

# Library Facilities Master Plan

May 2026





London Public Library

# Facilities Master Plan

May 15, 2026

Prepared by:



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## List of Acronyms Used

<b>AODA</b>	Accessibility for Ontarians with Disabilities Act
<b>ARUPLO</b>	Administrators of Rural–Urban Public Libraries of Ontario
<b>CULC</b>	Canadian Urban Libraries Council
<b>GFA</b>	Gross Floor Area
<b>FMP</b>	Facilities Master Plan
<b>LPL</b>	London Public Library
<b>OPL</b>	Ontario Public Libraries

## Standard Limitations

This Library Facilities Master Plan was prepared by Monteith Brown Planning Consultants Ltd. (“Monteith Brown”) and Cornerstone Architecture (“Cornerstone”) for London Public Library. This report is based on information provided to Monteith Brown and Cornerstone that has not been independently verified.

The disclosure of any information contained in this report is the sole responsibility of London Public Library. The materials in this report and all information relating to this Library Facilities Master Plan reflects the judgement in light of the information available to us at the time of preparation. Any use which a third party makes of this Library Facilities Master Plan, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Monteith Brown and Cornerstone accept no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this report.

# 1.0

## Introduction



## 1.1 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, which enabled municipalities to fund libraries with public taxes, London Public Library (“LPL”) opened its first branch on November 26, 1895 at Queens Avenue and Wellington Street. The Mechanics’ Institute was subsequently closed and some of its collections and records are still housed today in the London Room at the Central Library.

The East London Library (now known as Carson Branch) was LPL’s first branch that opened in 1915, originally located at Dundas Street and Rectory Street, to meet the growing demand for library materials from Londoners. 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, which extended library services to areas without branches. The Central Library moved into its current downtown location in 2002, into a converted Hudson’s Bay store, and its newest facility is the Bostwick Branch that opened in 2018.<sup>1</sup>

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  
Source: London Public Library

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

<sup>1</sup> London Public Library website. London Public Library History. [www.lpl.ca/lplhistory](http://www.lpl.ca/lplhistory)

## 1.2 Purpose of the FMP

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 as to how investments in library space may be directed to the year 2036. The FMP considers the demographic characteristics of the City, projected population growth and the changing city structure, principles of neighbourhood placemaking, trends and preferences applicable to public libraries. Doing so provides a basis for new and existing libraries to reflect needs of Londoners.

## 1.3 London’s Library Branches

LPL’s 16 branches collectively offer a Gross Floor Area (GFA) of 342,170 square feet that is distributed across London, as shown in Table 1 and Map 1.

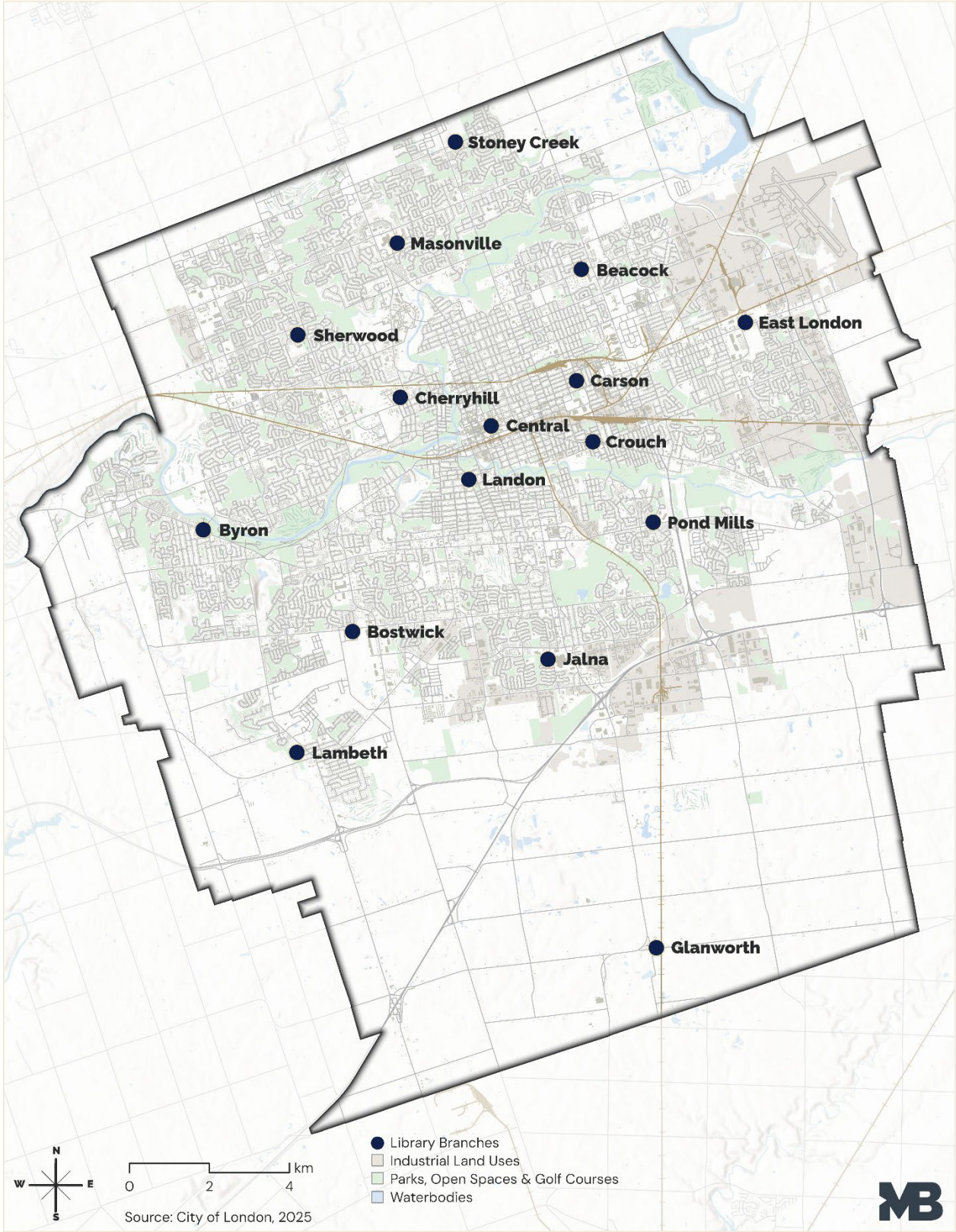
Table 1: London Public Library Branches

Library Branch	Size (sq. ft.)	Building Type
Beacock	13,232	Stand-alone
Bostwick	16,598	Integrated with StarTech.com Community Centre
Byron	12,000	Stand-alone
Carson	2,930	Stand-alone
Central	188,179*	Stand-alone attached to Citi Plaza
Cherryhill	10,225	Storefront / Retail
Crouch	11,322	Stand-alone
East London	23,800*	Stand-alone
Glanworth	320	Stand-alone
Jalna	10,590	Integrated with South London Community Centre
Lambeth	3,394	Integrated with Lambeth Community Centre
Landon	7,422	Stand-alone
Masonville	13,200	Stand-alone
Pond Mills	7,090	Storefront / Retail
Sherwood	13,214	Storefront / Retail
Stoney Creek	8,654	Integrated with Stoney Creek Community Centre
<b>System Total</b>	<b>342,170</b>	

\* includes spaces owned by LPL but leased by other parties.

Source: London Public Library, 2026.

Map 1: London Public Library Branches



## LPL Branch Ownership & Configuration

Library services are provided through facilities owned by LPL, the City of London, and private property owners. LPL delivers services through three types of branch configurations:

- 7 stand-alone libraries
- 5 integrated libraries with community recreation centres and a neighbourhood resource centre
- 4 retail-format libraries attached to or within malls / commercial plaza

LPL has five different partners that it works with to deliver library services consisting of including the City of London, YMCA, and three private property owners. With the exception of the leased branches, LPL owns all other library spaces in their entirety or shares ownership with others. The branch facility ownership structures are outlined in Table 2.

Table 2: LPL Branch Models & Ownership Structure

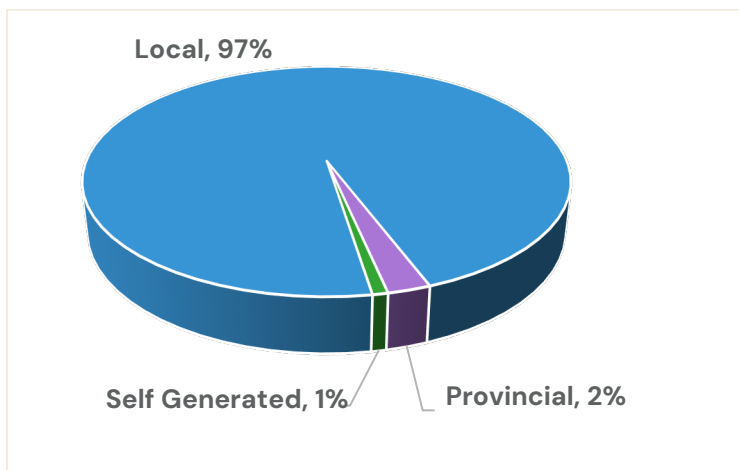
Branch	Facility Model		Ownership			
	Stand-Alone	Integrated / Co-Located	LPL-Owned	City Partnership	YMCA Partnership	Commercial Lease
Beacock	•		•			
Bostwick		•		•	•	
Byron	•		•			
Carson	•		•			
Central		•	•			
Cherryhill		•				•
Crouch		•	•			
East London	•		•			
Glanworth	•		•			
Jalna		•		•		
Lambeth		•	•			
Landon	•		•			
Masonville	•		•			
Pond Mills		•				•
Sherwood		•				•
Stoney Creek		•		•	•	

## 1.4 Library Funding

Funding of the public library system is set out by the *Public Libraries Act*. The majority of LPL funding comes from the City of London while the balance is obtained through provincial funding, grants, donations and self generated revenue such as room rentals, printing and photocopier services, and selected other services.

Compared to selected public library systems in Ontario, LPL's local operating funding per capita of \$54 is slightly above the average. In the context of facilities, local funding per square foot of library space provided is the lowest of the seven benchmarked systems and 35% below the average (Table 3).

Figure 1: London Public Library Revenues, 2024



Source: Ontario Public Library Statistics, 2024.

London Public Library 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

### Public Libraries Act, RSP 1990, c. P.44

- 24 (1) A public library board, county library board or county library co-operative board shall submit to the appointing council, annually on or before the date and in the form specified by the council, estimates of all sums required during the year for the purposes of the board.
- 24 (2) The amount of the board's estimates that is approved or amended and approved by the council shall be adopted by the board and shall be paid to the board out of the money appropriated for it.
- 24 (3) The board shall apply the money paid to it under subsection (2) in accordance with the estimates as approved, subject to subsection (4).
- 24 (4) The council may, in its approval of the board's estimates or at any time at the board's request, authorize the board to apply a specified amount or percentage of the money paid to it under subsection (2) otherwise than in accordance with the items of the estimates as approved.

Table 3: Funding Per Capita & Per Square Foot by Selected Library System, 2024

Library System	Population (2024)	Local Operating Funding	Gross Floor Area	Local Funding Per Capita	Local Funding Per Square Foot
Cambridge	153,290	\$8,023,907	93,900	\$52.34	\$85.45
Hamilton	592,000	\$34,154,269	365,799	\$57.69	\$93.37
Kitchener	292,240	\$12,688,968	155,214	\$43.42	\$81.75
Markham	365,051	\$17,869,282	151,401	\$48.95	\$118.03
Mississauga	796,000	\$34,667,227	360,883	\$43.55	\$96.06
Ottawa	1,083,550	\$56,848,875	424,778	\$52.47	\$133.83
Vaughan	344,930	\$22,680,852	183,403	\$65.75	\$123.67
<b>Average</b>	<b>518,152</b>	<b>\$26,704,769</b>	<b>247,911</b>	<b>\$51.54</b>	<b>\$107.72</b>
<b>London</b>	<b>439,385</b>	<b>\$23,813,407</b>	<b>342,170</b>	<b>\$54.20</b>	<b>\$69.60</b>

Source: Ontario Public Library Statistics, 2024 (2025 data not published at time of writing). Note that London Public Library Gross Floor Area is based on an updated calculation prepared after the 2024 OPLS submission.



## 1.5 FMP Guiding Principles

Six guiding principles were created for this FMP to provide a framework for analysis and recommendations. These principles were informed by community feedback, LPL's Strategic Plan and key insights that emerged throughout the planning process.



## 1.6 Reflecting Local Governance Frameworks

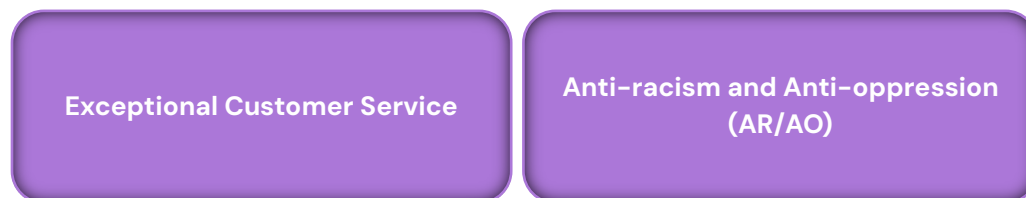
### London Public Library Strategic Plan

The LPL 2022–26 Strategic Plan is foundational to the FMP since it provides the governance basis through which the Library Board and Staff make decisions regarding the organization as a whole. The development of new libraries as well as redevelopment/revitalization of existing branches should reflect the applicable values and priorities outlined in the LPL Strategic Plan.

The Accountability & Responsibility Value along with the Priorities of Spaces that Inspire, Exceptional Experiences, and Community Engagement have the greatest applicability to the FMP. By preparing its first-ever FMP, LPL is demonstrating accountability and fiscal responsibility by proactively planning for the future in a data-informed manner while engaging the community to help develop strategies regarding library space. The FMP supports LPL’s commitment to providing spaces that inspire residents by seeking feedback regarding their needs and what types of spaces they are looking for.

With the expiry of the current Strategic Plan term in 2026, LPL will be preparing a new plan in the coming months. As a result, the FMP will be implemented in the context of a new Strategic Plan.

#### LPL Primary Values



#### LPL Secondary Values



#### LPL Strategic Priorities



## The London Plan

LPL branches are viewed as being essential to people providing feedback for this FMP and the communities in which they live. As a result, aligning the provision of library branches with the City of London's land use planning frameworks is essential for branches to be optimally located, in proximity to the population, and contribute to vibrancy and complete communities. The City of London Official Plan, also known as The London Plan, directs how and where the city grows through land use planning policies. The London Plan specifically mentions libraries as being part of a culturally rich and diverse city, and that libraries are a part of important cultural hubs that create a city which exudes innovation, vibrancy, creativity, and entrepreneurialism. <sup>2</sup>

Library branches fall under the *Public Facilities and Services* land use designation. Section 426 of The London Plan states the City will plan and design public facilities such as library branches in a manner that:

- **are built at appropriate** locations to meet expected growth;
- **present opportunities to collaborate** with other services are evaluated;
- **support the network of neighbourhood hubs** that bundle recreation, municipal and community services;
- **create focal points** identifiable to the surrounding neighbourhoods;
- **inspire a positive civic image** through their architectural quality; and
- **fit within the character** of the surrounding neighbourhood and streetscape and support active mobility.

Together with the land use planning objectives and policies, LPL branches are integral to achieving the vision of The London Plan. As such, The London Plan is an important document that has been considered throughout the FMP as branch development strategies will need to have regard for the future urban structure and associated visions of the city.

London Public Library branches and services complement the vision and objectives of The London Plan and City of London Strategic Plan.

"[Public Facilities and Services] have a wide range of influences on our city life, including economic development, safety, innovation, research and development, social connectedness, and health... Many of these buildings and services form important hubs within neighbourhoods...[and] must be exceptional to instill pride in Londoners and promote a civic image of innovation, quality of life, and community connectedness."

~ The London Plan, Section 425, Public Facilities and Services

<sup>2</sup> The London Plan. 2016 (2024 Consolidation). Section 525 (p.133) and Section 549 (p.135).

## City of London Strategic Plan

LPL supports many aspects of the City of London Strategic Plan’s vision, mission and values that emphasize improved quality of life, vibrancy, learning, innovation, affordability and compassion. Table 4 describes how LPL branches and services help the City achieve its strategic areas of focus, specifically, Reconciliation, Equity, Accessibility, and Inclusion; Wellbeing and Safety; Economic Growth, Culture and Prosperity; and a Well-Run City.

### City of London Vision

“London is a sustainable city within a thriving region, committed to innovation and providing a safe, affordable, welcoming, and healthy future for today and for the next generation.”

Table 4: LPL Contributions to the City of London Strategic Plan

City’s Areas of Focus	Library Contributions
<b>Reconciliation, Equity, Accessibility, and Inclusion</b>	LPL is committed to fostering inclusive spaces that reflect and respect London’s diverse residents.
<b>Housing and Homelessness</b>	LPL branches strive to be supportive of individuals experiencing housing insecurity or homelessness by providing safe and welcoming environments, selected programs and resources, and referrals to social service partners.
<b>Wellbeing and Safety</b>	LPL prioritizes safe spaces that promote community health and wellbeing.
<b>Safe London for Women, Girls, and Gender-Diverse and Trans People</b>	LPL branches are designated and identified as “Safe Spaces” and offer programs oriented to women and the 2SLGBTQIA+ community.
<b>Economic Growth, Culture, and Prosperity</b>	LPL branches are community hubs that nurture creativity and productivity through collections, programs, and access to technology. A recent impact analysis showed that LPL generated \$6.48 of economic value for every dollar that the City invested in the library system, providing a total estimated benefit to London of \$153 million in 2022.
<b>Mobility and Transportation</b>	Many LPL branches are accessible via major roads, sidewalks and are in proximity to a transit stop. A number of branches provide bicycle racks to encourage trips by cycling.
<b>Climate Action and Sustainable Growth</b>	LPL supports environmental sustainability through green practices, community programs, digital resources, and partnerships, aligned with City goals. Recent branch developments at Stoney Creek and Bostwick integrated environmentally progressive principles in their design while retrofits of older branches consider energy conservation measures.
<b>Well-Run City</b>	LPL delivers quality services in a financially and socially responsible way, reinforcing trust and accountability as a valued public space.

## 1.7 Methodology

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The FMP was led by London Public Library on behalf of its Library Board. LPL retained Monteith Brown Planning Consultants and Cornerstone Architecture to prepare the FMP using a methodology built upon:

- Engagement of the Library Board at key points in the planning process.
- Background research and a scan of best practices in other Ontario library systems.
- Extensive consultation with the public, elected officials, and library partners.
- Review of libraries through site tours and operating metrics to inform space needs assessments.
- Preparation of a “What We Heard” Report summarizing initial feedback as well as the FMP deliverable.

“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.”

~ Feedback Form Response

Space assessments incorporate generally accepted standards and data published by library bodies such as the Canadian Urban Libraries Council (CULC), Ontario Public Libraries Monitoring & Accreditation Council (“OPL”), and the Administrators of Rural-Urban Public Libraries of Ontario (“ARUPLO”) in conjunction with LPL’s historical levels of service and past practices. Floor area and building condition assessments of selected library branches were supplied by LPL, which are approximate and should be confirmed through future studies.

## Exclusions

The FMP focuses on capital-related items pertaining to the LPL built infrastructure. The scope of work is related to defining the amount and types of library space required, and how to provide it. The FMP excludes building condition assessments, formal accessibility audits, organizational structure, operational assessments, staffing and organizational reviews, defining hours of operation, or preparing policies and practices to guide the delivery of library services.

# 2.0

## The Impact of London Public Library



## 2.1 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's impact reaches people living across London with library branches staying true to their roots as places of learning, albeit in a much different form than 20 years ago. Today, LPL continues to empower people through knowledge while positioning its branches as community hubs where people can exchange ideas, nurture their creativity and incubate innovation.

Like other public library systems in Canada, 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) recently released a Summary Report of its national Impact Study 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.

**"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**

**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**

**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**

## 2.2 LPL Branches are Hubs

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LPL branches were visited 1.7 million times in 2025 (Figure 2), representing 25% more visitors than in 2022. The level of visitation alone demonstrates that LPL is a civic integrator and every branch functions as a hub for community activity simply based on the number of people coming through the door. LPL visits 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.

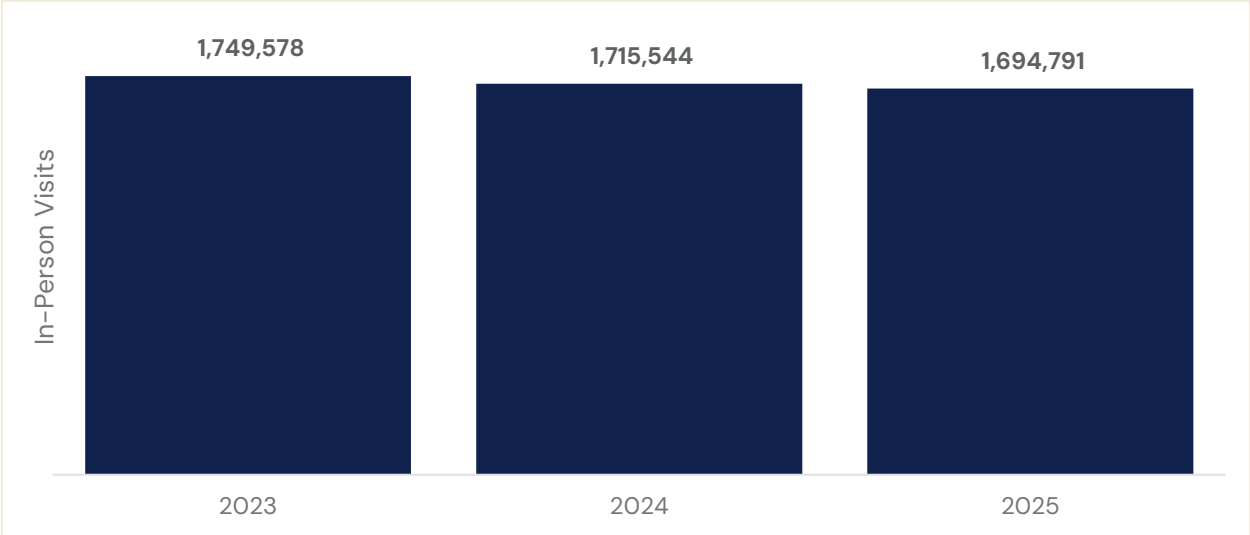
Strong visitation is attributed to LPL's philosophy of providing inclusive spaces and services that welcome everyone, regardless of socio-economic status, background, ability, beliefs, or identity. As London has grown and diversified over the years, LPL has transformed its services to meet a wide range of people, needs, interests and uses which in turn has resulted in the adaptation of the library's form and function. LPL is used by people of all ages and life stages, from new parents with toddlers to elementary, high school and university students, young professionals, and seniors. Typically, students and young professionals are looking for quiet study spaces with reliable Wi-Fi to use LPL computers or their own laptops. Older adults often seek comfortable spaces to spend time in while parents visiting with children may look for interactive play areas that encourage learning and engagement.

LPL users borrowed over 4.2 million items in 2025, further illustrating the activity generated by the library. Circulation consisted of 2.3 million physical materials such as books, video games, movies, CDs, DVDs, and more while more than 1.9 million digital materials were circulated through LPL's collection of eBooks, eAudiobooks, eVideos, eMusic, and other digital resources. The total number of physical materials borrowed has slightly decreased since 2023, but there has been a significant increase in use of children and teen materials. Digital borrowing increased by 15%, potentially a result of more people gaining familiarity with digital resources following the COVID-19 pandemic.

