

London Public Library

# Library Facilities Master Plan

DRAFT | April 2026



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# 1.0 Introduction

## A Storied History of London’s Libraries

Library services in London date back to 1835 with the founding of the London Mechanics’ Institute which served as a self-improvement centre, offered lectures, exhibitions, concerts, and a lending library to the working-class. Over the decades, the Mechanics’ Institute evolved, changed locations, and went through financial hardship, but its mission laid the foundations for the public library as it is known today.

Following the Free Libraries Act passed in 1882, London Public Library (“LPL”) opened on November 26, 1895 at Queens Avenue and Wellington Street. The Mechanics’ Institute was closed and some of its collections and records are still housed today in the London Room at the Central Library.

To meet the growing demand for library materials from Londoners, the East London Library (now known as Carson Branch) was built at Dundas Street and Rectory Street in 1915. Throughout the 20<sup>th</sup> century, LPL expanded the number of libraries as the city grew, moved the Central Library to a new location on Queens Avenue in 1940, and launched Ontario’s first bookmobile in 1950. The Central Library was relocated to its current downtown location in 2002, into a converted Hudson’s Bay store, and LPL’s newest facility is the Bostwick Branch that opened in 2018.

Today, LPL serves London with 16 library branches, community outreach, and online services. LPL branches received 1.7 million visits in 2025 and library materials were borrowed 4.2 million times. LPL branches are deeply ingrained in neighbourhoods across the city as places of learning, programming, creativity and productivity for Londoners of all ages and interests.



London Mechanic’s Institute  
& Museum

**The Facilities Master Plan identifies needs for library space over the next 10 years to guide decisions regarding new and existing library branches.**

## The Importance of our Libraries

LPL has demonstrated remarkable resilience over its 130-year history, constantly evolving and innovating in step with world-wide trends. Canada's continued shift towards knowledge-based economies, artificial intelligence, the integration of internet-based activities into daily life, and development of portable technologies such as Wi-Fi, eBooks, tablets and smart phones results in libraries helping people access and navigate technology in their personal and work lives.

The Canadian Urban Libraries Council (CULC) a Summary Report of its national Impact Study in 2026 that quantifies the importance of libraries to Canadians of all ages, incomes and backgrounds. Based on experiences at 53 library systems including LPL, the CULC Study finds that the availability of library space has an above-average level of impact in relation to a library's collections, programs and staff. In many ways, this makes sense because the breadth of library services cannot be offered in the absence of space. In addition, the CULC Study found that:

- 90% of library users and 70% of non-users agree that a public library is one of the most valuable resources that a city can offer to its community.
- 88% of users and 67% of non-users agree that ensuring access to libraries is more important now than ever before.

The Facilities Master Plan ("FMP") is the first of its kind for LPL. It is a guide for the Library Board, LPL Staff and the City of London to make decisions about investments in library space to the year 2036. The FMP considers the characteristics of the City, projected population growth and the changing city structure, neighbourhood placemaking, and trends applicable to public libraries. Doing so provides a basis for new and existing libraries to reflect needs of Londoners.

**London Public Library consistently receives the highest satisfaction ratings of all City services, with a 95% satisfaction rate reported in 2025.**

**~ City of London Annual Resident Satisfaction Survey**

**90% of library users and 70% of non-users agree that a public library is one of the most valuable resources that a city can offer to its community.**

**~ The Impact of Canadian Public Libraries, 2026**

**"Landon Library is a critical part of our community in Wortley. We have participated in many library programs over the years. The most meaningful was a one-to-one reading program that we benefited from when my daughter was in grade one and struggling with reading. She is now a teenager who loves reading and does so confidently.**

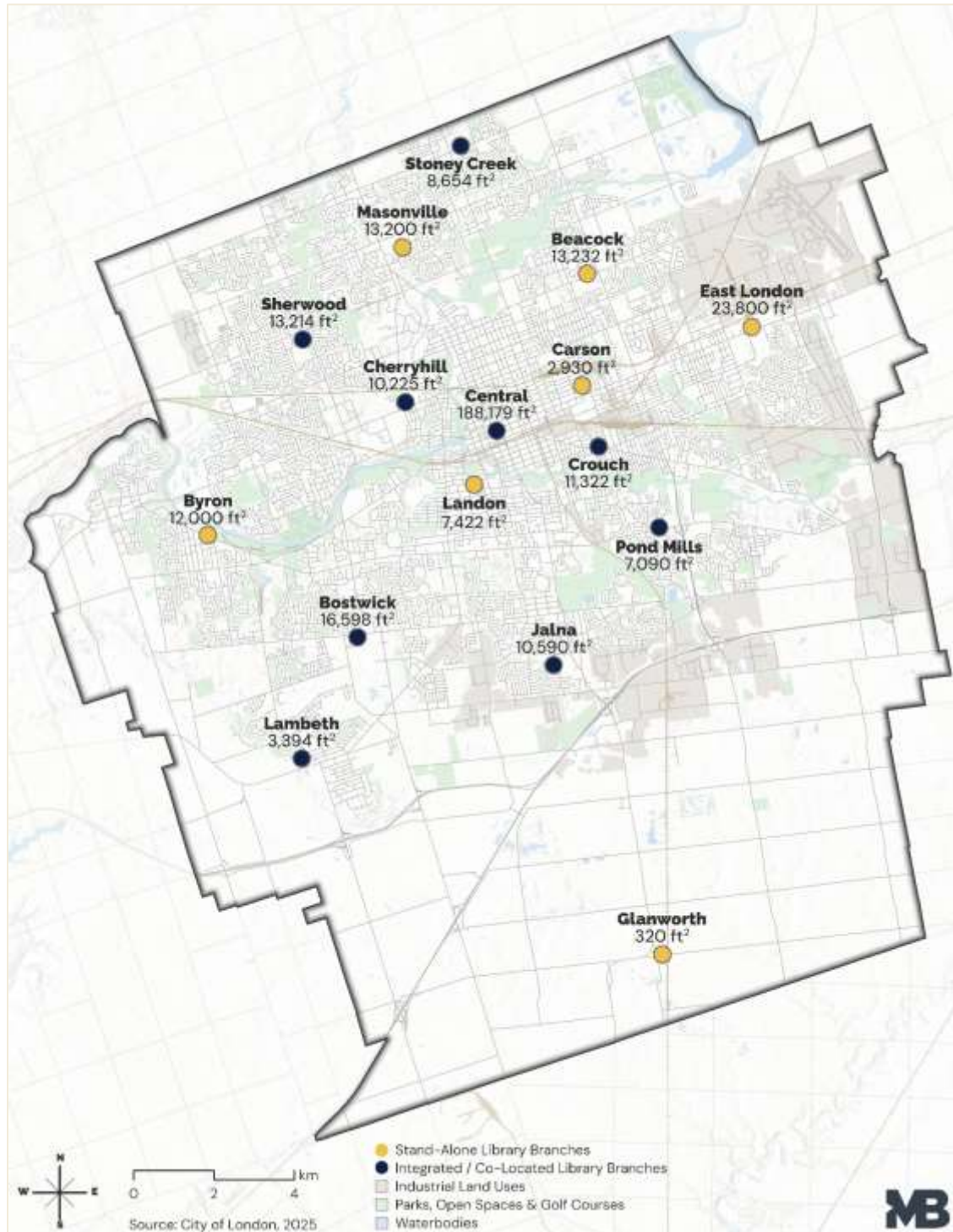
**We are so grateful to have a branch that is close to home and easy for us to access on our walks around the neighborhood."**

**~ FMP Feedback Form Response**

## London's Library Branches

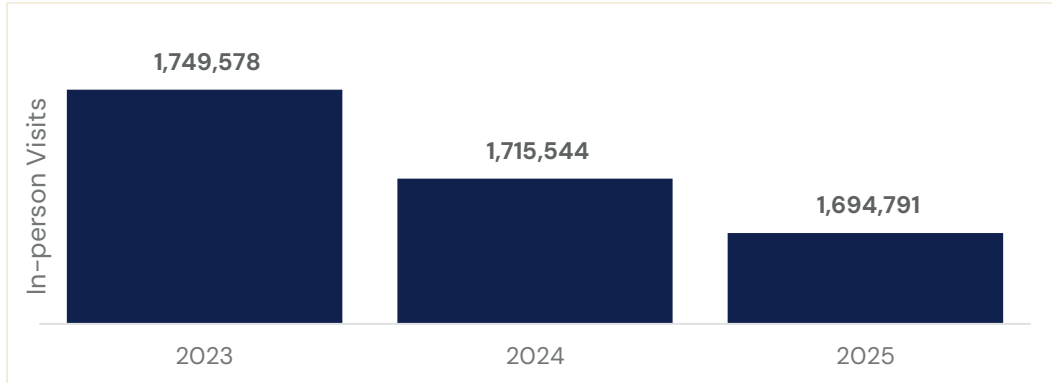
LPL's 16 branches collectively offer a Gross floor Area (GFA) of 342,170 square feet distributed across London.

Map 1: London Public Library Branches



LPL branches were visited nearly 1.7 million times in 2025, demonstrating that libraries are civic integrators and function as hubs for community activity based on the number of people coming through the door.

**Figure 1: In-Person Visits to Library Branches, 2023 to 2025**



Note: 2025 visitation was impacted by capital projects at the Sherwood and Pond Mills branches

Source: London Public Library, 2025

Visits to libraries are driven by people looking for programs and activities, spaces to study and collaborate, to be creative, borrow materials, read and relax, socialize with family and friends, and even seek respite from the elements. Nearly half of people filling out the FMP Feedback Form visited a library at least once a week.

