on function
- Non ornamental, embraced use of concrete, steel & glass



I.M. Pei, Architect -
Herbert F. Johnson
Museum of Art at
Cornell University

Modernist RPL

Jeannie Mah

(See accompanying text document)





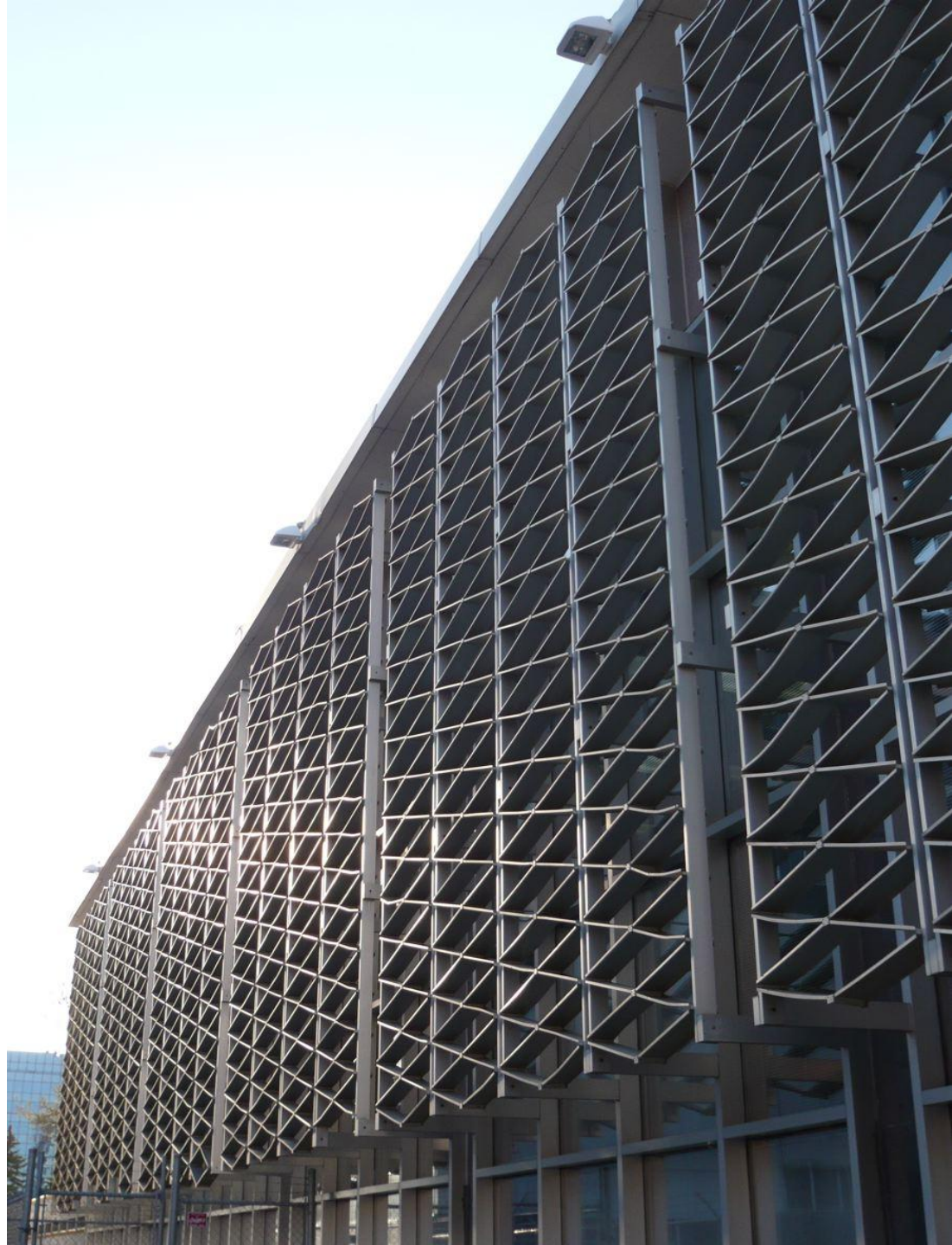


A photograph of a stone wall with a sign that reads "REGINA PUBLIC LIBRARY". The wall is made of large, light-colored rectangular stones. Three dark, circular objects, possibly light fixtures or sensors, are mounted on the wall above the sign. The sign itself is made of white, three-dimensional letters. In the foreground, there are some green plants and bare branches. The background shows a blurred view of trees and foliage.