"The library is my  
favourite place!"

~ Open House Comment

Figure 2: 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

Figure 3: In-Person Visits Per Square Foot by Branch, 2025

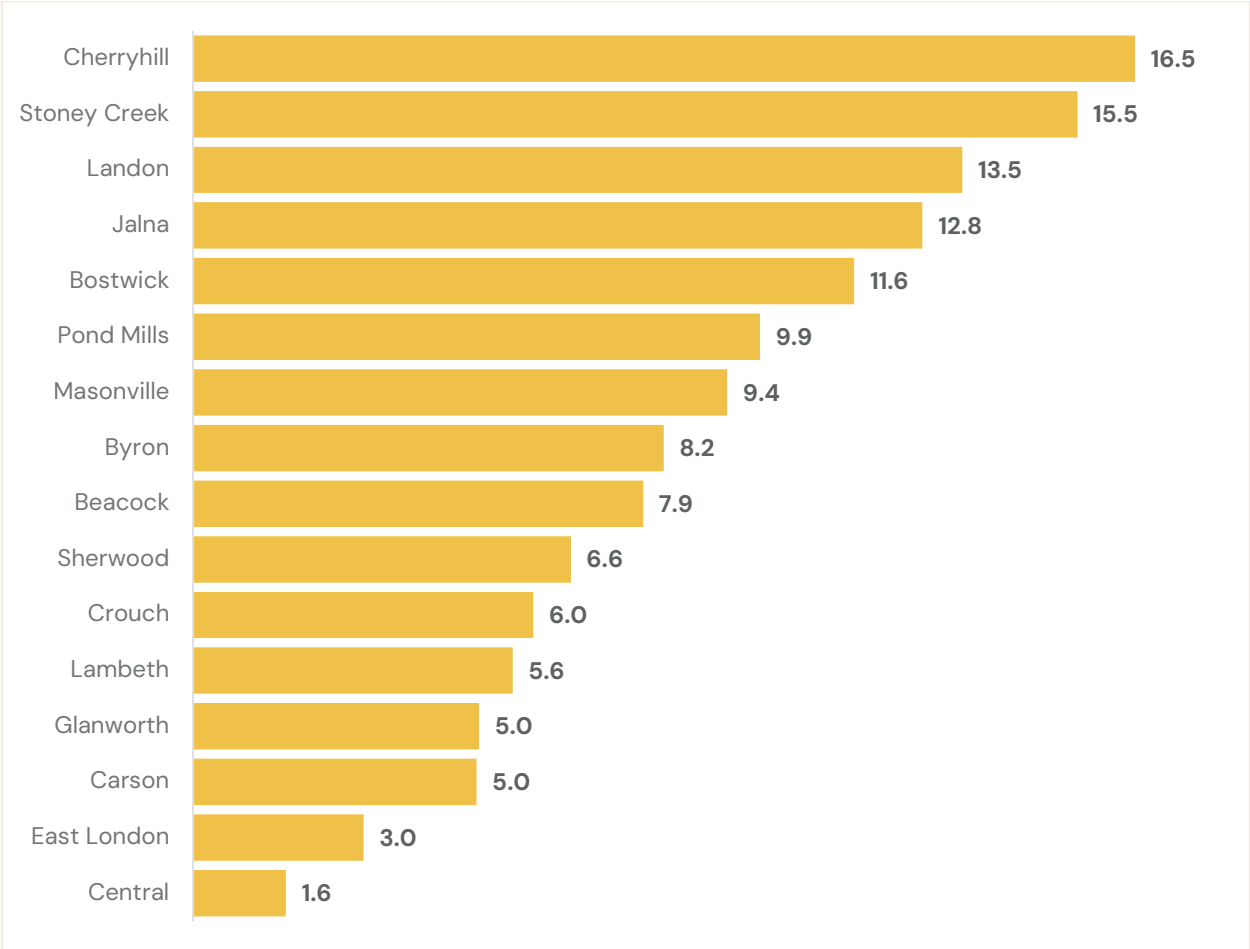
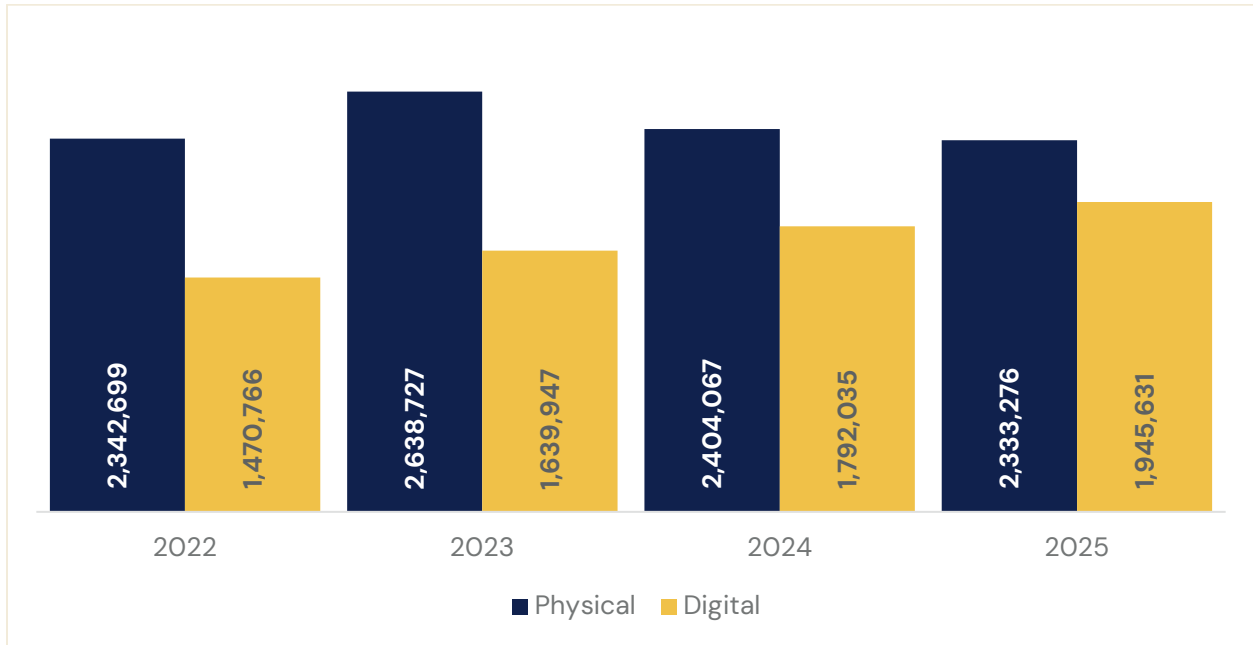
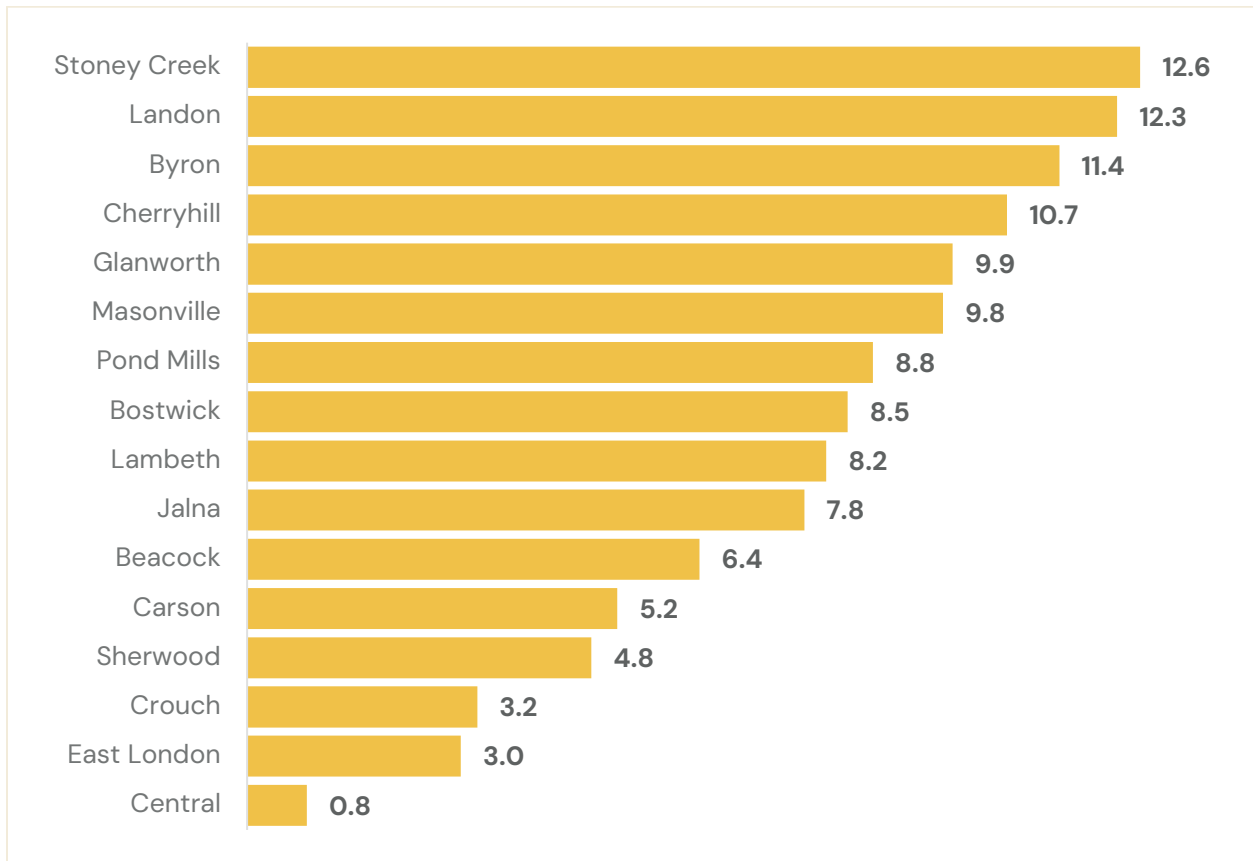


Figure 4: Physical & Digital Circulation, 2022 to 2025



Source: London Public Library, 2022-2025

Figure 5: Physical Circulation Per Square Foot by Branch, 2025



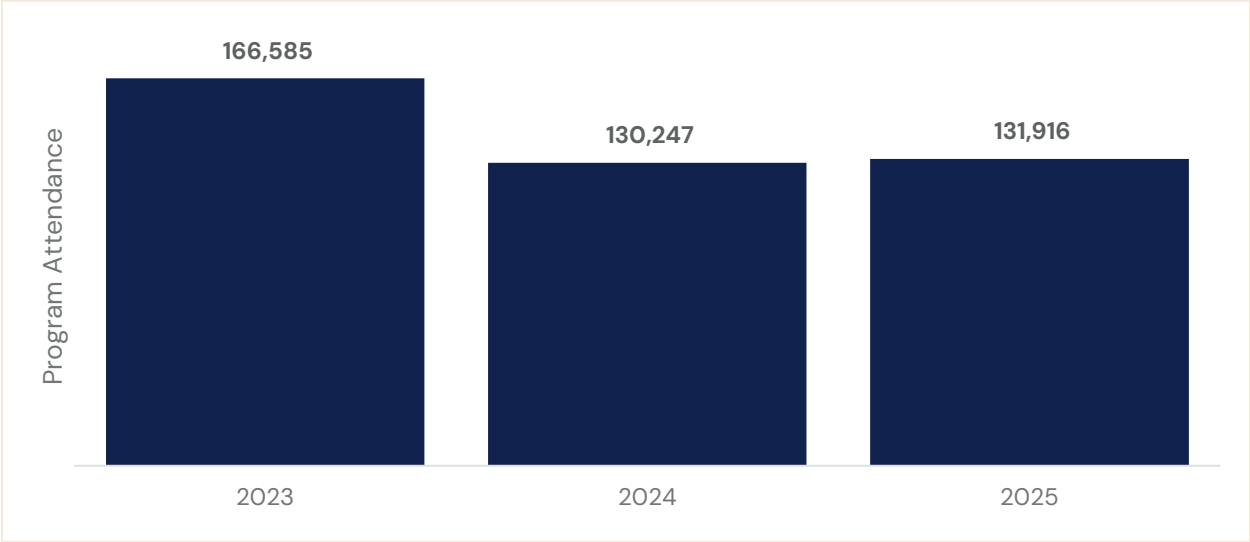
While borrowing was historically associated with a library's core function, LPL has expanded its role in program delivery beyond the traditional storytimes and language supports to also focus on STEAM, health, environmental stewardship, community events, and much more. Doing so has reinforced LPL branches as places of community activity, similar to municipal community centres, albeit with a specialized focus on affordability and universal accessibility. LPL offers no cost programs, along with those designed to support lifelong learning, social inclusion and holistic wellness (mind and body); in doing so, LPL's programming is differentiated from fee-based activities offered through the City and private sector. In 2025, LPL offered more than 14,000 programs that engaged 130,000 participants in safe and meaningful activities in their neighbourhoods.

Over half of LPL programs are offered at the Central Library with the remainder distributed through other branches based on the availability of program rooms or sufficient floor space. LPL programs are oriented to residents of different ages, interests, abilities and backgrounds with a sample of the programs offered at its branches shown below:

- Chess Club
- Book Club
- Gaming Room
- Make & Play
- Family Movie Time
- Dabble Lab Tech
- Early Engineers
- Teen Drop-In
- Dungeons & Dragons
- Makers Club
- Art Tech Hub
- English Conversation Circle
- Financial Literacy
- Repair Café
- Seniors Gathering
- Tech Tutor
- Knitting Circle
- Adult Literacy

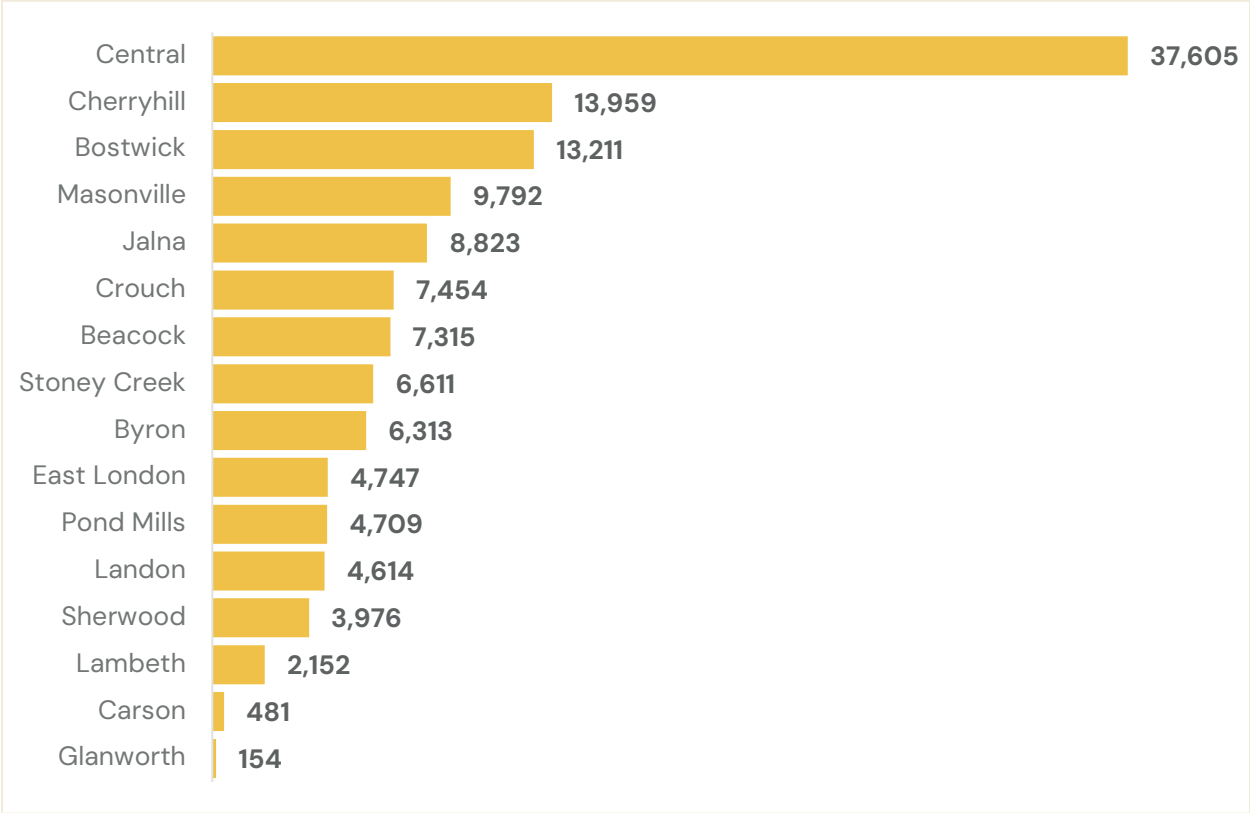


Figure 6: LPL Program / Event Attendance, 2023 to 2025



Source: London Public Library, 2025

Figure 7: Program & Event Attendance by Branch, 2025



Note: Attendance at Central Library includes events at the Wolf Performance Hall.

Source: London Public Library, 2025

## 2.3 Libraries are for Everyone

### Libraries are a Place for Reconciliation

The CULC Impact Study reinforces the role of public libraries as trusted and safe spaces that support belonging, which are key foundations for reconciliation with Indigenous communities. Libraries advance Truth and Reconciliation by promoting Indigenous authors, facilitating culturally relevant programming and education, and partnering with Indigenous communities and Indigenous libraries. For First Nations, Inuit, and Métis users, a central impact of the library is an increased sense of wellbeing. This stems from feeling welcome and part of a larger community that offers comfort, both by sharing a common space and by providing a calm place to step back from the busyness of the outside world. Indigenous groups engaged with library spaces, programs, staff and services in the past year more than the average user.<sup>3</sup> The percentage of London residents that identify as having Indigenous ancestry is 2.6% or 10,995 persons based on 2021 Census data.

### Libraries Serve Residents of All Ages

A person’s age can influence how they use a library as well as how frequently they may use it. Census data shows that London’s population has become younger, contrary to aging population trends in other library systems, with the City’s median age being 2.8 years younger than Ontario’s in 2021. Table 5 shows that all age groups will experience growth over the next 15 years.

**Table 5: Population Counts by Age Group, 2026 & 2041**

Age Group	2026	2041	Growth Increase from 2026 to 2041
0–19 years	110,300	129,500	+ 19,200 (17%)
20–34 years	100,400	108,200	+ 7,800 (8%)
35–54 years	126,500	172,200	+ 45,700 (36%)
55–74 years	102,500	108,600	+ 6,100 (6%)
75+ years	41,900	69,000	+ 27,100 (65%)
<b>Total</b>	<b>481,700</b>	<b>587,500</b>	<b>+ 105,900 (22%)</b>

Note: Population counts include net Census undercount.

Source: City of London & Watson & Associates Economists Ltd. 2022. Population Housing and Employment Projection Study.

Youth, teen, and adult materials represented a similar share of LPL’s physical circulation in 2025 (Figure 8).

<sup>3</sup> Canadian Urban Libraries Council. 2026. The Impact of Canadian Public Libraries.

### **Children & Teen**

Children and teens (aged 0 to 19 years) are anticipated to grow by 17% or an additional 19,200 persons by 2041. With circulation of youth materials constituting the greatest share of all physical borrowing, LPL can continue to expect pressures on youth collections to grow and will require space for these materials based on growth. The same will be true for program space. LPL's youth circulation surged in 2023, a 24% increase over pre-pandemic levels, and have remained stable since. This increase shows the growing engagement from children and parents as well as continued dependence on LPL as a place for learning and enrichment.

The CULC National Impact Study identified that 82% of library users and 68% of non-library users believe that public libraries have a significant impact on improving literacy among children and young people. It was also stated that 92% of users and 83% of non-users believe that it is good for children to have a relationship with their public library while growing up. For parents, going to the library helps strengthen family bonds, both between parents and between parents and their children. Time spent at the library contributes to parents' wellbeing because it is seen as quality time. Parents with children under the age of 13 years tend to use library services more than the average users, and the use of spaces and programs much more.

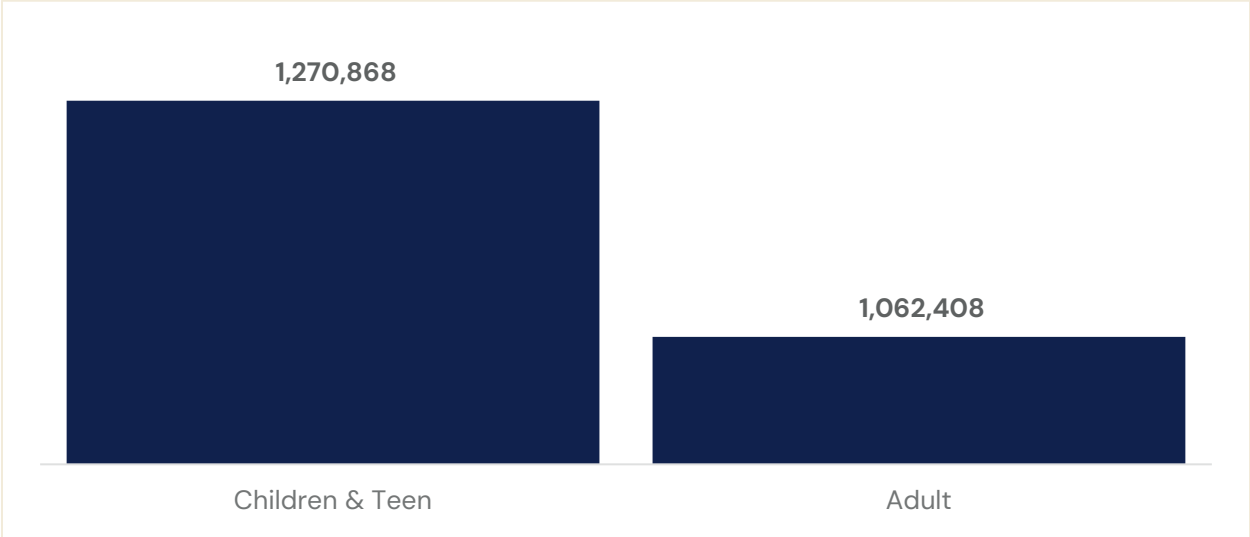
### **Adults**

Young adults (aged 20–34 years) are forecasted to grow by 8%, while adults (aged 35–54 years) are forecast to grow by 36%, and older adults (aged 55–74) are forecast to grow by only 6% from 2026 to 2041. The CULC National Impact Study identifies that young adults (aged 18 to 25 years) tend to use library spaces more than the average user, with 76% of respondents using library spaces within the past year.