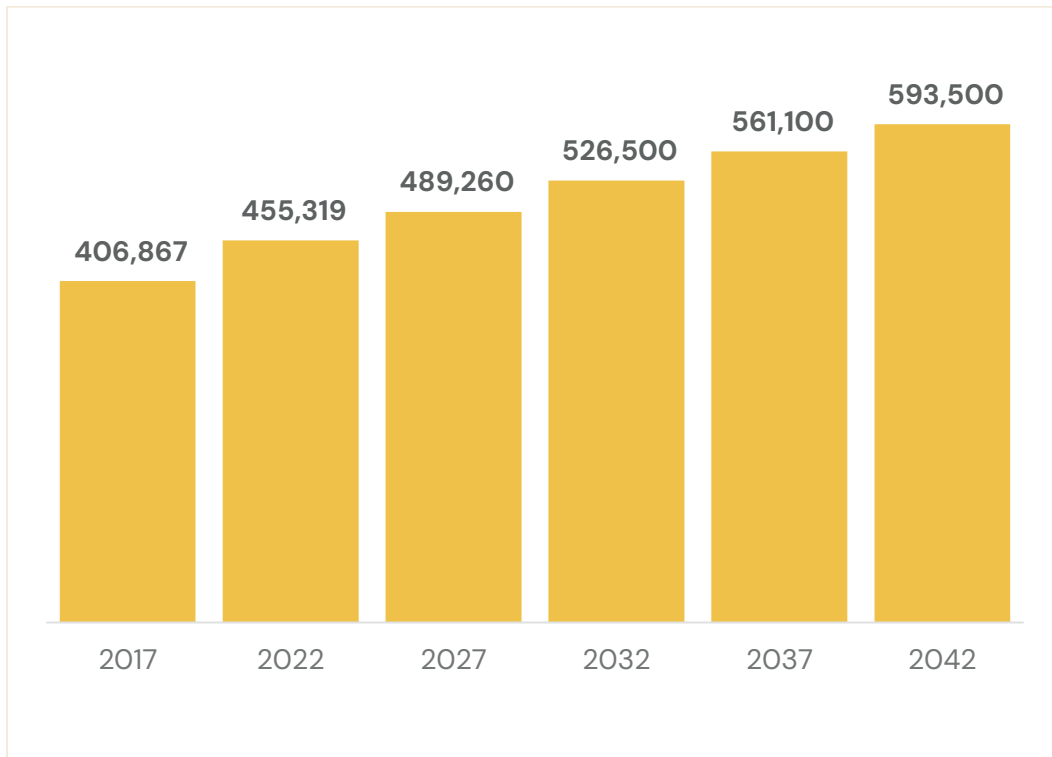


## Community Snapshot

Over the FMP's 10-year planning period, the City of London is forecasted to grow from 478,200 residents to 553,900 persons by the year 2036.<sup>1</sup> With more than 75,700 people projected to arrive over the next 10 years, greater needs will be placed upon LPL branches for current and future people to access library services and programs.



Figure 2: Historical & Forecasted Population, 2017 to 2042



Note: Historical and forecasted population include net Census undercount.

Source: Historical population (2017-2022) is from the Statistics Canada population estimates. Forecasted population (2027-2042) was supplied by the City of London in 2025 for the Parks and Recreation Master Plan.

<sup>1</sup> 2026 and 2036 population figures are extrapolated using a straight-line average based on forecasts supplied by the City of London, 2025, as adapted from Watson & Associates Economists Ltd. "Population, Housing, and Employment Growth Projection Study, 2021-2051," dated October 17, 2022.

## Library Facility Trends

### The Impact of Libraries

Londoners contributing feedback to this FMP consistently expressed the importance of LPL to them, reinforcing input received through other plans including the LPL Strategic Plan, City of London Downtown Plan, The London Plan and Parks and Recreation Master Plan. This speaks to how deeply LPL is entwined within the broader spectrum of city services and city-building initiatives.



### LPL Branches are Hubs

Strong visitation is attributed to LPL's philosophy of providing inclusive spaces and services that welcome everyone, regardless of socio-economic status, background, ability, beliefs, or identity. As London has grown and diversified over the years, LPL has transformed its services to meet a wide range of people, needs, interests and uses which in turn has resulted in the adaptation of the library's form and function.



### Libraries are for Everyone

Libraries provide a space for everyone including residents of all ages, newcomers and diverse cultures, accessible spaces for person with disabilities, and a place for marginalized populations.



### **Libraries Complement City Building & Placemaking**

Public libraries play a critical role in downtown revitalization and urban renewal. Across Ontario, municipalities are reinvesting in their central libraries by transforming them into vibrant community hubs that draw residents and visitors, encourage private investments, and strengthen civic identity. It is recognized that investing in central libraries can respond to evolving community needs, benefit the economy, and create a vibrant central hub in the downtown area.



### **Emerging Services, Facilities & Programs**

Libraries have been incorporating modern technologies into their spaces that allow users to access a diverse range of equipment such as 3D printers, laser cutters, button makers, sewing machines, and more. With emerging new technologies and interests, libraries allow users to learn to create without the costs of purchasing their own equipment. With changing interests, comes further demand for space within libraries to accommodate these activities.



### **Library Design Considerations**

When defining the role of libraries in modern society, it is important to recognize the evolution over time. Best practices in library design include prioritizing openness, removing barriers to access, consideration for how layout and type of furniture can influence user behaviour, and maximizing connection to the surrounding exterior environment. Items including colour contrast, acoustic comfort and designing for dignity in washroom spaces are all baseline considerations in the pursuit of an inclusive interior.



## Community Engagement

**3,132**

Community  
Surveys

**1,638**

Project Webpage  
Views

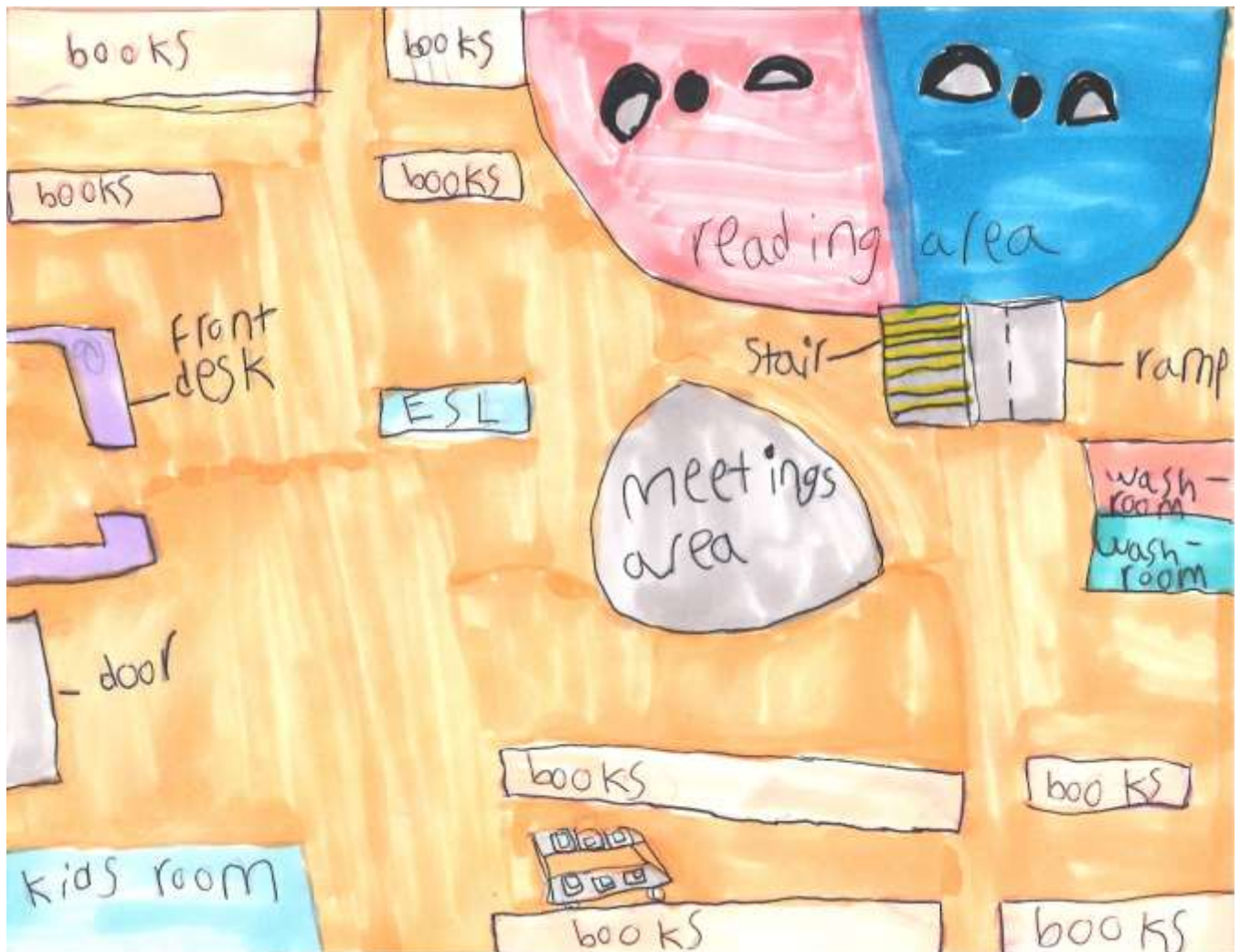
**200**

Open House  
Participants

**181**

Staff Surveys

“My Library” by an Open House visitor, Age 10



Common themes from FMP consultations are summarized below, which along with other feedback informed the plan and shaped an understanding of how libraries can reflect the values of the community.



### Libraries are Essential to Londoners

With thousands of people taking the time to provide feedback for the FMP, it is clear that LPL is important to Londoners. People indicate that they rely on library branches for many reasons including participating in programs, employment and newcomer resources, access technology, study, meet with friends, and much more. People describe libraries as being welcoming, safe, and inclusive for all.



### A Valued Third Space

People use libraries as “third spaces” outside of home, school and work where they benefit from publicly accessible space. Third spaces can also be described as the “community’s living room” where residents can connect socially or use libraries in a way that they cannot at home, especially those that may live in apartments or condos and thus rely on the public realm for personal needs.



### Central Library

Where some people expressed challenges indicative of downtown London as a whole, others see the Central Library as a safe space, an economic incubator, a place for the arts, and as a “community centre” in the absence of such a facility in the core. People pointed to Canadian cities (often Calgary, Halifax and Kitchener) that invested in their libraries as part of downtown revitalization, placemaking and economic development strategies.



### Importance & Growing Expectations

Library users emphasized the importance of borrowing physical and digital materials, alongside programs for all ages. There are growing expectations for flexible and multi-functional spaces, quiet study areas, technology and makerspace equipment, extended hours, comfortable seating, outdoor spaces, and a desire for cafes/coffee shops in libraries.



## 2.0 Facility Model & Space Needs

### Library Facility Model

Recognizing that the mix of older and newer libraries offer different experiences and services, the FMP's Facility Model classifies branches based on distinct characteristics. The Facility Model contains four classifications that guide space planning in London, and incorporates elements of the evidence-based hierarchy contained used by libraries across Ontario.

#### The Library Facility Model

##### Central Branch

Serves a number of vital functions including acting as a hub for community activity, a resource centre with expanded collections including the London Room Historical Collection, the Wolf Performance Hall, and technology labs.