REGINA PUBLIC LIBRARY

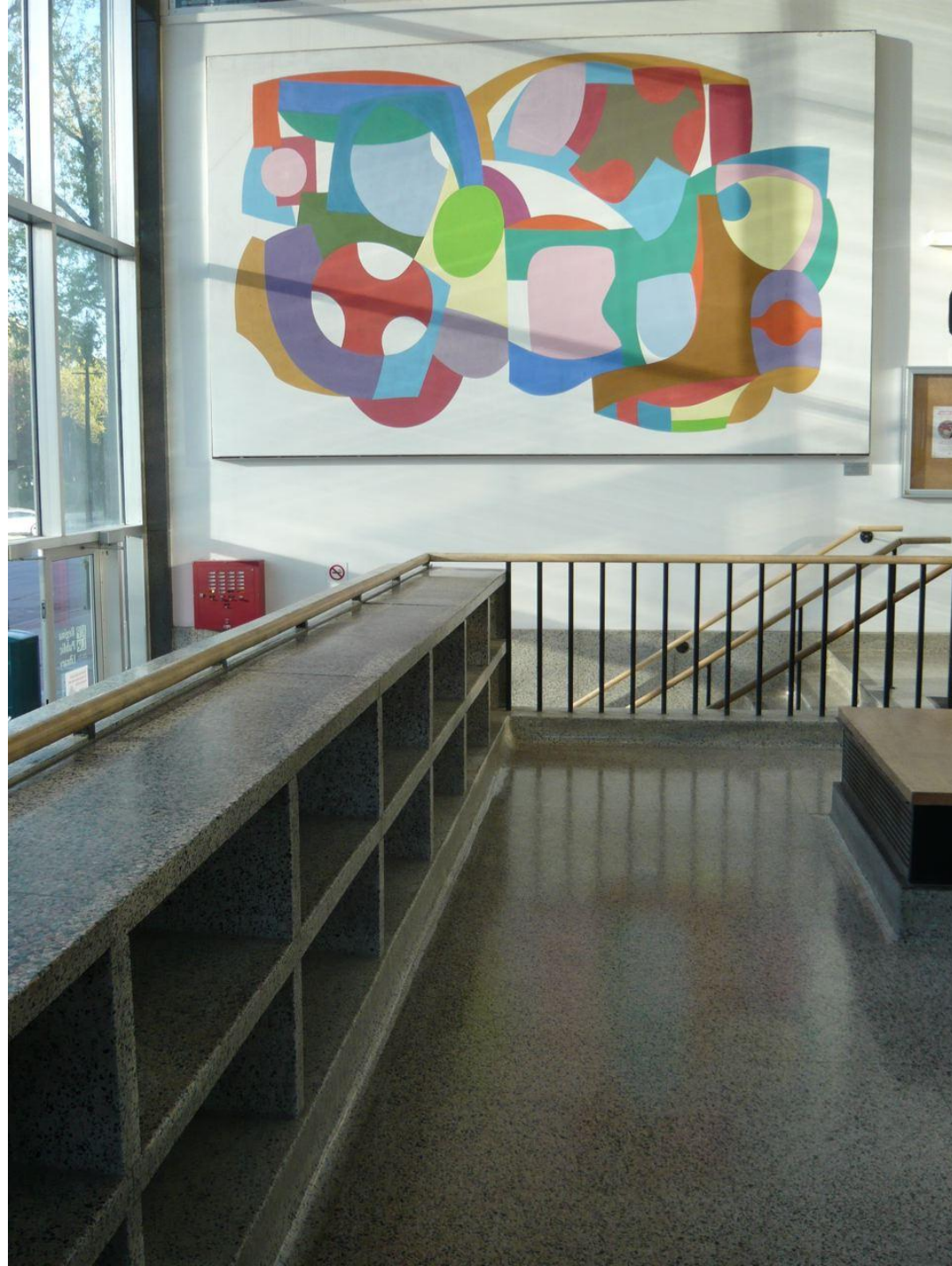
The image shows a close-up of a wall covered in a mosaic of small, square tiles in various shades of grey, brown, and tan. The tiles are arranged in a regular grid pattern. In the center of the image, the words "REGINA PUBLIC LIBRARY" are displayed in large, white, three-dimensional capital letters. Above the text, there is a small, dark rectangular plaque or light fixture. To the left and right of this plaque, there are small, circular, light-colored objects, possibly decorative elements or fasteners. The overall texture of the wall is rough and uneven due to the mosaic tiles.