### **Seniors**

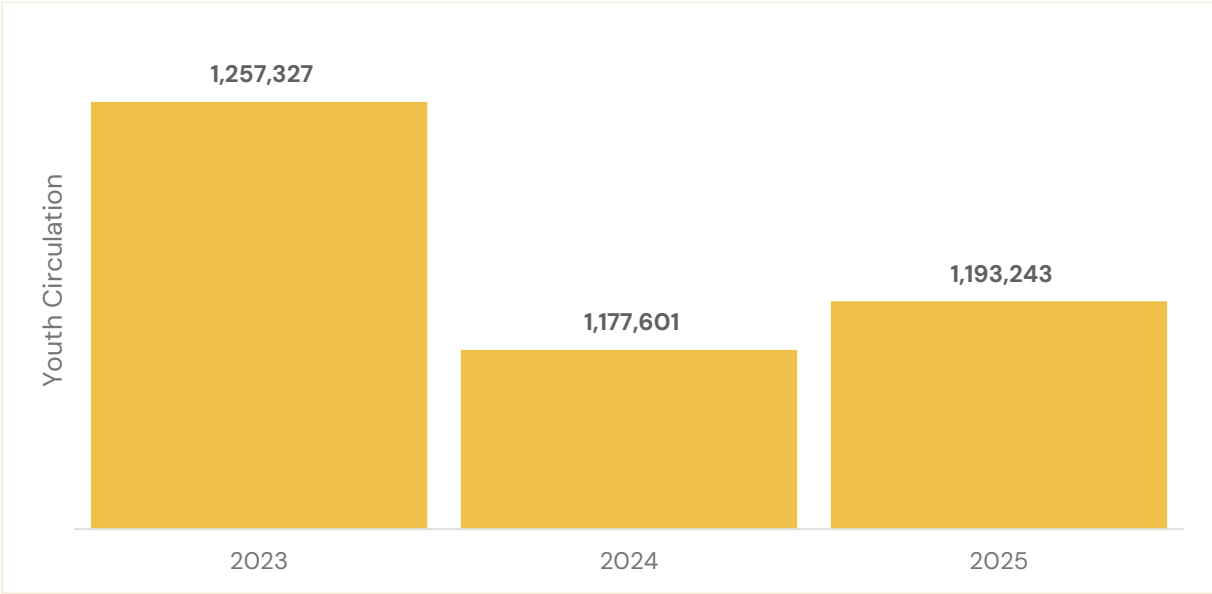
London's older population (aged 55+ years) is forecasted to add 33,200 residents by 2041. The CULC Impact Study has identified that people above the age of 65 typically use spaces and programs less, but focus their use on library collections. The public library is critical to keep seniors active in the community to minimize social isolation, but library services can also prevent onset of cognitive declines by offering materials and programs that keep the mind engaged.

Figure 8: Circulation by Age Group, 2025



Source: London Public Library, 2025

Figure 9: Youth Circulation, 2023 to 2025



Source: London Public Library, 2025

## A Destination for Newcomers & Diverse Cultures

Libraries reflect the cultural diversity of their communities. Designing welcoming spaces and offering multilingual and multicultural collections helps foster inclusion and personal growth. As of 2021, one out of every five Londoners was born outside of Canada which was a 4% increase from 2011. The top five countries where Londoners born outside of Canada are originally from consist of India, China, Syria, Poland, and Colombia. Languages such as Arabic (3.7%), Spanish (2.6%), Mandarin (1.6%), Portuguese (1.3%), and Polish (1.1%) are some of the most commonly spoken non-official languages.

The CULC Impact Study identifies that Newcomers living in Canada for 5 years or less use spaces and programs more than the average user. The majority of recent newcomers in London (arriving to the country between 2016 and 2021) came from India and Syria. Many Syrian newcomers to the country arrived as part of Canada's Syrian Refugee Resettlement Initiative, and as a result may face distinct barriers to settling into the community (e.g., financial, mental health).<sup>4</sup>

For newcomers settling into life in Canada, LPL plays a special role in providing knowledge. It offers guidance on how to obtain essential documents, delivers programs about life in Canada, and helps newcomers navigate and adapt to their new surroundings. LPL collaborates with Library Settlement Partnership (LSP), a federally-funded service provided through Immigration, Refugees and Citizenship Canada. LSP connects newcomers to settlement workers at seven library branches. Whereas LPL provides multi-lingual collections, ESL and culturally focused programming, LSP offers information about careers, employment and volunteer opportunities, language and learning classes, income tax clinics, housing and schooling information, and more.

Together, LPL and LSP create a safe, supportive place for newcomers within all library branches. Staff are observant and willing to help, and there is a keen sense of community where the staff want the best for everyone. Through direct assistance, friendly conversations, and everyday kindness, the library becomes one of the safest and most welcoming places to visit upon arriving in Canada. The City of London also has several policies and plans in place to support newcomers and refugees. The London Newcomer Strategy is a community-driven initiative to attract, integrate, and retain newcomers, with a focus on international students, skilled workers, and entrepreneurs; LPL contributes to this initiative by providing space for LSP in a number of branches.

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<sup>4</sup> Government of Canada, "Syrian Refugee Resettlement Initiative – Looking to the Future," last modified March 21, 2024, [www.canada.ca/en/immigration-refugees-citizenship](http://www.canada.ca/en/immigration-refugees-citizenship).

## Accessible Spaces for Persons with Disabilities

The *Accessibility for Ontarians with Disabilities Act* (AODA) establishes guidelines to ensure public spaces in Ontario are accessible for individuals with disabilities. These guidelines help organizations create barrier-free spaces, expanding opportunities for people with disabilities to participate in everyday life. Beyond supporting people with disabilities, AODA implementation also benefits seniors, many of whom experience age-related challenges with mobility, vision, or hearing. For example, key design requirements include features such as entrances that accommodate wheelchairs and scooters, as well as clear and visible signage throughout the facility.

Under the Integrated Accessibility Standards (Ontario Regulation 191/11), public libraries must provide or arrange access to accessible materials where available. Additionally, municipalities often adopt complementary standards. For example, the City of London has an Accessibility Plan (2022–2026) and a Facility Accessibility Design Standards (2021) report which it applies to all newly constructed or renovated facilities.



## A Place for Marginalized Populations

LPL plays a vital role in supporting marginalized and vulnerable populations. Under the Provincial Public Libraries Act, libraries must provide free access, meaning no fees for entry, borrowing materials, or seeking information. For individuals and families with limited income, libraries offer essential, cost-free resources that can improve the quality of life and reduce financial strain.

Underserved populations face disproportionate barriers to accessing library services and often rely on public libraries to enhance their learning, access resources and technology, and find support for language, newcomer, and employment opportunities. LPL provides jobseekers with valuable resources, including support for interviewing, networking, and resume building, as well as courses to strengthen career skills such as technology use and financial planning. In 2020, LPL eliminated fines for overdue materials recognizing these imposed a financial hardship and barrier to use among people that derive some of the greatest benefits from library services.

Socio-economic status reflects a person or community's position based on factors such as income, education, and employment, which can influence access to library services and programs. Research shows that individuals with higher socio-economic status are more likely to use library resources, as they often have more time, digital access, and familiarity with programs, while those with lower socio-economic status may face barriers that limit participation and the benefits libraries provide. The Ontario Marginalization Index (ON-Marg) developed using 2021 Census data, highlights areas facing socio-economic challenges. Its "material resources" dimension, most closely linked to socio-economic status, includes factors such as low educational attainment, lone-parent families, reliance on government income, unemployment, low income, and housing in need of major repair.

In London, many library branches are located in neighbourhoods that show the highest levels of material resource marginalization (see Map 2). These areas may require more opportunities for library spaces and services. The CULC Social Impact Study found that 82% of library users and 63% of non-users agree that a public library plays a crucial role in supporting residents who feel vulnerable.<sup>5</sup> In the face of growing social challenges and individuals experiencing homelessness, addiction, or mental health barriers, more is being asked of LPL because its branches are one of the few free and publicly accessible buildings. More than half (60%) of Londoners say that homelessness and poverty issues are the most important issues that the City of London is facing.<sup>6</sup> These realities often add pressure on libraries and staff, who may not have the training or resources to address such concerns.

"London Public Library  
is a critical community  
resource."

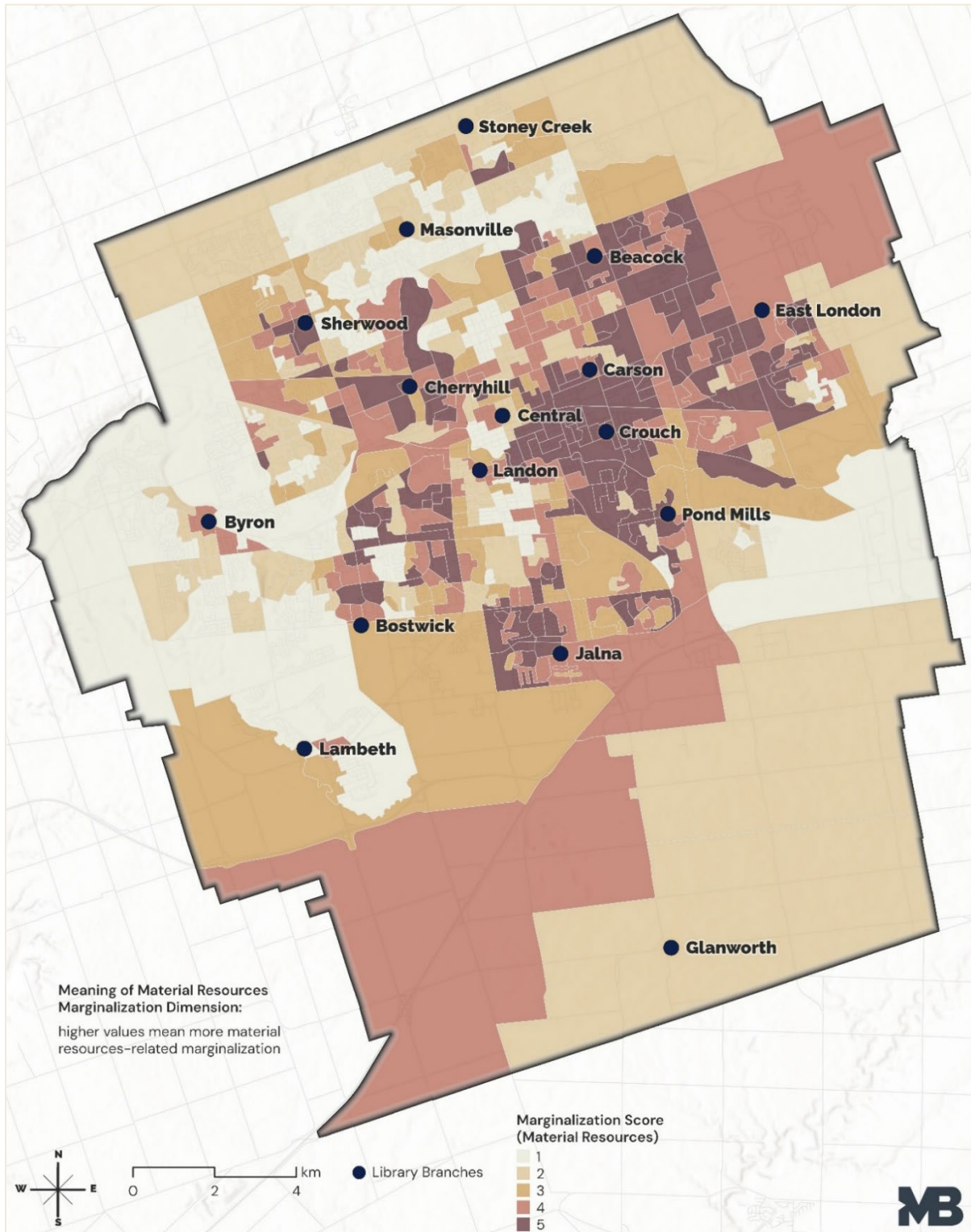
~ Feedback Form  
Response

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<sup>5</sup> Canadian Urban Libraries Council. 2026. The Impact of Canadian Public Libraries. p.40.

<sup>6</sup> City of London. 2025. Annual Resident Satisfaction Survey. p.6.

Map 2: Marginalization in the City of London



Source: City of London, 2024; Statistics Canada Census, 2021; Matheson FI (Unity Health Toronto), Moloney G (Unity Health Toronto), van Ingen T (Public Health Ontario). 2021 Ontario marginalization index. Toronto, ON: St. Michael's Hospital (Unity Health Toronto), 2023. Joint publication with Public Health Ontario

## 2.4 Libraries Complement City Building & Placemaking

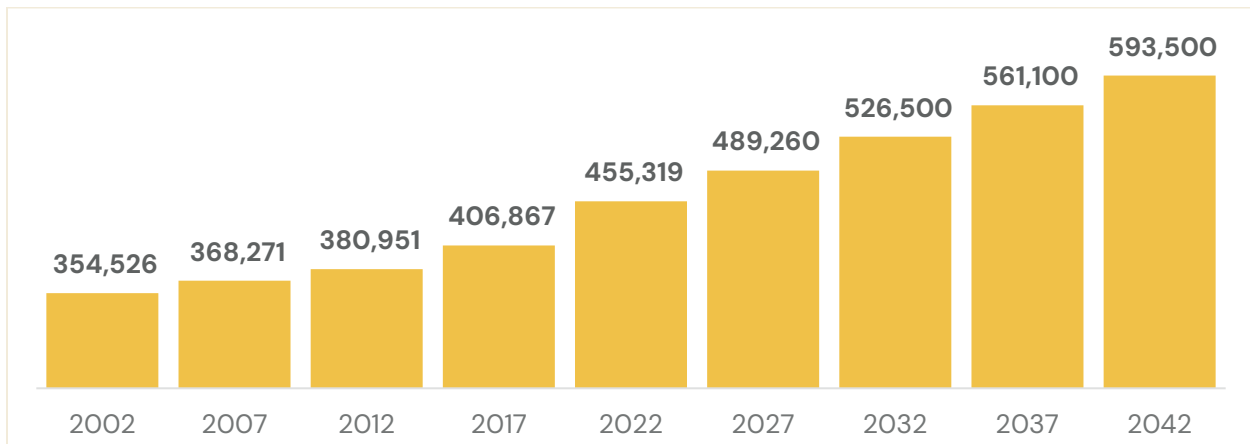
### Population Growth in London

Over the FMP’s 10-year planning period, the City of London is forecasted to grow from 478,200 residents at present to 553,900 persons by the year 2036.<sup>7</sup> With more than 75,700 people projected to arrive in the next 10 years (a 16% growth rate), it is reasonable to expect that greater needs will be placed upon LPL branches for current and future people to access library services and programs.

**478,200**  
2026 Population Estimate

**553,900**  
2036 Population Estimate

Figure 10: Historical & Forecasted Population, 2002 to 2042



Note: Historical and forecasted population include net Census undercount.

Source: Historical population (2002–2022) 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.

The FMP is intentionally aligned with the City of London’s population forecasts to allow for consistency in decision-making and alignment with other growth-related studies. However, it should be noted that Statistics Canada’s year 2025 population estimate of 494,785 for the City of London<sup>8</sup> has already exceeded the City’s growth forecasts. This may result in **space needs being understated in the FMP; therefore, it is strongly recommended that LPL review any**

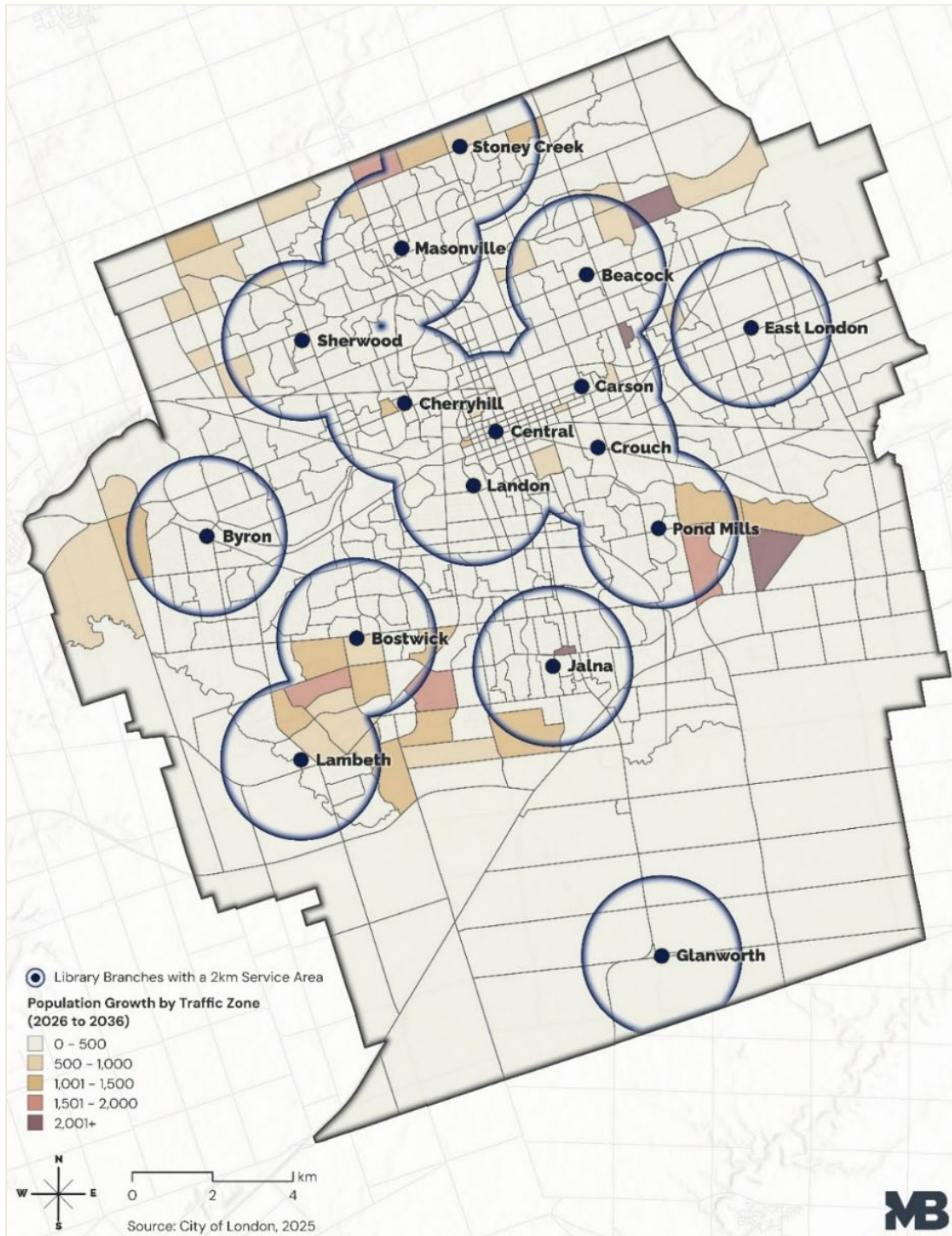
<sup>7</sup> 2026 and 2036 population figures are extrapolated using a straight-line average based on forecasts supplied by the City of London, 2025, as adapted from Watson & Associates Economists Ltd. “Population, Housing, and Employment Growth Projection Study, 2021–2051,” dated October 17, 2022.

<sup>8</sup> Statistics Canada. Population Estimates, July 1, by census subdivision, 2021 boundaries. Released January 14, 2026. Accessed February 11, 2026 via <https://www150.statcan.gc.ca>.

**changes to the municipal growth forecast and release of 2026 Census data** to determine implications on the library space assessments presented herein.

Map 3 illustrates the projected population growth across London. Using this data helps LPL to understand where and how much London communities are expected to grow, guiding future planning for library spaces and services.

Map 3: Population Growth by Traffic Zone, 2026 to 2036



Note: population figures have been extrapolated from growth forecasts supplied by the City of London, 2025.

## An Expanded Urban Growth Boundary

The City of London’s Urban Growth Boundary (UGB) defines the geographic limit for urban land development. The City is proposing an expansion to its UGB

which will have implications on LPL branch catchment area populations and growth-related pressures for library branches. The proposed UGB expansion will add approximately 1,476 hectares of developable land for community growth land uses and is currently in the provincial review and approval process. Based on UGB expansion, LPL will face pressures on the Byron and Bostwick branches in the southwest, added needs in the northwest, as well as on the Stoney Creek branch in the northeast, and Pond Mills in the southeast.

## Distribution of London’s Population

Population distribution has been analyzed by dividing the city into five geographic “Plan Areas” that were developed in consideration of population distribution and resident-identified neighbourhoods. The Plan Areas are consistent with the City’s Neighbourhood Decision Making Initiative and Parks and Recreation Master Plan.

The distribution of London’s forecasted population growth by Plan Area is presented below. All areas are predicated to grow with Southwest (21%) and Northeast (18%) London anticipated to experience the largest growth increase from 2026 to 2036. At the same time, Southwest London is also expected to make up the largest percentage (33%) of total growth.

Map 4: Plan Areas



Table 6: Population Distribution by Plan Area, 2026 to 2036

Plan Area	2026	2032	2036	Growth Increase (2026 – 2036)	Share of Growth
Northwest	106,110	115,444	122,157	+ 16,047 (15%)	21%
Northeast	94,564	104,713	111,457	+ 16,893 (18%)	22%
Central	82,555	88,723	91,555	+ 9,000 (11%)	12%
Southeast	76,309	81,886	84,837	+ 8,528 (11%)	11%
Southwest	118,662	135,733	143,910	+ 25,248 (21%)	33%
<b>Total</b>	<b>478,200</b>	<b>526,500</b>	<b>553,916</b>	<b>+ 75,716 (16%)</b>	<b>100%</b>

Note: population figures have been extrapolated from growth forecasts supplied by the City of London, 2025.

Source: City of London, 2025, adapted from the “Population, Housing, and Employment Growth Projection Study, 2021–2051,” dated October 17, 2022.

## Libraries & Urban Regeneration

Public libraries play a critical role in urban renewal and downtown revitalization. Increasingly, cities are transforming libraries into vibrant community hubs that draw residents and visitors, encourage private investments, and strengthen civic identity.

Calgary's Central Library is a leading example, with a \$245 million investment by the City and Calgary Municipal Land Corporation. Once underutilized, the library was reimagined as a dynamic destination connected to a major transit line, sparking economic growth and contributing to a city-wide strategy to create a people-focused downtown. The Central Library redevelopment was in the works since 2011 but opened to the public in November 2018.

Similarly, Halifax invested \$57.6 million to redevelop the outdated Halifax Central Library with a state-of-the-art library offering flexible spaces, advanced technology, performance areas, music studios, youth zones, and two cafes. This transformation turned a limited library space into a modern and essential community destination that meets the needs of the growing amalgamated city. The Halifax Central Library reopened its doors in December 2014.

A provincial example is Hazel McCallion Central Library in Mississauga. The use of this library was dwindling as it aged, and it was determined that the facility needed to be reimagined to engage the public and draw users back. The redevelopment introduced new technologies, makerspace with 3D printers, podcasting suites, craft rooms, and a striking light art installation called *Lightfall*. The Hazel McCallion Central Library underwent a two-year revitalization project that recently reopened in 2024.

A recent example of a library system in the process of reinvesting in their Central Library is Regina Public Library (RPL). RPL started the process of recognizing their Central Library needed reinvestment in 2008 and after years of research, public engagement, and planning the development, Council has approved the request for investment in late 2025. Regina's 125,000 square foot Central Library is expected to cost \$125 to \$150 million.

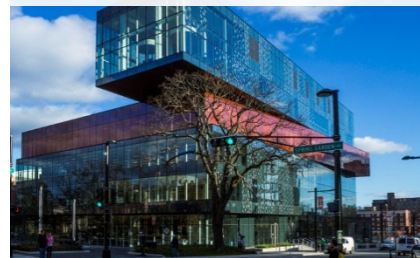
**Calgary Central Library**

Source: Calgary Public Library



**Halifax Central Library**

Source: Halifax Public Libraries



**Lightfall by Nathan Whitford**

Source: City of Mississauga



**Baker Street Redevelopment**

Source: Guelph Public Library



Across Ontario, municipalities such as Guelph (Baker Street Public Library), Greater Sudbury (Central Library), Oakville (Central Branch), and many more are reinvesting in their central libraries. 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.