##### District Branches

Provide a broad range of collections, services and programs to meet the needs of the immediate community, as well as the larger community. they are sometimes curated to the characteristics and preferences of people living in the communities that surround them. They should be a minimum of 10,000 ft<sup>2</sup> and serve a geographic catchment area of 2.5 kilometres and/or a population of 10,000 to 35,000 persons.

##### Neighbourhood Branches

Support walkable neighbourhoods and are service points that fill gaps between the District Branches. They may provide a more limited range of services and programs due to their smaller size and may rely on system resources to a greater extent in order to service their customers. They should be a minimum of 5,000 ft<sup>2</sup> and serve a catchment area of 1.5 kilometres (a 20-minute walk for many people) and/or a population of 5,000 to 10,000 persons.

##### Legacy Branches

These stand-alone branches are legacies of the City's early development and amalgamation. With very small floor areas of less than 5,000 square feet, offerings are relegated to limited collections, services and programs. As a result, catchment areas are limited to walking distance, a 5 minute drive and/or a population of up to 5,000 persons.

## Reinforcing Spatial Equity

Residents travelling by foot, bicycle, transit, or car should be able to reach a library in a reasonable time and distance. Map 2 applies the catchment areas specified in the Facility Model and illustrates that LPL’s neighbourhood approach results in strong geographic distribution and spatial equity. Many residential areas in London have access to at least one library branch within walking and/or driving distance. A cluster of libraries in the core results in overlapping catchments though these are influenced by the Central Library which serves the entire city.

Table 1 outlines library space provision rates across London. The Central Plan Area has the highest rate of provision by virtue of 62% of all library space in London, including the Central Library, being located there. The Northwest Plan Area has the lowest rate of provision while service levels are similar between the Northeast, Southeast, and Southwest. All Plan Areas will experience a decrease in provision over the next 10 years without the addition of new library space.

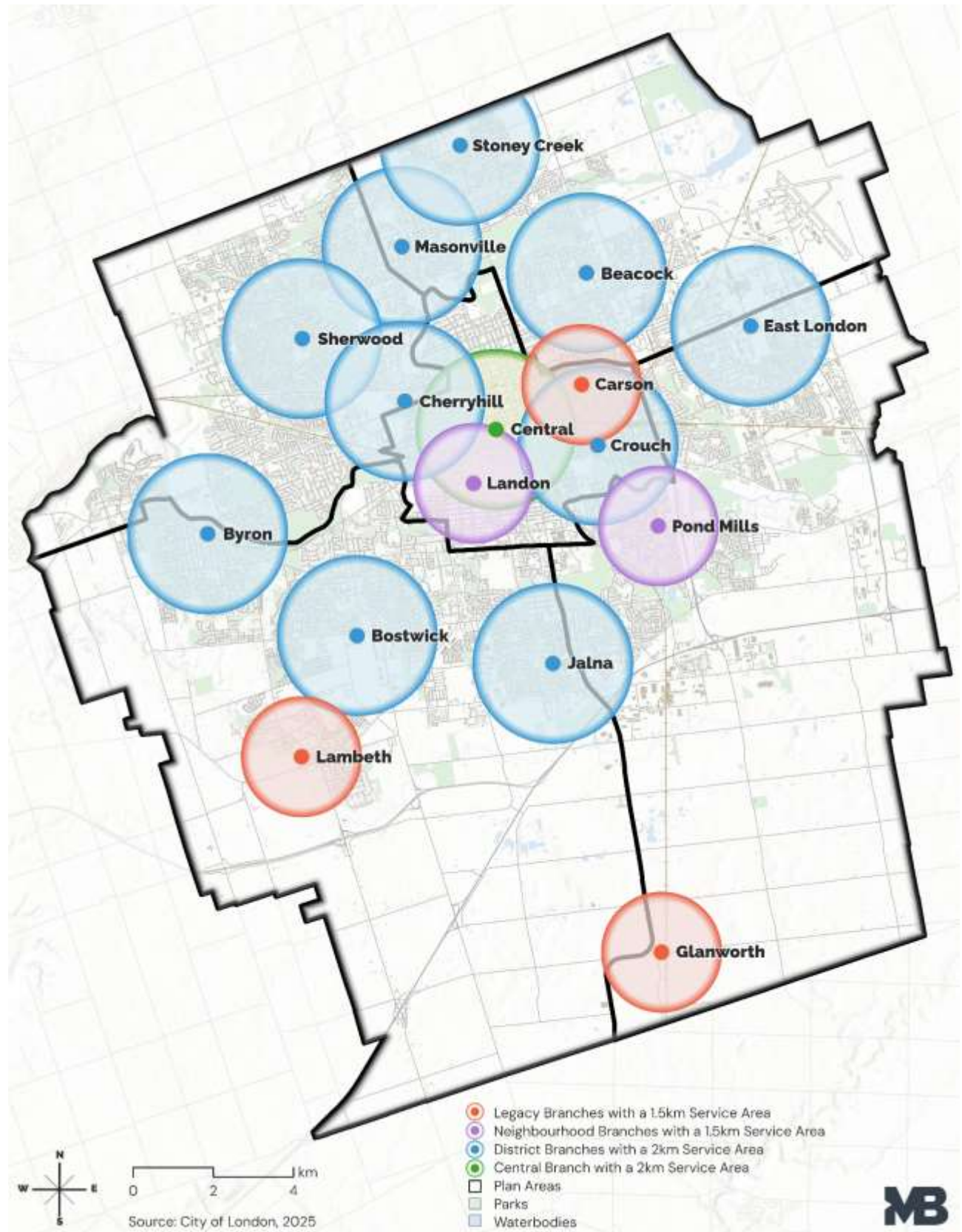
**Table 1: Rate of Provision by Plan Area, 2026 & 2036**

Year	2026	2036
<b>Northwest</b>	106,110 persons	122,157 persons
Existing Supply	23,439 ft <sup>2</sup>	
Provision Rate (ft <sup>2</sup> per capita)	0.22	0.19
<b>Northeast</b>	94,564 persons	111,457 persons
Existing Supply	35,086 ft <sup>2</sup>	
Provision Rate (ft <sup>2</sup> per capita)	0.37	0.31
<b>Central</b>	82,555 persons	91,555 persons
Existing Supply	198,531 ft <sup>2</sup>	
Provision Rate (ft <sup>2</sup> per capita)	2.54	2.29
<b>Southeast</b>	76,309 persons	84,837 persons
Existing Supply	42,532 ft <sup>2</sup>	
Provision Rate (ft <sup>2</sup> per capita)	0.41	0.37
<b>Southwest</b>	118,662 persons	143,910 persons
Existing Supply	42,582 ft <sup>2</sup>	
Provision Rate (ft <sup>2</sup> per capita)	0.36	0.30
<b>City of London Total Supply</b>	<b>342,170 ft<sup>2</sup></b>	
<b>Provision Rate (ft<sup>2</sup> per capita)</b>	<b>0.72</b>	<b>0.62</b>



Note: 2026 and 2036 population figures have been extrapolated from the growth forecast supplied by the City of London in 2025 for the Parks and Recreation Master Plan.

Map 2: Distribution of LPL Branches



## Library Space Required in London

A number of library systems in Ontario assess their community needs through the total amount of square footage they provide and geographic distribution of their service points. A metric of 0.6 square feet per capita was traditionally used for system-wide library space assessments although higher measures – up to 1.0 square feet per capita – have been promoted within the library sector.

With LPL providing a total of 342,170 square feet of space, its library space provision rate is 0.7 square feet per capita based on a population of 478,200 (Figure 3). It is recommended that LPL maintain its library space provision rate at 0.7 square feet per capita on the basis that:

- the target falls within the range endorsed by provincial library bodies (0.6 to 1.0 square feet per capita) which have rationalized service level standards using evidence-based approaches;
- the target aligns with provision targets approved by comparable library systems;
- those engaged through FMP consultations expressed support for additional library branches and larger library branches, the latter of which also pertained to expansion of existing libraries;
- a slightly higher rate of provision may be necessitated with the City of London seeking to expand its urban growth boundary and thus the geographic size of the City's residential areas will become larger;
- LPL's principles of barrier-free accessibility, inclusion, creation and the library of things require more space than past library floor plans when the historical 0.6 square feet per capita standard was first established;
- Development Charge funding is tied to historic level of provision thus decreasing the rate of provision would effectively reduce the amount of growth-related funding available, which would shift a greater share of construction cost to the existing taxbase and is not deemed to be in the interests of LPL nor the City of London; and
- there is no compelling reason to decrease the current rate of provision unless the Library Board directs doing so.

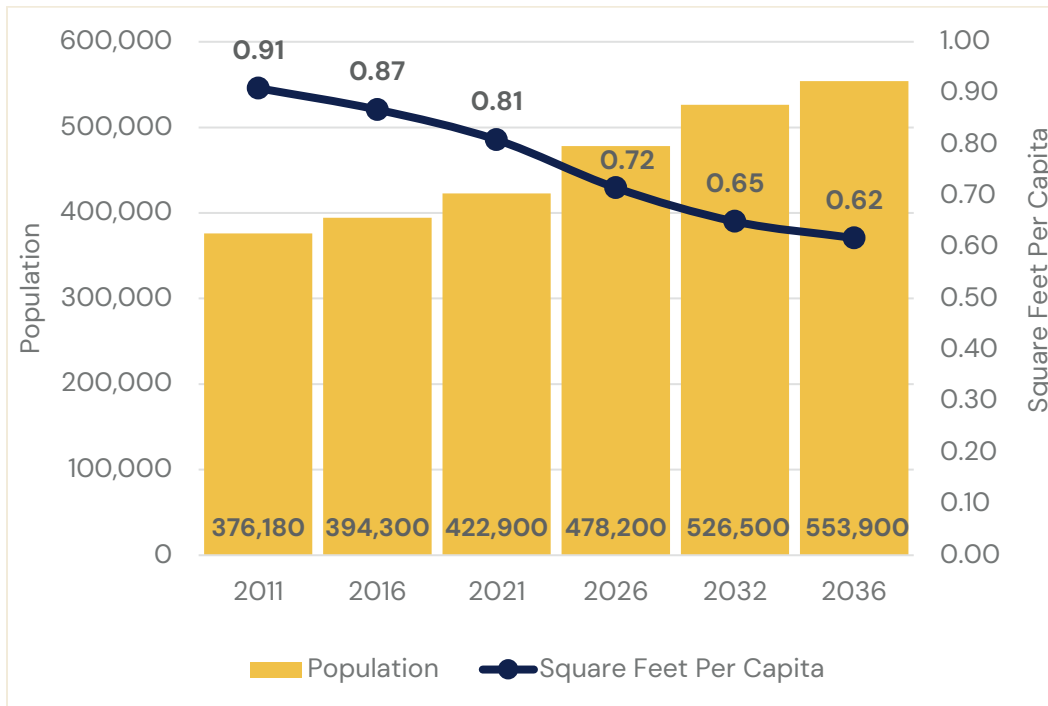
**LPL generates \$6.48 for every dollar invested in the library system, contributing an estimated \$153 million a year in economic benefit to London.**

**~ Economic and Social Value of London Public Library Report, 2023**

**LPL's space provision rate has decreased by 11% since 2021 as population growth rates have exceed the ability of the library system to keep pace.**

**The absence of further investments in library space in London will continue to erode its rate of provision as the City's population continues to increase.**

Figure 3: LPL Square Feet Per Capita, 2011 to 2036



Note: 2026 population figure has been extrapolated from the growth forecast supplied by the City of London in 2025 for the Parks and Recreation Master Plan.

