



**Brampton
Library**

BRAMPTON LIBRARY Facilities Master Plan Update - 2011



October 2011



mbpc

Monteith+Brown
planning consultants

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SUMMARY OF RECOMMENDATIONS

The following is a summary of the recommendations contained within this 2011 Library Facilities Master Plan Update:

1. The facility model defined in the 2007 Master Plan Update (a centralized system consisting of a central library and district branches) should continue to be used to guide the Brampton Library's long-term infrastructure planning.
2. District Branches should be approximately 30,000 square feet in size, with designs capable of being expanded at some point in the future should the need arise. This guideline will be implemented with some flexibility, depending on community-specific needs, funding, and partnership opportunities; however, branches smaller than 25,000 square feet are not recommended at this time.
3. Brampton Library should continue to pursue joint facility development opportunities with the City of Brampton. In this regard, the Library should work to become more engaged with the City in future planning, including Parks and Recreation Master Plans and similar strategies. Opportunities to partner with other community service providers may also be explored, but must be in the best interest of the Brampton Library and the community it serves.
4. A standard of 0.6 square feet per capita remains appropriate as a long-term target for the Brampton Library's space needs.
5. The recommended facility development strategy consists of the following projects.
 - a) Continue with plans to open the Mount Pleasant Library & Community Centre (first phase) in 2011 and build the Brampton East Library & Community Centre in 2012.
 - b) Open the second phase of the Mount Pleasant Branch as soon as operating funding can be allocated.
 - c) The Northeast Interim Site should be re-evaluated for a period of time after the new Brampton East Library is in operation.
 - d) Following the construction of the Brampton East Branch, develop a district library branch in the Torbram/Sandalwood area. This library should be developed as part of a multi-use community facility (possibly in collaboration with the YMCA).
 - e) Develop a Central Library as part of the second phase of the City Hall expansion initiative. This project should proceed as soon as possible; it is currently expected to begin between 2015 and 2020, but this is dependent upon funding and the completion of the first construction phase. This library should be a minimum of 130,000 square feet, with a design that allows for the use of multi-use space within the complex and future expansion potential.

- f) The opening of the new Central Library should be followed by the closure of the Four Corners Branch due to their close proximity, in accordance with the City of Brampton's development plan for the Southwest Quadrant.
 - g) Develop a 30,000 square foot district library as part of the proposed Bram West Community Centre in southwest Brampton (Mississauga and Embleton Roads) around the year 2019.
 - h) The Library may consider using interim sites as a strategy in high growth areas prior to permanent facility development; this may include the Bram West area, depending on population growth factors and confirmation of construction timeframes.
 - i) The Chinguacousy Branch is a well used facility that, due to its age and high levels of use, will be in need of renovation or renewal in the near future. While not necessarily a priority over new facility development, a plan for a reorganization of space and internal renovations at this branch should be developed prior to 2021.
 - j) Given long-term population growth in the area, future expansion of the Cyril Clark Branch should be considered beyond 2021.
 - k) Beyond 2021, it is likely that the continued provision of larger libraries will be required to keep pace with residential growth. This may include the development of an eighth district library branch (to go along with a central library) and/or the expansion of one or more existing branches. Well in advance of construction, land for required facilities should be secured. Future Master Plans and Strategic Plans will need to consider these options more fully over the course of time. Consideration should also be given to innovative facility provision options that will serve intensification areas.
6. The size, location, and cost of each proposed development should be confirmed through more detailed study prior to project initiation.
7. Modifications to the facility provision strategy recommended in this Plan may be considered based on partnership, funding, and/or growth considerations, particularly as it relates to the timing, size, and/or location of proposed facilities. Any significant deviations from the proposed facility provision strategy must be in the best interest of the Brampton Library and the community it serves.
8. Future library branches should be designed in compliance with the City's Accessibility Technical Standards. To assist the library in responding to potential longer-term changes in service delivery, flexible designs that can accommodate future renovations and expansions should also be considered. Library construction (new development and major renovations) should also be designed to seek LEED Silver certification (at minimum).

1. INTRODUCTION

1.1 OVERVIEW

This Facilities Master Plan Update for the Brampton Library serves as an environmental and organizational scan and review of the existing Facilities Master Plan (2007). This update is a “refresh” of the existing Facilities Master Plan, which has been necessitated by a number of factors. In light of recent capital commitments to new library development projects and adjustments to growth forecasts, the Brampton Library has taken this opportunity to consider its long-range plans for library facilities. A ten-year planning horizon (2011 to 2021) has been established for this Plan, although the primary focus is on the next five years and there is also some discussion of longer-term considerations for the Brampton Library.

The primary purpose of this report is to provide Brampton Library Board, City Council, Library and City staff, and other partners with a prioritized long-range infrastructure strategy, ensuring that all stakeholders are working toward the same goals. Several facility planning considerations are also identified to assist the Library in responding to its changing environment. The scope of this study does not include an assessment of collections, programs, operations, management, or governance.

1.2 METHODOLOGY

This assessment has included an evaluation of the community’s needs in terms of library facilities, the development of a strategy to meet these needs, and a review of the Library’s (and its stakeholders’) ability to respond to these needs. These goals have been addressed through relevant research, a review of existing library resources, application of accepted library planning guidelines, and input from key stakeholders.

Although this assessment of current and anticipated future needs is directed by the findings of previous studies, it has also been prepared within the broader context provided by other components of this Master Plan Update. Efforts have been made to ensure that future plans are appropriate and strategic in nature, representing facility provision that is responsive to the needs of existing and new residents.

Monteith Brown Planning Consultants was retained to assist the Brampton Library with this assignment. Library senior staff served as a resource team for this project, and consultation with the Library Board was essential to the development of the strategy.

1.3 PREVIOUS STUDIES

The Brampton Library has prepared a number of studies in recent years that have helped shape the current facility model and future directions. Each of the following documents has been reviewed as part of this Master Plan Update and reference has been made to these reports, where applicable.

Facilities Master Plan Update (November 2007)

The 2007 Facilities Master Plan Update is the guiding document for this 2011 Update. Building upon the 2004 Plan, the 2007 Plan more fully established the facility model that is directing Brampton Library's current and future facility provision strategy. Furthermore, this study supported the provision target of 0.6 square feet of library space per capita, which has been reviewed once again as part of this 2011 Update. The recommendations contained in the 2007 Plan have also been re-examined and re-aligned with current priorities as part of this 2011 Update.

Facilities Master Plan, 2005-2015 (November 2004)

The 2004 Facilities Master Plan for the Brampton Library used a similar methodology to the one applied in this Master Plan Update, namely a facility analysis based on overall space provision and geographic distribution. Although several factors have intervened – most notably the updating of this plan in 2007 – this study laid the groundwork for the current centralized facility model employed by the Library. Given that this plan was superseded by the 2007 Update, it was reviewed as a historical reference point in the context of this most recent Master Plan Update.

Closing the Gap – Strategic Plan, 2009 to 2012

In its 2009-2012 Strategic Plan, the Brampton Library identified eight strategic directions to guide its work over the planning period. The first direction was “Phased Facility Growth”, which is directly related to the scope of this Master Plan Update. Specifically, its vision for the Library by 2016 included adding three new permanent Library facilities (2 are currently underway at Mount Pleasant and Brampton East). The mission, values, and goals of this Strategic Plan are identified in Section 3 of this report. The Library is likely to be working on a new Strategic Plan in 2012.

2. COMMUNITY PROFILE

To improve the responsiveness of this Master Plan to the specific library needs of Brampton residents, both recent and future population trends have been examined. The analysis of demographic data provides community-specific information that will inform the demand for and provision of library space in Brampton. This includes understanding and integrating important demographic factors, such as age composition, population projections, and household income, education, ethnicity, and place of work.

2.1 KEY POPULATION CHARACTERISTICS

Total Population

The latest reported Census of Brampton's population was in 2006; the release of 2011 Census data will not begin until February 2012.

In 2006, the reported population of Brampton was 433,806 (excluding undercount). As noted in the following section, the current (2011) population estimate is 510,000. This represents an average annual growth of nearly 12,000 persons between 2006 and 2011 (after adjusting for undercount), which is remarkably similar to the average growth the City has experienced since 1976 (when it was a town of 100,000 people). As of the 2006 Census, Brampton was Canada's 11th largest city and was one of the country's fastest growing communities – this exceptional growth is expected to continue.

Population by Age Cohort

As illustrated in the following table, Brampton's age composition is generally younger than that of the Toronto CMA (Census Metropolitan Area) and Province (based on 2006 data). Approximately 30% of Brampton's population is under the age of 20, compared to both 25% for the Toronto CMA and the Provincial average. Conversely, only 8% of Brampton's population is 65+ years old, which is considerably lower than the Toronto CMA and Provincial averages of 12% and 14%, respectively. The City's younger age profile is also reflected in its lower median age (approximately 34 years as of 2006). This data suggests that the City's residents, on average, may be more technologically savvy due to their age and that they may have a more non-traditional perspective on public library services.

Percentage of Population by Age Cohort, 2006 – Comparison

Age Cohort	Brampton		Toronto CMA	Ontario
	#	%	%	%
0 to 9	65,335	15%	12%	11%
10 to 19	64,770	15%	13%	14%
20 to 39	133,165	31%	29%	26%
40 to 64	136,850	32%	34%	35%
65+	33,670	8%	12%	14%
Total	433,790	100%	100%	100%
Median Age		33.7	37.5	39.0

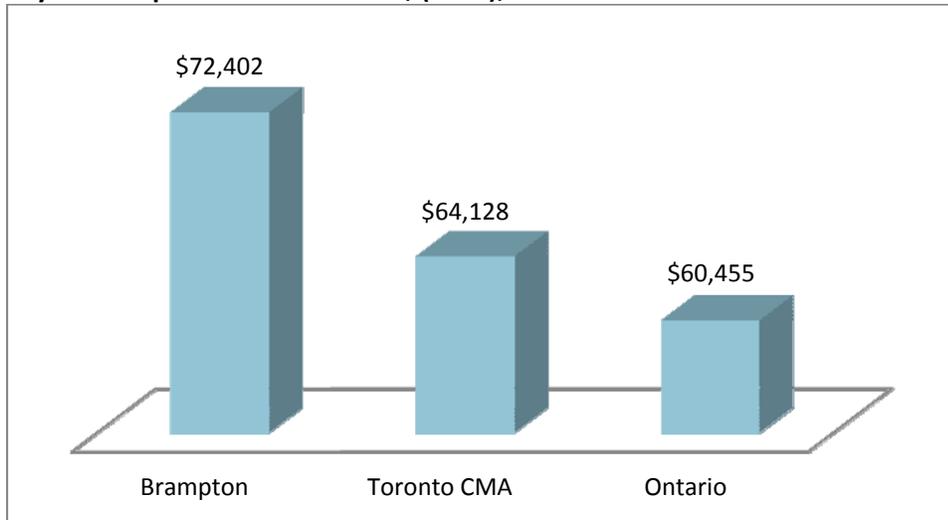
Source: Statistics Canada, 2006

Note: Figures exclude Census undercount and may not add due to rounding

Income

Library utilization has been shown to be influenced by income and education. In general, higher income and education levels translate to a higher likelihood of participation in activities such as reading, library usage, and lifelong learning opportunities in general (as well as higher expectations of service). The following chart illustrates that Statistics Canada reported Brampton’s 2005 median income for all private households to be \$72,402; this is 11% higher than the Toronto CMA median and 17% higher than the Provincial median

City of Brampton Median Income; (2005); All Private Households



Source: Statistics Canada, 2006

Education

The level of educational attainment in Brampton is generally similar to that of the Toronto CMA and Province; however, there are some differences. Most notably, Brampton has a slightly greater proportion of residents without a certificate, diploma or degree and with only a high school certificate or equivalent (a total of 53%) compared to the Toronto CMA (46%) and Province (49%). Conversely, 17% of Brampton's residents over the age of 15 had obtained a university certificate, diploma or degree, compared to 27% for the Toronto CMA and 21% for the Province. This data suggests that Brampton's overall levels of educational attainment are lower than those of the Toronto CMA and Province. To assist in improving the City's lower than average levels of education attainment, accessible library services, outreach opportunities and community partnerships must remain a priority.

