



King Township Public Library

Nobleton Library Area Study

(Addendum to 2014 Library Facilities Master Plan)

March 2023



Monteith•Brown
planning consultants



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Prepared by:



Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary.....	i
Section 1: Introduction.....	1
1.1 Study Purpose	1
1.2 Study Approach.....	1
1.3 KTPL Strategic Framework	2
Section 2: Overview of Nobleton Library & Market Area	1
2.1 KTPL System Overview	1
2.2 About Nobleton Library	3
2.3 Nobleton Study Area.....	5
2.4 Growth Considerations	8
2.5 Planning Policy Considerations	11
Section 3: Public Library Provision Trends	12
3.1 Libraries as Community Hubs	12
3.2 Libraries as Third Places	12
3.3 Library Facility Design	13
3.4 Library Collections, Resources & Programs	14
3.5 Scan of Recent & Comparable Library Developments	15
Section 4: Library Space Needs	20
4.1 Township-wide Library Space Target	20
4.2 Space Requirements for Nobleton.....	21
4.3 About the Site	22
4.4 Preliminary Design Considerations	24
Appendix A: Environics Trade Area Reports	A-1

Executive Summary

The purpose of this Study – which will serve as an addendum to the KTPL’s 2014 Facilities Master Plan – is to identify the optimal level of public library space provision to serve the Nobleton community for the next 30+ years. This study considers study area demographics, growth forecasts, trends and best practices in library design, comparator facilities in other communities, and public and input received through a related planning initiative.

Through its 2022 Strategic Plan, KTPL found that the community wants more from its library facilities. The Library has recently begun the process of planning for a new library in Nobleton to replace the existing building on Sheardown Drive. The new library may be timed to coincide with a future phase of capital improvements to Nobleton Community Park, as a stand-alone library branch fronting on Highway 27. This is a long-term project; however, this space estimate will be used to inform future planning, design and budgeting.

The analysis has established the following key points that support the establishment of a larger, replacement library branch at the site of the Dr. William Laceby Nobleton Community Centre & Arena along Highway 27:

- a) Nobleton is King Township’s second largest settlement area and its population is becoming more diverse, suggesting a continued need for library services.
- b) Planned and potential growth in the Nobleton community – doubling by 2051 – will generate additional demand for library space. A population estimate of 13,750 persons by 2041 (compared against KTPL’s space provision target of 0.95 square feet per capita) has been used as the basis for establishing the size of the recommended facility.
- c) The existing Nobleton Library Branch was built in 1987 and offers 3,132 square feet of usable space. KTPL has determined that the current building constraints (e.g., space provision and layout, barrier-free accessibility, location, etc.) are limiting its use and that it is not well suited to serving the future needs of the community.
- d) The Dr. William Laceby Nobleton Community Centre & Arena site is a central, convenient and accessible location within Nobleton and there is an opportunity to establish a new library branch at this location. Adding a library branch at this location will strengthen the site as a one-stop destination and community hub that better serves existing users and attracts new users.

These findings suggest that King Township Public Library should work to integrate a Nobleton Branch Library into its capital development plan. The facility should be approximately 13,000 square feet in size to serve an estimated 13,750 persons within the catchment area by 2041.

If approved by the KTPL Board, next steps would involve preparing architectural concepts for the branch that will assist in identifying capital cost estimates and a capital strategy to move the project forward.

Section 1: Introduction

1.1 Study Purpose

The King Township Public Library (KTPL) has expressed an interest in replacing and expanding the Nobleton Library to accommodate local growth and changing needs. There is an opportunity to relocate the branch to the site of the Dr. William Laceby Nobleton Community Centre & Arena and Community Park to enhance its role as a community hub. It is understood that this is a longer-term project and that the branch library would be a new building, unattached on the site.

The purpose of this study is to identify the optimal level of public library space provision to serve the Nobleton community for the next 30+ years. This space estimate will be used to inform future planning, design, and budgeting.