London is in a growth stage and is projected to add 75,000 new residents over the next 10 years. To meet this level of growth, LPL requires a building programme involving the creation of new library buildings, as well as the expansion of services and more efficient use of library space within existing and intensifying neighbourhoods. On the basis of maintaining library space at an accepted rate of 0.7 square feet per capita, LPL would require 45,571 square feet of new space by the year 2036.

Table 2: Projection of Library Space Needs Based on 0.7 ft<sup>2</sup> Per Capita, 2026 to 2036

Year	Population Estimate	Space Required	Space Deficit
2026	478,200	334,740	+ 7,430
2032	526,500	368,550	- 26,380
2036	553,900	387,730	- 45,560

Note: 2026 and 2036 population figures have been extrapolated from the growth forecast supplied by the City of London in 2025 for the Parks and Recreation Master Plan.

To meet the needs of Londoners, the FMP recommends constructing library space where population growth is planned as well as maximizing geographic distribution. The Branch Development Strategy is to construct three District Branches, resulting to 39,000 square feet of new library space.

**Northwest Branch**

Provide a minimum of 15,000 square feet of library space in Northwest London, preferably in the form of a District Branch that is integrated with a multi-use community centre or another complementary development.

Explore the potential to expand an existing branch in the Northeast if necessitated by future population growth.

**Southwest Branch**

Develop a District Branch (minimum of 11,000 square feet) in Southwest London, preferably co-located as part of a community hub in the Southwest Secondary Plan. A larger floor area may be considered for this future Branch depending on the future direction established for the Lambeth Branch.

**Southeast Branch**

Construct a District Branch in Southeast London, providing a minimum gross floor area of 13,000 square feet, preferably in conjunction with a multi-use community centre.

**86%**

New Branches could address 86% of needs for library space in London over the next 10 years.

Northwest Branch	15,000 ft <sup>2</sup>
Southwest Branch	11,000 ft <sup>2</sup>
<u>Southeast Branch</u>	<u>13,000 ft<sup>2</sup></u>
<b>New Library Space</b>	<b>39,000 ft<sup>2</sup></b>



## 3.0 Branch Redevelopment Strategy

This Section builds on Section 2.0, where the FMP recommends three new District Branches providing a collective gross floor area of 39,000 square feet. Table 3 illustrates how three new library branches in the northwest, southwest and southeast will affect future rate of provision in those areas relative to the city as a whole.

The remaining 6,600 square feet of unallocated space required city-wide should be added to existing library facilities that are experiencing capacity-related constraints to collections and programming, and where expansion potential exists. The pages that follow also speak to other opportunities to improve functionality and the user experience at existing libraries in London.

*“Since coming to London 30+ years ago, the local and central library branches have been a huge part of my life. I have met new friends, learned new things, and continued my love of reading...I never feel “stupid” or like there is a dumb question at the library. London libraries are exceptional at what they do...thank you.”*

*~ Feedback Form Comment*

**Table 3: Forecasted Provision Rate with Proposed Branches, 2036**

Plan Area	2036 Population Estimate	Number of Existing Branches	Proposed Branches	Proposed Gross Floor Area	2036 Provision Rate (ft <sup>2</sup> per capita)
Northwest	122,157	2	1	38,439 ft <sup>2</sup>	0.31
Northeast	111,457	3	0	35,086 ft <sup>2</sup>	0.31
Central	91,555	3	0	209,853 ft <sup>2</sup>	2.17
Southeast	84,837	4	1	42,210 ft <sup>2</sup>	0.65
Southwest	143,910	4	1	53,582 ft <sup>2</sup>	0.37
<b>System-Wide</b>	<b>553,916</b>	<b>16</b>	<b>19</b>	<b>375,170 ft<sup>2</sup></b>	<b>0.69</b>
<b>Unallocated GFA to meet 0.7 ft<sup>2</sup> per capita</b>				<b>6,600 ft<sup>2</sup></b>	

Note: 2036 population estimate has been extrapolated from the growth forecast supplied by the City of London in 2025 for the Parks and Recreation Master Plan.

## Beacock Branch

<b>Address:</b>	1280 Huron St.
<b>FMP Classification:</b>	District
<b>Library Type:</b>	Stand-alone
<b>Gross Floor Area:</b>	13,232 ft <sup>2</sup>
<b>Branch Visits:</b>	104,321 (7.9 visits per ft <sup>2</sup> )
<b>Circulation:</b>	84,289 (6.4 items per ft <sup>2</sup> )

The Beacock Branch catchment encompasses a diverse range of land uses and populations. The surrounding area has a mix of residential densities including detached, semi-detached and apartment units. Census and other data illustrates above average rates of marginalization in the catchment along with higher rates of culturally diverse, racialized, and newcomer populations.

The Beacock Branch received over 104,000 visits in 2025, ranking seventh across the system while circulation and program attendance is in line with the LPL average. As such, the focus on the next 10 years is placed on refreshing the Beacock Branch through interior upgrades (lighting, flooring, furniture and rejuvenation of the program room) as well as animating the outdoor open space to the rear through the creation of a formalized reading garden and/or outdoor program space which aligns with community feedback received for the FMP.

Beacock Branch also serves one of the largest catchment area populations in London at over 46,000 people, and is projected to exceed 52,000 people by 2036. The redevelopment of the former London Psychiatric Hospital lands to residential subdivisions will create growth-related pressures that are expected to generate greater use of the Beacock Branch based on travel along Highbury Avenue. Beacock's site would allow for a physical expansion to the branch; therefore, if the LPL is offered an opportunity to redevelop (or relocate) the branch to be larger and as part of a community hub, this should be considered.

Branch Exterior



Branch Interior



Seating Area



Children's Area



## Bostwick Branch

<b>Address:</b>	501 Southdale Road West
<b>FMP Classification:</b>	District
<b>Library Type:</b>	Integrated with Community Centre
<b>Gross Floor Area:</b>	16,598 ft <sup>2</sup>
<b>Branch Visits:</b>	192,234 (11.6 visits per ft <sup>2</sup> )
<b>Circulation:</b>	140,356 (8.5 items per ft <sup>2</sup> )

The Bostwick Branch is LPL's newest library, offering collections, seating and multi-purpose rooms over two floors. Bostwick Branch opened in 2018 and is integrated within the Startech.com Community Centre. Londoners that use the Bostwick Branch are typically using multiple services within the Community Centre as there are ice pads, an aquatic centre, a fitness centre and more.

In 2025, Bostwick Branch received over 192,000 visits, making it the second most visited library in London. Study rooms, seating, and computer stations are in high demand at this branch.

As the newest branch in the system, no major capital enhancements are required over the next 10 years. Improving library-related signage within the community centre and/or strengthening the branch's presence at the interior entrance may increase awareness to other community centre users. While a lower priority given that the branch is still fairly new, having the customer service desk disconnected from the staff work area is somewhat atypical and could be further examined through a workflow analysis.

Branch Entrance



Children's Area



Seating & Workspace



Branch Interior



## Byron Branch

<b>Address:</b>	1295 Commissioners Road West
<b>FMP Classification:</b>	District
<b>Library Type:</b>	Stand-alone
<b>Gross Floor Area:</b>	12,000 ft <sup>2</sup>
<b>Branch Visits:</b>	98,922 (8.2 visits per ft <sup>2</sup> )
<b>Circulation:</b>	137,273 (11.4 items per ft <sup>2</sup> )

The Byron Branch is situated along the Commissioners Road corridor making it readily accessible by automobile, public transit or foot. This branch received almost 99,000 visitors in 2025, and is within the top three branches for total borrowing and borrowing per square foot.

The area west of the Byron Branch, near Oxford Road and Westdel Bourne, is forecasted to grow by more than 2,800 residents by the year 2036. The Byron Branch will be the closest library for residents living in this developing area as well as the burgeoning West 5 community. With population growth in areas surrounding the Byron Branch, greater pressures are anticipated for library services here.

Expansion of the library would be difficult based on the property and thus looking at how the interior of Byron Branch can be optimized will be critical for the library to accommodate more users moving forward. There is a vacated firehall at the Byron Branch that is currently being used as a small warehouse-style space for storage for the Friends of the London Public Library.

Repurposing the former firehall to a publicly accessible space would allow for expanded seating, study and a small makerspace at the Byron Branch; existing storage could be relocated to the basement level and/or other locations. Adding windows to the old firehall façade would significantly enhance the library's street presence while an outdoor reading garden and/or program area should be developed on the northern part of the lot.

Branch Exterior



Branch Interior



Meeting Space (Lower Level)



Lower Level





## Carson Branch

<b>Address:</b>	465 Quebec Street
<b>FMP Classification:</b>	Legacy
<b>Library Type:</b>	Stand-alone
<b>Gross Floor Area:</b>	2,930 ft <sup>2</sup>
<b>Branch Visits:</b>	14,551 (5.0 visits per ft <sup>2</sup> )
<b>Circulation:</b>	15,273 (5.2 items per ft <sup>2</sup> )

Carson Branch is embedded in the Old East Village and primarily serves a walk-to function. It is believed that its use has been impacted by ongoing construction nearby along Dundas Street as only the Glanworth Branch had fewer visits, circulating items, and program attendees in 2025.