Highest Level of Education Attained (total population 15 years and over), 2006

Level of Education	Brampton		Toronto CMA	Ontario
	#	%	%	%
No certificate, diploma or degree	74,935	23%	20%	22%
High school certificate or equivalent	98,470	30%	26%	27%
Apprenticeship or trades certificate or diploma	25,505	8%	6%	8%
College, CEGEP or other non-university certificate or diploma	57,730	17%	16%	18%
University certificate or diploma below the bachelor level	18,515	6%	6%	4%
University certificate, diploma or degree	57,075	17%	27%	21%

Source: Statistics Canada, 2006

Totals may not add due to rounding

Ethnic Diversity and Language

Not unlike many other communities within the Greater Toronto Area, Brampton is a key destination for newcomers to Canada. As of 2006, 48% of the City's population was foreign-born, with 21% of these residents arriving between 2001 and 2006 (representing 10% of the City's entire population). Between 2001 and 2006, immigrants accounted for 72% of the City's net population growth and the trends suggest that this rate will continue to increase.

The following table illustrates Brampton's wide ethnic diversity (nearly 200 different ethnicities and 70 different languages were reported in all). East Indian is by far the most prominent ethnic origin in the City, representing 26% of residents. As a percentage of the population, the East Indian and Canadian ancestries increased the most between 2001 and 2006. The top five countries of birth for recent immigrants were India, Pakistan, Philippines, Jamaica, and Nigeria.

Ethnic Origins, 2006 (based on multiple responses)

Ethnic Origin	Number of Residents	Percent of City Total
East Indian	111,505	26%
Canadian	57,350	13%
English	55,580	13%
Scottish	37,390	9%
Irish	35,685	8%
Jamaican	30,705	7%
Italian	28,850	7%
Portuguese	22,785	5%
French	17,805	4%
German	16,780	4%
Filipino	12,715	3%
Chinese	12,040	3%
Punjabi	11,480	3%
Polish	10,330	2%
Pakistani	10,030	2%

Multiple responses allowed

Source: Statistics Canada, 2006

Based on the historical data presented, it is expected that the immigrant population in Brampton will continue to play an important role in the City's growth and development. The Brampton Library is at the forefront of providing diversity services and collections, which are critical priorities as libraries are one of the first points of contact for newcomers and provide many necessary supports for integration within the community. While the Library cannot be all things to all people, it must strive to reflect the community and provide a place where people from all walks of life and all backgrounds feel welcome and can connect.

Place of Work / Mode of Travel

In 2006, Statistics Canada reported that 225,080 residents in Brampton over the age of 15 were employed; about 52% of the overall population. This is quite similar to the Toronto CMA and Provincial averages of 51% each. Brampton has a larger than average commuter population, with 52% of employed residents working in another community; this compares to 35% in Toronto CMA communities and 33% across the Province.

A large majority of the employed labour force in Brampton drives to work – not including those who work from home, 87% of the labour force drives or is a passenger in a vehicle. This is greater than the CMA and Provincial averages of 71% and 79%, respectively. Brampton Transit continues to improve its services and recently launched rapid bus transit along the City's key north-south and east-west corridors (Züm) with the hope of increasing ridership. Nevertheless, given past trends, it is likely that the large majority of patrons drive (or are driven) to their local library. As population densities increase, it is possible that more patrons will travel to the library on foot or by transit; the Library may wish to give longer-term consideration to alternative facility models in areas of future residential intensification.

2.2 POPULATION FORECASTS & DISTRIBUTION

In June 2010, the City of Brampton adopted an Official Plan Amendment representing Brampton's conformity to the Provincial Growth Plan ("Places to Grow, A Growth Plan for the Greater Golden Horseshoe", 2005). This amendment is still awaiting approval from the Regional Municipality of Peel. Of note, this amendment contained updated population forecasts and identifies growth areas and intensification corridors.

City of Brampton Population Forecast

Year	Population
2011	510,000
2021	635,000
2031	725,000

Note: The population forecasts include the 4.2% undercount

Source: City of Brampton, Growth Plan Official Plan Amendment, 2010

Data proved by the City of Brampton's Planning, Design and Development Department suggests that much of the City's short-term growth (between 2011 and 2021) is expected to occur in greenfield areas. Specifically, there are four areas of the City (generally one or more secondary plan areas) that are expected to grow by approximately 20,000 and 30,000 residents each over the next ten years (subject to planning approvals, etc.); each of these areas are also projected to see growth in the period between 2021 and 2031:

- Southwest – Credit Valley and Bram West (generally south of Bovaird Drive West and west of Chinguacousy Road);
- Northwest – Mount Pleasant (generally bounded by Mississauga Road, Bovaird Drive West, Creditview Road, and the City's northern boundary);
- Northeast – Bram East, Vales of Humber, and Highway 427 Industrial (generally between McVean Drive and Clarkway Drive, from Queen Street to the City's northern boundary); and
- North Central – Sandringham-Wellington North and Sandringham-Wellington (generally along Country Side Drive between Highway 410 and Airport Road).

Once these areas are more developed, the City's longer-term growth pattern is likely to include more residential intensification of existing neighbourhoods, including along the Queen Street corridor. In fact, the City's Growth Plan Official Plan Amendment (May 27, 2010) states that "by 2015 and each year thereafter, a minimum of 40% of all new residential development will occur within the built-up area of the Region of Peel."

Maps illustrating the changing residential densities in the City between 2011, 2021, and 2031 are contained in Section 6 of this report and may be useful as a point of reference when examining areas of future growth.

3. BRAMPTON LIBRARY PROFILE

This section identifies key directions for the Brampton Library based on its current Strategic Plan and also provides a description of existing facilities (including key collection and usage statistics), as well as information on facilities that are currently in the planning or construction phase.

3.1 BRAMPTON LIBRARY MISSION AND GOALS

Brampton Library's current Strategic Plan provides a directional guide to its future actions for the 2009 to 2012 timeframe. The key conclusion from this report was that Brampton Library has a strong base, but it is not keeping pace to serve a growing Brampton. Specifically, it was identified that the Library is lagging well behind in terms of overall space and access to facilities.

The following are the mission, values and goals from this exercise. The Library is set to begin work on a new Strategic Plan in 2012.

Mission:

Brampton Library enriches the lives of Brampton residents by promoting literacy, and by providing access to recreational materials and information in a welcoming environment that fosters connections with others and with the community.

Values:

The Values describe what is important for the Library and sets out key principles to guide service delivery.

- Focus on community needs
- Customer service, respect and sensitivity
- Social inclusion
- Fiscal responsibility
- Partnerships with other service providers
- Innovation, creativity and best practices

Goals:

1. To build on a strong base

The Library must maintain its strong operational base, as it changes and grows to meet the needs of an expanding and diverse community. The Library is committed to being an effective and efficient organization that uses best practices and new technologies to ensure that the necessary infrastructure and organizational capacity are in place to support its growth.

2. To increase access to library service, and close the gap in membership and use

The Library is expanding, with two new facilities currently under construction in partnership with the city. This increased access to library service is a significant step forward in helping meet the challenge of meeting the information and recreation needs of our growing community, and ensuring that all citizens in Brampton have convenient access to library service.

3. Become a more inclusive library

One of the underlying values of public libraries is inclusion. Being an inclusive library is about making sure the public library is welcoming and accessible to everyone. It is also about providing library services that recognize and respect the diversity of the community that it serves.

3.2 EXISTING FACILITIES

Brampton Library operates six libraries (including two temporary locations) in various locations throughout the City, as well as several deposit collections. These facilities include:

- Chinguacousy Branch
- Cyril Clark Branch
- Four Corners Branch
- South Fletcher's Branch
- Northeast Interim Site
- Northwest Interim Site

The current gross floor area of these six facilities is 126,636 square feet. Based on a current population estimate of 510,000 (2011), this translates into a City-wide average of 0.25 square feet per capita.

The Cyril Clark Branch was recently renovated and expanded (approximately 4,000 square feet were added), re-opening in 2010. Another recent accomplishment includes the implementation of a maintenance service agreement with the City of Brampton to leverage existing resources and expertise and more efficiently maintain library facilities.

Currently, the Library has a staff of 160 full-time and part-time employees, as well as a 12-member volunteer Library Board.

As of 2010, the Brampton Library's total collection size was nearly 600,000 items and the annual circulation approached 5,500,000 (an annual average of 9.2 loans per item). There were more than 1,430,000 visits to the Brampton Library in 2010, an average of over 4,000 visits per day.

Service Profile – Brampton Library Facilities

	Chinguacousy Branch	Cyril Clark Branch	Four Corners Branch	South Fletcher's Branch	Northeast Interim Site	Northwest Interim Site
Collection Size (total volumes held)	233,282	87,074	146,100	102,720	15,963	13,042
Annual Circulation (2010)	2,116,465	545,363	1,084,203	974,294	396,218	353,572
Number of Visits (2010)	638,953	171,429	263,508	257,273	56,771	43,771
Weekly Hours of Operation	63	63	63	63	37	31
Programs Held Annually (2010)	284	126	333	312	n/a	n/a

	Chinguacousy Branch	Cyril Clark Branch	Four Corners Branch	South Fletcher's Branch	Northeast Interim Site	Northwest Interim Site
Annual Program Attendance (2010)	7,876	1,710	7,123	5,393	n/a	n/a
In Person Information Requests (2010)	61,451	6,175	28,483	15,288	n/a	n/a
Size (Sq Ft)	43,590	25,354	38,938	12,754	3,000	3,000
Public Space	32,807	17,439	23,939	10,864	2,800	2,800
Non-Public Space	10,783	7,915	14,999	1,890	200	200
Meeting Room Space	program room 1,200 sq ft	lecture hall 6,665 sq ft	auditorium 1,488 sq ft	none	program room 400 sq ft	program room 400 sq ft
Key Facility Characteristics	part of civic centre; 2 storeys	stand-alone facility, on same site as community centre	stand-alone facility; 2 storeys; houses library admin.	part of City Sportsplex	located in a busy strip mall/plaza	located on city parkland
# of Public PCs	44	11	48	19	4	5
Laptops	0	0	0	0	12	12
Netbooks	24	24	24	24	0	0
Public Seating	349	155	240	140	41	62

Source: Brampton Library, 2011

Based on a review of available data, a number of observations can be made about the Brampton Library's usage and resource trends between 2005 and 2009/10 (note: the Northeast and Northwest interim sites were established in 2006). Most notably, annual circulation increased by 92% overall (70% on a per capita basis) between 2005 and 2010, with annual increases ranging from 4% to 22%. Other statistical measures suggest a migration towards virtual services and more self-directed means of accessing information.

The information in the following table (based on 2010 data) shows that the Chinguacousy Branch is the City's busiest, generating an average of nearly 195 visits per hour; circulation at this branch increased by 113% between 2005 and 2010. The two Interim Sites do not generate nearly the same number of visits, but their circulation per visit is considerably higher, suggesting that they are used frequently for material loans.