REGINA PUBLIC LIBRARY







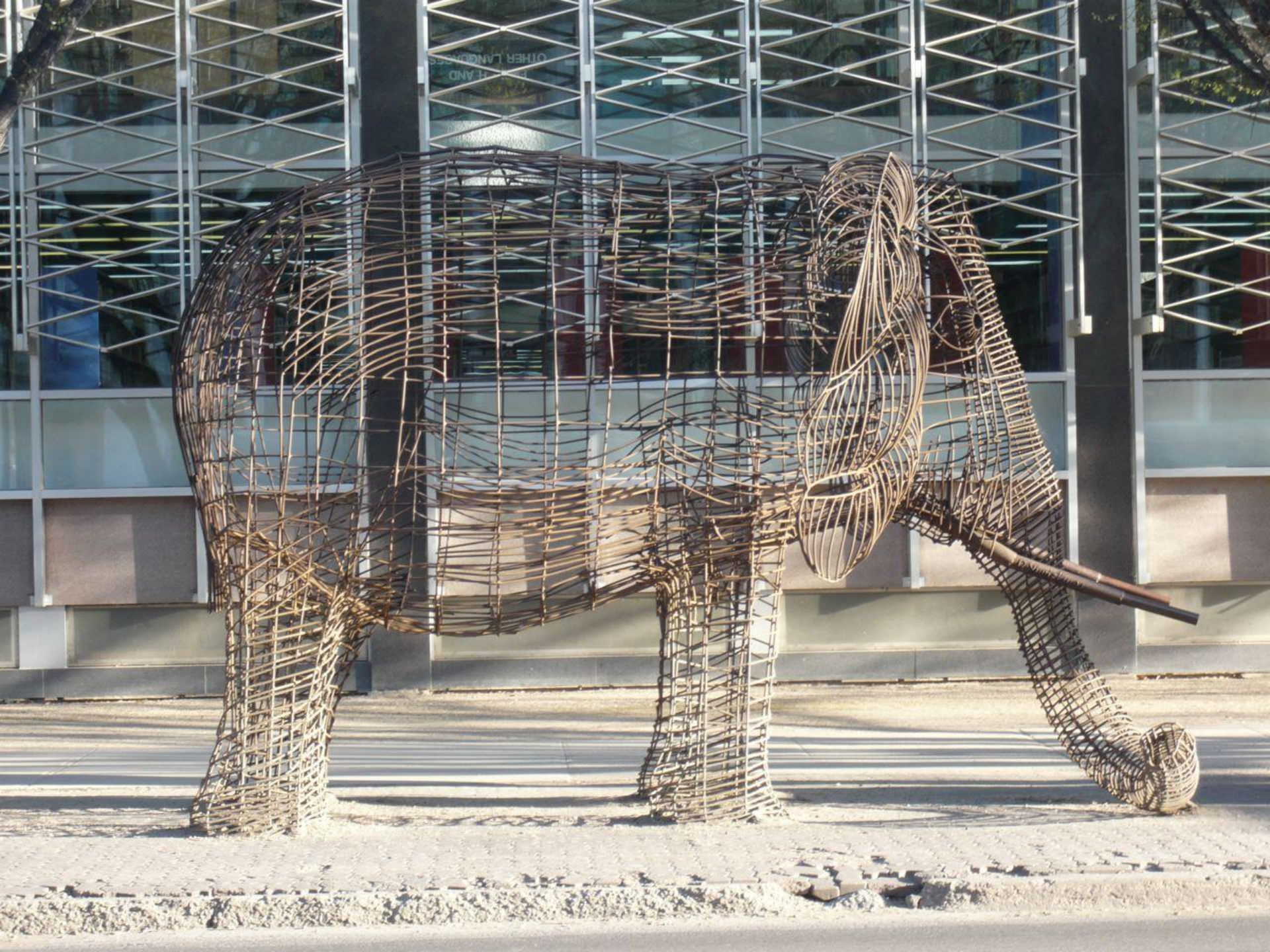