## Post-Secondary Libraries in London

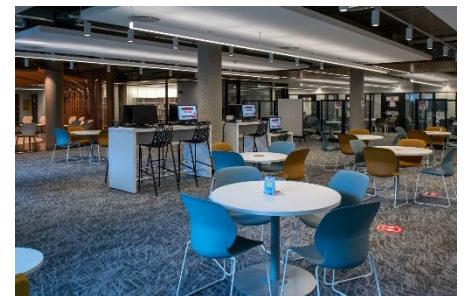
The City of London is home to Western University and Fanshawe College. As a result of this, there are many post-secondary students residing in London throughout the year. In 2024, there were 46,000 full-time students enrolled at Western University and 21,000 full-time students enrolled at Fanshawe College (London Campus).<sup>9 10</sup>

While these institutions provide several on-campus library services and spaces, students still use LPL's services and spaces. Students use LPL spaces and services to study (individually or in groups), use public computers for school projects, or use information services.

Western University and Fanshawe College libraries complement LPL's services to support residents and students for all learning and information needs. Post-secondary libraries provide more specialized research resources where public libraries offer more neighbourhood-based collections and programs along with life-long learning opportunities. This structure suggests that LPL's branches and services do not duplicate post-secondary libraries as they offer different services which strengthens London's overall information services and spaces.



**Western University, Weldon Library**  
Source: Perkins & Will



**Fanshawe College, Library Learning Commons (LLC)**  
Source: Fanshawe College

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<sup>9</sup> Western University, "Student Demographics," published August 16, 2024. (<https://www.uwo.ca/facultyrelations/pdf/recruitment/Student%20Demographics%202024.pdf>).

<sup>10</sup> Fanshawe College, "London Campus," accessed Jun 9, 2025. (<https://www.fanshawec.ca/why-fanshawe/campuses/london>).

## 2.5 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. The emergence of this trend is due to the emergence of new technologies and interests, allowing 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. As a result, newly developed libraries in Ontario are incorporating flexible spaces that can accommodate technology driven programs and events and foster collaboration.

### Makerspace & Creative Equipment

Makerspaces typically provide patrons with emerging technologies and machinery. As previously mentioned, interest in recent technologies and creative equipment can often be unaffordable and inaccessible to the regular person. As a result, libraries have created makerspaces that allow users to create and play with creative equipment. Offering opportunities for use of emerging technologies allows users to develop digital literacy skills, explore new interests, and create projects for school, work, or personal interests.

LPL houses most of their creative equipment at Central Library in the Creative Lab. LPL offers patrons access to 3D printers, a recording studio, green screen technology, vinyl cutter, digitization station, two sewing machines, a serger, button makers, and digital editing software. In conjunction with the Creative Lab, LPL also provides a memory lab, media lab, design station, and recording studio.

LPL offers introductory program opportunities that allow patrons to learn about the spaces and equipment before trying it independently. Patrons are also encouraged to make an appointment with a Librarian if they wish to receive in-depth information and assistance with specific equipment, spaces, or services within The Labs.

**Creative Lab**  
Central Library



**Audio Recording Studio**  
Central Library

Table 7: The Labs Spaces & Equipment, Central Library

The Labs	Description
<b>Creative Lab</b>	The Creative Lab is equipped with a 3D printer, Cricut vinyl cutter, sewing machines and a serger, and a button maker. The Design Station contains video and editing software for sound, video, modeling, design and illustration.
<b>Memory Lab</b>	The digitization station in the Memory Lab allows users to convert analog media, including video cassettes, VHS cassettes, slide film, negatives, photographs, and 8mm tape.
<b>Media Lab</b>	The Media Lab offers a green screen, microphones, backdrops, tripods, and an iMac equipped with design software.
<b>Recording Studio</b>	The Recording Studio provides users with the latest sound recording software and equipment, as well as a variety of instruments.

## Digital Technology & Virtual Library

Digital books and technology (e.g., self-service checkouts, charging stations, etc.) have proved to be valuable to patrons, especially during the COVID-19 pandemic. LPL provides a virtual library of eBooks, eMagazines, eAudiobooks, TV shows, movies, music and courses where users can access resources with their own device. While 2025 library metrics, open house participants and survey respondents all indicated that the top demand and preference is still for physical materials, the desire for digital resources has been significantly growing since 2019. LPL’s digital resources include:

### Reference & Research

- Ancestry Library Edition
- Auto Repair Source
- Biography (Gale in Context)
- Canadian Newsstream
- Cantook Libraries
- CBC Corner
- Consumer Reports
- EBSCOHost
- Explora Canada
- Explora Primary
- Gale Ebooks
- Globe and Mail – Proquest Historical Newspapers
- Health Reference Centre
- Grant Connect
- London Room Digital Collections
- Magazine Archives
- New York Times

- Novelist (K-8 & Plus)
- Pebble Go
- ProCitizen Canada

### Lifelong Learning

- CreativeBug
- Job and Career Accelerator
- LearningExpress
- LinkedIn Learning
- Mango Languages
- Pronunciator
- Road to IELTS (Academic & General)

### Digital Borrowing

- Hoopla
- Kanopy
- OverDrive / Libby
- PressReader
- TumbleBooks

## Alternative Multi-Purpose Rooms

There is emerging research on the connection between learning and movement, suggesting that micro-movements such as rocking or balancing may improve concentration, memory, problem-solving skills, and reduce stress. Cambridge Public Library (CPL) offers a “KineStudy Room” at its Clemens Mill location, offering balance balls, pedal exercisers, rocking floor cushions and seating, whiteboards, and a desk.

Similarly, CPL’s Clemens Mill location also offers a Multi-Sensory Room, with vibrantly coloured and textured materials such as fidget toys, soft seating, interactive wall panels, reflective materials, and a sensory light projector. This Multi-Sensory Room allows students, children, and those with Autism, ADHD, and Sensory Processing Disorders to explore varying stimuli, regulate their emotions, and enhance brain development in a self-paced and supportive environment.

Transforming a traditional study room to have elements that encourage brain-body connection, users are able to maximize their study sessions and learning with the resources that are not disruptive to other users. Study rooms like these have not been seen in libraries before and stands as an innovative example of an emerging trend.

## Library of Things

Library systems are providing users with collections of things beyond books. These non-traditional items can be items such as hiking kits, kitchen items, park passes, etc. The “Library of Things” is a term used to describe an initiative that public library systems are doing to offer their users with community-based lending.

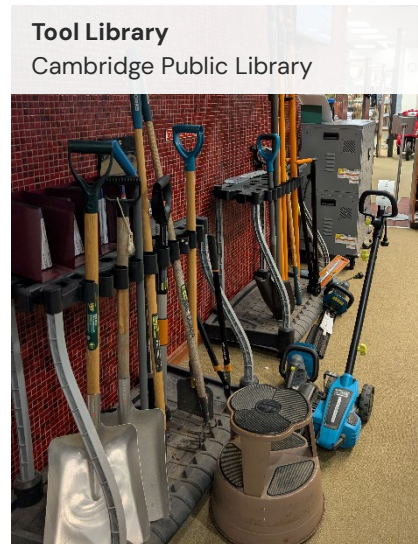
A Library of Things usually pertains to a collection of objects, equipment, or items that are loaned out to users. LPL provides patrons with the opportunity to borrow instruments, park passes (Ontario & UTRCA), and games. Some library systems in Ontario offer a larger collection of items such as children’s toys, chromebooks, Kobo (eReader), smart electricity monitoring meters, and more. Some systems also offer Library of Things collections that are specific to a topic such as sports equipment, food spices and seasonings, and tools.



**KineStudy Room**  
Cambridge Public Library



**Spice Library**  
Oxford County Library



**Tool Library**  
Cambridge Public Library

## Collaborative Workspaces

There is growing demand for collaborative and flexible workspaces, particularly bookable study rooms and individual study pods. Remote workers, entrepreneurs, or students are using libraries, cafes or co-working spaces to provide a sense of collaboration and socialization within spaces that provide comfortable seating, Wi-Fi, electrical outlets, printers, scanners, and more. These types of spaces provide people with the conveniences of working from home while allowing them to socialize in an exciting environment.

This shift reflects the transformation of libraries from a primarily quiet environment to a space that accommodates a variety of work styles. Overall, the increased demand for collaborative workspaces highlights the library's expanding role as a community hub that supports productivity, learning and connection.

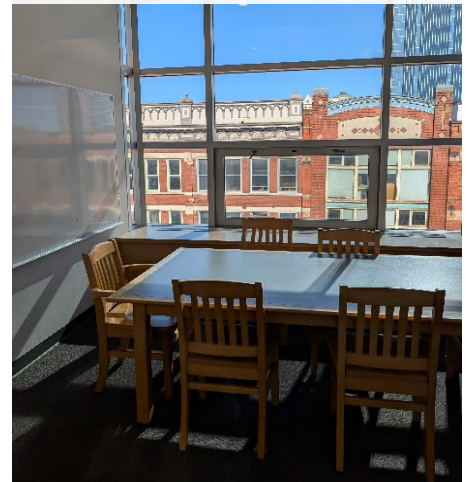
## Outdoor Spaces

Public libraries are increasingly extending their presence outdoors in response to growing community demands. Patrons are seeking spaces that connect them to nature or simply get fresh air, such as patios and reading gardens. This growing need is also influenced by the growing recognition of health and social benefits of access to green space. Outdoor library spaces promote mental wellbeing, encourage longer visits, and attract new users who may not otherwise use traditional library services.

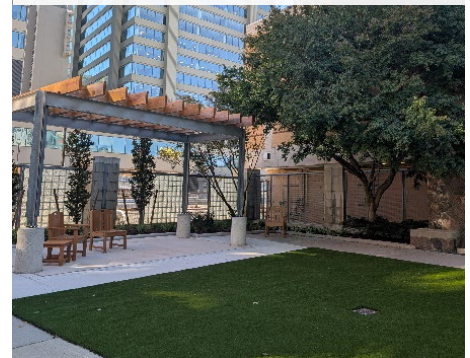
To meet this need, libraries are incorporating outdoor space not only for reading but also for programming and events, which support cultural creatives, economic development, and place-making objectives. LPL has previously hosted weekly concerts featuring local musicians during the office lunch hour at Central Library in its 16,000 square foot Rotary Reading Garden. Events like this complement other library programs and align with community activities along Dundas Place.

As libraries continue to evolve into multi-functional community hubs, the integration of outdoor space can enhance service delivery, respond to changing user expectations, and increase the overall community impact.

**Bookable Study Room**  
Central Library



**Rotary Reading Garden**  
London Public Library



**Beacock Branch**  
London Public Library

Expanding on the Little Free Library concept where community members lend their own personal materials, some library systems are advancing their own outdoor enclosures. A notable example is the HollisWealth Story Pod in Newmarket, located in the historic Riverwalk Commons. This innovative structure resembles an abstract black box that opens during the day like the covers of a book, inviting visitors to borrow or leave reading materials and relax on the built-in seating for story time. At night, the doors are locked and use solar-powered lighting to create a lantern-like effect to provide ambience for night markets or community events.<sup>11</sup>



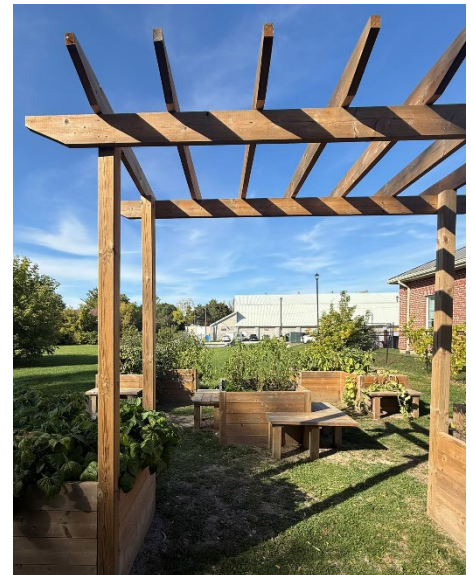
**HollisWealth Story Pod**

Source: Town of Newmarket

## Food & Food Security

Modern library systems are increasingly embracing roles in food education, nutrition, and food security, while also promoting food justice. Through these efforts, libraries not only inform but also promote “farm to table” concepts and bring their communities together using a combination of space, programs and initiatives through a common language of food.

Food security means that all people, at all times, have access (physical, social and economic) to sufficient, safe and nutritious food that meets their food preferences and dietary needs for an active and healthy life.<sup>12</sup> Food justice builds on this principle as a social movement focused on providing equitable access to healthy, affordable food, particularly in areas known as “food deserts”. Across North America, progressive library systems are advancing food justice through initiatives such as food distribution at branches, food literacy and nutrition education programs, culinary instruction, and partnerships with community organizations dedicated to promoting food equity.



**Outdoor Garden**

New Tecumseth Public Library

LPL partners with Crouch Neighbourhood Resource Centre who offers a variety of essential food items including snacks, canned goods, fresh produce, beverage, hygiene products, bread, baby essentials, and pet food that residents may access when in need.<sup>13</sup> Crouch Branch also partners with organizations to offer other food security programs and events such as a weekly hot meal lunch, the Good Food Box which distributed low-cost boxes of fruits and

<sup>11</sup> Arch Daily. Story Pod / Atelier Kastelic Buffey. Accessed from [www.archdaily.com](http://www.archdaily.com)

<sup>12</sup> Report of the World Food Summit, 1996.

<sup>13</sup> [thehealthline.ca](http://thehealthline.ca). (2026, January 19). *Crouch Neighbourhood Resource Centre - Basic Needs and Advocacy*. Information London - Community Services Directory for London and Middlesex. [www.informationlondon.ca](http://www.informationlondon.ca)

vegetables once a month, as well as a seasonal community gardening program.

LPL offers a Healthy Snacks Program, a value-added service at several higher-needs branches, including East London, Sherwood, Crouch, Jalna, Pond Mills and Beacock. With the rising cost of nutritious food, LPL staff are experiencing increased demand for healthy snacks to support library visitors of all ages, including children and seniors.

Some libraries offer 'seed libraries' as part of their food security and food literacy initiatives. These programs support local food systems and urban agriculture, encouraging seed-saving practices, and promote the use of locally adapted plant varieties. For example, many urban and rural library systems offer free providing residents with year-round access to seeds varying from vegetables to native plants. Seed libraries are often complemented by educational programs and sometimes tool libraries to borrow gardening equipment. LPL offers a seed library at the Landon Branch.

A newer trend is a "tower garden" where leafy greens can grow inside of a library in a tower. A tower garden demonstrates a practical, low-cost method of growing fresh produce year-round, regardless of climate or access to outdoor space. The garden tower can also act as a living classroom, allowing youth and adults with hands-on learning opportunities. Produce grown in the tower garden can be distributed through small community harvests, food-focused programs, or partnerships with local food organizations, reinforcing the library's role as a community hub. LPL provides patrons access to a Tower Garden at Beacock Branch.

An emerging trend in modern libraries is the integration of teaching kitchens to support food-related programming. These spaces range from large, commercial-style kitchens to smaller warming kitchens similar to those found in homes. For example, Mississauga Library incorporated a full teaching kitchen in the redevelopment of its Hazel McCallion Central Library. Edmonton Public Library's Stanly A. Milner branch features "The Kitchen", a 2,100 square foot open concept space designed to promote food literacy, health, and nutrition with hands on learning and culinary experimentation. The StarTech.com Community Centre houses a shared community kitchen that is available to the Bostwick Branch.

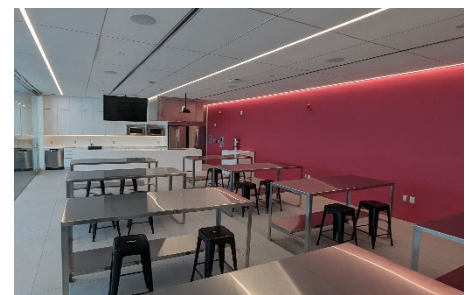
A popular approach to providing food options for patrons is to incorporate café spaces within libraries, a concept long used by private bookstores. Food services are not viewed as a revenue



**Seed Library**  
Cambridge Public Library



**Tower Garden, Beacock Branch**  
London Public Library



**Hazel McCallion Central Library**  
Mississauga Library

generator, but it can provide a non-traditional revenue stream as it is intended to be a comfort-oriented service that encourages more frequent visits and longer stays in the library. Cafes and staffed food services are better suited in larger, high-traffic branches where customer volume can sustain their operation. In contrast, smaller branches can accommodate food consumption through vending machines or allowing patrons to bring their own food and beverages into designated areas in the library. Several public libraries have adopted this model, for example, the Toronto Reference Library (Toronto Public Library) features a dedicated café operated by Balzac's Coffee Roasters. The Central Library previously included a café prior to the most recent renovation, providing beverage and food options to library users and the public. While the café was well received by patrons, it proved difficult to maintain over time.

## Express & Extended Access Libraries

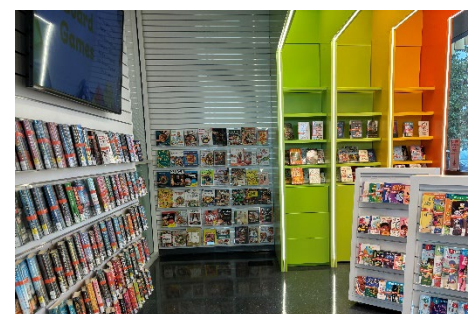
Express libraries provide a convenient way to expand access to library services in high demand areas where a permanent branch is not feasible. This approach can be achieved through distributing kiosks or book vending machines in high-traffic areas such as community centre lobbies, malls, and hospitals allow residents to pick up or return materials conveniently.

Vaughan Public Library (VPL) has partnered with others to secure library space in established neighbourhoods where land supplies are expensive and/or constrained. Working with the City of Vaughan, YMCA, and land developers in high density areas. VPL built a traditional branch on the second floor of a mixed-use residential building that also houses a YMCA community centre. Although VPL would have preferred street-level, commercial space houses the ground floor. As a compromise, VPL was able to secure a 400 ft<sup>2</sup> storefront library space on the ground floor known as the VMC Express. The VMC Express is not actively staffed, features best sellers, and allows patrons to pick-up holds without having to go into the branch on the second floor.

Many library systems have introduced holds lockers, vending machines, and drop-off bins to expand service points and complement their branches. These solutions are used by larger systems like Oakville Public Library and VPL, as well as smaller systems such as Oxford County Library who serve a large rural geographic area. In the case of lockers and kiosks, library users scan their library card and enter a PIN to open a kiosk or locker. Express libraries offer a convenient and cost-effective way to increase



**Book Vending Machine**  
St. Catharines Public Library



**VMC Express**  
Vaughan Public Library

access to library services, a model that will become increasingly relevant in larger cities like London as residential density rises and rapid transit is introduced.

Extended access libraries have been introduced in communities such as Hamilton, Kingston, and Pickering to improve access and convenience while working with limited staffing budgets. This model allows registered library cardholders to enter a branch outside of regular staffed hours to pick up holds, browse and borrow materials, study, use public computers, use the printer, and access Wi-Fi.

## 2.6 Library Design Considerations

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For as long as libraries have played a role in North American society, they have reflected the values of the communities they serve whether that be through private collections or the eventual establishment of open-access, public institutions. Contemporary public libraries continue a long tradition of providing freedom of access to all members of a community through the lens of respect, empowerment and engagement.

When defining the role of libraries in modern society, it is important to recognize the evolution of the institution over time. Where once, libraries primarily served to protect and house knowledge, contemporary philosophies tend to focus on broader freedom of access to resources, transparency and social interaction.<sup>14</sup>

Concerning the physical design of library facilities, several core principals can be used to summarize architectural best practices. Through research and a review of Canadian case studies, this report explores the key elements of successful library design. The findings are discussed throughout the following sections.

### Building Libraries for the 21<sup>st</sup> Century

Columbus Metropolitan Library in Ohio has developed guiding principles outlined in Investing in Our Communities with 21<sup>st</sup> Century Libraries, which reflects a broader trend on how modern libraries are planned, designed, and operate to meet the needs of their community. The report delves into the guiding principles that Columbus Metropolitan Library follows when building new libraires. The guiding principles outlines transparency and flexibility, design,

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

**~ Feedback Form Response**

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<sup>14</sup> Clark, M. (2013). Becoming Public: Library Design And The Creation Of Public Space. Dalhousie Journal of Interdisciplinary Management, 8.

sustainability, technology, programming, user experience, youth, and collections.<sup>15</sup>

**Table 8: Guiding Principles of Columbus Metropolitan Library New Buildings**

<b>Transparency</b>	Broad vistas into our buildings will pique curiosity about what happens in the library and draw the public inside.
<b>Flexibility</b>	The spaces will have maximum flexibility: few fixed walls and open floor plans for future changes.
<b>Iconic Design</b>	A bold design makes our innovative and forward-thinking drive for “a thriving community where wisdom prevails” visible to all.
<b>Sustainability</b>	We’ll use sustainable practices and help educate the community on their value.
<b>Technology</b>	Technologies are key library services and integrating creative applications is a must-have in our new buildings.
<b>Innovative Programming</b>	We’ll partner with community organizations to enhance our offerings to the public.
<b>Customer Experience</b>	How do we best meet customer expectations and provide world-class service to world-class customers? It’s what we work on every day.
<b>Young Minds</b>	The children of our community are our top priority and our buildings will reflect this commitment.
<b>Showcase Our Collection</b>	We’ll bring our collection to the forefront of the customer experience, not hidden in rows of shelves.

Source: Columbus Metropolitan Library, 2025

## Identity as a Public Institution

The library’s role as a public institution requires adaptability. A one-size-fits-all approach may not yield the desired results, rather library design should act as a reflection of the immediate community and prioritize flexibility to encourage user interaction with the physical space.

At every scale, from building form to details as subtle as the shape of furniture, symbolism in design can be used to guide human behaviour. Libraries as a civic public space offer a wide variety of community resources, requiring the physical space to accommodate a broad spatial program. As a result, interior zoning and design language must clearly communicate the intent of individual program spaces and remain adaptable, allowing it to meet evolving needs and reflect the unique identities of a diverse range of users.<sup>16</sup>

<sup>15</sup> Columbus Metropolitan Library. (2025). *Investing in Our Communities with 21st Century Libraries*. Retrieved from [www.columbuslibrary.org](http://www.columbuslibrary.org).

<sup>16</sup> Engel Lesneski, T. (n.d.). 10 steps to a better Library Interior. MSR Design. <http://www.archdaily.com>

The main branch of the Edmonton Public Library was reimagined as “an innovative and welcoming civic hub”, prioritizing transparency through generous expanses of glazing and flexible design to invoke a sense of discovery as users uncover a variety of zoned spatial experiences. Natural materials are unified with dynamic forms and colour, all of which aim to bring “greater focus to community-building, engagement and social responsibility.”<sup>17</sup>



## User Agency, The Spatial Experience and Territoriality

Allowing users to adapt and rearrange flexible spaces to suit their needs, subtly gives permission and agency over the shared environment, allowing people to feel like co-owners of the public sphere. Because user goals are so varied, flexible, and reconfigurable furniture can give patrons control over how they change a space to suit their needs. In a library environment, people often seek privacy, using personalization to define territory. Square edge tables allow patrons to claim personal space within the public environment as opposed to circular furniture which encourages social interaction.<sup>18</sup>

These principles are exemplified in the redesign of the Vaughan Public Library VMC Branch. The facility focused on using immersive design to unite diverse communities, making the library a home-away-from-home. Vibrant colours were used to identify primary touchpoints, inviting inspection and exploration while feature ceilings and expansive exterior windows used form and texture to differentiate core social spaces from areas of study.<sup>19</sup>

## Access, Belonging & Inclusion

A library space that fails to provide intuitive circulation will psychologically limit a person’s ability to freely access resources.