Brampton Library – Usage Data by Branch, 2010

	Circulation per Square Foot (public space only)	Visits per Square Foot (public space only)	Visits per Hours Open (estimated)	Circulation per Visit
Chinguacousy Branch	65	19	195	3.3
Cyril Clark Branch	31	10	52	3.2
Four Corners Branch	45	11	80	4.1
South Fletcher's Branch	90	24	79	3.8
Northeast Interim Site	142	20	30	7.0
Northwest Interim Site	126	16	27	8.1

Source: Brampton Library, 2011

3.3 PLANNED FACILITIES

A fifth permanent location – Mount Pleasant Village Community Centre and Library – is opening in late 2011 in partnership with the Peel District School Board (elementary school) and the City of Brampton (small recreation centre). This will be a two-floor District Branch with the first floor (about 10,000 square feet) opening in October 2011 and the second floor (about 12,000 square feet) opening in a subsequent phase (the space has been built, however, operating funding has not yet been allocated; timing is to be determined, but not likely until 2013 at the earliest). Upon opening the first phase of the Mount Pleasant Village Library in 2011, the Northwest Interim Site will be closed.

A sixth permanent branch will open in late 2012 in partnership with the City of Brampton – Brampton East Library and Community Centre – at the northwest corner of Castlemore Road and The Gore Road. The library will be one floor of about 30,000 square feet, attached to a 30,000 square foot recreation centre. The Northeast Interim Library will continue to operate until the new Brampton East Library is in operation and the impact on the activity level at the interim site can be assessed.

3.4 PREVIOUSLY PROPOSED FACILITIES

The City of Brampton recently announced a multi-year construction project to expand City Hall, create parking garages in the downtown core, develop office and retail space, and construct a 130,000 square foot Central Library. Construction of this central library could begin between 2015 and 2020 (funding is not yet allocated and timing is unknown) as part of a second phase of development. The new central library would assist the Library in centralizing its administration and information technology staff in one location and create additional efficiencies with City functions. Once the new central library is open, it is expected that the nearby Four Corners Branch would be closed.

Recently, the City and YMCA of Greater Toronto have held initial discussions with respect to interest in a new YMCA / public library facility in Brampton. A site at Torbram Road and Sandalwood Parkway has been identified as a suitable location from the City's perspective. The City is currently developing potential facility scenarios to assist in gathering public and stakeholder feedback later in 2011. There is still much planning to be done on this project (including funding scenarios) to determine if and when it will be constructed.

Both of these projects are examined in more detail through this report and in Section 6 specifically.

4. TRENDS & BENCHMARKING

This Plan contains a detailed analysis of public library space needs, as well as a distribution strategy for the expansion of the Brampton Library system. In order to establish direction for a future building programme, this section evaluates a number of factors including trends and comparisons with other library systems.

4.1 KEY TRENDS IN LIBRARY DESIGN, USAGE AND SERVICE DELIVERY

This section presents a number of prominent facility-related library trends from both primary and secondary sources that may represent both opportunities and challenges for the Brampton Library system. These trends are grouped into themes to help guide the development of an appropriate facility provision strategy for the Brampton Library.

The Importance of Libraries

Strong library systems are the cornerstones of strong communities. There is a great deal of research that highlights the importance of public libraries as an accessible, universal and primarily free benefit to the residents of a community. *Long Overdue* (Public Agenda, 2006), *Realizing Our Full Potential* (Association Resource Centre Inc., 2003), and *Ontario Public Libraries Market Survey* (Market Probe Canada, 2006 & 2011) and a variety of other sources support the following benefit statements:

- Libraries are at the heart of a strong, well-informed community.
- Libraries are accessible and welcoming to all.
- Libraries provide free, universal and unlimited access to knowledge, culture, and information.
- Libraries are more important now than ever before as the power of knowledge translates into greater socio-economic benefits.

The Evolution of Libraries

Much has been written and discussed about the changing role of libraries in the information age and there is substantial debate as to where libraries are headed in the future. One thing is clear: libraries are quickly transforming in the 21st century.

As part of the evolution of libraries, many communities are re-orienting them as community gathering places and hubs that not only provide traditional library services, but also act as a venue for social interaction, community learning, and expression.

Although books still represent a large part of their core service, more and more libraries are finding creative ways to use space for other forms of inspiration, learning, sharing, and community engagement. In general, this means more “people space”, such as teen and seniors’ lounges, gaming zones, coffee shops, laptop counters, study rooms, and seating areas. While some of these features are being incorporated into modern community centres, a library is much more.

At their core, libraries are places that teach people how to access information (knowledge building) and that provide a social outlet for the community (knowledge sharing). As a result, the role of many librarians is also changing, with less of an emphasis on how to find print material and more assistance with using different kinds of technology to access information. This transformation may not occur quickly or seamlessly – with change often comes tension, and the evolution of public libraries is a frequent topic of discussion in many communities.

Branches are Becoming Larger

The average size of a branch library is increasing and, in some communities, smaller branches are being succeeded by larger branches in more prominent locations that offer greater visibility, expansion opportunities, and barrier-free access to all members of the community. In larger urban communities, a district or area library now generally ranges from 15,000 to 30,000 square feet. Some recent examples include the Markham Public Library (which will soon be opening a 25,000 ft² branch), the Waterloo Public Library (which is about to open a branch just under 20,000 ft²), the Hamilton Public Library (which recently opened a 24,000 ft² branch), and the Mississauga Public Library (which has built their most recent branches in the range of 24,000 to 40,000 ft²). In Brampton, it will be important that all library branches are large enough to accommodate books, study rooms, computer areas and program space to provide the greatest level of service possible to residents.

One other factor for consideration is the impact on space requirements resulting from making facilities barrier-free, which includes accommodations such as accessible washrooms, wider aisles, lower stacks, etc. It is estimated that the AODA built environment standard will result in an 8-10% increase in space requirements.

Multi-use and Integrated Models Can be Effective

Libraries are increasingly being integrated with multi-use community facilities to improve operating efficiencies and cost sharing through the sharing of common areas, storage space, programming rooms, and facility management services. More importantly, libraries within recreation centres provide added convenience to residents through cross-programming and “one-stop shopping” opportunities. The Brampton Library has had success with this model at the South Fletchers Branch and is embarking on a similar (but larger scale) version of this at the Brampton East Library and Community Centre in 2012.

Flexibility in Facility Design is Key

Libraries are being designed to offer large, comfortable reading and working areas, private and collaborative study rooms, homework centres, an ample supply of Internet workstations, wiring for personal computer use and/or wireless Internet access. Additional space dedicated to children and teens, art exhibits, comfortable reading areas with cafés, and flexible programming space for community activities, are some other factors that are contributing to an overall increase in library space demands.

In addition, libraries are moving towards flexible, multi-use library space with modular fixtures and ergonomic furniture, wide and uncluttered aisle ways with lower shelving to accommodate individuals with physical disabilities, and a more “open” interior to accommodate changing technologies. As a result, the demand for library space is on the rise.

This approach is also supportive of a movement toward designing libraries to meet the unique needs of their community. “Cookie-cutter” service delivery, collections, and even facility designs are discouraged as they are generally not as responsive to local priorities (e.g., children’s collections, business resources, multi-lingual materials, research and reference services, etc.).

Serving the Commuting Public

Some Greater Toronto Area communities are beginning to explore options to serve a continually time-pressed population (such as commuters), who value convenience in accessing popular materials. While this is likely a secondary consideration for the Brampton Library at this time, as residential areas intensify and transportation options improve over the next ten to twenty years, this may mean necessitate consideration of a different service model that offers new and creative solutions.

Demand for New and Expanded Services

With a population that is increasingly becoming better educated and more globalized, there are increasing expectations for library services, both in terms of quality and quantity. This manifests itself differently in many communities, but can often result in demand for greater variety in programming, more specialized support to groups such as businesses or newcomers to Canada, and more assistance in using new technologies. With the recent economic downturn, the importance of libraries has been reinforced by their ability to provide resources that support training and skills development.

Emerging Technologies

Demand for online services, digital reference services, electronic databases, and e-books will continue to increase along with other technological innovations. These resources have become an added level of service, rather than a replacement for print material. Given the range of options available to them, modern library customers expect a user-friendly environment with multiple sources available for access to information, as well as skilled library staff that can assist with advanced information queries and that can teach customers how to employ new technologies. Technology has also played a large role in keeping the library relevant to younger generations.

As mentioned earlier, the increasing need for space for public technology services and resources (including electricity to power/charge mobile devices and laptops) – along with the continuing need for space for collections – is a large reason why the overall space needs for libraries are increasing.

4.2 COMPARISONS TO OTHER SYSTEMS

A benchmarking analysis comparing Brampton Library to other communities in the Greater Toronto Area and large urban centres across Canada has been undertaken. The source of the data is the 2009 Canadian Public Library Statistics, published by the Canadian Urban Libraries Council.

In nearly all categories, Brampton Library is lagging behind other public library systems. Although broad comparisons can be challenging as some communities have adopted different library facility models or have built facilities in different eras, **the gap between nearly all benchmarked communities (both in the GTA and across Canada) in terms of library space and municipal funding per capita is significant.**

Surrounding Communities

The following tables illustrate the most recent data available for Brampton Library's comparators; these benchmarked library systems are in keeping with those used in the Brampton Library's most recent Strategic Plan. A brief description of the benchmarked library systems (including their facility model and future plans) follows.

Benchmarking: Library Facilities (2009)

Municipality	Population	Number of Locations	Central Library
Richmond Hill	183,287	4	yes
Vaughan	286,629	7	no
Markham	299,800	6	no
Mississauga	730,000	18	yes
<i>Average</i>	<i>374,929</i>	<i>9</i>	<i>--</i>
Brampton (2009)	497,680	6	no
Brampton (2011)	510,000	6	no

Benchmarking: Library Space (2009)

Municipality	Library Space (sqft)	Library Space per Capita (sqft) – Current	Library Space per Capita (sqft) – Target
Richmond Hill	87,200	0.48	n/a
Vaughan	120,603	0.42	0.61
Markham	127,241	0.42	0.60
Mississauga	406,666	0.56	0.30 to 0.34 (branches only; 0.24sf/cap provided at central)
<i>Average</i>	<i>185,428</i>	<i>0.49</i>	<i>--</i>
Brampton (2009)	103,962	0.21	0.60
Brampton (2011)	126,636	0.25	0.60

Note: Because this information represents a snapshot in time, it may not accurately reflect the space standards employed by the library systems for planning new buildings/expansions.

Benchmarking: Library Usage & Program Attendance (2009)

Municipality	Registered Borrowers/ Active Users	Percentage of Population	Program Attendance	Per Capita
Richmond Hill	143,974	79%	111,828	0.61
Vaughan	123,727	43%	82,360	0.29
Markham	199,284	66%	72,569	0.24
Mississauga	211,061	29%	118,057	0.16
<i>Average</i>	<i>169,512</i>	<i>45%</i>	<i>96,204</i>	<i>0.26</i>
Brampton (2009)	133,731	27%	23,045	0.05

Benchmarking: Titles & Circulation (2009)

Municipality	Holdings (Items)	Per Capita	Annual Circulation	Per Capita
Richmond Hill	487,245	2.66	4,870,342	26.57
Vaughan	550,154	1.92	2,655,262	9.26
Markham	752,552	2.51	5,360,160	17.88
Mississauga	1,333,243	1.83	8,235,708	11.28
<i>Average</i>	<i>780,799</i>	<i>2.08</i>	<i>5,280,368</i>	<i>14.08</i>
Brampton (2009)	513,955	1.03	5,307,085	10.66

Benchmarking: Internet Workstations (2009)

Municipality	Internet Workstations	Per 1,000 population
Richmond Hill	86	0.47
Vaughan	133	0.46
Markham	97	0.32
Mississauga	259	0.35
<i>Average</i>	<i>144</i>	<i>0.38</i>
Brampton (2009)	160	0.32

Benchmarking: Municipal Funding for Libraries (2009)

Municipality	Municipal Contribution	Per Capita
Richmond Hill	\$8,651,159	\$47.20
Vaughan	\$10,654,933	\$37.17
Markham	\$9,827,586	\$32.78
Mississauga	\$23,755,683	\$32.54
<i>Average</i>	<i>\$13,222,340</i>	<i>\$35.27</i>
Brampton	\$12,186,254	\$24.49

Vaughan Public Libraries consist of 7 locations, including two resource branches (averaging 34,500sf each) and five community-based branches (averaging 10,200sf each); there is no central library. As of 2009, the Vaughan Public Libraries were providing space at a rate of 0.42 square feet per capita. This is about to change as Vaughan has several capital projects currently underway or in the planning stages, including:

- the construction of the North Thornhill branch beginning in 2011 (6,000 to 10,000 square feet, attached to an existing community centre);
- the construction of a 36,000 square foot Resource Library beginning in 2012 (attached to the Vaughan Civic Centre);
- a new 10,000 to 12,000 square foot community-branch as part of the Block 11 Community Centre (construction beginning in or around 2014); and
- a new 10,000 to 12,000 square foot community-branch as part of a future Community Centre (construction beginning in or around 2015).