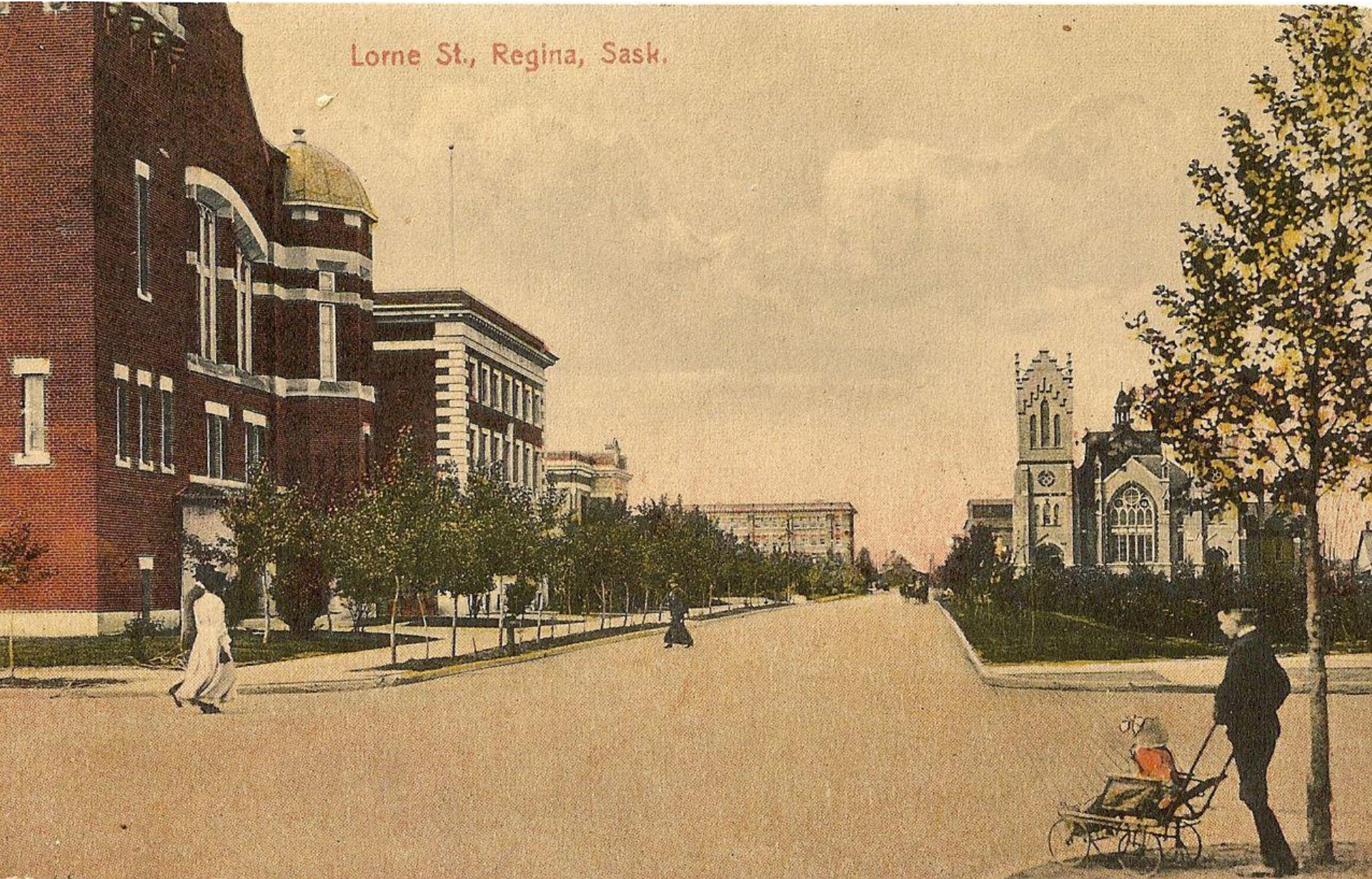








Lorne St., Regina, Sask.