Starting at the main point of entry, successful library design should prioritize clear sightlines. Lowered shelving can eliminate visual barriers in the line of sight, making assessment of space and user navigation less intimidating. Visual hierarchy of space may use lighting, environmental graphics and colour as spatial cues to signal purpose and guide movement, helping patrons to identify the most important features.<sup>20</sup>

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<sup>17</sup> Teeple Architects. *Stanley A. Milner library renewal*. <https://teeplearch.com>

<sup>18</sup> Clark, M. 2013. *Becoming Public: Library Design And The Creation Of Public Space*. *Dalhousie Journal of Interdisciplinary Management*, 8.

<sup>19</sup> Association of Registered Interior Designers of Ontario. *A Vibrant New Chapter for Library Design*. <https://arido.ca>

<sup>20</sup> Engel Lesneski, T. (n.d.). 10 steps to a better Library Interior. MSR Design. <https://msrdesign.com>

Because some members of a community may seek comfort within the confines of a library, an important architectural concept considers how areas of refuge are identified and differentiated from social zones.<sup>21</sup> Varied ceiling height alongside changes in ambient lighting can subtly distinguish active from private spaces. Offering nooks, carrels and micro-environments that invite choice are important contributions to fostering a sense of belonging.

Architectural features can also serve to enhance user comfort. Humans are intuitively drawn to spaces that provide access or mimic natural environments. Daylight and connection to nature are tools that can be used in shaping the interior atmosphere of a building. Expansive daylight and broad views may be used to signal social spaces, while secluded pockets of light can provide moments of retreat and solitude.

The Hazel McCallion Central Library Revitalization in Mississauga, Ontario focused on thoughtful details like low shelving for clear visibility, sound absorbing materials, and bright, glass-walled features to show a human-scaled design approach that prioritizes the user experience.<sup>22</sup>

## **Flexible Spaces**

Public libraries are shifting away from single-purpose layouts and moving toward flexible, reconfigurable spaces that will support multiple uses and activities such as programs, socialization, community events and traditional library functions. This trend reflects the evolving need of multi-functional public spaces rather than solely collection-based facilities. To support this demand, libraries are implementing moveable shelves and furniture and modular walls that allows for spaces to be reconfigured based on the activity taking place.

Lightweight shelving and furniture on casters can be moved around to create open areas for programming while sliding or foldable partitions can subdivide rooms for programs, as needed. By maximizing the functionality of space through flexible design enables libraries to respond to community needs, increase program capacity, and create inclusive spaces that accommodate a variety of people and activities within one space.

## **Best Practice Design Considerations**

In addition to the ideas discussed previously, several additional case studies were used to inform the recommended considerations.

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<sup>21</sup> Bourret, G. (2021). Reflections on the Public Library System in Canada: Inclusivity, race and power. *Dalhousie Journal of Interdisciplinary Management*, 16(1). <https://doi.org>

<sup>22</sup> Lam, E. (2025, July 31). Post modern: Hazel McCallion Central Library, Mississauga, Ontario. *Canadian Architect*. [www.canadianarchitect.com](http://www.canadianarchitect.com)

The Calgary Public library specifically aims to provide a space that invites all visitors. The exterior façade utilizes shapes that resemble familiar iconography, rooting its design language in symbolism that aims to represent the community. Open architectural volumes and visual transparency create connection, invite people inwards and serve to unify the library interior with surrounding community context.<sup>23</sup>

Halifax Public Library is a project completed with extensive community consultation and is quoted as representing the “result of what can be achieved through cocreation.” Community consultation is vitally important in shaping a space around the end users. Designing for dignity requires physical, emotional and cultural considerations. Interior signage artwork and amenities throughout the Halifax Public Library were all intentionally selected to reflect the diverse cultural background of its occupants.<sup>24</sup>

The design of public library space is a deeply personal endeavor as it relates directly back to community identity, personal agency, user comfort, sense of belonging, inclusion and freedom of access. Libraries often serve as a civic landmark where people exist equally in their pursuit of knowledge, growth, resources or socialization. Libraries are a gathering space in the public sphere that serve as one of the last free public places where users are not expected to act as the consumer.<sup>25</sup>

Key takeaways for best practices in library design include prioritizing openness, removing barriers to access, careful consideration for how spatial zoning and type of furniture can influence user behaviour, and maximizing connection to the surrounding exterior environment. Universal accessibility guidelines should be considerate of users with varied mobility, visual and cognitive ability. Items including colour contrast, acoustic comfort and designing for dignity in washroom spaces are all baseline considerations in the pursuit of an inclusive interior.

In conclusion, design that emphasises interconnectedness and adaptability will ensure that public library spaces are positioned as civic landmarks that serve as the heart of a community, where patrons can feel pride in a space that reflects the identity and spirit of their neighbours.

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<sup>23</sup> Francisca González, M. (2018, November 5). *Calgary Central Library / Snøhetta*. ArchDaily. [www.archdaily.com](http://www.archdaily.com)

<sup>24</sup> Allan, S. (2023, December 14). *Halifax Central Library, nova scotia*. Perkins&Will. <https://perkinswill.com/project/halifax-central-library-canada>

<sup>25</sup> Clark, M. (2013). *Becoming Public: Library Design And The Creation Of Public Space*. *Dalhousie Journal of Interdisciplinary Management*, 8.

# 3.0

## Community Engagement



## 3.1 Outreach Methods

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The FMP’s consultations took place in Fall 2025 and Spring 2026. Outreach methods and engagement tactics are summarized in the following pages, as well as a “What We Heard” developed separately.



### **Project Webpage**

LPL’s FMP webpage outlines project information and engagement opportunities and has received 1,638 views to date.



### **Bookmarks, Posters, Tent Cards & Digital Screens**

Bookmarks, posters, and tent cards placed in library branches as well as running graphics on digital screens in the library outlined the purpose of the FMP and the various ways to provide feedback.



### **Social Media**

Posts to LPL’s Instagram, Facebook, Threads, LinkedIn, Bluesky, and X were used to raise awareness about the project and promote opportunities to participate. Instagram and Facebook posts had over 120,100 views, 276 clicks, and 282 shares / comments.

LPL’s META advertisements reached almost 56,000 users, along with 113,825 impressions and 1,575 clicks to the project webpage and survey.



### **Newsletter Blasts**

Three LPL newsletters to 100,000 subscribers featured the FMP survey and open houses. The digital newsletter generated over 3,080 clicks to the survey. The community survey was also promoted on all email hold pickup notifications where 17,805 notices were sent, which generated 101 clicks to the survey.



### **Media**

CBC London Morning featured a Library It List segment on November 6 and a column in the London Free Press on November 15 both spoke to the FMP, open houses and the community survey.

## 3.2 Engagement Tactics

The following methods were used to hear from a diverse range of voices:



### Community Open Houses

Open houses were spread across six library branches across London in the morning, afternoon, and evening where we directly engaged with approximately 200 people. Open houses were held at:

- Central Library
- Beacock Branch
- Bostwick Branch
- Cherryhill Branch
- Jalna Branch
- Sherwood Branch



### Community & Staff Feedback Forms

The community and LPL staff provided input through separate feedback forms. The community feedback form received 3,124 responses and the staff feedback form received 181 responses.



### Library Board & Staff Roundtables

One Library Board and two LPL staff roundtables have been held to date to discuss a range of topics related to improvements, inspiration, and a future vision for LPL.



### Interviews with City Council, Staff & Community Partners

Input was provided by City Council members, City of London staff and community partners.



### Public Review & Comment

The draft Facilities Master Plan was available for public review to provide an opportunity for feedback prior to finalization.

**3,132**

Community  
Surveys

**1,638**

Project Webpage  
Views

**200**

Open House  
Participants

**181**

Staff Surveys

## 3.3 What We Heard

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### Key Findings

Selected findings from consultations are summarized in the following pages. This and other input received will help the FMP reflect the values of the community. Common themes and notable findings from all the consultations to date are below.



#### 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 (such as homelessness, addiction, mental health), others see the Central Library as a safe space, 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.

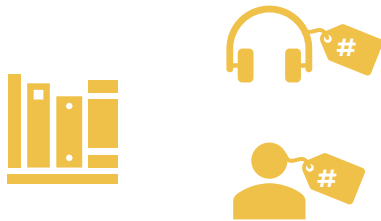
## Community Feedback Form



Half of respondents usually visit an LPL branch in person to access services, and 43% use library branches at least once a week. 43% visited the Central Library and 32% accessed LPL's digital resources.



Borrowing materials is the most popular activity when visiting a library (79%), followed by picking up holds (67%) and browsing the collection (62%).



Being able to borrow books and physical items is most important to people, followed by borrowing eAudiobooks and eBooks, as well as the customer service provided by Library Staff.



One out of three people would like cafés in libraries followed by reading gardens (24%), having comfortable seating (20%), and integrating more public art into branches (20%).



Other themes from the feedback form were:



Longer library hours



Technology / makerspace equipment



Comfortable and quiet spaces

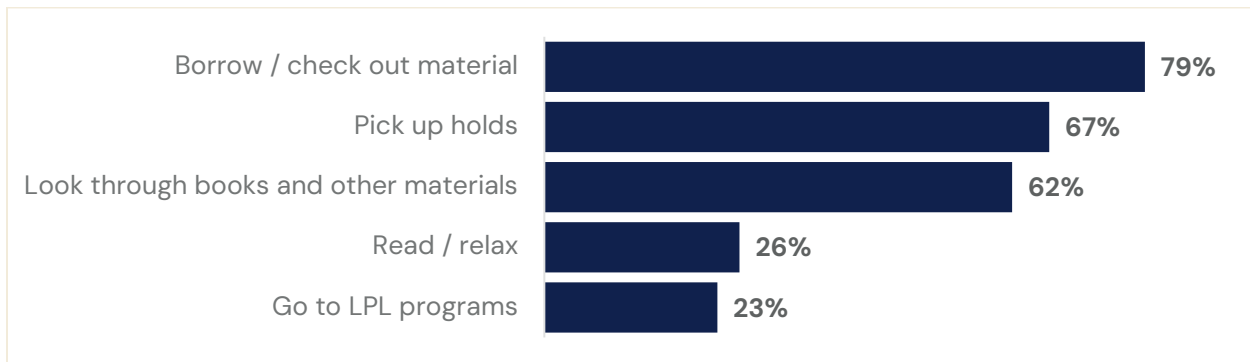


More books

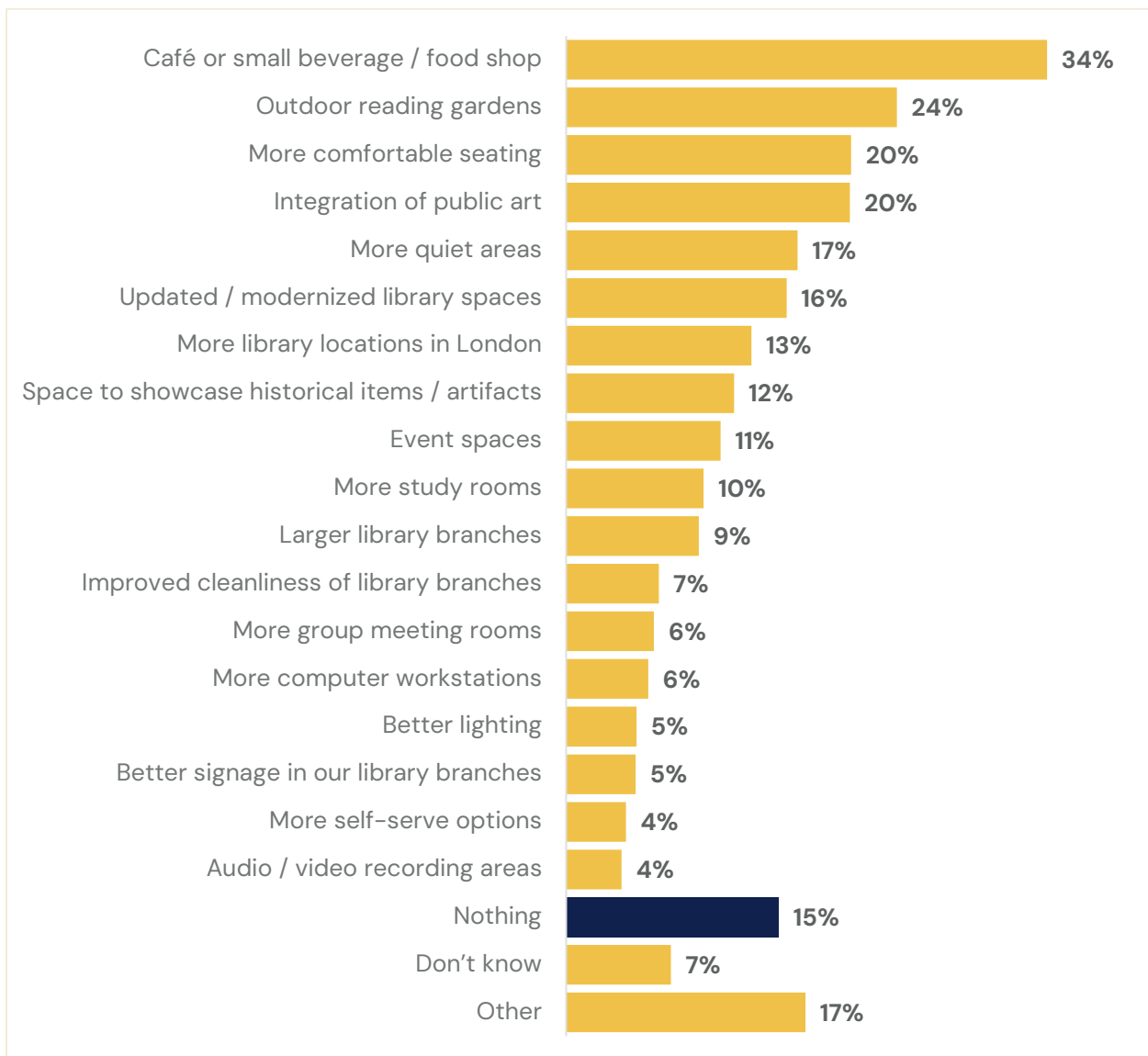


Adequate and safe parking

## Top 5 Activities in Library Branches



## Requested Library Improvements



## Community Open Houses

Open houses made use of interactive displays and the ability to chat with members of the Consulting Team and LPL staff. The top five reasons that open house participants use LPL branches are to:



Browse and borrow



Attend programs and events



Study or work



Pick up holds



Use printers and copiers

Open house participants were also asked what they value most about LPL's branches, service or programs, and what would encourage them to use LPL more often.

### The most valued spaces, services or programs by open house participants:



Books and physical materials



Programs for all ages



Welcoming, accessible and inclusive spaces



Comfortable spaces



Renovated spaces  
(e.g., Sherwood Branch)



Accessible and multi-functional spaces



More quiet study spaces



Engaging child and youth areas



Technology and makerspaces



Cultural and skill development programming

## City Staff, Partner & Council Feedback

### Libraries are Third Spaces & Support Vulnerable Populations



Partners reinforce the library's role as a trusted community hub that provide belonging, warmth, and a trusted gathering place for all ages. LPL is facing increasing social pressures related to mental health, homelessness, addiction, and rising costs.

### Support for Neighbourhood-Based & Co-Located Libraries



There is support for providing a hybrid model of both neighbourhood-based and co-located libraries. This allows for local, walkable branches that address gaps in fast-growing neighbourhoods while also having branches that are integrated into community hubs where users can access multiple services in one trip (e.g., recreation, arts and culture).

### Evolving Expectations



An understanding of the shifting community expectations should be considered as there are wants for more gathering space, study rooms, makerspace equipment, etc.

### Central Library: An Anchor Institution Facing Challenges



The Central Library is facing constraints (safety, underutilized space) which should be investigated to understand if LPL plays a role in the revitalization of the downtown. There is a strong interest in spaces that support music and business incubation, cultural programming as there is an "untapped market" that the Central Library could leverage to draw in London residents and visitors.

### Funding & Financial Sustainability



There is an interest in LPL exploring diversified revenue sources. Ideas raised included incubating small businesses offering a revenue-sharing model for cafes or community vendors (similar to CBC), and naming and branding partnerships (similar to StarTech.com Community Centre naming model).

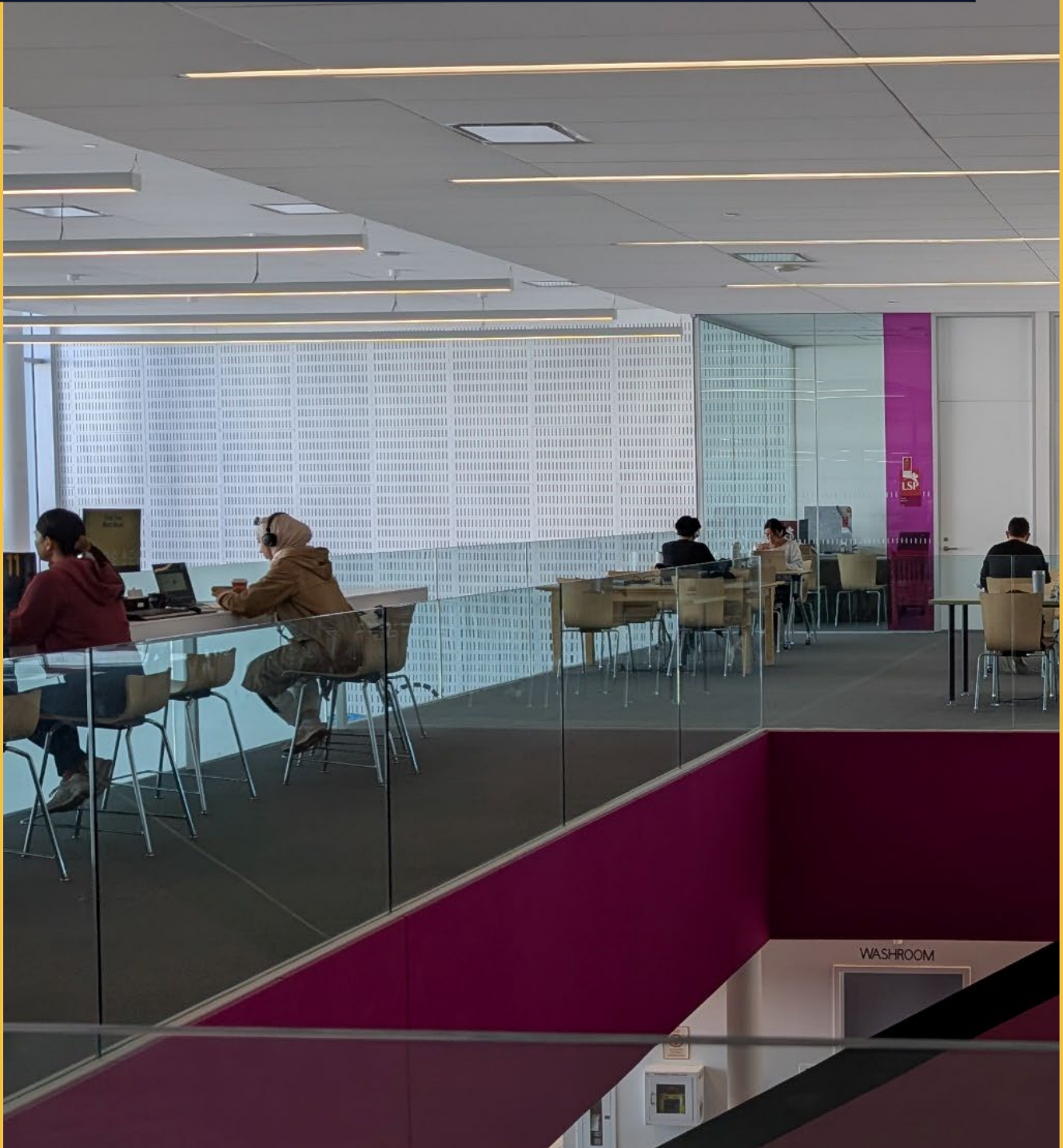
### Communication & Operational Alignment



Partners value LPL and speak highly of the co-location model. There is benefit of regular communication with partners to align program opportunities and other operational functions.

# 4.0

## Facility Model & Space Needs



## 4.1 Library Facility Model

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LPL historically operated using a model of a Central Library and several stand-alone Neighbourhood Libraries that were built and distributed across the city as London grew over the late 19<sup>th</sup> and 20<sup>th</sup> centuries. The library facility model served London residents well by enabling convenient access to residential areas while the Central Library delivered city-wide services to people seeking out reference materials and more specialized services. LPL branches constructed in the last 15 years have been built with larger floor areas and integrated with multi-use community centres and other civic services, thereby serving larger catchment areas extending beyond the traditional neighbourhood.

Recognizing that the mix of older and newer library buildings offer different experiences and services due to differences in design, layout, amenities and available floor space, the FMP establishes a Facility Model to classify branches based on these distinct characteristics. The Facility Model organizes each branch based on its role, services offered, number of residents served, and facility size and function. The FMP continues to support a centralized model while introducing a category of libraries that reflects an ability to serve a larger catchment area and LPL's more recent integrated branch templates.

To this end, the Facility Model presented in Table 9 contains four classifications that should be adopted to guide space planning in London. The Facility Model considers London's urban structure, transit-supportive development, and placemaking objectives articulated through The London Plan and other guiding documents in order to support complete communities. In addition, the Facility Model considers input from community feedback gathered through the FMP as well as best practices in the library sector. The FMP classifications incorporate elements of the evidence-based hierarchy contained in the ARUPLO Guidelines for Rural/Urban Public Library Systems and the Ontario Public Library Guidelines.<sup>26</sup>

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<sup>26</sup> Administrators of Rural and Urban Public Libraries of Ontario, 2023 & Ontario Public Library Guideline Monitoring & Accreditation Council, 2024.

Table 9:

## The Library Facility Model (adapted from ARUPLO Guidelines)

### Central Branch

As an asset in the renewal of London's downtown as a vibrant, civic-focused centre, the Central Library 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. It also serves as the main depot for the branch library materials sharing system, while providing space for LPL's administrative staff and centralized functions such as Collections Management, Program and Outreach Service, and others.

The Central Branch serves as specialized service location for the entire City as well as a neighbourhood branch for downtown residents and businesses.

### District Branch

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 are ideally co-located with complementary civic services such as community centres, arts and cultural facilities, recreational amenities, and other community-focused services.

District Branches 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.

**Existing Libraries:** *Beacock, Bostwick, Byron, Cherryhill, Crouch, East London, Jalna, Masonville, Sherwood, Stoney Creek*

### Neighbourhood Branch

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.

Neighbourhood Branches 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. Exceptions to "bricks and mortar" branches may include alternative service points such as kiosks, bookmobiles and other means.

**Existing Libraries:** *Landon, Pond Mills*

### Legacy Branch

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.

**Existing Libraries:** *Carson, Glanworth, Lambeth*

Table 10 illustrates how FMP classifications align with the ARUPLO Guidelines, the latter of which can also be applied beyond the context of space to provide guidance regarding the provision of collections, programming, staffing, hours of operation and more.

**Table 10: FMP & ARUPLO Guidelines Classification**

Location	Size (sq. ft.)	Catchment Population*	FMP Classification	ARUPLO Classification
Beacock	13,232	40,400	District	Large
Bostwick	12,500	53,000	District	Large
Byron	12,000	28,700	District	Large
Carson	2,390	12,800	Legacy	Small
Central	189,000	24,400	Central	Urban
Cherryhill	10,225	39,600	District	Medium to Large
Crouch	11,332	15,800	District	Large
East London	23,800	32,100	District	Large
Glanworth	320	1,100	Legacy	Small
Jalna	10,600	44,700	District	Large
Lambeth	2,657	5,800	Legacy	Small
Landon	7,422	18,200	Neighbourhood	Medium
Masonville	13,200	36,900	District	Large
Pond Mills	6,790	25,300	Neighbourhood	Medium
Sherwood	13,214	39,300	District	Large
Stoney Creek	8,654	20,000	District	Medium to Large

\* Rounded to the nearest 100 persons based on Environics Data, 2023



## 4.2 Setting a Provision Target

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. Applying a per capita standard is a practical approach for projecting future needs at the master planning level. Library usage continues to be strong, even though library roles and collections have evolved, which reinforces the value of standards-based methodology.