The current Vaughan model consists of larger resource libraries (36,000 square feet), along with more common community branches (10,000 to 12,000 square feet) associated with local recreation centres. The VPL's existing service model suggests that the service radius for its libraries is 2.4 to 4.8 kilometres. Although they are not currently meeting it, the Vaughan Public Libraries have set a space provision target of 0.61 square feet per capita.

The Markham Public Library currently provides 6 branches, averaging 21,200 square feet each, for an average of 0.42 square feet per capita (as of 2009). The Markham libraries experience greater per capita usage rates than Brampton libraries and are also better resourced. Markham has established a provision target of 0.6 square feet of library space per capita (and a guideline that suggested that libraries generally be located within 1.5 or 2.0 kilometres from all urban residential areas), and plans to build toward this through the opening of a 25,000 square foot library in 2011/12 in East Markham (in partnership with the Town and local hospital), the expansion of Milliken Mills Library Branch (currently in the planning stage), and the construction of a 20,000 square foot branch in South Markham by 2015.

Richmond Hill Public Library is providing library space at a rate of approximately 0.48 square feet per capita, nearly double Brampton's rate. With a central library (61,200sf) and three branches (averaging nearly 9,000sf each), the Richmond Hill Public Library has the highest rate usership, program attendance, and circulation amongst the comparator group. Not coincidentally, it is also the most resourced, with the greatest number of holdings, internet workstations, and funding per capita. The library is planning to replace a leased (and under-sized) branch with a new 16,000 square foot facility in 2015 and also remains open to opportunities to further expand its central library (potentially in concert with another civic development).

Mississauga Library consists of a central library (176,034 square feet) and 17 branches, ranging in size from 5,500 to 40,000 square feet. Approximately half of the library's branches are less than 10,000 square feet in size, although it's more modern facilities are generally in the range of 24,000 to 40,000 square feet. The Library recently expanded and renovated several of its branches, including the Burnhamthorpe Branch. As of 2009, the Mississauga Library was achieving a provision rate of 0.56 square feet per capita (the central library represents over 40% of this space) and has established a target of 0.3 to 0.34 square feet per capita for branch libraries only (in addition, the central library currently provides 0.24 square feet per capita). In its planning, the Mississauga Library uses a 3-kilometre service radius for branches that exceed 13,000 square feet and a 2-kilometre radius for branches less than 13,000 square feet. Mississauga has adopted a District Library model and will be planning all new branches with community centres or schools, including a future 17,000 to 22,000 square foot branch to serve intensification in the Hurontario-Dundas area. The usage profile for the Mississauga Library is more comparable to that of the Brampton Library, particularly in terms of its rate of active users and circulation.

National Comparisons

Out of 41 of the largest library systems across Canada (by population), Brampton is tied for last in terms of library space per capita (2009 data). **At its current 2011 provision of 0.25sf/capita, Brampton Library would rank 40th out of the 41 largest library systems across Canada.** The average provision level for Canadian large urban libraries is 0.52 square feet per capita; this jumps to 0.60 in Ontario. For communities with a population over 500,000, the provision level was 0.55sf/capita.

Benchmarking: Library Facilities in Larger Urban Communities, Canada-wide (2009)

Rank	Public Library System	Province	Population	Library Space (sqft)	Library Space per Capita (sqft)
1	London	ON	362,235	322,153	0.89
2	Regina	SK	187,000	156,830	0.84
3	Kingston Frontenac	ON	143,865	119,425	0.83
4	Vancouver	BC	615,473	494,314	0.80
5	Windsor	ON	216,473	156,673	0.72
6	Saskatoon	SK	209,200	148,968	0.71
7	Toronto	ON	2,755,800	1,863,496	0.68
8	Oshawa	ON	152,000	94,000	0.62
9	Hamilton	ON	519,109	318,683	0.61
10	Halifax	NS	372,858	211,253	0.57
11	Kitchener	ON	223,715	126,440	0.57
12	Mississauga	ON	730,000	406,666	0.56
13	Edmonton	AB	782,439	428,420	0.55
14	Cambridge	ON	131,000	71,675	0.55
15	Thunder Bay	ON	109,140	59,656	0.55
16	St. Catharines	ON	132,000	72,050	0.55
17	Burlington	ON	172,400	92,200	0.53
18	Oakville	ON	177,200	92,934	0.52
19	Winnipeg	MB	675,100	343,774	0.51
20	Burnaby	BC	216,336	103,000	0.48
21	Richmond Hill	ON	183,237	87,200	0.48
22	Pickering	ON	92,950	44,225	0.48
23	Ottawa	ON	908,390	424,582	0.47
24	Greater Victoria	BC	311,205	139,676	0.45
25	Red Deer	AB	89,891	39,000	0.43
26	Markham	ON	299,800	127,241	0.42
27	Montréal	QC	1,620,693	685,573	0.42
28	Vaughan	ON	286,629	120,603	0.42
29	Calgary	AB	1,042,892	428,361	0.41
30	St. Albert	AB	60,138	24,608	0.41
31	Vancouver Island	BC	415,425	156,632	0.38
32	Richmond	BC	189,027	69,771	0.37
33	Gatineau	QC	259,280	95,054	0.37
34	Fraser Valley	BC	669,969	236,570	0.35
35	Barrie	ON	125,000	41,000	0.33
36	Laval	QC	391,636	128,227	0.33
37	Cape Breton	NS	121,631	39,487	0.32
38	Coquitlam	BC	121,476	36,466	0.30
39	Surrey	BC	434,033	128,679	0.30
40	Brampton	ON	497,680	103,962	0.21
41	Annapolis Valley	NS	103,836	21,643	0.21

A separate analysis of national standards finds that the Brampton Library is under-funded, a large part of which can be explained by the shortfall of library space. In 2009, the City of Brampton provided funding of approximately \$12.2 million to the Brampton Library (municipalities provide the majority of funding for libraries) – this accounted for an average of \$24.49 per resident. 38 of Canada’s 41 largest library systems spent more per capita than Brampton (an average of \$40.76 per capita). If the Brampton Library were to be funded at the same rate as other large urban libraries in Ontario (\$43.45 per capita), it would require a budget increase of approximately 44% (\$5.3 million in 2009 figures).

5. CONSULTATION SUMMARY

To inform this Master Plan Update, a series of telephone and in-person interviews were conducted with Library Board members, the Brampton Library staff management team, and representatives from key City of Brampton Departments (a list of all individuals who were interviewed is contained in [Appendix A](#)). All members of the Library Board who requested an interview were contacted. In addition, a meeting was held on August 23, 2011 to solicit input on the preliminary findings of this Master Plan Update. The draft Plan was then presented to the Library Board on September 27, 2011 for approval.

The results of the interviews are summarized below. Interviews followed an informal discussion guide consisting of a series of key questions and topics, allowing the consultant to identify areas of consensus and/or differing opinions. To guarantee anonymity, only a high level summary of key topics is provided. It should be noted that these comments are those of the interviewees and these views may not necessarily be shared by the consultant.

The following are a few key points coming across most strongly in the interviews for the Brampton Library (in no particular order):

- The Library is viewed as an essential gathering place for current and new residents.
- There is concern that the Library is falling behind in meeting the needs of residents due to a lack of library space.
- The greatest future need for new library branches is in the northern portion of the City.
- Longer term intensification may require looking at alternative library service delivery – smaller scale branches, kiosks, retail locations, alternative partnerships, etc.
- There is a need to confirm the size of a Central Library, but the partnership with City is strongly supported.
- There is general support for the current facility model – which consists of 30,000 square foot district branches and (eventually) a central library – however, this should be re-confirmed.
- There is good support for partnerships, especially with City recreation facilities (“one stop shopping”).
- The Library needs to be more proactive in developing partnerships to ensure that branches are in the right locations and that synergies, operational benefits, etc. are fully explored at an early stage.

It should be noted that the scope of this Master Plan Update did not include consultation with the general public or library patrons. Through the development of its Strategic Plans, the Brampton Library solicits public input every three years. Previous research studies and public consultation initiatives in Brampton indicate that there is a clear expectation from the community that residents want more locations, longer hours, and expanded collections.

6. FACILITY MODEL & SPACE REQUIREMENTS

6.1 RECOMMENDED FACILITY MODEL

A library facility model defines the sizes, roles, relationships, and key service characteristics of the different facilities in the overall library system. It can also be used to determine how the total required space would best be distributed among future library facility developments. Facility models differ from community to community, based on factors such as local needs, system-wide goals, and community characteristics.

With a series of larger district branches that are distributed amongst established and growing communities, we would consider Brampton Library's facility model to be a modern representation. Whereas many communities are served by a series of smaller neighbourhood branches that were established decades ago to serve historic settlement areas (and that, due to their era of construction, do not respond well to changing trends), the Brampton Library is not encumbered by any such facilities. As a result, the Brampton Library has positioned itself well to meet changing demands, although substantial space challenges persist.

The community's high growth forecast requires a facility model that allows for substantial library space provision in a cost-effective manner – this can be accomplished by developing larger, more centralized district branches, as opposed to a greater number of smaller, decentralized neighbourhood facilities. As noted in the previous Master Plan Update, there is no indication that barriers to access or the existence of unique population characteristics would necessitate the need for smaller branches serving local markets. Because larger libraries can provide more amenities and specialized services, they are generally more efficient to operate – any decision to move to a more decentralized model would likely result in increased costs.

The facility model established in the 2007 Master Plan Update was based on a centralized system comprised of one Central Library and a series of geographically dispersed District Branches approximately 30,000 square feet in size (ideally co-located with multi-use facilities). **Based on trends and community characteristics, this facility model should continue to be used to guide the Brampton Library's long-term infrastructure planning.**

Recommendation

The facility model defined in the 2007 Master Plan Update (a centralized system consisting of a central library and district branches) should continue to be used to guide the Brampton Library's long-term infrastructure planning.

District Branches

In terms of the sizing of future libraries, the space requirements identified in the following section strongly support the continued provision of large library footprints. It is recommended that District Branches continue to be approximately 30,000 square feet in size, with designs capable of being expanded at some point in the future should the need arise.

Although the Library should strive to achieve the 30,000 square foot target for new district branches, it is recognized that this will be implemented with some flexibility, depending on community-specific needs, funding, and partnership opportunities. As such, there may be instances where it is reasonable for the Library to deviate slightly from this recommended threshold (perhaps +/- 5,000 square feet) if not doing so would otherwise negate an opportunity to improve library services to Brampton residents in a cost-effective manner. Significant deviations from this threshold should only be considered when they would be in the best interest of the Brampton Library and the community it serves.

Recommendation

District Branches should be approximately 30,000 square feet in size, with designs capable of being expanded at some point in the future should the need arise. This guideline will be implemented with some flexibility, depending on community-specific needs, funding, and partnership opportunities; however, branches smaller than 25,000 square feet are not recommended at this time.