Heritage Protection

Joanne Havelock

Municipal Heritage Property

- Provincial Heritage Act of 1980 allowed City to designate Municipal Heritage Property
- Gives City right to approve or deny demolition, inappropriate loss or alteration
- Since 1982 approx 60 individual properties designated as Municipal Heritage Property
- DOES NOT include Masonic Temple or Central Branch
- This would be redundant with being in the Victoria Park Heritage Conservation District

Municipal Heritage Holding Bylaw, 1989

- Masonic Temple listed under this bylaw.
- Significant changes reviewed by City Administration, MHAC, Planning Commission and then a vote at City Council
- DOES NOT give the City the right to approve or deny demolition, inappropriate loss or alteration
- DOES give City right to withhold permits & approvals for 60 days to allow time for heritage retention options to be fully explored with the property owner & City Administration

Victoria Park Heritage

- Masonic Temple & Central Branch in Victoria Park Heritage Conservation District, est. 1994.
- Alterations/new building must follow Guidelines. Go to City Admin, Municipal Heritage Advisory Ctte, Planning Commission & City Council, depending on extent of change. Demolition:
 1. Issue a demolition permit but keep land in VPHCD. Easier for City Council to do, but means the property continues to have to have a heritage "look". OR
 2. Remove property from VPHCD which requires a change in bylaw. More difficult for City Council to do, but anything can be built on the site after.

Financing Options

Joanne Havelock

Financing Options

1. Saving funds from the current budget
2. Raising taxation rates
3. Fund-raising
4. Debentures
5. Public-private partnership

Debentures

- Individuals voluntarily lend money to City
 - “A type of debt instrument that is not secured by physical asset or collateral. Debentures are backed only by the general creditworthiness and reputation of the issuer. “
- Cities cannot borrow money in excess of their debt limit unless approved by SK Municipal Board's Local Government Committee.
- Resolution or bylaw of council with dollar (or % of revenue) amount needed to exceed debt limit or undertake excess borrowing .

What are Public Private Partnerships?

Cheryl Stadnichuk, Research Representative
Canadian Union of Public Employees

What are P3s?

- New model for building, financing and operating public infrastructure
- **Traditional model for infrastructure:**
Design/build: government finances and operates; private sector designs and builds
- Public infrastructure benefits the public, but also business
- 2003 Stats Canada study: 1961-2000 for every \$1 government spent on infrastructure, 17 cent payoff to Canadian business

P3 Models

- Design-build-operate
- Design-finance-build-lease
- Design-build-finance-transfer-operate
- Design-build-operate-transfer
- Design-build-own-operate
- Different models provide greater involvement of private sector to full privatization

Problems with P3s

P3s cost more

- Private borrowing more expensive than public borrowing
- e.g.: January 2012 avg 5 year borrowing rate from big banks for private sector: 4.19%
- January 2012 Saskatchewan government borrowing rate: 1.59%

P3s Cost More

- P3s do not reduce government debt – bond rating agencies see long term operating or capital leases as debt
- P3s notorious for delays and cost over runs
- There is no transfer of risk to the private sector: public sector pays if company defaults
- “public sector comparators” used to justify P3s, but use questionable methodology to make private sector look better

P3s Reduce Accountability

- Difficult to access private contracts or information on costs – exempt from FOIP because of “commercial confidentiality”
- Reduced public control (depending on model). E.g., Nova Scotia P3 schools raised charges for community use of schools.
- Provincial Auditors have criticized P3s for lack of transparency and public accountability

Who's Pushing P3s?

- ▶ Early 1990s: UK government introduces Private Finance Initiatives (PFIs)
- ▶ Mid-1990s: P3s considered by federal government, Nova Scotia, New Brunswick as a way to keep debt off books
- ▶ 1993: Canadian Council for PPPs established to promote P3s
- ▶ Late 1990s-2000: almost all provinces begin to experiment with P3s
- ▶ 2008: Sask Party government creates P3 Secretariat. Disbands it 9 months later.

The P3 Canada Fund

- 2007: PPP Canada Inc. created as federal crown corporation
- 2007: federal government rolled all infrastructure plans into one plan – Building Canada Infrastructure Plan (half the funds allocated for municipalities)
- 2008: Building Canada Plan
- Today: PPP Canada Fund only infrastructure funding available to municipalities, (except for the Gas Tax Fund)

PPP Canada Fund

- \$250 million left in budget for 2012/13 and 2013/14. Deadline for business plans in Round 3 is March 31, 2012.
- Round 4 is expected to be launched spring 2012
- “PPP Canada and others, including provincial P3 agencies have identified municipal infrastructure as the next frontier for Canadian P3s.” (*PPP Canada Annual Report*)

Alternatives to P3s

- Some municipalities feel blackmailed into using P3s and are passing motions calling for a non-P3 infrastructure fund
- FCM has set up committee to review infrastructure funding
- Municipal Financing Corporation of Sask: lends to municipalities (provincial rate plus)



REGINA PUBLIC LIBRARY