Carson Branch has been operating in its current location since 1967 and was renovated approximately 12 years ago. While a number of areas are barrier-free, the building is not fully accessible including the washroom and staff area. Operating metrics suggest that this library is underutilized particularly when considering it is in the city's core and has over 20,000 people living in its catchment. Utilization is also affected by sharing a considerable portion of its catchment area with the Beacock and Crouch Branches (see Map 2) whose larger sizes allow them to deliver a broader range of services.

The availability of library services is critical in the Old East Village as Census data shows high rates of socio-demographic marginalization in the catchment area. Given the geographic overlap and inability to deliver modern library services in a space so small, there is merit in relocating the Carson Branch and replacing it with a larger Neighbourhood Branch, preferably along the Dundas Street rapid transit corridor to increase access to those using public transportation. With a number of transit-supportive and mixed developments arising along Dundas Street in the OEV, co-locating with a like-minded municipal or other institutional partner would be optimal.

Branch Exterior



Branch Interior



Children's Area



Meeting Room



## Central Library

<b>Address:</b>	251 Dundas Street
<b>FMP Classification:</b>	Central
<b>Library Type:</b>	Stand-alone
<b>Gross Floor Area:</b>	188,179 ft <sup>2</sup>
<b>Branch Visits:</b>	306,175 (1.6 visits per ft <sup>2</sup> )
<b>Circulation:</b>	158,219 (0.8 items per ft <sup>2</sup> )

The Central Library is located in downtown London, co-located with Citi Plaza (formerly Galleria). While the library and mall are attached and connected by an interior entrance, LPL wholly owns its portion of the building including the Wolf Performance Hall, multipurpose rooms and a wide corridor leading to Dundas Street that sits outside of the branch itself; the corridor provides access to the meeting rooms, washrooms, and the Wolf Performance Hall and its “crush space.”

The Central Library houses a large collection, archives and historical items in the London Room, The Creative Labs makerspace, reading commons, study and meeting rooms, the Rotary Reading Garden, LPL administration offices and IT space, and serves as the central depot for the materials delivery system. Space is leased to the CBC London newsroom and the City of London, and is home to the Friends of the Library bookstore.

With more than 188,000 square feet spread across four floors, Central Library accounts for 55% of all library space in London. Whereas other LPL branch catchments serve populations in the range of 20,000 to 30,000, the Central Library’s immediate catchment has more than 48,000 people and is projected to exceed 55,000 people by the year 2036, in addition to drawing people from across the entire city seeking out specialized services or events.

Central Library is LPL’s primary programming and event destination, offering more than any other branch in the system. The Central Library’s 300,000 visitors accounted for 20% of all visits to LPL branches in 2025 but its large size is able to accommodate this level of use.

Branch Entrance



Rotary Reading Garden



Children’s Library



Wolf Performance Hall



## **A Note about Social Challenges**

While lower levels of material resource marginalization are associated with populations residing near the library, vulnerability increases into the catchment's eastern and western peripheral areas. These indicators (based on Statistics Canada data) do not capture the full extent of unhoused individuals in downtown London, some of whom use the Central Library to seek shelter from the elements and safety.

Feedback from FMP consultations expressed different opinions regarding the desire to visit Central Library. There were people that indicated that they love coming to this branch for many reasons (notably children's programs along with events in the performance hall) and felt safe doing so. Others stated concerns and feeling unsafe due to the degree of individuals experiencing homelessness, mental health, addiction and crisis in the library as well as the security presence.

These are inherent challenges of being a downtown library that are common among most urban library systems in Canada. As a core principle to be a free and welcoming space, social challenges have led to a reliance being placed on Canada's libraries to serve in a social services capacity and to an extent that libraries are not resourced to provide.

Concerns regarding social challenges are valid and libraries are attempting to address them through progressive operational practices; including staff training, collaboration with health and social services providers, and providing spaces for respite. However, the need for security, surveillance and constant police support is a reality that libraries must face. LPL should review branch floor plans with a CPTED lens (Crime Prevention Through Environmental Design) or application of similar design principles in conjunction with representatives from emergency services and social services to increase safety for staff and library users through space reconfigurations, appropriate staffing resources, and collaborations with other agencies.

## **Space Optimization Potential**

There are a number of areas within the Central Library that could be better utilized. Due to its large footprint, all four floors have generous space particularly in the middle given that program rooms, office space, study rooms, The Creative Labs and London Room, and other enclosures tend to be concentrated along the interior walls. While LPL has filled some of these spaces with furniture, computer workstations and public art displays. Large open spaces can feel empty, particularly main floor spaces near the entrance as well as the hallway between the reading commons leading to the garden, and the third floor study area.

Optimizing the Central Library floor plan requires a more comprehensive architectural and interior design analysis. LPL should initiate a separate design

vision looking at how to make better use of available space at the Central Library and should explore the feasibility of the following items – at a minimum – that were identified through the FMP’s consultations and review of sector best practices:

- **ENTRANCE:** Better animating the Dundas Street entrance area and making it feel more inviting at a minimum.
- **A PLAY-BASED CHILDREN’S LIBRARY:** Creating a stronger sense of enclosure within the children’s area to reinforce the entrance as a place for young families and discourage “walk-throughs” by other library users. Branding it as a “Children’s Library” and supporting it through design and operational supports is encouraged, which may include adding an additional program room(s), potentially expanding the collection and “discovery” amenities, and play-based learning principles. The potential to move the Children’s Library to the second floor should be explored with precedents being established in other Canadian libraries to manage safety, noise and program delivery.
- **CREATIVE TECHNOLOGIES:** Expanding The Creative Labs to offer more equipment and maker experiences, examples may include technologies such as laser cutters, woodworking equipment, sewing machines, etc. some of which may require mechanical systems such as air handling / exhaust units, as well as staff with specific expertise.
- **FOOD & BEVERAGE:** Adding a food and beverage kiosk, potentially by contracting services to a local business, could address one of the most requested amenities heard through FMP consultations. To provide a food and beverage kiosk, plumbing and exhaust systems could be required.
- **AUDIO/VIDEO & MUSIC:** Soundproofing the audio recording studio at a minimum, and considering higher quality recording equipment while enhancing existing video production studio capabilities. Replacing a recently converted music practice room is also suggested to provide a non-disruptive place for “jam sessions.”
- **CLIMATE CONTROLLED SPACE:** Improving air handling and/or creating climate-controlled space for archives and historical items housed in The London Room.
- **EVENT SPACE:** Considering a flexibly-designed event rental space could bring more people to the core and also functions as a seating/study area when not in use for more formal gatherings or rentals.
- **KITCHEN:** LPL could explore a teaching kitchen that supports food literacy and nutrition programs, support event space in the library, as well as potentially serving as a food incubator for start-up businesses. Implementing a teaching

kitchens within libraries would require on-site staff expertise, capital upgrades, and potentially higher operating costs.

- **SAFETY & SOCIAL SERVICES:** Explore design and operational solutions for safety to maximize use potential of Central Library among all Londoners no matter the investment or quality of space that ensuing after any renewal. Collaboration with local community health and social services agencies will be required to this end.

**SPACE RE-ALLOCATION & LEASING:** Exploring whether any public-facing functions on the third floor can be moved to the ground or second floors, thereby retaining the third floor for LPL administration and potentially leasing space to community partners. Feedback reviewed through the Downtown Plan and other municipal studies suggest that non-profit community organizations are seeking affordable space for their service delivery or administration, something that LPL could consider assisting with noting that doing so would require operational supports such as staff resources responsible for managing leasing and overseeing an expanded role in community development.

### **A Catalyst to Support Downtown Revitalization**

The ideas presented in the preceding pages could improve the functionality of the library and potentially draw more people into the branch, particularly if feelings of safety can be enhanced. The City of London has prepared many plans seeking to rejuvenate the downtown, and initiatives have been implemented. LPL has been a willing partner to support core rejuvenation initiatives, to the extent that it can within its budgetary resources. This includes the recent renovation of the Library's Reading Garden (funded in large part by a grant from the City of London), the primary upgrade being the construction of a lockable door that open directly to Dundas Place.

**The Central Library is an important anchor that can assist the City of London achieve its vision for the core.**

**It provides space and services to populations living and working downtown. However, people from other parts of London need to be provided with a reason to visit.**

The Central Library can be an important institutional destination to assist the City in achieving its vision for the core as it provides space and services to populations living and working downtown. People from other parts of the city need to be provided a reason to visit, whether to admire architectural excellence, access unique collections or services available in their neighbourhoods, or to use high quality equipment and amenities such as what may be found in an expanded Creative Labs. Given its location and floor space, there is an opportunity to completely transform the Central Library as has been done in other Canadian cities such as Halifax, Ottawa, Saskatoon, Regina, Calgary, Edmonton, Oakville, Guelph, Kitchener, Mississauga and others.

Precedents in those cities and others across North America provide evidence that reinvesting in core area libraries supports revitalization through economic development, community vibrancy, and improving quality of life for people living and working in downtowns.

Ultimately, the City of London and LPL would have to make a decision as to the scale of investment directed into a Central Library rejuvenation. An architectural master planning and conceptual design process could provide an initial indication of how the Central Library could be reimaged to support core area revitalization objectives and the needs of people living there, as well as the cost of doing so before committing LPL and the City to such a major decision.

By investing in a modern, accessible and destination Central Library, LPL and the City of London can leverage these proven outcomes to increase downtown visitation, support businesses in the core and create a vibrant, inclusive space that benefits all Londoners and visitors. Whether a smaller-scale or multi-million dollar investment into the Central Library, renewal in any form would support economic development, align with the City's planning objectives, support social inclusion and lifelong learning, and promote downtown vitality. As such, the design vision recommended in previous pages can be augmented by a deeper investigation into opportunities, benefits, and costs of a complete redevelopment of the Central Library at its current location.

## Cherryhill Branch

<b>Address:</b>	301 Oxford Street West
<b>FMP Classification:</b>	District
<b>Library Type:</b>	Storefront / Retail Format
<b>Gross Floor Area:</b>	10,225 ft <sup>2</sup>
<b>Branch Visits:</b>	168,704 (16.5 visits per ft <sup>2</sup> )
<b>Circulation:</b>	109,419 (10.7 items per ft <sup>2</sup> )

The Cherryhill Branch is located inside Cherryhill Mall and serves the surrounding community which contains a mix of residential densities ranging from single detached homes to apartment towers. The branch catchment area is economically and culturally diverse, and while the area has been historically associated with a sizeable senior population, the number of younger households has been growing as evidenced by the Eagle Heights Public School across the street from the library having one of the highest elementary enrollments in London.