Central Library

The previous Master Plan Update discussed at length the rationale for establishing a Central Library in Brampton. As mentioned earlier, the City recently announced a multi-year construction project to construct a 130,000 square foot Central Library as part of its City Hall expansion project. The Central Library is identified as a future phase as funding has not yet been allocated. As a result, the timing of this facility is still unknown, but construction is currently anticipated to begin between 2015 and 2020. Once the new central library is open, it is expected that the nearby Four Corners Branch would be closed.

To help put the size of the proposed Central Library in context, the following table identifies the size of central libraries within Canada's largest communities (not all have central libraries). The average size of central libraries in these communities is approximately 172,000 square feet. In fact, only two communities have facilities smaller than 130,000 square feet (Ottawa and Greater Victoria), although many are in the range of 145,000 to 175,000 square feet.

Examples of Central Libraries in Other Canadian Communities (with populations over 300,000)

Library System	Size of Central Library (square feet)	Central Library as a Percent of System-wide Library Space	Square Feet per Capita (Central Library only)
Toronto	168,022	9%	0.06
Calgary	165,585	39%	0.16
Ottawa	108,658	26%	0.12
Edmonton	212,011	49%	0.27
Mississauga	176,034	43%	0.24
Winnipeg	156,156	45%	0.23
Vancouver	349,100	71%	0.57
Hamilton	146,313	46%	0.28
London	189,000	59%	0.52
Greater Victoria	48,205	35%	0.15
Average	171,908	42%	0.26

Source: 2009 Canadian Public Library Statistics, Canadian Urban Libraries Council.

The benchmarked communities are providing an average of 0.26 square feet per capita for just central library space; however, this figure is skewed by the large facilities in Vancouver and London. Removing these two communities leaves an average of approximately 0.20 square feet per capita for central library space. If the Brampton Library were to work toward achieving this standard (0.2sf/cap), its Central Library would need to be 145,000 square feet to serve a 2031 population of 725,000.

Nevertheless, one needs to recognize the financial challenges with constructing a project of this magnitude, as well as how such a library would fit into the community and the library system in general. Given the fact that the new Central Library is part of a multi-use development, it is anticipated that there will be some shared infrastructure (entrances and corridors at a minimum, and possibly meeting rooms and event space), which is enough to consider a slight reduction in the amount of space required based on the 0.2 square feet per capita projection. **As such, a 130,000 square foot Central Library can be supported; however, this should be a minimum threshold for space allocation and opportunities to create multi-use space within the complex and future expansion potential should be explored.** It bears noting that this figure was established using a standards-based approach; a detailed functional design should be developed to further refine this estimate. **The opening of the new Central Library should be followed by the closure of the Four Corners Branch (for a net increase of approximately 91,000 square feet).**

Central libraries serve a number of vital functions, particularly in diverse and dynamic urban communities. It will serve as a central hub, resource centre (with expanded reference collections), and specialized service location for the entire City, as well as a local branch for residents and businesses in the surrounding area. Central libraries provide a depth and breadth of resources that are impossible to maintain in branch libraries and they also allow opportunities to address the needs of specialized user groups (e.g., business, literacy, genealogy, etc.).

From an operational perspective, the Central Library will provide administrative space, potentially freeing up space at existing branches for public use and allowing for a more efficient relationship between staff functions and their partners at the City. It will serve as the centre of the inter-branch delivery system and offer specialized services such as cataloguing and IT.

Furthermore, as evidenced in many other communities (such as London and Mississauga where the downtown libraries are key economic drivers due to their high visitation rates), the proposed Central Library will be a key player in the renewal of Brampton's downtown. The ability of the Central Library to contain community assembly and gathering spaces will assist in attracting people to the area at all times of the day. As indicated earlier, the Brampton Library draws an average of 4,000 visits each day to its six branches; the development of a large, modern, and better resourced Central Library in downtown Brampton is sure to be a catalyst for the City.

Future Considerations

Over the longer-term (beyond 2021), the Brampton Library will need to consider the implications of residential intensification and the movement toward "complete communities" that promote walkability. Higher densities could also result in costly land premiums and an increased willingness to walk/bike for local services. All of these factors could lead the Library to consider alternate forms of library service, such as kiosks or smaller branches with more limited functions.

Many of these areas may be oriented towards young couples and empty-nesters that work in the immediate vicinity or that require access to nearby mass transit, rather than large families with children. As a result, there could be lower demand for children's services, but greater demand for bestsellers, business resources, electronic resources, and extended hours to accommodate a range of lifestyles.

Despite likely growth in virtual library visits by residents, physical library space will still be required in several areas in order to provide hard copy materials, as well as gathering, activity, and creative space. Furthermore, high rise intensification will increase the demand for library and public realm space to compensate for space shortfalls in smaller housing units. People living in small apartments will need to find alternative community spaces for study, play, and social activities. In high density areas, integration of libraries into mixed-use buildings (such as multi-storey retail, office, or apartment/condominium developments) is a much more likely scenario than single-storey stand-alone libraries; this form of development may also lend itself to collaborations with non-traditional partners. In these cases, Brampton Library should consider locations with high visibility and good access, with a preference for ownership over leasing in order to provide long-term certainty in terms of cost and location.

Much of the residential intensification will not be witnessed for several years (i.e., toward the end of the Master Plan Update's 2021 planning period and beyond). Therefore, an examination of alternative forms of facility provision is premature at the present time, particularly due to the high priority that needs to be placed on large facility development over the course of the next ten years (in order to improve City-wide space provision levels). **Nevertheless, consideration should be given to innovative facility provision options as part of the Library's longer-term strategic planning efforts (beyond 2021).**

6.2 SPACE REQUIREMENTS

Library facility needs are best assessed through a combination of space requirements and geographic distribution, with consideration being given to potential joint use locations with other civic facilities. The City is still very much in the growth stage and will continue to expand at a rapid pace for the foreseeable future. As such, the Brampton Library will require a building programme involving the creation of new library buildings and expansion of existing facilities that will be spread over the next two decades and possibly beyond.

An accepted industry guideline of 0.6 square feet of library space per capita has existed for some time within Ontario. A review of this guideline was undertaken by the Administrators of Rural and Urban Public Libraries (ARUPLO) in 2005 and this organization confirmed its continued validity in identifying library space needs at a high level. In fact, ARUPLO noted that the trend in library branch distribution models across North America is to larger, full-service branches¹. The approach of using per capita standards continues to be a reasonable methodology for projecting needs at the "master planning level". Despite the recent evolution of library holdings and roles (such as an increasing emphasis on electronic resources and the library as a community gathering place), library usage levels have remained strong and the use of a standards-based approach remains relevant.

¹ Several states in the United States (including Maryland, Florida, Ohio, Wisconsin, and Washington; this may not be a definitive list) use a minimum standard of 1.0 square feet per capita for public library space provision.

There is every indication that the Brampton Library is a highly valued service in the community, but it is lagging behind other communities, particularly in terms of its space provision. However, the City is under-supplied and future population growth will place even greater pressure on the Library to provide more space. Furthermore, library design and usage trends suggest that space demands will continue to rise; despite increased accessibility to information via electronic mediums and changing technologies, library materials such as books and audio/video resources are still in very high demand. As a result, the Library must continue to work to increase its per capita space provision levels, ideally moving toward the industry guideline of 0.6 square feet per capita.

In its 2007 Facilities Master Plan Update, the Brampton Library Board endorsed a target of 0.6 square feet of library space per capita. Based on the factors presented in this analysis, **a standard of 0.6 square feet per capita remains appropriate as a long-term target for the Brampton Library and will be used to project space needs in this Master Plan Update.** Given the current level of service in the City, it must be recognized that this standard is a longer-term target that will take some time to achieve. Although efforts will be made to ensure an equitable distribution of library space and service locations to serve Brampton residents, this space standard is not intended to be stringently applied to each community in the City.

Population growth will continue to place increasing demands on library services and space requirements. The following table provides the space requirements for library provision based on the population projections and the 0.6 square foot per capita standard being employed by this Master Plan Update.

Projection of Library Space Needs based on Recommended Provision Target

Year	Population	Existing/Planned Library Space (sf)	0.6 sf per capita	
			Library Space Needs (sf)	Deficit
2011	510,000	126,636	306,000	179,364
2021	635,000	163,636*	381,000	217,364
2031	725,000	163,636*	435,000	271,364

* Includes 10,000sf for new Mount Pleasant Library and Community Centre (Phase 1) and 30,000sf for the Brampton East Library and Community Centre. Also includes the elimination of the Northwest Interim Site (3,000 sf).

With a current provision level of 0.25 square feet per capita and a target of 0.6 square feet per capita, the Brampton Library is currently in a deficit situation of nearly 180,000 square feet. This deficit will be reduced slightly (but not eliminated) by the addition of approximately 40,000 square feet of space at the new Mount Pleasant Library (phase 1) and Brampton East Library; however, **by 2021 this deficit will grow to over 217,000 square feet** unless further space is provided. Opening the second phase of the Mount Pleasant Library (12,000 square feet) and potentially developing a central library (91,000 square feet net with the closure of Four Corners) and another district branch (30,000 square feet) could reduce this 2021 shortfall to 45,000 square feet. Strategies to address this deficit are discussed later in this section.

Based on a projected population of 725,000 residents in 2031, the Brampton Libraries will require a total of 435,000 square feet of library space in order to achieve the target of 0/6 square feet per capita. This is approximately 308,000 square feet more than what is currently provided (excluding the Mount Pleasant and Brampton East facilities) and represents nearly 3.5 times the existing supply. The Library’s current Development Charge service levels cannot support this level of provision, meaning that steady and strategic investment is required in order to increase these service levels for future residents. In the

interim, it is likely that alternate sources of funding (e.g., municipal taxes) will be required in at least the short-term to move toward the recommended facility provision target.

While library facility standards are useful – particularly for growing municipalities that are still able to make use of development charges to fund library construction – a more precise calculation of library space needs based on an examination of proposed functions, fixture requirements, collection size, etc. is recommended when designing or expanding each library branch. Furthermore, while the emphasis is on population, other socio-demographic variables which are known to influence library provision (including ethnicity, education levels, and income) should also be accounted for when designing each new or expanded branch.

Recommendation

A standard of 0.6 square feet per capita remains appropriate as a long-term target for the Brampton Library's space needs.