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 due to the added space required to make libraries compliant with AODA legislation for lower shelving, wider aisle widths, etc., to accommodate persons with disabilities. Library systems also need to provide sufficient space for collections, seating, program rooms, computer workstations, staff areas, compliance for modern safety and security requirements, and more compared to library designs of the past.

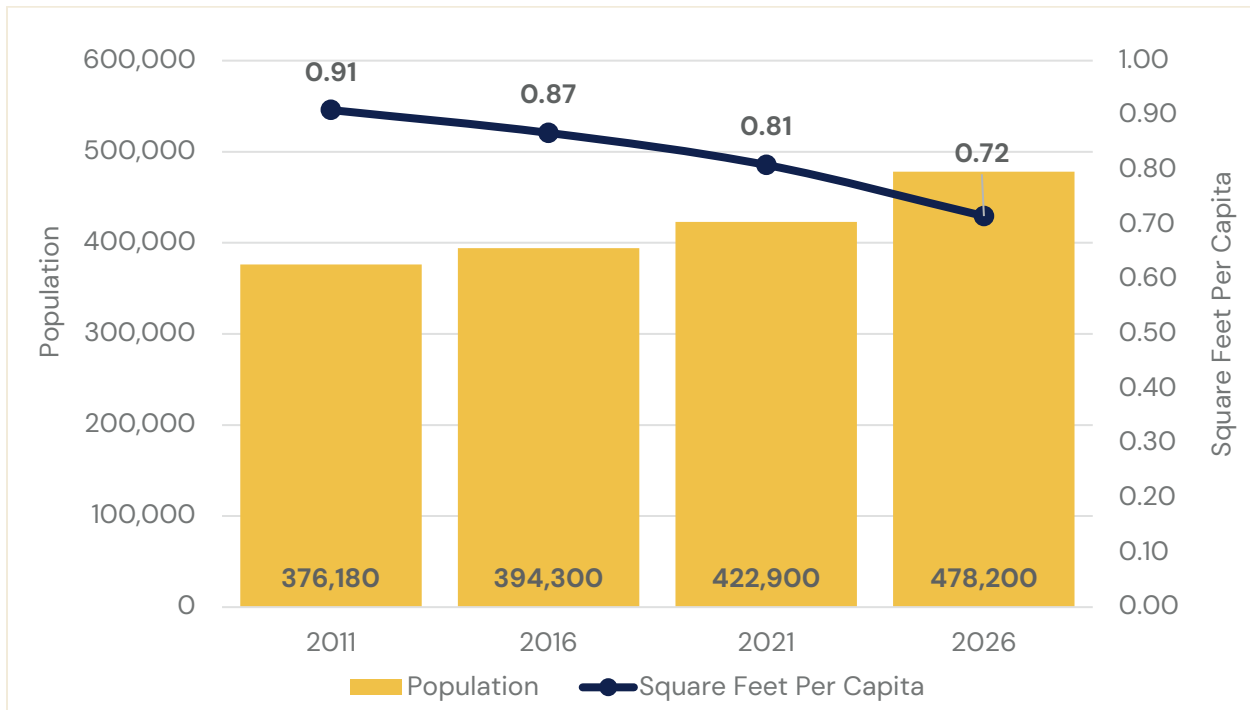
With LPL providing a total of 342,170 square feet of space (per Section 1.3), its library space provision rate is 0.7 square feet per capita based on a population of 478,200. The provision rate has decreased considerably over the past 10 years as London has experienced strong rates of population growth (Figure 22). Rate of provision in 2026 by branch type is distributed as follows:

Central Branch	0.4 square feet per capita
District Branches	0.2 square feet per capita
<u>Neighbourhood &amp; Legacy Branches</u>	<u>0.1 square feet per capita</u>
Total	0.7 square feet per capita

The Central Library accounts for more than half of all library space in London. LPL and the City of London made a bold decision in the early 2000s to reinvest in the downtown core, like many other municipalities in Canada, by acquiring a former department store when it vacated the mall in which the Central Library now is located. The result is having a library that carries a large floor area which LPL has been able to fill to different degrees.

Table 11 shows that LPL achieves a higher rate of provision relative to the average of selected library systems in southern Ontario and large cities. Although the number of branches in London is lower than the average, it is similar to benchmarks when excluding Toronto’s 100 libraries. It also bears noting that the 2024 data (available at time of writing) does not reflect decisions made by a number of libraries to build new libraries nor does it reflect libraries that have been opened/expanded in the past year.

Figure 11: LPL Square Feet Per Capita, 2011 to 2026



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.

Table 11: Comparator Library Systems, 2024

Library System	Residents Served	Total Library Locations	Total Library Space	Library Space Per Capita
Cambridge	153,290	5	93,900	0.61
Hamilton	592,000	23	365,799	0.62
Kitchener	292,240	5	155,214	0.53
Markham	365,051	8	151,401	0.41
Mississauga	796,000	18	360,883	0.45
Ottawa	1,083,550	34	424,778	0.39
Toronto	3,110,984	100	2,083,712	0.67
Vaughan	344,930	13	183,403	0.53
<b>Average</b>	<b>842,256</b>	<b>26</b>	<b>477,386</b>	<b>0.53</b>
<b>London</b>	<b>478,200</b>	<b>16</b>	<b>342,170</b>	<b>0.72</b>

Source: Ontario Public Libraries Statistics, 2024 (2025 data not published at time of writing). Note that London Public Library is based on 2026 data.

Expanded library uses, combined with the evolving role of public libraries as community hubs and gathering spaces, are creating a need for more space as opposed to less. The demand for individual and group study areas, comfortable seating options, places to connect to Wi-Fi, flexible activity space and barrier-free spaces (including wider aisles, shorter book stacks and accessible washrooms) are other reasons why demand for library space is increasing. Library space provision targets must take this evolution into account and, therefore, 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.

Expanded library uses, combined with the evolving role of public libraries as community hubs and gathering spaces, are creating a need for more space as opposed to less.

## 4.3 Library Space Requirements

LPL has positioned its branches as cornerstones of their respective neighbourhoods. The role of the library branch is becoming better understood by City planners, designers and decision-makers whose recent plans and studies increasingly recognize the importance of the public library in a vibrant and dynamic public realm. FMP consultations reinforce a collective view that LPL branches are welcoming and a critical source for information among newcomers and long-time residents alike. With an increasing emphasis on popular materials, digital resources, collaboration, creative technologies, new and interactive programming, and opportunities for studying and gathering, there continues to be steadfast support for ongoing investment in LPL.

London's demographic characteristics and population forecasts have a significant influence on the usage of (and requirements for) library space and services. The library is a space for everyone, with public input and LPL user data suggesting that:

- young families are accessing active/learning space, early literacy materials and programs;
- teenagers and young adults are looking for quiet study space, places to create, and technology resources;
- older adults and seniors are seeking popular materials, continuing education and community events;
- persons experiencing low incomes are relying upon services for schooling and keeping them competitive in the labour force through access to technology, licensed software applications, printing and photocopying services, and volunteer/employment databases;
- vulnerable persons such as those experiencing homelessness or mental health conditions are increasingly seeking out libraries for social services, respite from extreme heat or cold, washroom facilities, safety and more.
- newcomers are utilizing resources for multicultural learning and spaces for social gathering.

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. LPL's provision rate has already decreased by 11% since 2021 and the absence of further investments into library space in London will continue to erode its rate of provision as the city's population increases.

**LPL's space provision rate has decreased by 11% since 2021 as population growth rates have exceeded 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.**

On the basis of neither increasing nor decreasing the rate of provision, but rather maintaining it at 0.7 square feet per capita, LPL would require 45,560 square feet of additional space by 2036.

**Table 12: Projection of Library Space Needs Based on 0.7 ft<sup>2</sup> Per Capita, 2026 to 2036**

Year	Population Estimate	Library Space Needs at 0.7 ft <sup>2</sup> Per Capita	Deviation from Current Supply of 342,170 ft <sup>2</sup>	Service Level Attained at 342,170 ft <sup>2</sup>
2026	478,200	334,740	+ 7,430	0.72
2032	526,500	368,550	- 26,380	0.65
2036	553,900	387,730	- 45,560	0.62

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.

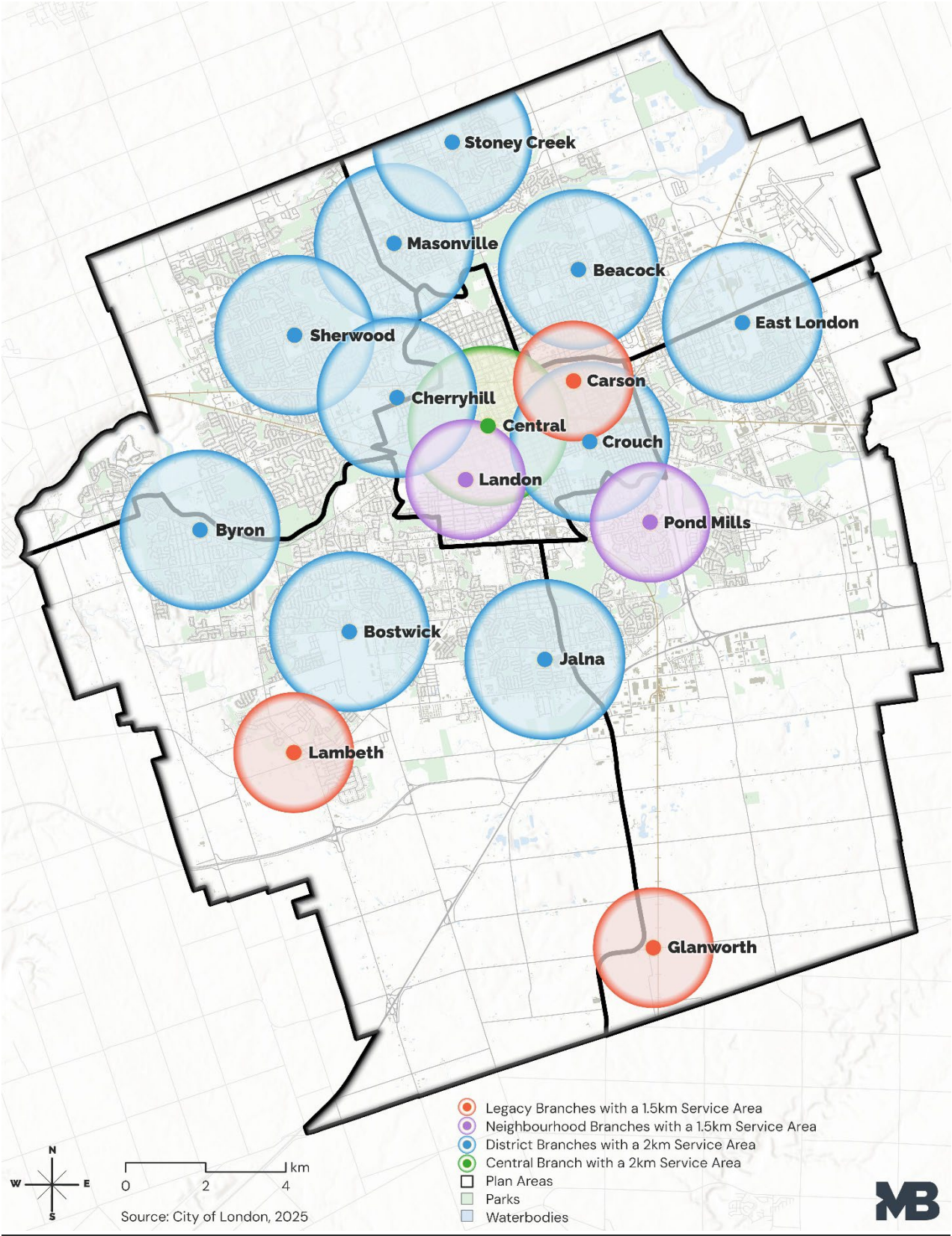
The pages that follow articulate ways that LPL can address the future library space needs in a manner that supports the City of London's growth and its neighbourhood planning and placemaking principles. Specifically, the facility development strategy includes the provision of three new District Branches.

## 4.4 Reinforcing Spatial Equity

Effective space allocation and distribution is essential to this analysis as libraries need to be accessible to all Londoners, to the greatest degree possible. Residents relying on foot, bicycle, transit, or car, must be able to reach a library branch within a reasonable time and distance. Map 5 applies the catchment areas specified in the Facility Model for each classification of library whereby District Branches are illustrated with a 2 kilometre service radius while Neighbourhood and Legacy Branches apply a 1.5 kilometre radius.

LPL's neighbourhood approach results in its 16 branches enabling strong geographic distribution and spatial equity. Many residential areas of the City 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 exacerbated by the Central Library which serves the entire city; however, there is noticeable overlap between Carson, Crouch and to a lesser extent, Pond Mills.

Map 5: Distribution of Existing Library Branches in London



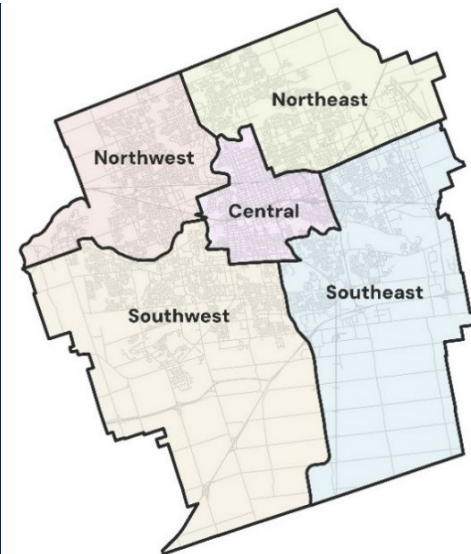
## 4.5 Library Space Needs by Plan Area

Table 13 outlines library space provision rates by Plan Area established in Section 2.3. 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.

The pages that follow identify strategies to address future needs for library space across London.

Table 13: 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>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>

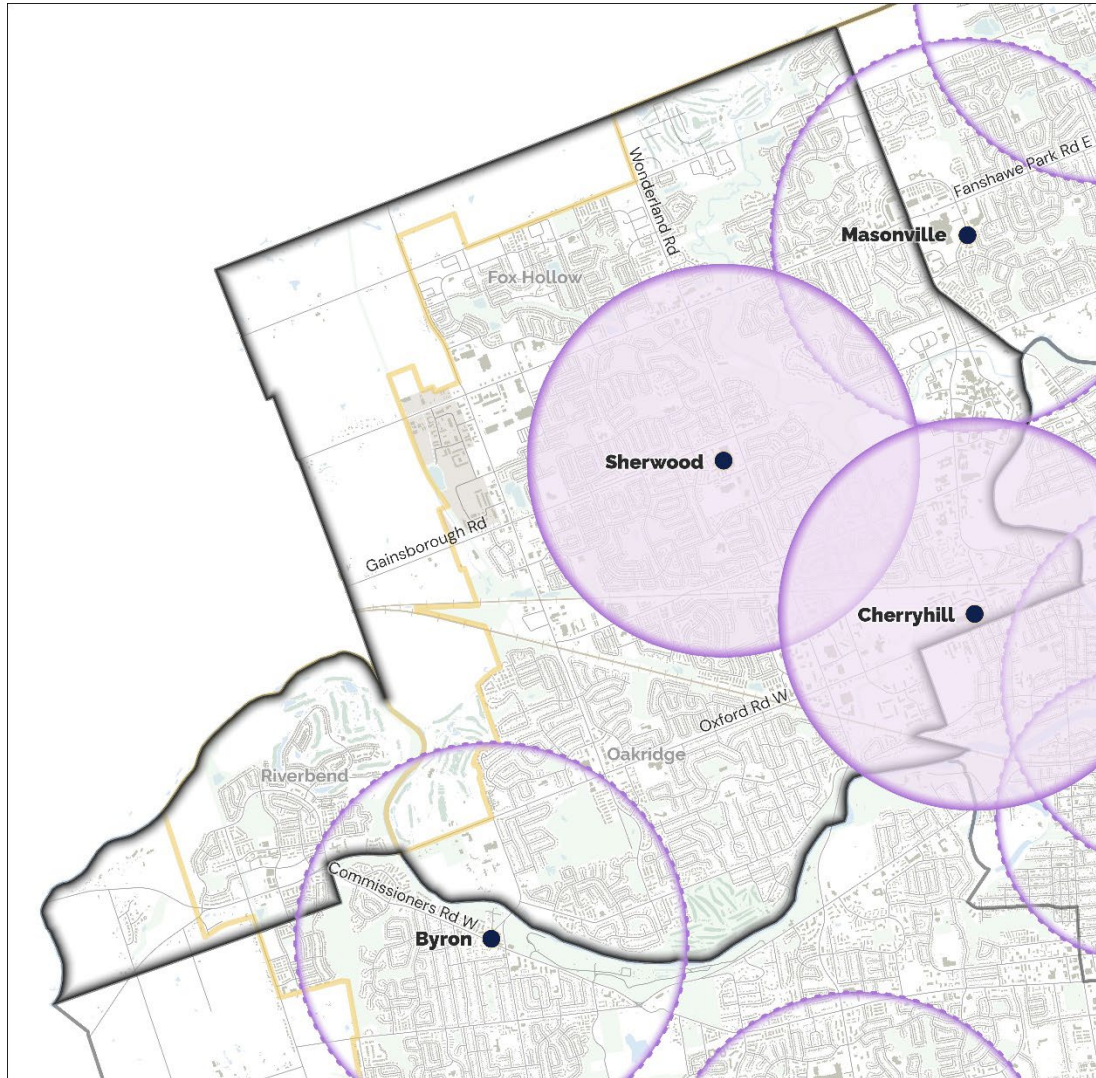


Note: 2026 and 2036 population figures have been extrapolated from the growth forecast supplied by the City of London in 2025 for the Parks and Recreation Master Plan.

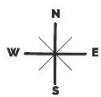
## Northwest London

Northwest London	2026	2036
Population	106,110	122,157
<b>Existing Supply</b>	<b>23,439 ft<sup>2</sup></b>	
Rate of Provision (ft <sup>2</sup> per capita)	0.22	0.19

Map 6: Distribution of Libraries in Northwest London



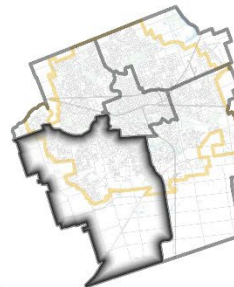
- Branches in Northwest Plan Area
- Branches Outside Northwest Plan Area
- Plan Areas
- ▭ Urban Growth Boundary
- ▭ Industrial Land Uses
- ▭ Parks, Open Spaces & Golf Courses
- ▭ Waterbodies
- ▭ Buildings



0 1 2 km

Source: City of London, 2025

Note: The City is currently undertaking a review of the Urban Growth Boundary. The branch service areas are based on the Facilities Master Plan Classifications.



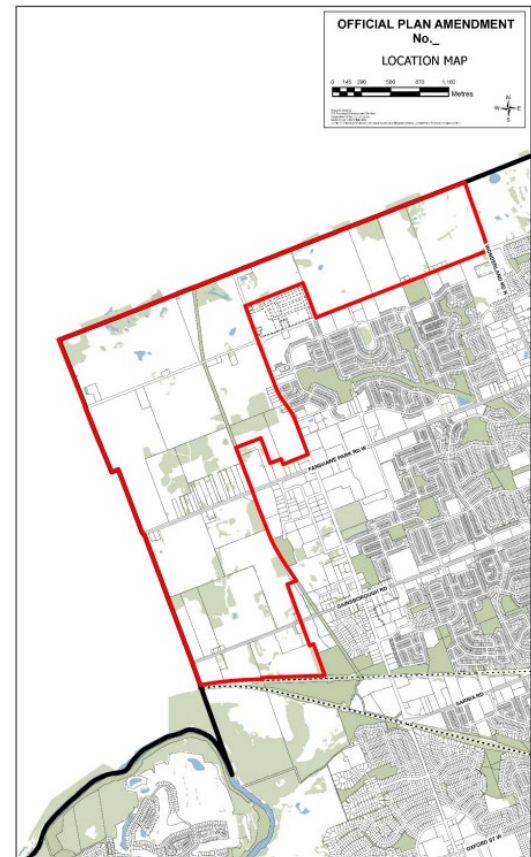
The Cherryhill and Sherwood branches serve the northwest. The Northwest Plan Area has London's second largest population in London but the least amount of library space, compounding pressures placed on its two library branches. It is worth noting that LPL does not own any library space in the northwest but rather leases them in shopping malls. The library space provision rate is just 0.22 square feet per capita, which is less than a third of the city average. It bears noting, however, that some residential areas in the Northwest fall within the Byron and Masonville Branch catchments.

The Northwest Plan Area's population is projected to exceed 122,000 residents by 2036, adding 16,000 new residents and accounting for 20% of all growth in the city. The City's proposed expansion to its Urban Growth Boundary would bring in lands shown in red through Figure 12, extending the geographic gap of library services in London's northwest. The provision rate would drop below 0.2 square feet per capita.

LPL should construct a new District Branch in the Northwest Plan Area that is a minimum of 15,000 square feet in size, which is similar in size to the Bostwick Branch. Doing so would increase the provision rate to 0.31 square feet per capita in the Northwest Plan Area, and bring service level closer to the rest of the city. The preference is to integrate a new library branch with other community services noting that the City of London's 2019 Parks and Recreation Master Plan recommended a multi-use community centre in the Northwest Plan Area (this project has not been approved nor has a site been secured).<sup>27</sup>

In addition, Section 6.1 of the FMP discusses renovating and expanding the Cherryhill Branch to increase functional space in Northwest London.