The catchment area's socio-demographic characteristics place strong pressures on the Cherryhill Branch for all ages, incomes, culturally diverse and newcomer populations, and even among mall users. Only the Central and Bostwick Branches received more visits in 2025, placing a level of intensity on Cherryhill Branch that is greater than any other library in London, as the branch accommodated the greatest number of visits per square foot in the city.

In addition to high visitation, the Cherryhill Branch ranks in the top five for circulation, offers more programs than any other branch apart from Central Library and attracted the highest program attendance outside of Central Library. Seating areas and computer workstations are in demand throughout the day.

Branch Entrance



Seating Area



Children's Area



Children's Program Room



Cherryhill Branch is located in the West London planning district which is expected to add over 3,000 residents over the next 10 years, half of whom are expected to reside in a major subdivision proposed within one kilometre west of the mall.

With northwest London providing the least amount of library space in the city combined with the intensity placed on the Cherryhill Branch, additional library space is required in the catchment area. It is recommended that LPL monitor rental availability in Cherryhill Mall and explore potential to increase the library branch presence here by 3,000 to 5,000 square feet in order to provide additional programming, seating and a dedicated teen area.

At that time and subject to successful negotiation of a long-term lease, LPL should undertake a complete renovation to the Cherryhill Branch (similar to Sherwood Branch's renovation) in consultation with the community. Opportunity to stage a renovation between the new and added space should be explored in order to minimize service disruption. In the event that LPL cannot secure additional space within the mall, relocation of the branch may need to be contemplated.

As an interim measure or until a complete renovation can be carried, the following may be considered:

- Setting the customer service desk further back from the entrance where bottlenecks can sometimes occur. Assuming a portion of the staff workspace can also be shifted, this may open up the front of the branch for more seating.
- Depending upon LPL's future direction for its CD collection, these items could be moved or relocated in favour of providing more seating.
- Adding acoustic treatments in the Supervisor's office to allow for private conversations.

Meeting Room



Customer Service Desk



Computers in Teen Area



Teen Area



## Crouch Branch

<b>Address:</b>	550 Hamilton Road
<b>FMP Classification:</b>	District
<b>Library Type:</b>	Stand-alone
<b>Gross Floor Area:</b>	11,322 ft <sup>2</sup>
<b>Branch Visits:</b>	67,458 (6.0 visits per ft <sup>2</sup> )
<b>Circulation:</b>	36,707 (3.2 items per ft <sup>2</sup> )

The Crouch Branch houses the Crouch Neighbourhood Resource Centre, which is a natural partnership that results in critical services being available in a catchment characterized by some of the greatest rates of material resource marginalization in the city. The library is located along the Hamilton Road commercial corridor and the residential areas that bound it and is across the street from the Hamilton Road Seniors Centre & Community Centre which creates a small civic hub. The outdoor hardscaped space is animated with library programs and events.

Visits to the branch and circulation are on the lower end with only the three Legacy Branches receiving fewer visitors. However, programming is important as the Crouch Branch attracted the sixth-highest attendance and offers the third-most number of programs outside of the Central Library.

To further increase programming potential, provision of mobile shelving would allow for more on-the-floor activities to be offered as the adjacent program room is already well used. Enhancements to the teen area would be optimal to encourage greater use by this age group while the warming kitchen could be upgraded in a manner that allows for food literacy and related programs to be delivered (the Resource Centre primarily uses the kitchen so coordination of time and programs would be required).

Branch Exterior



Branch Interior



Children's Area



Children's Program Room



## East London Branch

<b>Address:</b>	2016 Dundas Street
<b>FMP Classification:</b>	District
<b>Library Type:</b>	Integrated with YMCA Child Care
<b>Gross Floor Area:</b>	23,800 ft <sup>2</sup>
<b>Branch Visits:</b>	71,097 (3.0 visits per ft <sup>2</sup> )
<b>Circulation:</b>	71,593 (3.0 items per ft <sup>2</sup> )

The East London Branch is a former garden centre that was acquired by LPL and the City; part of the library is leased to two other tenants. It is situated along a stretch of Dundas Street characterized by commercial and light industrial uses as well as a cemetery directly across the street. As such, a substantial portion of the catchment area encompasses non-residential land uses.

The result is the branch has below average visitation and the second lowest number of visits per square foot in the city, while circulation and program attendance are also below average. These metrics are influenced by above-average levels of marginalization in the area which may infer that driving is not an option for some users and access by transit, while on a bus stop, is not convenient.

This said, East London Branch is one of LPL's largest libraries and its floor area allows for a broad range of collections, ample areas for seating and study, multiple program rooms, and a large area devoted to technology including a computer lab. It is also the first library in London to be certified as 'dementia friendly' in conjunction with the Alzheimer Society Southwest Partners.

The primary challenge with East London Branch is its location. A preferred strategy would be to relocate it closer to an area with a larger population, potentially to the west towards the Clarke Road corridor. If doing so, a branch of equal size should be obtained in order to avoid erosion of the space provision rate. Integration as part of a mixed-use development or co-located with a like-minded partner is the preferred approach.

Branch Exterior



Collections



Branch Interior



Branch Interior



## Glanworth Branch

**Address:** 2950 Glanworth Drive  
**FMP Classification:** Legacy  
**Library Type:** Stand-alone  
**Gross Floor Area:** 320 ft<sup>2</sup>  
**Branch Visits:** 1,603 (5.0 visits per ft<sup>2</sup>)  
**Circulation:** 3,180 (9.9 items per ft<sup>2</sup>)

Glanworth Branch was assumed by LPL during amalgamation of the former Westminster Township. Originally built in the early 1900s, Glanworth Branch is designated under the Ontario Heritage Act and is one of the smallest libraries still operating in Ontario. Selected barrier-free accessibility upgrades have been completed along with interior renovations.

The library's remote location, limited catchment population, and small floor space do not allow for the full range of library services to be delivered as with other branches. LPL recognizes this and has adjusted the library's hours of operation in order to provide a financial basis in which to maintain the branch for the rural populations that use it.

Glanworth Branch is a unique part of history that has a small, but passionate base of users. With the recent investments made in this branch, the FMP does not advance any major capital projects for this branch save and except state-of-good repair activities. Barring any unforeseen health, safety or major building system failures, the Glanworth Branch should continue to serve as a gathering place for area residents.

Branch Exterior



Branch Interior



Accessible Washroom



Greenspace Behind the Branch



## Jalna Branch

<b>Address:</b>	1119 Jalna Boulevard
<b>FMP Classification:</b>	District
<b>Library Type:</b>	Integrated with Community Centre
<b>Gross Floor Area:</b>	10,590 ft <sup>2</sup>
<b>Branch Visits:</b>	135,308 (12.8 visits per ft <sup>2</sup> )
<b>Circulation:</b>	83,127 (7.8 items per ft <sup>2</sup> )

Jalna Branch is co-located within the South London Community Centre and was last renovated in 2012. The Jalna Branch ranked in the top five for foot-traffic with over 135,300 visitors, amounting to 12.8 visits per square foot in 2025.

Catchment area analysis shows that Jalna Branch serves over 30,000 residents with a wide range of residential housing types including detached, semi-detached and apartment units in the vicinity. Higher densities along with slightly higher marginalization indicators are a contributing factor to Branch staff observations that the library's seating, and workspaces are in high demand.

Based on the property's configuration, physical expansion of the Jalna Branch would be difficult without reducing an already constrained parking lot. A portion of the computer area at the front of the branch could be converted to study space using a room or pods in response to library users seeking more study space. Furniture upgrades throughout the rest of the branch would also refresh the user experience, while lowering some shelving would improve sightlines across the branch.

Branch Entrance



Workspace & Collections



Children's Area



Branch Interior



## Lambeth Branch

<b>Address:</b>	7112 Beattie Street
<b>FMP Classification:</b>	Legacy
<b>Library Type:</b>	Integrated with Lambeth Community Centre
<b>Gross Floor Area:</b>	3,394 ft <sup>2</sup>
<b>Branch Visits:</b>	19,001 (5.6 visits per ft <sup>2</sup> )
<b>Circulation:</b>	27,680 (8.2 items per ft <sup>2</sup> )

The Lambeth Branch is co-located with a community centre and is one of London's smallest libraries. Only the Glanworth and Carson Branches received fewer visitors and circulated less material, suggesting Lambeth Branch primarily serves people living in its immediate vicinity. A portion of the branch is dedicated to a local historical society and thus the library is only able to house a limited collection along with a few computers, and a small children's area.

The FMP recommends a new District Branch which will address a portion of growth-related needs in the southwest. Land use planning policies contained in the City's Southwest Area Secondary Plan permit a library in an area that is a 5 minute drive from the Lambeth Branch, creating the potential for service duplication. This new Southwest District Branch is needed to provide the gross floor area needed to meet needs of the future population base that the Lambeth Branch cannot do, unless it were to be expanded but would prove difficult based on site constraints and environmental regulations.

The strong local identity and sentiment attached to the Lambeth Branch is understood and recognized. It is a Legacy Branch and barring unforeseen health, safety or major building system failures, Lambeth Branch will serve its traditional user base but may appeal less to those seeking experiences found in a modern library. In the event of major renewal is required, LPL must weigh whether the costs of reinvestment represent sound fiscal value in relation to the library's level of use. The FMP would support redevelopment of Lambeth branch with a larger library onsite (contingent on City of London plans for the community centre) or relocating it to the recommended southwest District Branch if increased in size to 15,000 square feet.

Branch Exterior



Children's Area



Branch Interior



Collections



## Landon Branch

<b>Address:</b>	167 Wortley Road
<b>FMP Classification:</b>	Neighbourhood
<b>Library Type:</b>	Stand-alone
<b>Gross Floor Area:</b>	7,422 ft <sup>2</sup>
<b>Branch Visits:</b>	99,993 (13.5 visits per ft <sup>2</sup> )
<b>Circulation:</b>	90,943 (12.3 items per ft <sup>2</sup> )

Landon Branch is embedded in the heart of Wortley Village, situated along the main street surrounded by homes, retail shops and parkland. While the number of visits to the library are slightly below the LPL average, the branch generates the third highest number of visits per square foot and the second highest circulation per square foot, which may suggest that its small floor area is a constraining factor.

There is no ability to expand the physical footprint of the branch without assembly of adjacent lands or adding a second floor. Onsite parking is limited and the branch is not considered to be fully barrier-free to persons with disabilities, though accessibility-related improvements have been made over time.