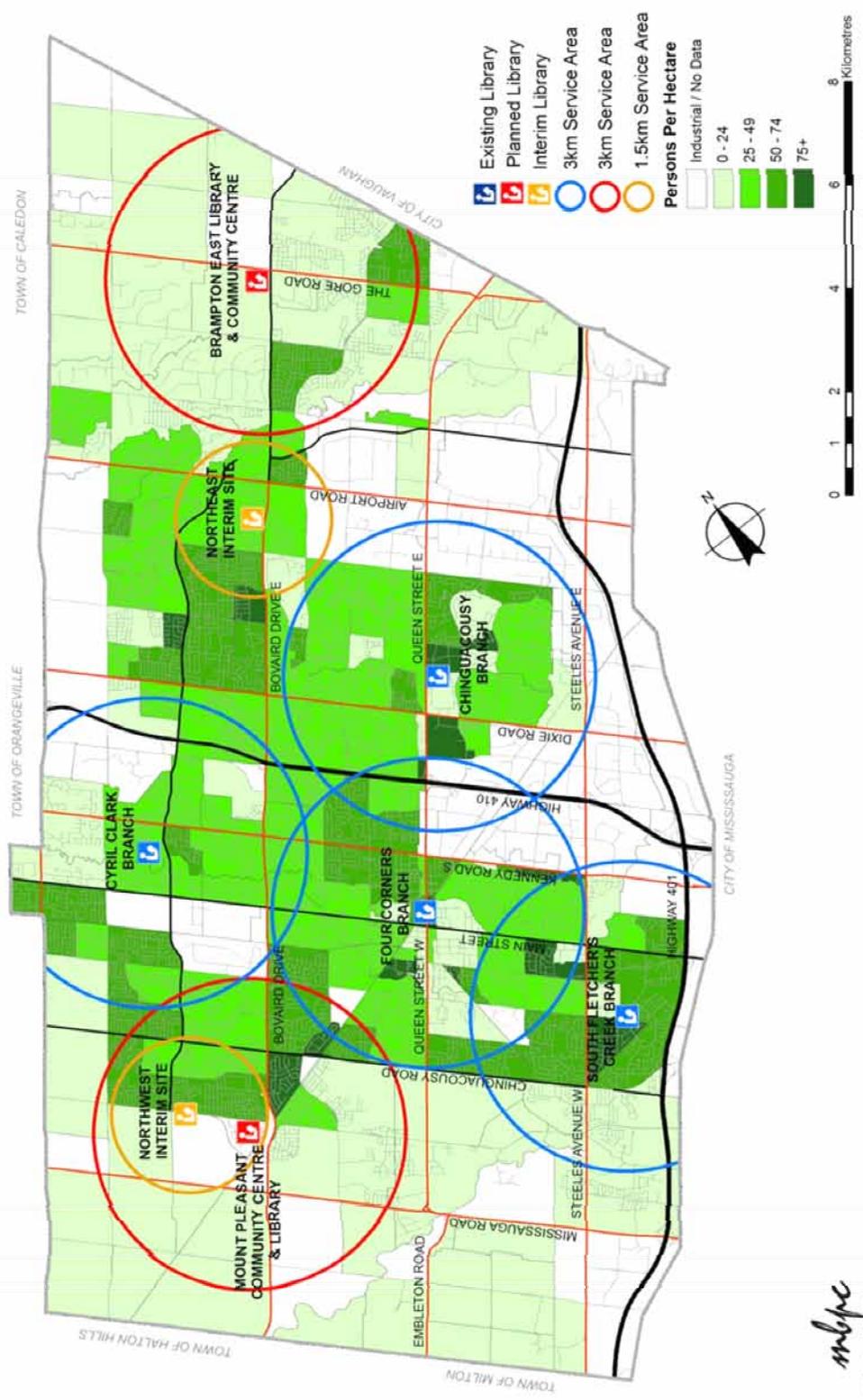
6.3 DISTRIBUTION ANALYSIS

To the greatest extent possible, the Library should provide an accessible distribution of library facilities that meets the diverse range of community needs in an efficient and cost-effective manner. Effective space allocation and distribution is essential to this evaluation as there is an expectation that branch libraries be geographically accessible to all Brampton residents, to the greatest degree possible.

The 2007 Facilities Master Plan Update did not directly assess the geographic distribution of library branches in Brampton, although this was a key part of the 2004 Master Plan. The 2004 Plan established a **theoretical service radius of 3-kilometres for each branch library** as a way of identifying gaps and areas of potential overlap. In Brampton, which is very much an automobile-dependent community, a distance of 3-kilometres is a reasonable target for this type of planning exercise (Mississauga also uses this distance; Oakville, Vaughan and Markham use distances in the range of 2.0 to 2.5km). However, given the gradual move towards higher densities and a greater emphasis on walkability, it is recommended that the 3-kilometre service radius not be extended any further.

Maps illustrating the location of existing and planned library branches and their theoretical service radii (including population densities in the years 2011, 2021, and 2031) are shown on the following pages. Due to their smaller size and more limited services, a 1.5 kilometre radius has been applied to the two existing interim locations.

Brampton Libraries Facilities Master Plan Update (2011)
Population by Small Geographic Unit (2011)



Brampton Libraries Facilities Master Plan Update (2011)

Population by Small Geographic Unit (2021)



Brampton Libraries Facilities Master Plan Update (2011)

Population by Small Geographic Unit (2031)



Source: City of Brampton, Planning, Design and Development, 2009

Recognizing the planned branches in Mount Pleasant and Brampton East, there remain two significant **geographic gaps in library distribution** (within residential areas):

1. North Central area – Sandringham-Wellington North and Sandringham-Wellington secondary plan areas (generally between Highway 410 and Airport Road, north of Bovaird Drive East); and
2. Southwest area – Bram West and the southern portion of the Credit Valley secondary plan area (the area generally along and south of the Credit River between the City’s western boundary and Chinguacousy Road).

Both of these gaps coincide with areas that are expected to see substantial residential growth over the next ten years and beyond (as identified in Section 2). More importantly, both of these areas have opportunities for future library development (YMCA/Library in the North Central area and a Community Centre/Library in the Southwest); these opportunities are discussed in greater detail later in this section.

The North Central gap area currently has a sizable population (nearly 100,000, accounting for 19% of the City’s population) and will grow by about 25,000 more people by 2031. The Southwest gap area has a more limited population at present (approximately 8,000, accounting for 2% of the City’s population), but is anticipated to increase by 47,000 persons by 2031.

Another way to examine distribution is to illustrate the existing and planned library branches against their theoretical catchment area populations (based on the aforementioned 3-kilometre radius); this is done in the two following tables.

It is interesting to note that all four existing branches currently serve sizable populations (between 77,600 and 118,000 each), with modest future growth anticipated in each area. By 2031, the Four Corners library (with a local catchment area that will be very similar to that of the new Central Library if/when it is built in the downtown) will have the greatest number of residents within its catchment area (139,000). The overlap between catchment areas is minor considering the scale of the radii.

The two planned facilities are clearly being built in growth areas. The catchment area of the Mount Pleasant facility is forecasted to grow to 110,300 persons by 2031, suggesting that there will be significant pressure on this facility given its smaller than average size and its substantial local population. **Opening of the second phase of the Mount Pleasant Branch should occur as soon as operating funding can be allocated.** The Brampton East Branch, due to its location closer to the City’s eastern boundary, is not expected to have nearly as many residents living within the 3-kilometre radius (60,800).

It bears reiterating that the catchment areas are merely conceptual and that travel patterns are affected by many factors. Further, the population forecasts are subject to change as development approvals are made and land use policies are enacted. Nevertheless, this approach to examining distribution is a valid method of assessing gaps, overlaps, and pressures.

<p><u>Recommendations</u></p> <p>Continue with plans to open the Mount Pleasant Library & Community Centre (first phase) in 2011 and build the Brampton East Library & Community Centre in 2012.</p> <p>Open the second phase of the Mount Pleasant Branch as soon as operating funding can be allocated.</p>

Catchment Area Population by Library Branch (Existing and Planned)

Library Branch	Status	Population of Catchment Area (estimated*)			Growth (2011-2031)	Catchment Area Overlap
		2011	2021	2031		
Chinguacousy Branch	Existing	93,600	95,300	99,900	6,300	13% with Four Corners Branch
Cyril Clark Branch	Existing	81,500	90,800	95,000	13,500	3% with Four Corners Branch
Four Corners Branch	Existing	118,000	127,800	139,000	21,000	3% to 17% with various branches
South Fletcher's Branch	Existing	77,600	85,000	89,800	12,200	17% with Four Corners Branch
Mount Pleasant Community Centre & Library	Planned (2011)	64,400	91,800	110,300	45,900	3% with Four Corners Branch
Brampton East Library & Community Centre	Planned (2012)	30,700	48,400	60,800	30,100	none

Catchment Area Population estimated based on SGU data provided by City of Brampton Planning, Design and Development (2009)

Although the 0.6 square feet per capita target is not meant to be stringently applied on a local level, it can provide an indication of over/under-supply when compared against the catchment area populations (see the following table). The one facility that stands out the most at present is the South Fletcher's Branch due to its lower than average provision level of 0.16 square feet per capita; not surprisingly, this facility is also the smallest permanent branch in the system. As a result, the demand for additional space may be most acute in the southwest area of the City and a future branch in this area (Brampton East) may help to alleviate some of this pressure. Based on the per capita provision levels, pressure for additional space may also be felt at several other branches over the next ten to twenty years, most notably Cyril Clark, Mount Pleasant, and Four Corners (unless replaced with a larger Central Library).

Space per Capita by Library Branch (Existing and Planned)

Library Branch	Status	Size (sf)	Square Feet per Capita (Catchment Area)		
			2011	2021	2031
Chinguacousy Branch	Existing	43,590	0.47	0.46	0.44
Cyril Clark Branch	Existing	25,354	0.31	0.28	0.27
Four Corners Branch	Existing	38,938	0.33	0.30	0.28
South Fletcher's Branch	Existing	12,754	0.16	0.15	0.14
Mount Pleasant Community Centre & Library	Planned (2011)	22,000	0.34	0.24	0.20
Brampton East Library & Community Centre	Planned (2012)	30,000	0.98	0.62	0.49

Catchment Area Population estimated based on SGU data provided by City of Brampton Planning, Design and Development (2009)

6.4 OPPORTUNITIES & CHALLENGES

Existing Branches

The Chinguacousy Branch is a well used facility that, due to its age and high levels of use, will be in need of **renovation or renewal in the near future**. While not necessarily a priority over new facility development, a plan for a reorganization of space and internal renovations at this branch should be developed prior to 2021.

The Cyril Clark Branch is a stand-alone facility that is on the same site as the City's Loafer's Lake Recreation Centre. Any future redevelopment of this site should consider opportunities to connect these two facilities so they are able to better function as a multi-use community gathering place. Given that the Cyril Clark Branch was recently renovated, it is likely that any re-working of this site would be many years off into the future, unless it was initiated by the Recreation Department. **Given long-term population growth in the area, future expansion of the Cyril Clark Branch should be considered beyond 2021.**

Although the South Fletcher's Branch is the smallest permanent facility within the Brampton Library system, previous assessments have indicated that it is not possible to expand on the current site. Possible facility development to the west (Bram West) may be considered to offset any shortfalls in this catchment area.

No changes to the footprint or substantial renovations are recommended for the Four Corners Branch due to the potential development of a Central Library and the resultant closing of this branch. Should the Central Library development be delayed well beyond its initial planning timeframe (estimated to be 2015 to 2020), the Library may wish to consider strategic renovations or upgrades to the Four Corners Branch.

The Northwest Interim Site is to be closed when the Mount Pleasant Library opens in October 2011. The Northeast Interim Site is to remain open until the new Brampton East Library is in operation, at which point it should be re-evaluated.

Recommendations

The Northeast Interim Site should be re-evaluated for a period of time after the new Brampton East Library is in operation.

The Chinguacousy Branch is a well used facility that, due to its age and high levels of use, will be in need of renovation or renewal in the near future. While not necessarily a priority over new facility development, a plan for a reorganization of space and internal renovations at this branch should be developed prior to 2021.

Given long-term population growth in the area, future expansion of the Cyril Clark Branch should be considered beyond 2021.

Future Branches

As discussed in Section 3, there are two library facilities that have been publicly proposed in one form or another in recent years: (1) a district branch as part of the proposed YMCA development in the Torbram Road and Sandalwood Parkway area (north central portion of Brampton); and (2) a Central Library as a second phase of the City Hall expansion project. More recently, long-term planning has identified the possibility of a district branch in Bram West (southwest) as part of a future community centre. All three of these projects are supported by the analysis in the Master Plan Update and are discussed in more detail below.

Recommendation

Brampton Library should continue to pursue joint facility development opportunities with the City of Brampton. In this regard, the Library should work to become more engaged with the City in future planning, including Parks and Recreation Master Plans and similar strategies. Opportunities to partner with other community service providers may also be explored, but must be in the best interest of the Brampton Library and the community it serves.