Figure 12: Amendment to Schedule 1 – Urban Growth Boundary Expansion (Northwest London)

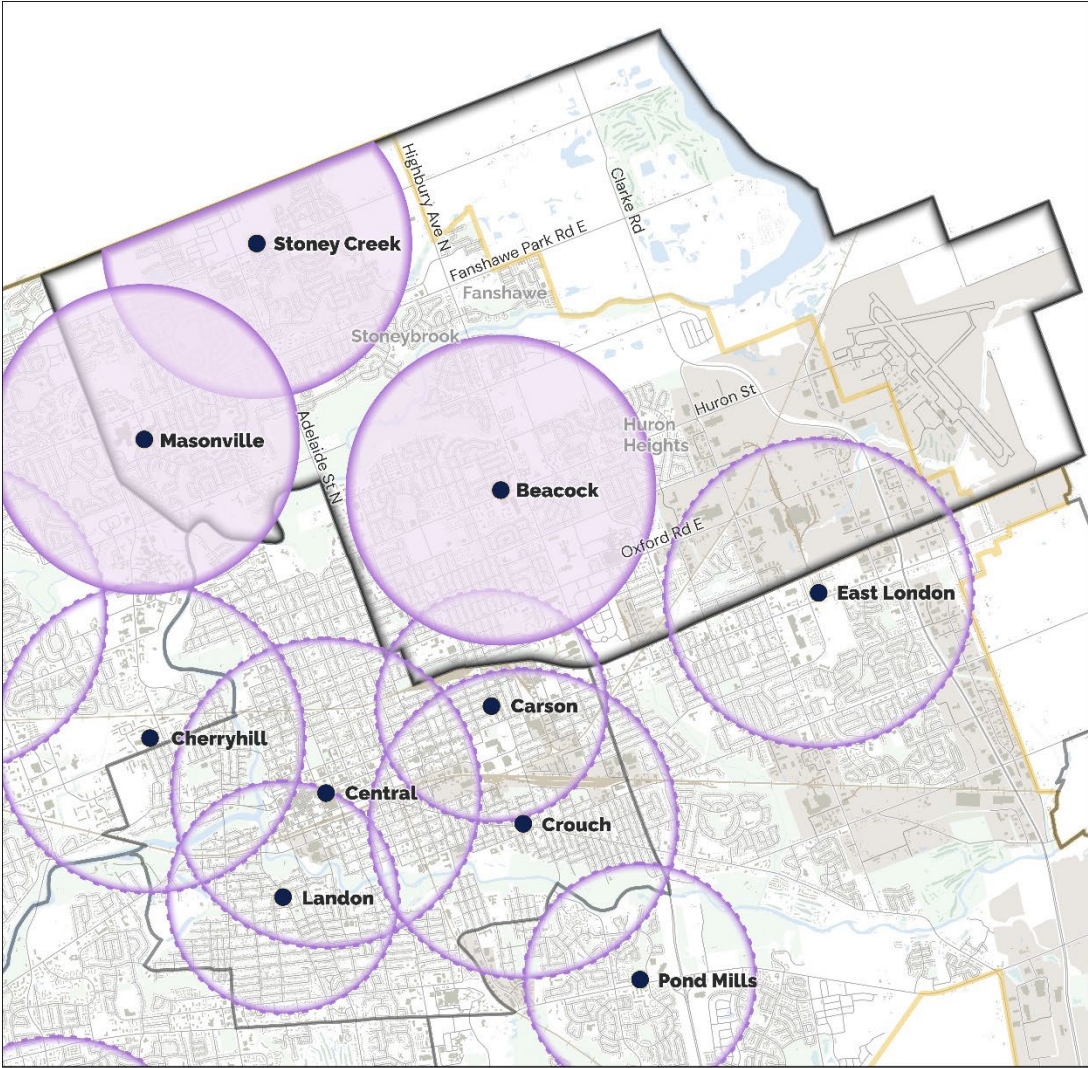


<sup>27</sup> City of London. 2019. Parks and Recreation Master Plan. p.98.

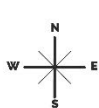
### Northeast London

Northeast London	2026	2036
Population	94,564	111,457
<b>Existing Supply</b>	<b>35,086 ft<sup>2</sup></b>	
Rate of Provision (ft <sup>2</sup> per capita)	0.37	0.31

Map 7: Distribution of Libraries in Northeast London



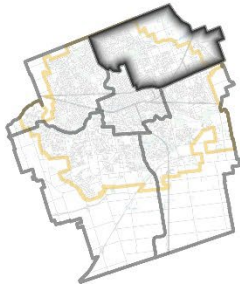
- Branches in Northeast Plan Area
- Branches Outside Northeast Plan Area
- Plan Areas
- ▭ Urban Growth Boundary
- ▭ Industrial Land Uses
- ▭ Parks, Open Spaces & Golf Courses
- ▭ Waterbodies
- ▭ Buildings



0 1 2 km

Source: City of London, 2025

Note: The City is currently undertaking a review of the Urban Growth Boundary. The branch service areas are based on the Facilities Master Plan Classifications.



The Northeast Plan Area has more than 94,000 residents and is projected to grow to almost 111,500 residents by 2036. The availability of the Beacock, Masonville and Stoney Creek branches result in the majority of residential areas in the Northeast being situated within 2 kilometres of a library branch.

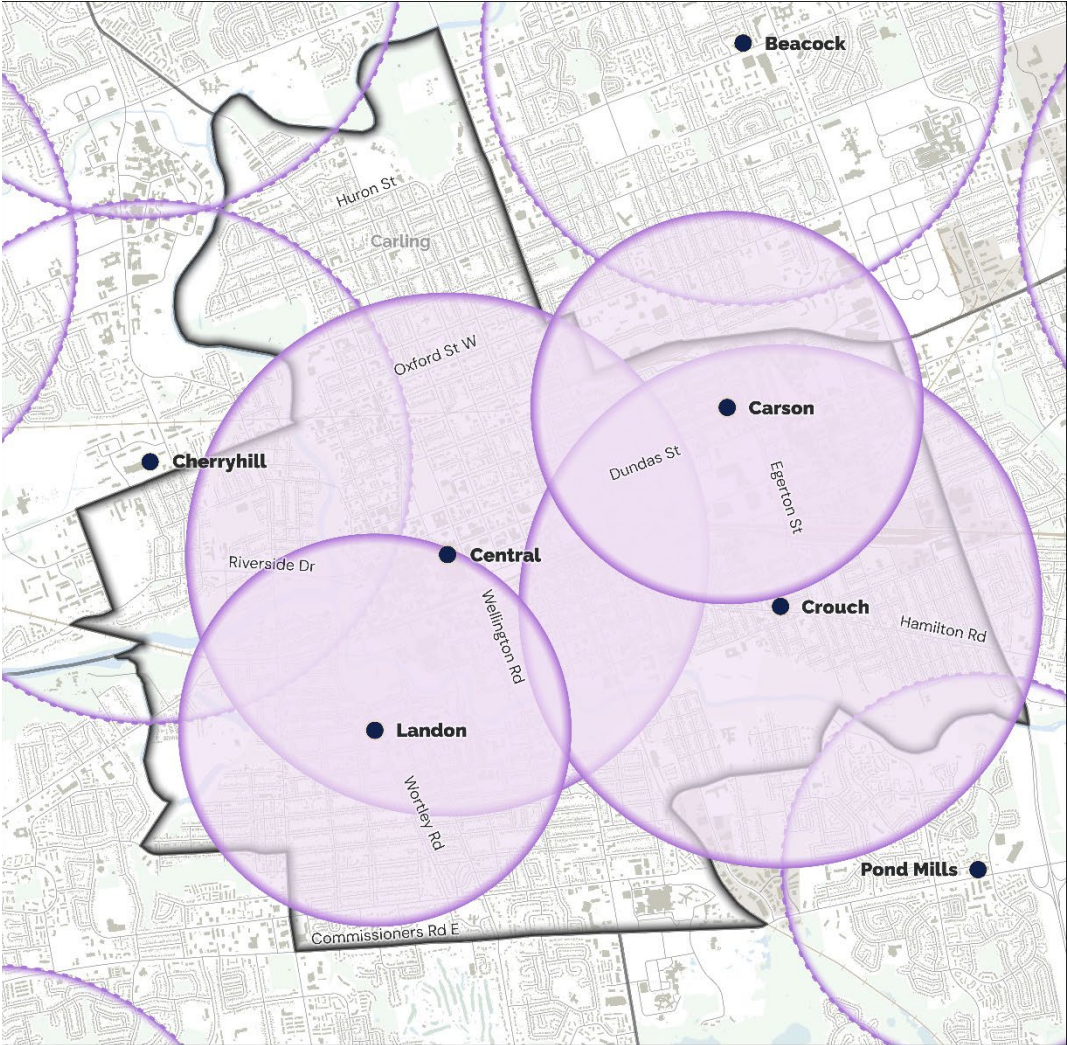
This plan area is anticipated to receive 22% of London's projected growth (amounting to nearly 17,000 people) by the year 2036, and pressures placed on the Stoney Creek Branch in particular can be expected to increase with new land being proposed to be added just outside of its catchment through the proposed UGB expansion. The redevelopment of the former London Psychiatric Hospital lands will also create growth-related pressures that will translate to the Beacock Branch based on travel along Highbury Avenue.

Depending on future population growth, LPL may consider a modest expansion to an existing branch in Northeast London after the FMP planning period to help address the growing needs of residents.

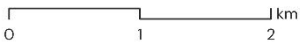
# Central London

Central London	2026	2036
Population	82,555	91,555
<b>Existing Supply</b>	<b>198,531 ft<sup>2</sup></b>	
Rate of Provision (ft <sup>2</sup> per capita)	2.40	2.17

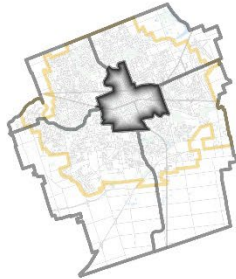
Map 8: Distribution of Libraries in Central London



- Branches in Central Plan Area
- Branches Outside Central Plan Area
- Plan Areas
- ▭ Urban Growth Boundary
- ▭ Industrial Land Uses
- ▭ Parks, Open Spaces & Golf Courses
- ▭ Waterbodies
- ▭ Buildings



Source: City of London, 2025  
 Note: The City is currently undertaking a review of the Urban Growth Boundary. The branch service areas are based on the Facilities Master Plan Classifications.



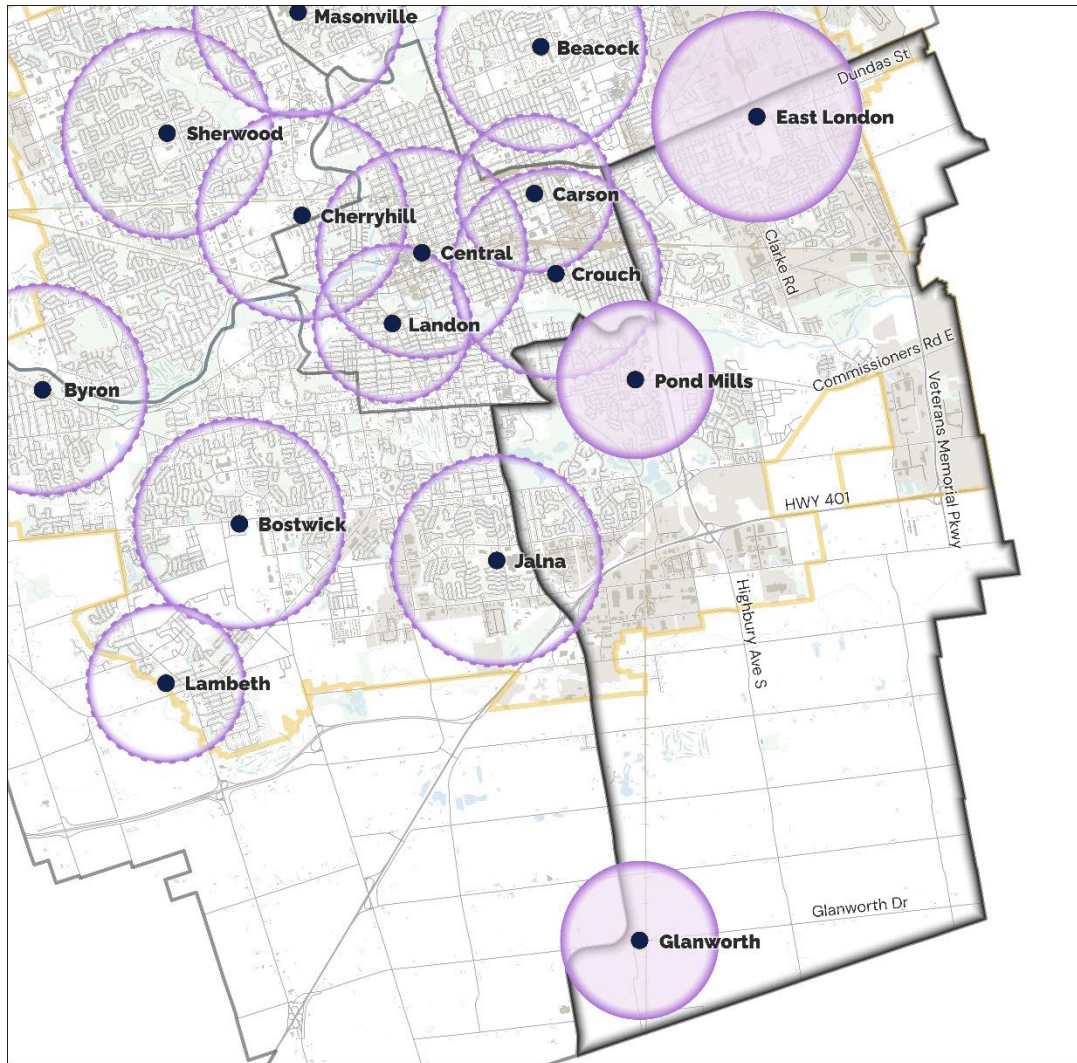
The Central Plan Area benefits from having the most library space in the city due to the presence of the Central Library. The amount of space along with the aforementioned geographic overlap between the Carson and Crouch Branches results in this area of the city being well positioned for the future. The geographic overlap is compounded by Carson Branch's small size and limited ability to deliver modern library services.

As will be discussed in Section 5.4, there is merit in relocating the Carson Branch closer to the Dundas Street rapid transit corridor in favour of a more functional branch, while the Central Library should be assessed to make better use of underutilized space at a minimum.

## Southeast London

Southeast London	2026	2036
Population	76,309	84,837
<b>Existing Supply</b>	<b>42,532 ft<sup>2</sup></b>	
Service Level (ft <sup>2</sup> per capita)	0.56	0.50

Map 9: Distribution of Libraries in Southeast London

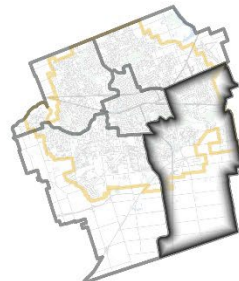


- Branches in Southeast Plan Area
- Branches Outside Southeast Plan Area
- Plan Areas
- Urban Growth Boundary
- Industrial Land Uses
- Parks, Open Spaces & Golf Courses
- Waterbodies
- Buildings



0 2 4 km

Source: City of London, 2025  
Note: The City is currently undertaking a review of the Urban Growth Boundary. The branch service areas are based on the Facilities Master Plan Classifications.



The Southeast Plan Area has three library branches whose collective floor space results in the strongest rate of provision in the city outside of the Central Plan Area. More modest levels of growth relative to other parts of London are forecasted for the Southeast, where the population is projected to grow by 8,500 persons over the next 10 years.

Notwithstanding a stronger provision rate, the Southeast Plan Area has certain challenges regarding spatial equity. The Pond Mills Branch is located in a commercial plaza that affords strong access to residential areas found immediately to the north and south but does not adequately service the Summerside area found east of the Highbury Avenue extension where the majority of the Plan Areas' future residential growth is being directed.

LPL should develop a District Branch east of Highbury Avenue containing a minimum gross floor area of 13,000 square feet which would be similar in size to the Beacock, Sherwood and Masonville Branches. The preference is to construct a new library branch as part of a multi-use community centre that was recommended in the City of London's 2019 Parks and Recreation Master Plan (this project was identified but not been approved in a previous municipal budget, nor has a site been secured).<sup>28</sup>

In addition to a new library, Section 6.4 recommends relocating the East London Branch to be closer to a greater share of residential populations.

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<sup>28</sup> City of London. 2019. Parks and Recreation Master Plan. p.98.

## Southwest London

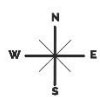
Table 14: Library Space Needs in Southwest London

Southwest London	2026	2036
Population	118,662	143,910
<b>Existing Supply</b>	<b>42,582 ft<sup>2</sup></b>	
Service Level (ft <sup>2</sup> per capita)	0.36	0.30

Map 10: Distribution of Libraries in Southwest London

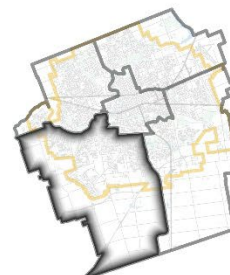


- Branches in Southwest Plan Area
- Branches Outside Southwest Plan Area
- Plan Areas
- ▭ Urban Growth Boundary
- Industrial Land Uses
- Parks, Open Spaces & Golf Courses
- Waterbodies
- Buildings



0 1 2 km

Source: City of London, 2025  
Note: The City is currently undertaking a review of the Urban Growth Boundary. The branch service areas are based on the Facilities Master Plan Classifications.



The Southwest Plan Area is projected to reach nearly 144,000 people by the year 2036, mounting to a 33% share of London's residential growth. In addition, the proposed expansion to the UGC shown in Figure 25 will require LPL to extend its geographic reach.

The projected addition of over 25,000 people alone requires a new library branch to be built and would ideally be located in the City of London Southwest Area Secondary Plan (Figure 13). Developed either as part of a mixed-use development or as a stand-alone branch, Secondary Plan policies identify libraries as a permitted use in a designated Focal Node found at the southwest corner of Exeter Road and Wonderland Road.

It bears noting that this Focal Node is located very close to the service catchments of Lambeth and the Bostwick Branches, creating potential for service duplication. As such, a new library in the Secondary Plan should be designed as either a large Neighbourhood Branch or a small District Branch providing a minimum gross floor area of 11,000 square feet. A degree of the aforementioned geographic overlap, while operationally inefficient, may be reconciled by the fact that the Lambeth Branch can only offer a limited number of services as a small Legacy Branch whereas a new and larger library will be able to offer a modern experience and more comprehensive range of services that are expected by residents. The spatial duplication does raise a long-term question about whether major lifecycle investments into the Lambeth Branch represent good value in relation to its ability to deliver services.

Addition of an 11,000 square foot library would allow LPL to maintain its provision rate in the Southwest Plan Area at current levels and thus keep pace with population growth without increasing or decreasing service. Separately, Section 6.5 of the FMP recommends repurposing an underutilized portion of the Byron Branch to better alleviate growth-related pressures in the Southwest Plan Area recognizing growth in and around Byron.

Figure 13: Amendment to Schedule 1 – Urban Growth Boundary Expansion (Southwest London)

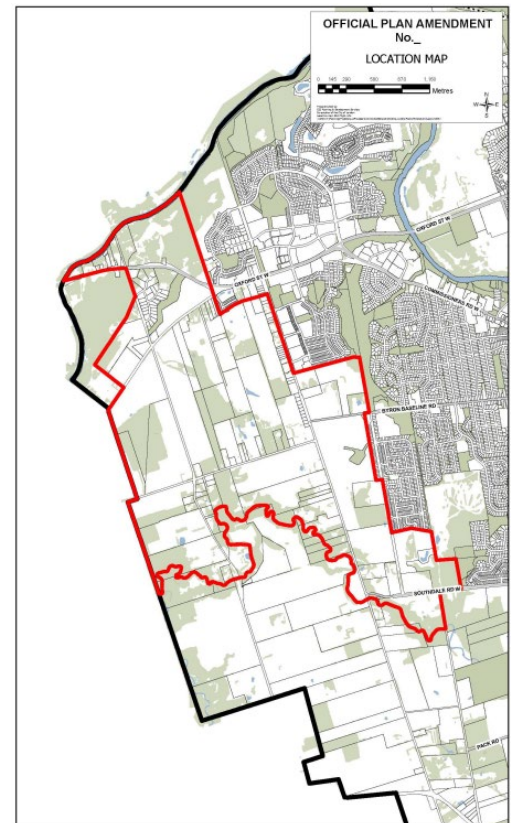
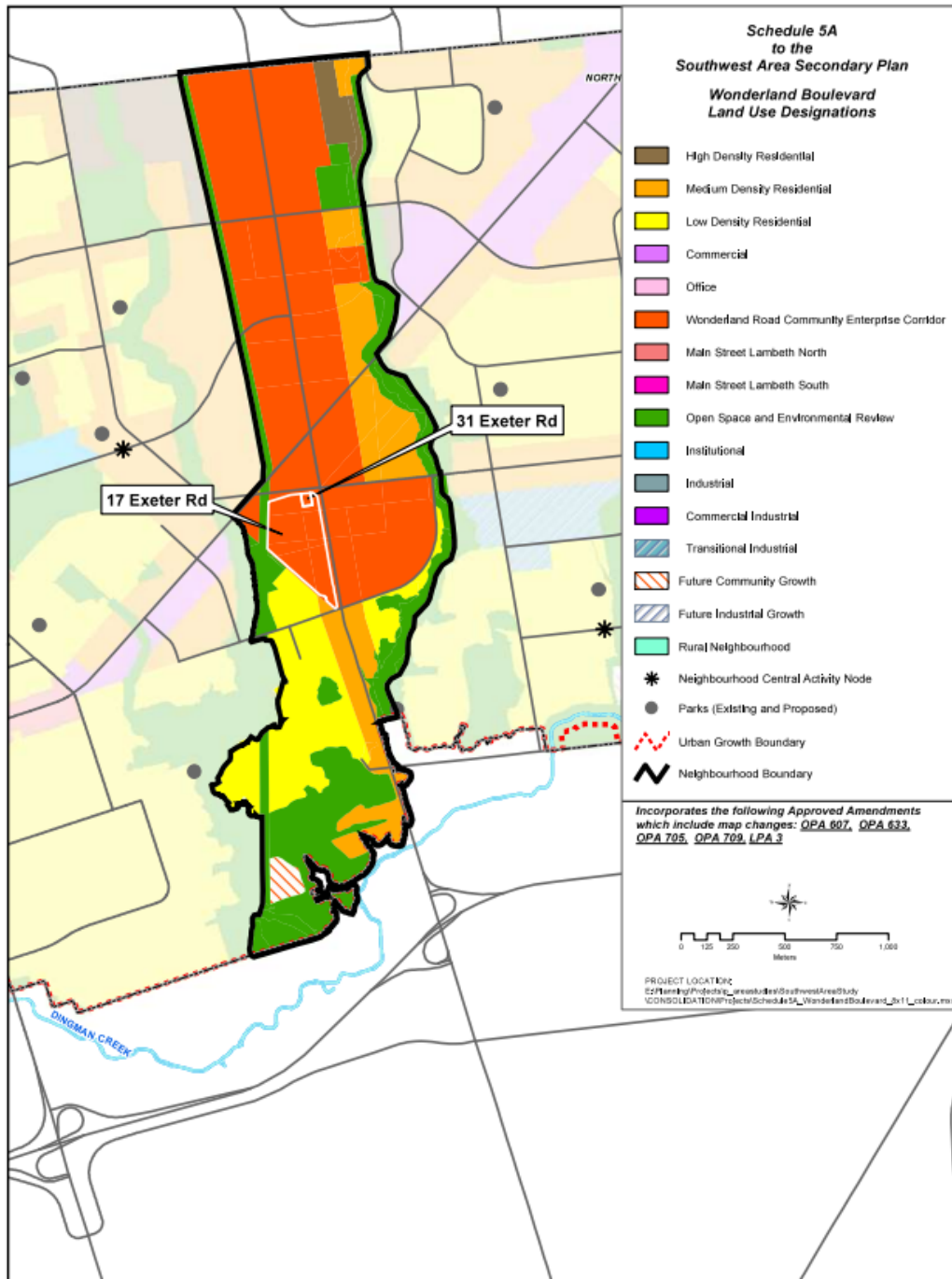


Figure 14: Schedule 5A, Southwest Area Secondary Plan



Source: City of London. Southwest Area Secondary Plan, 2024

## 4.6 Recommendations

**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.

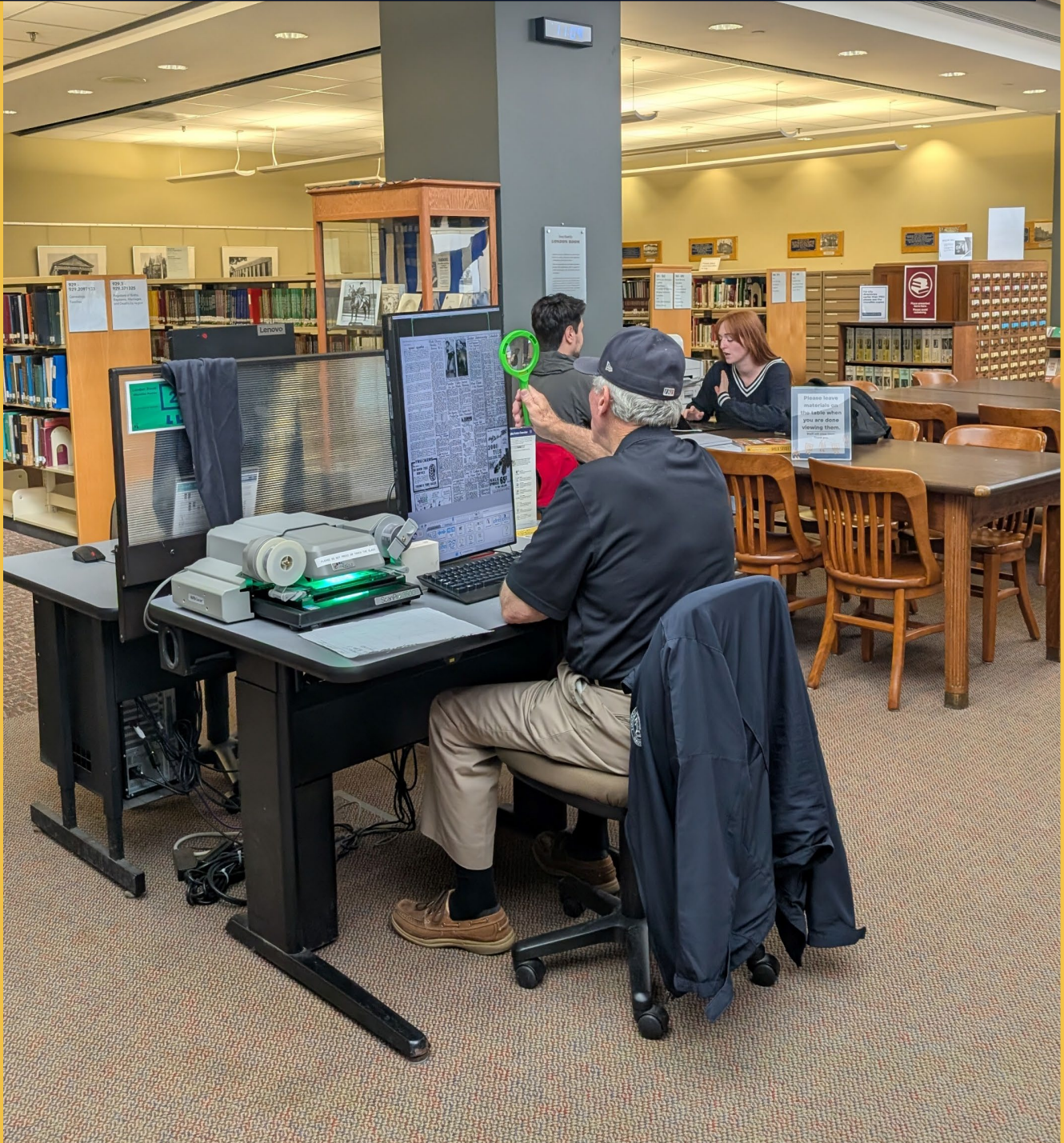
*Timing: Medium-Term (2029-2032)*

**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)*

# 5.0

## Existing Branch Redevelopment Strategy



This Section builds on the city-wide library space needs outlined earlier where the FMP recommends three new District Branches with a collective gross floor area of 39,000 square feet. Doing so will address 86% of growth-related needs to maintain LPL's current rate of provision at 0.7 square feet per capita. Table 28 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.

