



REPORT TO THE LIBRARY BOARD

JANUARY 22, 2026

SUBJECT: 2028 DC Background Study

PURPOSE: For Approval

PREPARED BY: Hemson Consulting, Ltd.

PRESENTED BY: Stefan Krzecunowic - Hemson Consulting, Ltd.
David Bordin – City of London
Michael Ciccone – CEO

RECOMMENDATION:

It is recommended that the London Public Library Board approve the 2028 London Public Library Development Charges (DC) Background Study and submit it to the City of London to be included in the 2028 City of London DC Study and By-law in compliance with Provincial legislation.

BACKGROUND:

In November 2024, the Library engaged with Hemson Consulting, Ltd to assist in conducting a scoped DC study for Library services. The scope of work for the study included:

- Reviewing City-wide and area-specific residential development forecasts and determining Library capital service levels including provisional service targets for growth capital infrastructure, when possible.
- Compiling a Library capital asset inventory covering the previous 15 years, including details on the quantity and quality (i.e. replacement cost) of assets.
- Developing a 15-year Library development-related capital program, including individual project descriptions, timing, gross costs, external funding sources, benefit to existing shares, and post-period benefits.
- Preparing and submitting draft technical memos covering key milestones, draft and final Library DC reports for review, and possible representation at City of London internal and external DC committee meetings

On Oct 22, 2025, a draft of the Library's DC Study was presented to City's DC Study Community Reference Group by Stefan Krzecunowicz from Hemson on behalf of the Library. Following the meeting, several modifications were incorporated, and the final draft (appended) is being presented by Mr. Krzecunowicz this evening.

NEXT STEPS:

Assuming Board approval, staff, the Library will submit the final version to City staff.