Proposed YMCA/Library at Torbram and Sandalwood (north central Brampton)

The establishment of a library at Torbram Road and Sandalwood Parkway was contemplated as part of the Library's 2004 Facilities Master Plan. At that time, it was anticipated that the development would be part of a municipal recreation centre; however, due to other recreation facility development priorities, this project did not proceed.

In 2010, the City and YMCA of Greater Toronto held initial discussions with respect to interest in a new YMCA facility in Brampton. The Torbam/Sandalwood site was reviewed and felt to be a suitable location from the City's perspective. City staff also identified the potential to accommodate a public library branch and other services at this site and the YMCA is willing to explore this possibility. The City is currently developing potential facility scenarios to assist in gathering public and stakeholder feedback later in 2011.

The site is at the southeast corner of Torbram Road and Sandalwood Parkway East on City-owned lands, adjacent to a community park and Sandalwood Heights Secondary School. The property is 3.6 hectares (8.8 acres), which will limit the size and extent of what can be built at this location. As a result, consideration may have to be given to designing the library branch as a two-storey component. Even if spread across two levels, there could be challenges in achieving the 30,000 square foot standard for district branches. Nevertheless, there needs to be some flexibility in applying this space target, particularly if the location, partnership, and funding are supportive of this development. If space and/or funding constraints are too severe at this location, a district library of 25,000 square feet (minimum) would be acceptable; any less and it would be extremely difficult to operate cost effectively (particularly on two levels) and a reduction in services/collections would be likely.

This site is approximately 2 kilometres to the north of the Northeast Interim Site and 6 to 7 kilometres from each of the three adjacent libraries (Chinguacousy, Cyril Clark, and the future Brampton East Library and Community Centre). As such, it is centrally located within an existing gap area and, if developed, will result in very little geographic overlap with other library branches (the Northeast Interim

Site notwithstanding). As discussed earlier, the north central area of Brampton is also a growth area with a significant population.

Examples of recent YMCA/Municipal/Public Library capital projects can be seen in Waterloo, London, Hamilton, and Niagara Falls, all of which have built new multi-use centres within the past five years. The branch libraries at these locations range from approximately 8,000 to 25,000 square feet, all located on the main level of the recreation centre. Each of these facilities have been very successful in the community (the Waterloo complex is set to open in Fall 2011) and have benefitted from the co-location of library and recreation space.

Whether a YMCA or a City recreation centre, it is strongly recommended that library development be coordinated with public multi-use facilities as this not only generates economies of scale, but is also more community responsive. **Following the construction of the Brampton East Branch, the development of a district library branch in this area. This library should be developed as part of a multi-use community facility (possibly in collaboration with the YMCA).**

Recommendations

Following the construction of the Brampton East Branch, develop a district library branch in the Torbram/Sandalwood area. This library should be developed as part of a multi-use community facility (possibly in collaboration with the YMCA).

Proposed Central Library (and closure of the Four Corners Branch)

As established earlier in this section, **the development of a Central Library as part of the second phase of the City Hall expansion initiative.** This project should proceed as soon as possible; it is currently expected to begin between 2015 and 2020, but this is dependent upon funding and the completion of the first construction phase. **This library should be a minimum of 130,000 square feet, with a design that allows for the use of multi-use space within the complex and future expansion potential.** The opening of the new Central Library should be accompanied by the closure of the Four Corners Branch (for a net increase of approximately 91,000 square feet).

Recommendation

Develop a Central Library as part of the second phase of the City Hall expansion initiative. This project should proceed as soon as possible; it is currently expected to begin between 2015 and 2020, but this is dependent upon funding and the completion of the first construction phase. This library should be a minimum of 130,000 square feet, with a design that allows for the use of multi-use space within the complex and future expansion potential.

The opening of the new Central Library should be followed by the closure of the Four Corners Branch due to their close proximity, in accordance with the City of Brampton's development plan for the Southwest Quadrant.

Proposed Bram West Library & Community Centre at Mississauga and Embleton (southwest Brampton)

This facility was contemplated as part of the Library's 2004 Facilities Master Plan, and was to be preceded by the establishment of a temporary location approximately 4 years prior. The City has identified a 12 hectare (29 acre) community park site west of Mississauga Road and south of the Credit River for the potential future development of a community centre and library. Known as the "Mississauga / Embleton" site (or Bram West), development of this facility is not budgeted until closer to 2018/19. It is currently anticipated that much of the library costs will be funded through development charges.

This location is centrally situated within a geographic gap area for library services. Although the population of this community is currently quite low, considerable growth is anticipated over the next ten to twenty years, making this site a good candidate for medium-term branch development; the date established in the City's long-term forecast (2018/19) is a reasonable target to begin construction of this facility.

Also bolstering the case for facility development in this area is the fact that two of the nearest branches – Mount Pleasant and South Fletcher's – are the City's two smallest permanent library branches and both are located in heavily populated areas. A facility in the Bram West area would help to alleviate pressure on these two facilities and would also benefit from the increased usage associated with its co-location with a community centre.

The analysis supports the development of a 30,000 square foot district library as part of the Bram West Community Centre around the year 2019. Although not ideal, a phased construction approach may be considered if funding and/or the pace of residential growth does not proceed as anticipated.

Recommendation

Develop a 30,000 square foot district library as part of the proposed Bram West Community Centre in southwest Brampton (Mississauga and Embleton Roads) around the year 2019.

Future Interim Sites

The Brampton Library's use of portable units and leased space for establishing interim sites has been an effective strategy in establishing library service in areas that are undergoing residential development. This strategy is effective because it not only allows for service to be provided in advance of permanent library facility construction (which can often lag several years behind due to funding and other limitations), but it also helps to establish and evaluate demand for library services locally. Furthermore, as library space needs are very closely linked with growth forecasts and associated Development Charges funding, it would be to the Library's advantage to attempt to maintain a reasonable level of service into the future in order to maximize its financial resources and, in turn, its service to the community. **The Library may consider using interim sites as a strategy in high growth areas prior to permanent facility development; this may include the Bram West area, depending on population growth factors and confirmation of construction timeframes.**

Recommendation

The Library may consider using interim sites as a strategy in high growth areas prior to permanent facility development; this may include the Bram West area, depending on population growth factors and confirmation of construction timeframes.

Longer-term Options

The scope of this Plan spans ten years, from 2011 to 2021. Nevertheless, this Plan contains a substantial body of research that suggests that additional facility development will be required beyond this timeframe (to 2031 and then the City's eventual build-out).

Beyond 2021, it is likely that the continued provision of larger libraries will be required to keep pace with residential growth. This may include the development of an **eighth district library branch** (to go along with a central library) and/or the expansion of one or more existing branches. Well in advance of construction, land for required facilities should be secured. Future Master Plans and Strategic Plans will need to consider these options more fully over the course of time.

Furthermore, it was suggested that the Brampton Library may – over the longer-term – need to consider alternate forms of library service (such as kiosks or smaller branches with more limited functions) due to residential intensification and the movement toward walkable communities. Continued monitoring of population and library usage trends is essential to developing a response to such a scenario.

Recommendation

Beyond 2021, it is likely that the continued provision of larger libraries will be required to keep pace with residential growth. This may include the development of an eighth district library branch (to go along with a central library) and/or the expansion of one or more existing branches. Well in advance of construction, land for required facilities should be secured. Future Master Plans and Strategic Plans will need to consider these options more fully over the course of time. Consideration should also be given to innovative facility provision options that will serve intensification areas.

7. IMPLEMENTATION PLAN

7.1 RECOMMENDED FACILITY PROVISION STRATEGY

Consistent with the recommendations in the previous section, the following table illustrates the proposed space requirements and library development programme for the period between 2011 and 2021. For each of these projects, feasibility studies on facility locations, design, and sizing should be conducted. Options will need to be explored to confirm the impact to service standard levels as well as capital and operating costs.

Proposed Space Requirements & Library Development Programme (2011-2021)

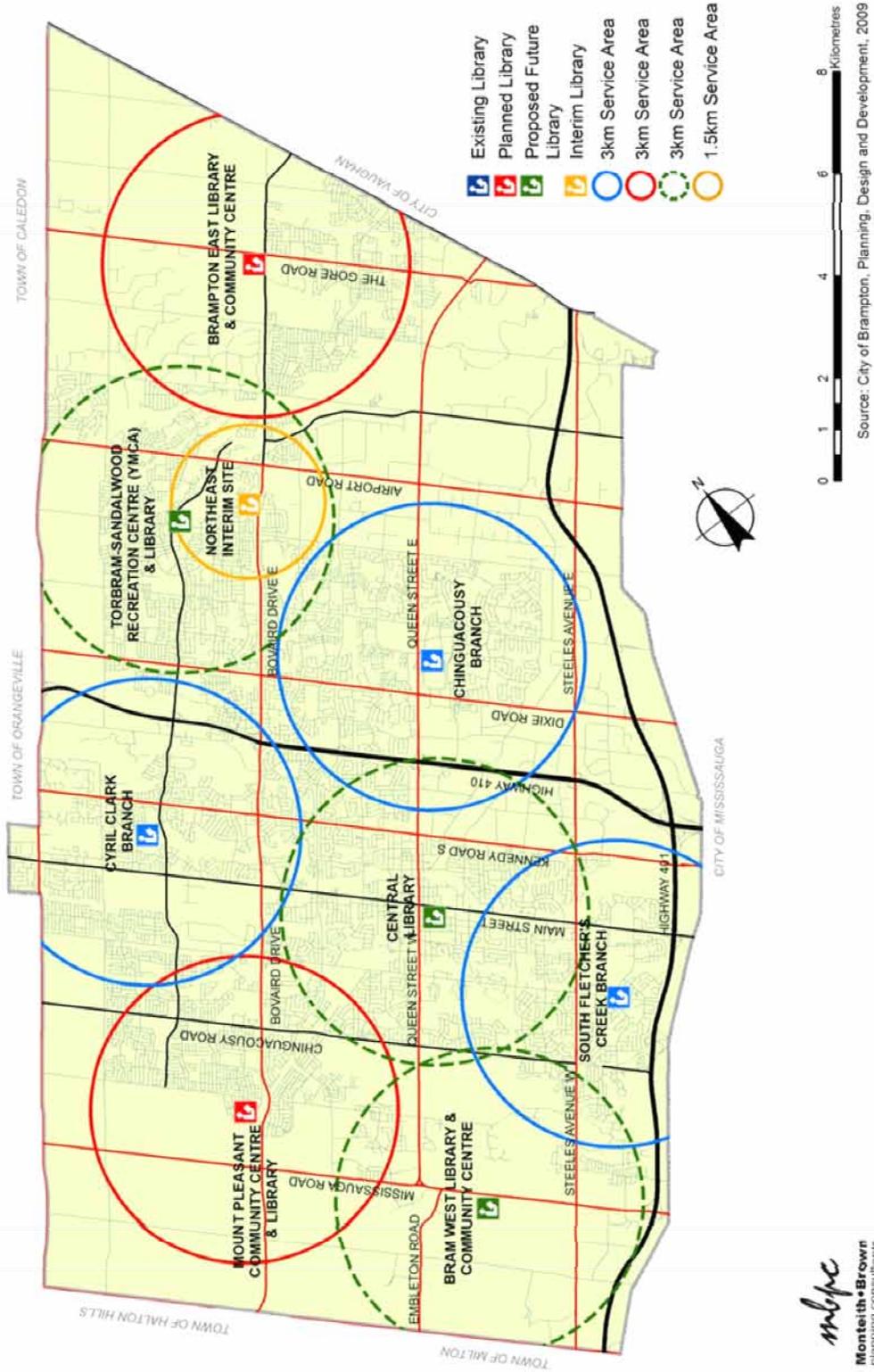
Year	Population	Supply, square feet (sf/cap)	Space Requirements (based on 0.6 sf per capita)	Growth-related shortfall (sqft)
2011	510,000	126,636 (0.25)	306,000	179,364
2011		+10,000	Mount Pleasant Library & Community Centre (Phase 1)	
2011		-3,000	Closure of Northwest Interim Site	
2012		+30,000	Brampton East Library & Community Centre	
~2013		+12,000	Mount Pleasant Library & Community Centre (Phase 2)	
2016		+25,000 (min.)	YMCA/Library (Torbram/Sandalwood)*	
2019		+30,000	Bram West Library & Community Centre (Mississauga/Embleton)	
2015-2020		+130,000	Central Library*	
2015-2020		-39,000	Closure of Four Corners Branch (when Central Library opens)	
2021	635,000	321,636 (0.51)	381,000	59,364

* Funding from sources other than Development Charges will be required to move forward with the library components of the YMCA and Central Library projects.