**Table 15: 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.

## 5.1 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. Socio-demographic characteristics illustrate above average rates of marginalization in the catchment along with higher rates of culturally diverse and racialized populations, and newcomers.

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.

The library's catchment area population is one of the highest of all LPL branches at over 46,000 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



## 5.2 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 service point, offering collections, seating and multi-purpose rooms over two floors. Bostwick Branch opened in 2018 as a replacement for the former Westmount Branch, and it is integrated within the Startech.com Community Centre. Londoners who 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 within this facility.

In 2025, Bostwick received over 192,000 visits, making it the second most visited branch out of all LPL branches. Study rooms, seating, and computer stations are in high demand at this branch.

As the newest branch in the system, no major capital recommendations are made for Bostwick as investment priorities would be best directed to other branches. Improving signage within the community centre 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 if deemed warranted.

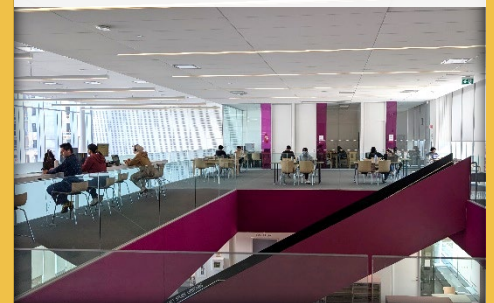
Branch Entrance



Children's Area



Seating & Workspace



Branch Interior



## 5.3 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, with a rate of 8.2 visits per square foot, 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 2036. The Byron Branch will be the closest library for residents living in this developing area as well as the burgeoning West 5 neighbourhood. With rapid growth in areas surrounding the Byron Branch, greater pressures are anticipated for library services here.

The former firehall space at the Byron Branch is currently being used as a small warehouse-style space for storage for the Friends of the London Public Library. Recognizing growth-related pressures in west London, repurposing the former firehall to a public facing space would allow for expanded seating, study and a small makerspace at the Byron Branch; some of the existing storage could be relocated to the basement level. Adding glazing to the old firehall façade would also significantly enhance the library's street presence. In addition, 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





## 5.4 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 largely serves a walk-to function. It is believed that 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.

The 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 with a catchment area population of over 20,000 people. Utilization is also likely affected by sharing a considerable portion of its catchment area with the Beacock and Crouch Branches (see Map 5) whose larger sizes allow them to deliver a broader range of services.

The availability of library services is critical in the Old East Village and areas surrounding it as rates of marginalization are high. 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



## 5.5 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 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 also leased to CBC London newsroom and the City of London, and provided for the Friends of the Library bookstore.

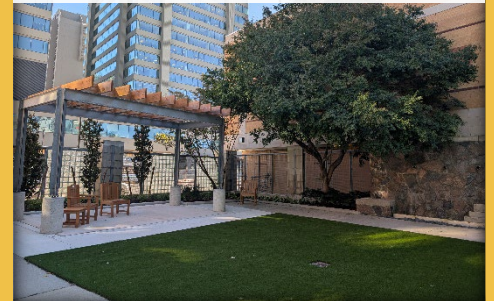
With more than 188,000 square feet spread across four floors, Central Library accounts for 55% of all library space in the LPL system. Whereas other branch catchments serve populations in the range of 20,000 to 30,000, the Central Library’s catchment has more than 48,000 people and is projected to exceed 55,000 people by the year 2036 (noting that some its catchment is shared with Cherryhill, Carson, Crouch and Landon).

The Central Library’s 300,000 visitors accounted for 20% of all visits to LPL branches in 2025; due to its large size, this did create a high level of pressure as Central had the lowest number of visits per square foot. Central Library is LPL’s primary programming and event destination, offering more than any other branch in the system.

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. Such marginalization indicators (based on Statistics Canada data) do not capture the full extent of unhoused individuals that are living in downtown London, some of whom use the Central Library to seek shelter from the elements and safety.

FMP consultations expressed very different opinions regarding the desire to visit Central Library. There were people that indicated 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. On the opposite end were people that expressed 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 and are common among many Canadian library systems, including rural and large urban communities. 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 and empathetic operational practices; examples include staff training, collaboration with health and social services providers, and even providing dedicated spaces for people in need to temporarily seek 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 in order to increase safety for staff and library users through space reconfigurations, appropriate staffing resources, and collaborations with other agencies.

## **Space Optimization Potential**

Observations and conversations during the FMP indicate that there are a number of areas within the Central Library that could be better utilized. Due to its inherently large footprint as a former department store, 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 create a feeling of emptiness. Examples include 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 floor plan of Central Library requires a more comprehensive architectural and interior design analysis than is allowed under the scope of the FMP. As a result, 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. At present, library users enter the space through a vestibule and are greeted by the vast corridor leading to the entrances to the Wolf Performance Hall and the library a short distance away.
- **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 travelling to the Rotary Reading Garden. 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) given the number of children’s programs here as well as potentially expanding the collection and “discovery” amenities such as light walls, STEAM-related toys, children’s art, etc. Consideration of play-based learning principles should be applied with ample literature supporting this approach for early childhood development. 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 drawing inspiration from other successful makerspaces in the country. The intent is to spur not only creativity but also innovation and entrepreneurialism (consistent with both the LPL and City of London Strategic Plans, and The London Plan). 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. Creative technologies require on-site staff expertise, potentially higher insurance premiums, etc.
- **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. Lessons learned from a previous leasing arrangement with a coffee shop no longer operating in the library should be considered. 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 that collectively would support performance, visual and digital arts. 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, as no such systems are in place which in turn would accelerate deterioration of records and artifacts.
- **EVENT SPACE:** Considering a flexibly-designed event rental space could bring more people to the core and add a new revenue stream for LPL, as has been done at the Hazel McCallion Library in Mississauga that 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 kitchen within a library would require on-site staff expertise, major capital upgrades, and potentially higher insurance premiums.
- **SAFETY & SOCIAL SERVICES:** Perhaps the most overwhelming sentiment heard through the FMP regarding use and non-use of the Central Library pertained to real and perceived feelings of safety. As noted earlier, these were directly tied to the space being relied upon by persons experiencing social challenges. As such, exploring design and operational solutions is needed as in the absence of overcoming perceptions, the FMP acknowledges that it will be difficult 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 ranging from financial incentives to development to the construction of municipal infrastructure such as the Dundas Place 'flex street' and the Downtown bus rapid transit loop. 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 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. In the case of Mississauga, its Central Library was closed to the public for a period two years to facilitate a \$49 million renovation and reconfiguration that now supports people living in surrounding residential buildings along with a thriving office/commercial district.

Since the reopening of Calgary's reimagined Central Library, the 1.1 million visits are double that of its previous and outdated facility, and the library has become an anchor for surrounding businesses and transit-oriented development. After Halifax's Central Library reopened in 2014, its annual visits have increased from

400,000 visitors to 2 million visitors.<sup>29</sup> The Urban Libraries Council finds that one-third of downtown library visitors to major cities also participate in other economic or leisure activities, which further reinforces the libraries role as a vital downtown anchor.<sup>30</sup>

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 reimagined 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.

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<sup>29</sup> *Why a Renewed Central Library is Vital for a Healthy Downtown Regina*. 2025, September 17. <https://central.reginalibrary.ca>

<sup>30</sup> Urban Libraries Council. *New Analysis Shows Downtown Libraries Are the Anchors Cities Need*. 2025, August 27. <https://www.urbanlibraries.org>

## 5.6 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 library accommodated the greatest number of visits per square foot of any LPL branch.

In addition to the 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 with an average of 14 participants per program (the system average is 9 people per program). Seating areas and computer workstations are in demand throughout the day.

Branch Entrance



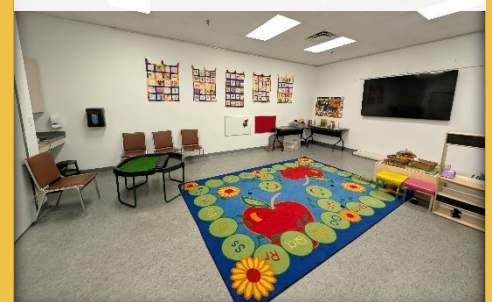
Seating Areas



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 high level of 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 engage the mall operator to explore potential to increase the library branch presence here by 3,000 to 5,000 square feet that is oriented primarily to providing 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 existing 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.

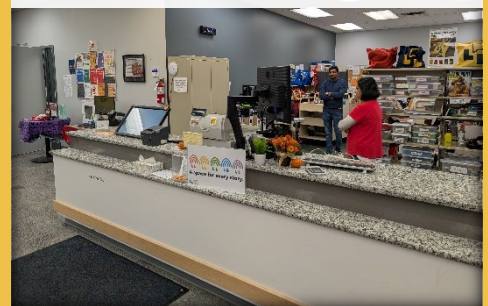
As an interim measure or until a complete renovation can be carried, the following may be considered:

- 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



## 5.7 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. 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



## 5.8 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. 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. Part of the library building is leased to two other tenants.

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 Seating Area



## 5.9 Glanworth Branch

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

The Glanworth Branch was assumed by LPL during amalgamation of the former Westminster Township. Originally built in the early 1900s, it 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 delivery of library services as with other branches. LPL recognizes this and has adjusted its hours of operation in order to provide a financial basis in which to maintain this branch for the rural populations that use it.

The 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 new 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.

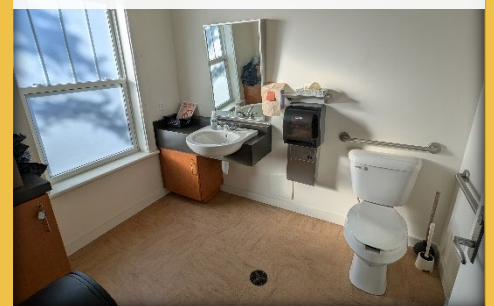
Branch Exterior



Branch Interior



Accessible Washroom



Greenspace Behind the Branch



## 5.10 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



## 5.11 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 the Lambeth Community Centre. Only the Glanworth and Carson Branches received fewer visitors and circulated less materials than the Lambeth Branch. The small floor area likely means that this library primarily serves people living in its immediate vicinity. In addition to being one of the smallest libraries in London, a portion of the branch is dedicated to a local historical society and thus the library portion houses a limited collection along with a few computers, and a small children's area.

Section 4.0 of the FMP recommends a new District Branch which will address a portion of growth-related needs. If the new library is located in the Southwest Area Secondary Plan boundary, this creates the potential for service duplication with the Lambeth and Bostwick Branches. This District Branch will provide the gross floor area needed to meet needs of the future population base whereas the Lambeth Branch would not unless it were to be expanded, something that could 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 any unforeseen health, safety or major building system failures, the Lambeth Branch will serve a traditional user base but may appeal less to those seeking experiences found in a modern library. In the event of major infrastructure renewal required to the branch, LPL must weigh whether the costs of reinvestment represent 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



## 5.12 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.

Unfortunately, there is no ability to expand the physical footprint of the branch without assembly of adjacent lands or adding a second floor, the latter of which would not be ideal given staff are already supervising the main level and basement. Parking is a noted limitation and the branch is not considered fully accessible, 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 Exterior



Children's Area



Collections



OSCO Room



## 5.13 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 also moving to the area as evidenced by the number of 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 is expected to attract greater levels of use as the population around it increases, the property does not allow 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



## 5.14 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 in accordance with LPL’s proactive asset management practices.

**“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 and Children’s Area



Collections



## 5.15 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



## 5.16 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 strip plaza near Commissioners Road East and Highbury Avenue South. This branch received almost 70,500 visits in 2025 and is within the top six branches for most visits per square foot (9.9 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 who live west of the Highbury Avenue extension. 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 fiscal investments in the southeast over the next 10 years are better directed towards the new District Branch, and the existing location 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 progresses 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 Area



## 5.17 Recommendations

**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 to 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. ENVIRONMENTAL STEWARDSHIP:** New and existing libraries should be evaluated for their ability to integrate sustainable design features and amenities that promote environmental stewardship and climate change resilience, where appropriate and feasible. At a minimum, consider energy efficiency and water conservation measures, provision of refillable water bottle stations, bicycle racks, and more.

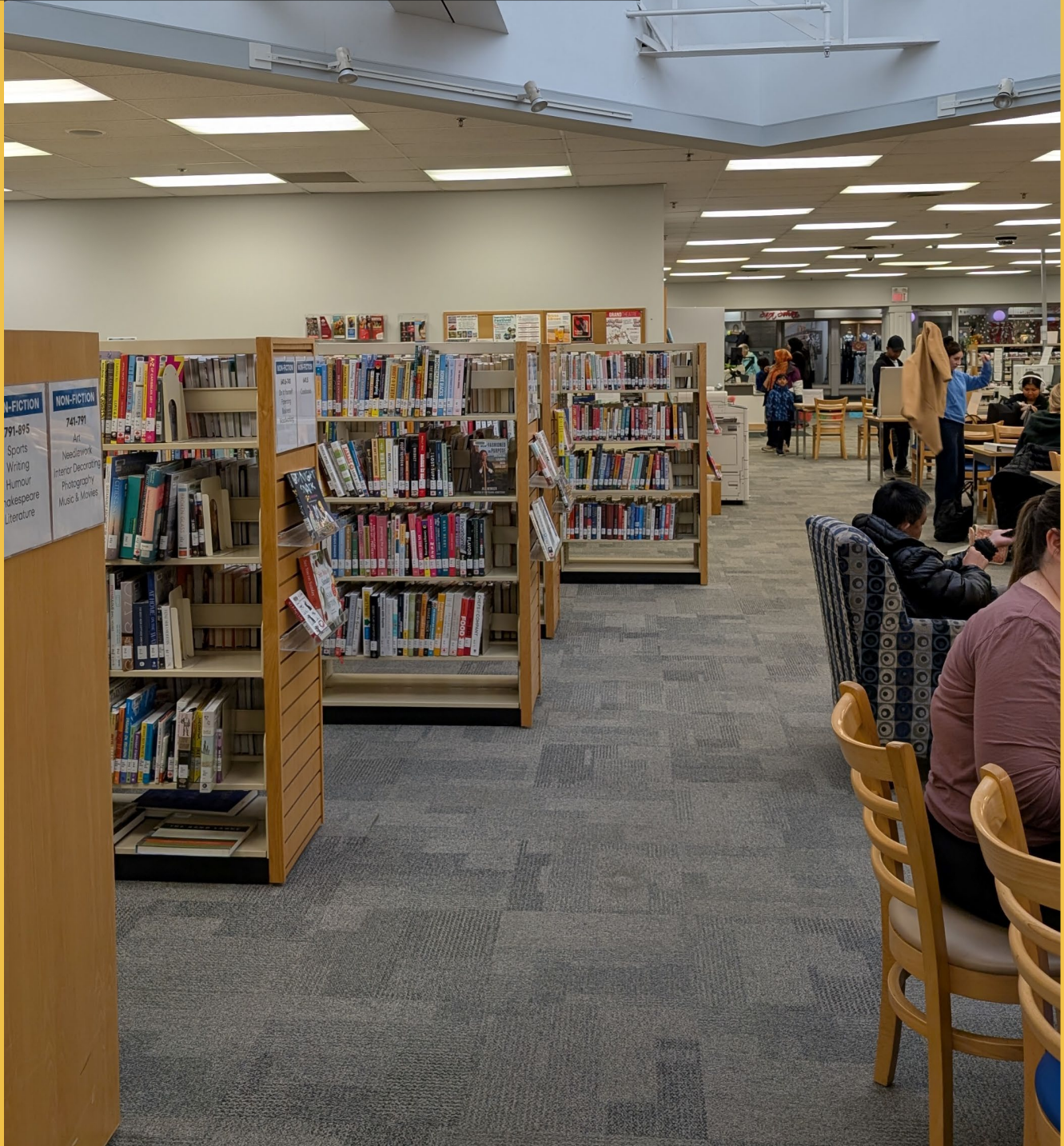
*Timing: Ongoing over the planning period (2026–2036)*

**Rec 23. 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)*

# 6.0

## Implementing the FMP



## 6.1 Summary of the 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 16 summarizes the FMP's recommendations that add to the total supply of library space in London.

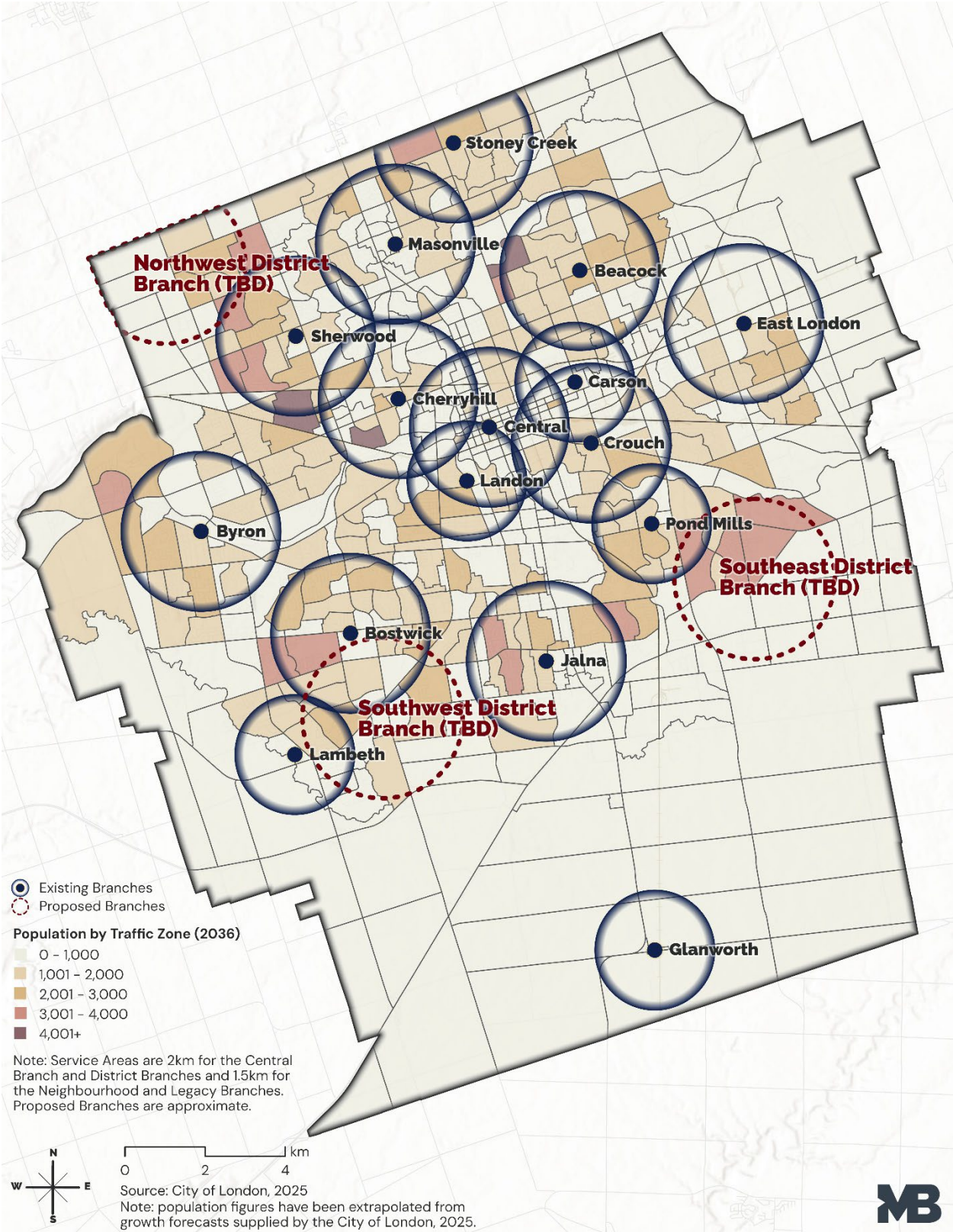
**Table 16: Summary of Proposed Library Space Additions**

<b>Library Branch</b>	<b>Gross Floor Area</b>
<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>

### Spatial Distribution Strategy

Map 11 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 11: Geographic Coverage of the Proposed Development Strategy



## 6.2 Capital Cost Estimates

As stated in Table 17, 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 17: 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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