This study serves as an addendum to the 2014 King Township Public Library Facilities Master Plan. The Master Plan recommended that opportunities for branch expansion be reconsidered beyond 2021, considering future population growth in the area. With the recent adoption of the York Region Official Plan and related growth management strategy, the time is right to reassess needs considering projected growth and changes in library provision trends.

1.2 Study Approach

This study utilizes a methodology like that established in the 2014 Master Plan, with a specific focus on the Nobleton area. The recommended space provision target has been reassessed with consideration of industry benchmarks, population factors, and trends influencing the demand for library space.

This study evaluates the library space and service needs of residents within the Nobleton area. It summarizes key inputs in the planning process, assesses space needs, and provides a facility provision strategy that defines future outcomes. Key tasks that were undertaken for this study include:

- a) An analysis of current and proposed population in the Nobleton area, including analysis of community demographics through customized reports from Environics Analytics.
- b) The identification of service, design and usage trends that may influence public library space planning requirements, including trends and usage at the current Nobleton Library..
- c) A review of KTPL's current facility provision rate relative to sector benchmarks.
- d) Consideration of community feedback gathered through KTPL's recent strategic plan.
- e) A determination of the optimal size for a new (replacement) branch to serve the Nobleton community for the next 30+ years.

Based on their past experience in completing space assessments for KTPL, Monteith Brown Planning Consultants was retained to prepare this study. Direct community consultation, architectural drawings, engineering assessments, and cost estimation are excluded from the scope of work. The study outcome will inform KTPL and King Township as to future space provision requirements. Further investigation may be required to confirm the feasibility and cost implications of facility development.

1.3 KTPL Strategic Framework

The King Township Public Library **2023-2026 Strategic Plan** provides the framework through which the Special Area Study is being carried out. The Strategic Plan is the overarching document, built upon community input, which guides KTPL’s organizational decision-making and the desired future for the library system. The Strategic Plan articulates the following Vision, Mission and Statement of Values:

Table 1 – KTPL Strategic Framework Vision, Mission and Statement of Values

Vision	“Why do we exist?”	Access to information opens doors
Mission	“What do we do?”	Provide access to information, entertainment, and community spaces
Statement of Values	“How do we behave?”	Welcoming – Equitable and accessible to all Helpful – Knowledgeably connect people to what they seek Friendly – A warm greeting and responsive service

Furthermore, the Strategic Plan provides the following priorities and strategic objectives that outline how the plan will succeed. All of these are intended to reflect to the KTPL’s commitment of advocating to maximize community services, staffing, and spaces, and leveraging available funding.

Table 2 – KTPL Priorities and Strategic Objectives

People	<ul style="list-style-type: none"> • Provide programming opportunities for all ages • Have the right staff, in the right positions, with the right skills • Develop relevant collections and innovative formats
Connections	<ul style="list-style-type: none"> • Start conversations – inside the library and out in the community • Raise awareness of library services through effective marketing • Nurture existing partnerships and cultivate new ones
Spaces	<ul style="list-style-type: none"> • Create welcoming, functional environments, both physical and digital • Balance hours of operation to optimize use • Explore new opportunities for library service points

Section 2: Overview of Nobleton Library & Market Area

2.1 KTPL System Overview

King Township Public Library uses a multi-tiered, decentralized facility framework consisting of three branch libraries (King City, Nobleton and Schomberg), a self-service pickup and return location (Ansnorveldt), and virtual services (do not require dedicated space). At present, KTPL’s three physical library locations have a combined floor space of 22,253 square feet.

Figure 1: KTPL Library Locations



Table 3: King Township Public Library, Branch Service Profile Summary, 2022

Location	Year Opened	Branch Size (square feet)
King City Branch	1970 (rebuilt and expanded in 2021)	16,000 sf (excluding seniors' centre)
Nobleton Branch	1987	3,132 sf (excluding basement)
Schomberg Branch	1979 (renovated in 2021)	3,121 sf
Totals	--	22,253 sf

The following table identifies key characteristics and profiles for each of KTPL’s three full-service libraries. Recent and reliable usage data is unavailable due to construction of the new King City Branch in 2018-2021 and closures associated with the COVID-19 pandemic (2020-2022).