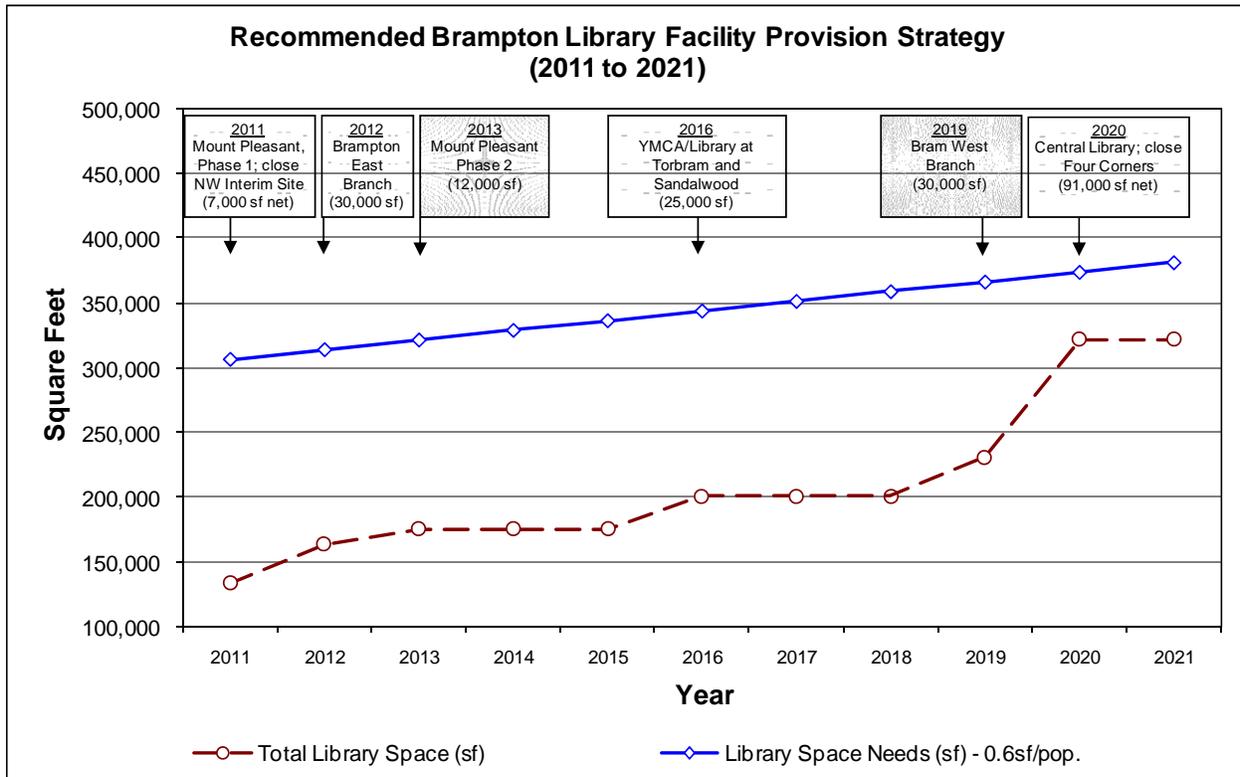
The following map identifies the location of the proposed facilities within the context of the existing library system, along with service radii to better illustrate geographic distribution.

Brampton Libraries Facilities Master Plan Update (2011)

Proposed Library Facility Distribution Strategy



The following graph illustrates the impact that the proposed facility development strategy would have on the City-wide space provision target.



The proposed strategy would effectively double the per capita space provision to Brampton residents in the next ten years and beyond (from 0.25 square feet per capita at present to 0.51 square feet per capita), bringing the Library closer in line to what is being achieved in other high growth urban communities across Ontario and Canada (but still short of the long-term target of 0.6 square feet per capita). This programme is aggressive and will require considerable efforts and resources from both the Brampton Library and its partners (including the City of Brampton).

Recommendations

The size, location, and cost of each proposed development should be confirmed through more detailed study prior to project initiation.

Modifications to the facility provision strategy recommended in this Plan may be considered based on partnership, funding, and/or growth considerations, particularly as it relates to the timing, size, and/or location of proposed facilities. Any significant deviations from the proposed facility provision strategy must be in the best interest of the Brampton Library and the community it serves.

Future library branches should be designed in compliance with the City's Accessibility Technical Standards. To assist the library in responding to potential longer-term changes in service delivery, flexible designs that can accommodate future renovations and expansions should also be considered. Library construction (new development and major renovations) should also be designed to seek LEED Silver certification (at minimum).

7.2 COST & FUNDING CONSIDERATIONS

The following table presents capital cost estimates for recommended new library development between 2011 and 2021 (excluded are the Mount Pleasant and Brampton East Branches as these projects are already in various stages of construction). This table has been modified from the version in the 2007 Master Plan Update to reflect the recommended provision strategy. These preliminary capital cost estimated must be refined and confirmed through further investigation at the appropriate juncture.

Preliminary Estimate of Capital Costs, Brampton Library Facility Development 2011-2021 (excluding the Mount Pleasant Branch and Brampton East Branch)

Cost Category	New District Library by 2016 (YMCA)	New District Library by 2019 (Bram West)	New Central Library by 2020 (City Hall)
Gross Floor Area (sf)	25,000	30,000	130,000
Building Construction (\$300/sf)	\$7,500,000	\$9,000,000	\$39,000,000
Site Development, New Services (10%)	\$750,000	\$900,000	\$3,900,000
Net Construction Estimate	\$8,250,000	\$9,900,000	\$42,900,000
LEED Silver (12%)	\$990,000	\$1,188,000	\$5,148,000
Contingency & Soft Costs (10%)	\$825,000	\$990,000	\$4,290,000
Equipment & Fitments (10%)	\$825,000	\$990,000	\$4,290,000
Permits (1.5%)	\$123,750	\$148,500	\$643,500
Landscaping & Site Plan (1%)	\$82,500	\$99,000	\$429,000
Engineering Design Fees (8%)	\$660,000	\$792,000	\$3,432,000
Contract Admin Fees (5%)	\$412,500	\$495,000	\$2,145,000
Project Management (scale)	\$275,000	\$320,000	\$320,000
IT Requirements (1%)	\$82,500	\$99,000	\$429,000
Net Total	\$4,276,250	\$5,121,500	\$21,126,500
Total Estimated Capital Costs	\$12,526,250	\$15,021,500	\$64,026,500

Notes and Assumptions:

The cost for the Central Library may be slightly higher than \$300/GSF due to the complexity of site conditions.

All percentages identified in the table above are "order of magnitude" averages. The percentages may be slightly higher for the smaller facilities (i.e. 30,000 sf) and slightly lower for larger facilities (i.e. 130,000 sf).

Site Development percentage assumes new services to a site that proportionately matches the size of the new facility on a serviced street.

As illustrated in the previous table, the preliminary estimates of capital costs are as follows:

YMCA/Library (Torbram/Sandalwood)	\$12.5 million
Bram West Library & Community Centre (Mississauga/Embleton)	\$15.0 million
Central Library	<u>\$64.0 million</u>
Total	\$91.5 million

Costs are based on a construction estimate of \$300 per square foot, which the Brampton Library has indicated is consistent with recent projects. This estimate will allow for a contemporary quality of construction and finish, but could increase depending on specific project requirements. It bears noting that construction costs can vary significantly due to instability of material costs, labour costs, and other economic factors. This budget is based on a very preliminary concept only and should be considered as

a Class D budget (+/- 20%). All figures are shown in current year dollars (2011) and have not been escalated for inflation (which could add approximately 5% per year to the estimated cost).

An allowance has been made for site development costs, as well as various soft costs (e.g., design fees, equipment, contract fees, etc.) and contingencies. A percentage has also been applied for achieving a LEED Silver level of certification, which is a program that recognizes green building practices in areas such as energy conservation and demand management (the prevailing philosophy is that these upgrades will increase the capital cost, but reduce the facility's environmental impact and result in incremental operating cost savings due to energy efficiencies).

Excluded are costs associated with land acquisition, unusual site conditions, demolition, library collections/materials, temporary relocation costs, capital financing, and capital replacement. Additional funding may also be required for the continued maintenance of the existing branches. Operating cost estimates are outside the scope of this study.

In terms of funding, Development Charges help the City to pay for infrastructure requirements created by growth. They are based largely on historic averages of service provision, so there are limits as to how much can be considered growth-related. Because the Brampton Library has built very little additional floor space in the past ten years, the Development Charge service levels for libraries are lower than ideal. Further, much of the available Development Charge dollars will be used to fund the Brampton East Library project (and to a lesser degree the Mount Pleasant Library project, which received grant funding). Additional funding may be available for some or most of another district library project by 2019 (e.g., the Bram West library facility in the southwest), however, anything beyond this (e.g., central library, YMCA partnership, etc.) will require alternate forms of funding. **As a result, the facility provision strategy proposed in this Plan cannot be funded entirely through growth-related capital (Development Charges).** Steady and strategic investment is required in order to increase these service levels for future residents.

Other funding sources will be required to move toward the recommended facility provision target. This will most likely include a combination of taxes (general reserves), grants, and/or community and partner contributions. The sale of the Four Corners Branch (once the central library is built) may also offer some opportunity to offset costs.

Notwithstanding these considerations, it is apparent that this will be a challenging capital development strategy. Tax funding is applied at City Council's discretion and there are often many competing projects amongst the City's many departments (e.g., city hall expansion, fire department training and maintenance facility, public works yards, transit improvements, etc.). **As a result, the availability and timing of funding is unknown at this time and will require further consultation with City officials over the coming years. Library administration will work with City staff to prepare a long-term financial plan to support library expansion.**

While financial shortfalls may make it necessary delay some of these proposed capital projects, every effort should be made to implement the recommended facility provision strategy in a timely and community-responsive manner.

APPENDIX A: KEY INFORMANT INTERVIEWS

All members of the Library Board were invited to participate in one-on-one interviews with the consultant to provide input to this Master Plan Update, as were key staff members of the Brampton Library and City of Brampton. The following individuals provided personal input to this study:

- 1) Roger Bunn, Library Board
- 2) Karim Ladak, Library Board
- 3) Christina MacLean, Library Board
- 4) Manmeet Thind, Library Board
- 5) Catherine Hough, Library Board
- 6) Cathy Matyas, Brampton Library
- 7) Jason Baty, Brampton Library
- 8) Sharon Yates, Brampton Library
- 9) Lisa Lipson, Brampton Library
- 10) Lesley Bates, Brampton Library
- 11) Michael Georgie, Brampton Library
- 12) Marcelle Kwok, Brampton Library
- 13) Brain Rutherford, Community Services Department (City of Brampton)
- 14) Donna Lynn Rosa, Community Services Department (City of Brampton)
- 15) Mo Lewis, Financial & Information Services Department (City of Brampton)
- 16) Bonnie Eskelson, Financial & Information Services Department (City of Brampton)