As a result, improvements are focused on the interior space where furniture upgrades (particularly seating and shelving) would refresh the space. The Studio in the basement level could accommodate a broader range of programs if supplied with a sink (would require plumbing) while the Martha Bishop Room could be aesthetically enhanced to market its appeal towards a broader range of meetings and events, potentially by adding a small kitchenette.

Branch Entrance



Children's Area



Collections



OSCO Room



## Masonville Branch

<b>Address:</b>	30 North Centre Road
<b>FMP Classification:</b>	District
<b>Library Type:</b>	Stand-alone
<b>Gross Floor Area:</b>	13,200 ft <sup>2</sup>
<b>Branch Visits:</b>	123,476 (9.4 visits per ft <sup>2</sup> )
<b>Circulation:</b>	129,395 (9.8 items per ft <sup>2</sup> )

Masonville Branch is located near Masonville Mall which is a designated “Transit Village” in The London Plan and Masonville Secondary Plan, both of which permit greater levels of residential densities. Residential apartment towers have been built in recent years while others are under construction or in planning approval stages. Younger households are moving to the area as evidenced by new elementary and secondary schools that are planned or already been built.

Masonville Branch attracts above-average levels of visitation, while program attendance and circulation both ranked fourth in 2025. While the branch will attract greater levels of use as the population around it increases, the property does not allow for an expansion and parking is already limited. With collections continuing to be important here, the focus is thus placed on a few modest additions within the existing floor plan. Many of these elements are intended to reinforce the branch as a third space given the planned higher residential densities.

- Formalize a quiet study area in the back of the library where there are already desks through use of study pods and/or small study rooms.
- Enhance the existing teen annex with more comfortable seating and potentially adding a gaming console or creative technology equipment.
- Given the above-average income in the catchment and greater propensity for households with computers, reducing the number of public workstations could allow space to be repurposed for additional seating or work/study areas.
- Integrating mobile shelving in the children’s area to accommodate larger programs.

Branch Exterior



Branch Interior



Children’s Area



Teen Area



## Sherwood Branch

<b>Address:</b>	1225 Wonderland Road North
<b>FMP Classification:</b>	District
<b>Library Type:</b>	Storefront / Retail Format
<b>Gross Floor Area:</b>	13,214 ft <sup>2</sup>
<b>Branch Visits:</b>	87,468 (6.6 visits per ft <sup>2</sup> )
<b>Circulation:</b>	64,052 (4.8 items per ft <sup>2</sup> )

The Sherwood Branch underwent a \$1.2 million renovation in 2025 which revitalized the library and added an additional 1,500 square feet of space. The renovation brought in an interactive children’s space, new youth room, new entrance, larger programming and study rooms, expanded meeting room, space for technology, as well as energy efficient upgrades (e.g., lighting). Consultations with the community and LPL staff suggest that the renovation has been well received. Visitation and programming data from 2025 will not reflect the true use of the branch as operations will need at least one full year before the impact of the renovation can be quantified, but early indications suggest that visits to the branch have increased by over 30% since it re-opened.

The Sherwood Branch catchment encompasses a mix of demographics. The immediate area is documented with high rates of material resource marginalization and is home to culturally diverse and newcomer populations while extending further into the catchment shows higher levels of income.

The branch is well positioned to meet needs over the FMP planning period. As such, no further capital actions are suggested apart from keeping the branch in a state-of-good-repair.

**“I use Sherwood as my main branch and am delighted with the new design. It’s so bright, comfortable and feel safe... I’d recommend this type of design for any future library spaces. Thank you for the work you do!**

**~ Feedback Form Comment**

Branch Entrance



Workspace



Seating & Children’s Area



Collections



## Stoney Creek Branch

<b>Address:</b>	920 Sunningdale Road East
<b>FMP Classification:</b>	District
<b>Library Type:</b>	Integrated with Community Centre
<b>Gross Floor Area:</b>	8,654 ft <sup>2</sup>
<b>Branch Visits:</b>	134,051 (15.5 visits per ft <sup>2</sup> )
<b>Circulation:</b>	108,863 (12.6 items per ft <sup>2</sup> )

The Stoney Creek Branch is co-located with the Stoney Creek Community Centre that is operated by the YMCA. The ability to benefit from the community centre's foot traffic contributes to Stoney Creek having the second highest number of visits and circulating materials per square foot in 2025. While actual visits and circulation rank fourth and sixth, respectively, there may be latent demand due to the difference when measuring these indicators by floor area.

The branch opened in 2010 and is thus still relatively early into its lifecycle, though greater levels of maintenance and repair can be expected over planning period at the end of which the space will be over 25 years old. Residential populations in the branch catchment are expected to increase, particularly around the Richmond Street and Sunningdale Road corridor (shared with the Masonville catchment) as well as areas east of the branch at Sunningdale Road and Highbury Avenue.

To address pressures being placed on the branch for seating and study, integration of a "laptop bar" along the interior wall should be considered alongside an expanded seating area though doing so will require removal or relocation of the DVD collection.

Branch Entrance



Collections



Seating Area



Meeting & Program Room



## Pond Mills Branch

<b>Address:</b>	1166 Commissioners Road East
<b>FMP Classification:</b>	Neighbourhood
<b>Library Type:</b>	Storefront / Retail Format
<b>Gross Floor Area:</b>	7,422 ft <sup>2</sup>
<b>Branch Visits:</b>	70,429 (9.9 visits per ft <sup>2</sup> )
<b>Circulation:</b>	62,502 (8.8 items per ft <sup>2</sup> )

The Pond Mills Branch is located in a commercial plaza near Commissioners Road and Highbury Avenue. This branch received almost 70,500 visits in 2025 and is within the top six branches by visits per square foot. Catchment area demographics are characterized by a mix of age groups, newcomers, culturally diverse and racialized populations, and a wide range of household incomes.

The branch affords satisfactory access to its neighbourhood catchment, including those walking and cycling from residential areas west of Highbury Avenue. A portion of the Summerside area falls outside of the catchment area, requiring a trip by automobile for those residents; a new southeast District Branch recommended through the FMP would serve these populations.

While it may be operationally preferable to move the Pond Mills Branch to a building owned by LPL (to avoid challenges regarding leasing a space), major investments in the southeast are better directed towards the new District Branch over the next 10 years, and the existing Pond Mills Branch is readily accessible to people living in the immediate area. If LPL can secure a long-term lease with the property owner, there is merit in considering a major renovation that builds upon the recent investment in the library's flooring and washroom. At a minimum, a renovation could add a laptop bar along the east wall to take advantage of the windows, update seating and shelving. A smaller-scale version of the approach taken to renovate the Sherwood Branch could also be considered.

Branch Exterior



Branch Interior



Seating Area & Workspace



Children's Program Room





Biographies

4:20

NON-FICTION  
791-898  
Sports  
Writing  
Humour  
Shakespeare  
Literature

4

CAUTION  
WET FLOOR  
ATTENTION  
PLANCHER  
MOUILLÉ

## 4.0 Implementing the FMP

### Recommendations

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**Rec 1. FACILITY MODEL:** Adopt Facility Model comprised of a Central Branch, District Branch, Neighbourhood Branch, and Legacy Branch classifications to guide long-range infrastructure planning. The Facility Model should have regard for ARUPLO Guidelines and Ontario Public Library Guidelines, as updated over time, and supplement Service Delivery Models that guide London Public Library with respect to collections, staffing, or other operational requirements.

*Timing: Ongoing over the planning period (2026–2036)*

**Rec 2. PROVISION TARGET:** Plan for future library space needs using a target of 0.7 square feet per capita in alignment with governing bodies of public libraries in Ontario. Doing so will require 45,600 square feet of new library space to be added in London by the year 2036.

*Timing: Ongoing over the planning period (2026–2036)*

**Rec 3. INTEGRATED BRANCHES:** Continue to shift towards an integrated facility model whereby libraries are integrated in buildings with complementary uses including, but not limited, to recreation, arts and culture, health and social services, education, affordable housing, or others deemed appropriate.

*Timing: Ongoing over the planning period (2026–2036)*

**Rec 4. NORTHWEST LONDON:** Provide a minimum of 15,000 square feet of library space in Northwest London, preferably in the form of a District Branch that is integrated with a multi-use community centre or another complementary development.

*Timing: Short-Term (2026–2029)*

**Rec 5. NORTHEAST BRANCH EXPANSION:** Explore the potential to expand an existing branch in the Northeast if necessitated by future population growth.

*Timing: Post-2036*

**Rec 6. SOUTHWEST LONDON:** Develop a District Branch (minimum of 11,000 square feet) in Southwest London, preferably co-located as part of a community hub in the Southwest Secondary Plan. A larger floor area may be considered for this District Branch depending on the future direction established for the Lambeth Branch.

*Timing: Medium-Term (2029-2032)*

**Rec 7. SOUTHEAST LONDON:** Construct a District Branch in Southeast London, providing a minimum gross floor area of 13,000 square feet, preferably in conjunction with a multi-use community centre.

*Timing: Long-Term (2033-2036)*

**Rec 8. CENTRAL LIBRARY:** Initiate a space planning process examining ways to optimize the current floor plan of the Central Library. At a minimum, examine ways to enlarge areas for The Labs as well as incorporate additional creative technologies, and potentially re-allocate certain spaces to administrative or program space that can be leased to community providers. As part of that exercise or a separate study, undertake an architectural master plan and design vision contemplating a large-scale renovation that positions the Central Library to meet needs for decades to come and supports municipal economic development, placemaking and core revitalization objectives.

*Timing: Short-Term (2026-2029)*

**Rec 9. JALNA BRANCH:** Reallocate a portion of the computer area at Jalna Branch in favour of adding quiet study space.

*Timing: Short-Term (2026-2029)*

**Rec 10. POND MILLS BRANCH:** Undertake minor upgrades such as new furniture and a laptop bar along the windowed corner.

*Timing: Short-Term (2026-2029)*

**Rec 11. BEACOCK BRANCH:** Carry out interior and exterior upgrades including refreshing the program room, updating flooring and furniture, and creating an outdoor reading garden.

*Timing: Medium-Term (2029-2032)*

**Rec 12. CARSON BRANCH:** Relocate the Carson Branch along or close the Dundas Street rapid transit corridor, remaining in the Old East Village. The ability to integrate it as a larger Neighbourhood Library as part of a mixed-use development or community-serving space is preferred.

*Timing: Short to Medium-Term (2026-2032)*

**Rec 13. CHERRYHILL BRANCH:** Subject to the ability to negotiate a long-term lease, expand the Cherryhill Branch by up to 3,000 square feet and redevelop it as a District Branch containing sufficient areas for collections, programs, seating, study and technology.

*Timing: Short to Medium-Term (2026-2032)*

**Rec 14. EAST LONDON BRANCH:** Relocate East London Branch closer to residential populations, potentially co-locating the library as part of a mixed-use development or with another community-serving partner. A relocated branch should offer a similar amount of floor space as provided at the current location.

*Timing: Short to Medium-Term (2026-2032)*

**Rec 15. CROUCH BRANCH:** Conduct modest enhancements including integration of mobile shelving, a more comfortable and engaging teen area, and upgrades to the kitchen that may facilitate food-related programming in conjunction with those offered by the Crouch Neighbourhood Resource Centre.

*Timing: Medium-Term (2029-2032)*

**Rec 16. LANDON BRANCH:** Refresh the interior through furniture and other improvements, while extending plumbing into the basement multi-purpose rooms to enable a broader range of programs and events. In the event that an adjacent property becomes available for sale, explore the potential to acquire it for the purposes of facilitating an expansion.

*Timing: Medium-Term (2029-2032)*

**Rec 17. MASONVILLE BRANCH:** Reconfigure the study area, teen annex and children’s area to enhance user comfort and functionality. This includes integration of study pods or rooms at the rear of the building, making the teen area more comfortable and interactive, and adding mobile shelving to the children’s area in order to accommodate more on-the-floor programming.

*Timing: Medium-Term (2029-2032)*

**Rec 18. STONEY CREEK BRANCH:** Add additional areas for seating, including a laptop bar, by relocating or removing underutilized items in the collection.

*Timing: Medium-Term (2029-2032)*

**Rec 19. BYRON BRANCH:** Repurpose the Byron Branch’s east storage area (the former fire hall) to publicly accessible space for seating, study, and makerspace while adding windows to the façade in order to enhance street presence along Commissioners Road. The creation of an outdoor reading garden is also recommended at the rear of the library.

*Timing: Long-Term (2033-2036)*

**Rec 20. BOSTWICK, GLANWORTH, LAMBETH & SHERWOOD BRANCHES:** Ensure state-of-good-repair through asset management planning (noting that this recommendation applies to all London Public Library branches).

*Timing: Ongoing over the planning period (2026-2036)*

**Rec 21. FUNCTIONAL AMENITIES:** Explore opportunities to address storage needs, increase the number of electrical outlets, and add moveable shelving at all London Public Library branches.

*Timing: Ongoing over the planning period (2026-2036)*

**Rec 22. USER COMFORT & EXPERIENCE:** Set an annual budget amount dedicated to refreshing the library user experience by replacing seating, shelving, in-branch equipment, wall painting, flooring and/or other renewal activities deemed necessary. Target one branch renewal per year or as budget allows.

*Timing: Ongoing over the planning period (2026-2036)*

## Summary of Space Needs

For LPL to maintain library space at a rate 0.7 square feet per capita over the FMP planning period (i.e. no increase or reduction to existing service levels), an additional 45,560 square feet of new library space would be required by the year 2036. Table 4 summarizes the FMP’s recommendations that add to the total supply of library space in London.

“I love the libraries. We moved to London in 2022 and the library has become a second home for us.”

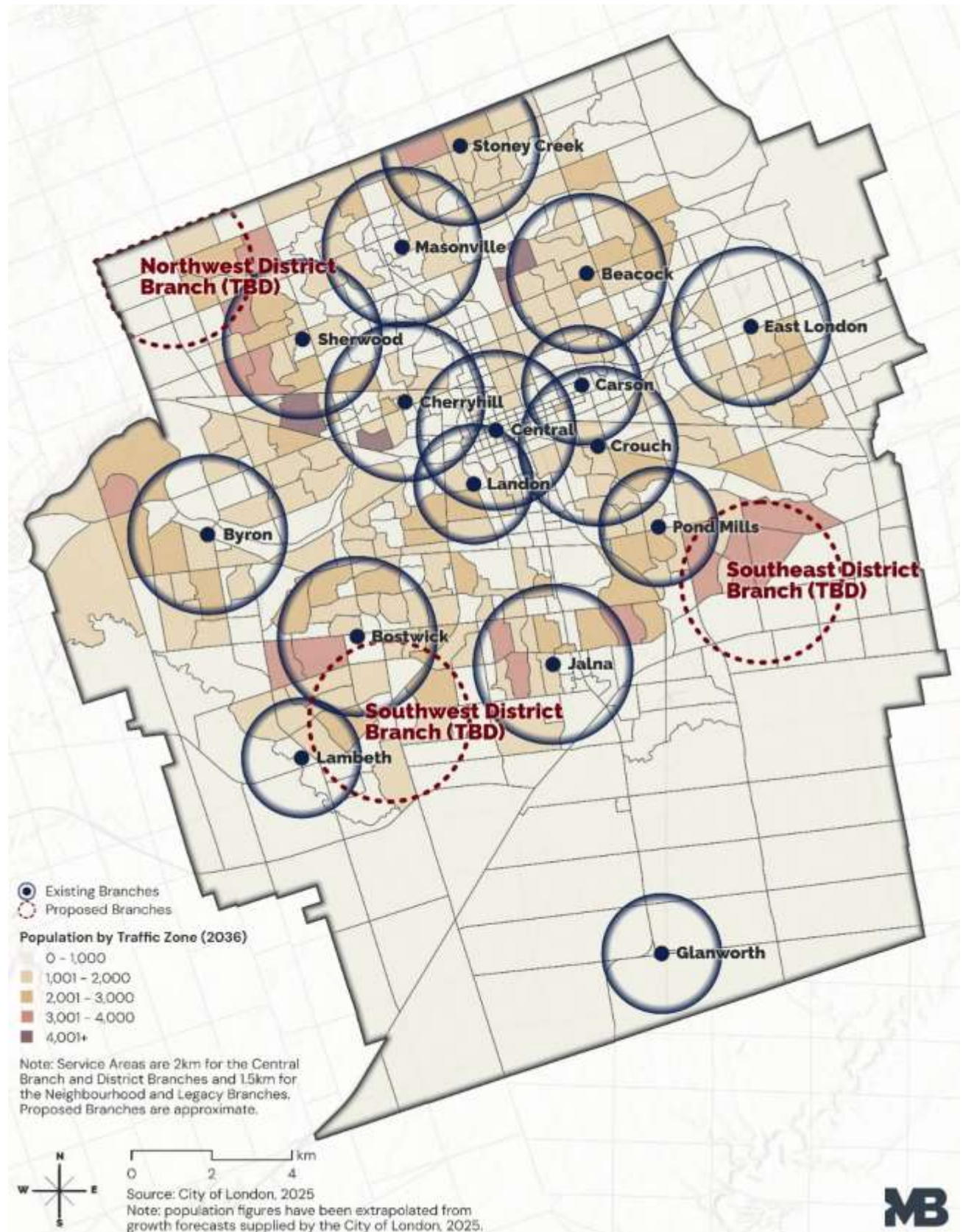
~ Feedback Form Response

Table 4: Summary of Proposed Library Space Additions

Library Branch	Gross Floor Area
<b>Proposed New Branches</b>	
New Northwest Branch	15,000 ft <sup>2</sup>
New Southeast Branch	13,000 ft <sup>2</sup>
New Southwest Branch	11,000 ft <sup>2</sup>
<b>Existing Branch Expansions</b>	
Cherryhill Expansion	3,000 ft <sup>2</sup>
<b>Total Library Space Added</b>	<b>42,000 ft<sup>2</sup></b>
<b>Existing Library Space</b>	<b>342,170 ft<sup>2</sup></b>
<b>Total System-Wide Space with Additions</b>	<b>384,170 ft<sup>2</sup></b>
<b>Per Capita Service Level with Additions based on 2036 population of 553,900</b>	<b>0.7 ft<sup>2</sup> per capita</b>

Map 3 illustrates the geographic coverage based on the proposed library branch development strategy. Please note that the locations of the three proposed branches are intended for illustrative purposes only as sites have not been determined, and locations may be subject to change based on decisions made by London Public Library and/or the City of London (e.g. future community centres). The map does not illustrate the recommended relocation of the East London and Carson Branches.

Map 3: Geographic Coverage of the Proposed Development Strategy



## Capital Cost Estimates

As stated in Table 5, LPL can expect the estimated capital implications of:

- **Proposed New Branches:** \$33,150,000
- **Existing Branch Expansions:** \$1,350,000

Construction costs for new branch library facilities (i.e. in the 10,000 – 20,000 square foot range) vary depending on the proposed typology and design considerations, such as net-zero initiatives, as well as the impetus to create landmark architectural statements. As a result, costs can range from \$600 per square foot to \$1,150 per square foot of construction. For the purposes of the FMP,

Based on recent construction data, the most cost-efficient typology for the construction of new branch library facilities is as part of a multi-use recreational facility (similar to the Bostwick and Stoney Creek branches), although strategies for the calculation of apportioned construction costs must be negotiated with other project partners. The following order of magnitude cost estimate represents current project costs for a new branch library within a multi-use recreational facility, based on an average cost of \$850 per square foot which includes an allowance for site works, fees and permits; land acquisition, contingencies, cost escalations and other spaces in the community centre are excluded.

Construction costs for library expansions (i.e. small additions) and refurbishments also vary depending on the scope of work proposed. The above noted order of magnitude cost estimate to expand the existing Byron Branch Library into the existing “fire hall” building is and assumes that the existing floor and roof structure remains as part of the renovation project.

**Table 5: Estimated Capital Costs**

Proposed Branches	Gross Floor Area	Estimated Capital Costs
Northwest District Branch	15,000 ft <sup>2</sup>	\$12,750,000
Southeast District Branch	13,000 ft <sup>2</sup>	\$11,050,000
Southwest District Branch	11,000 ft <sup>2</sup>	\$9,350,000
Byron Branch Redevelopment	2,965 ft <sup>2</sup>	\$1,350,000
<b>Total Estimated Capital Costs:</b>		<b>\$34,500,000</b>

Note: Costs are order of magnitude estimates stated in 2026 dollars, excluding land acquisition, escalations, and assume optimal site development conditions. Costs should be treated as estimated and should be confirmed through future detailed studies.

In addition to the estimated capital costs, new library branches and amenities associated with interior renovation will result in additional operational costs (staffing, equipment, supplies, etc.) that will need to be considered through future budgets.



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