Table 4: Service Profile – King Township Public Library Facilities (2019-2022)

	King City	Nobleton	Schomberg	TOTAL
Estimated Population (2021 Census)	8,396	6,507	2,656	27,333 (Township-wide)
Current Size (Sq Ft)	16,000	3,132 (main floor)	3,121	22,253
Weekly Hours of Operation in 2023 (subject to municipal budget approval)	45.4	44	44	133.4
Collection Size total physical volumes held (excluding magazines and digital volumes) (2022)	18,903	9,759	11,641	40,303
# of Fixed Public PCs (2022)	10	4	4	18
Public Seating (2022)	120	23	43	186
Key Facility Characteristics	Meeting Room, Local History, Administrative and Technical Services	Meeting Room, Basement (storage)	Meeting Room	--

Excluding Ansnorveldt Self-Service Location

Source: KTPL, 2022

The King Township Public Library system has been expanding in recent years to meet growth-related needs. In 2021, the Township completed construction of a 21,000 square foot building that supports the King City Library Branch and King City Seniors’ Centre, replacing the branch’s previous 7,800 square foot building and doubling the library space to 16,000 square feet. This branch provides a variety of new and expanded spaces, such as meeting and study rooms, a reading lounge, book and out-of-the-box collections, public-use technology, children and teen areas and a Make-It Lab. The 5,000 square foot Seniors’ Centre also provides community space, program areas and rental opportunities.

Looking ahead, KTPL’s 2014 Facilities Master Plan identified the need for an expansion to the Schomberg Branch, although there are no firm plans currently in place. Beyond the four existing library buildings (including Ansnorveldt), no new physical branches are anticipated, thus these locations must be planned to serve a Township-wide population of 50,300 by 2051 (York Region Official Plan, 2022).

Recent community consultation for KTPL’s Strategic Plan collected responses from customers and residents from across the Township. One of the top five issues raised was “size / outdated facilities”. The survey also found that convenient hours, with comfortable spaces to work and study are in demand across the Township.

Respondents identified the following facility-related comments about how they perceive King Township Public Library (comments may not be specific to the Nobleton Library) and why they may not use the library as much as they would like:

- “I live in Nobleton and the old library is very small.”
- “It would be nice to have larger facilities.”
- “Somewhat antiquated.”
- “Inadequate.”
- “Small, not much to offer!”

2.2 About Nobleton Library

The Nobleton Branch is located at 8 Sheardown Drive at its intersection with Highway 27 in Nobleton. This site is surrounded by residential areas and a shopping area is located directly across Highway 27. The branch was constructed in 1987 and is a one-floor building design, although there is a large basement area that is not accessible and thus not suitable for public occupation. The parking area is located off McCutcheon Avenue. The building has two points of public access, which does not allow for space to be fully maximized.

Although the Nobleton Branch is listed at 5,162 square feet, approximately 2,000sf of this is non-public space located in the basement (not barrier-free). The main floor space is estimated at **3,132 square feet**.

The 2014 Facilities Master Plan and subsequent observations have identified the following **challenges with the Nobleton Library**:

- lack of public space for seating, studying, gathering, new technologies, and programming
- insufficient quiet and small group study space (it is difficult to provide discreet 1-on-1 assistance to customers)
- poor sound and visual separation for users – the open concept design does not allow for sufficient separation (e.g., it is very noisy when groups enter library)
- many architectural challenges (e.g., dual entrance, poor airflow in vestibules, blind spots that present security issues, etc.)
- main storage is located in the basement (not barrier-free; access is from a steep staircase)
- amount of display and shelving opportunities are limited due to prevalence of windows
- public washroom doors are not AODA compliant
- building does not lend itself to all current technologies
- has a more “institutional” atmosphere – not as warm and vibrant as other branches
- more of a book repository – the stacks are too high (poor visibility)
- the location is not walkable for many users – most people drive to the library
- its location and design limit its appeal as a community hub, contributing to lower usage
- lack of storage space (staff room used for overflow)
- the facility is aging (35 years old)

Nobleton Public Library Property Arial View



Nobleton Public Library Frontage



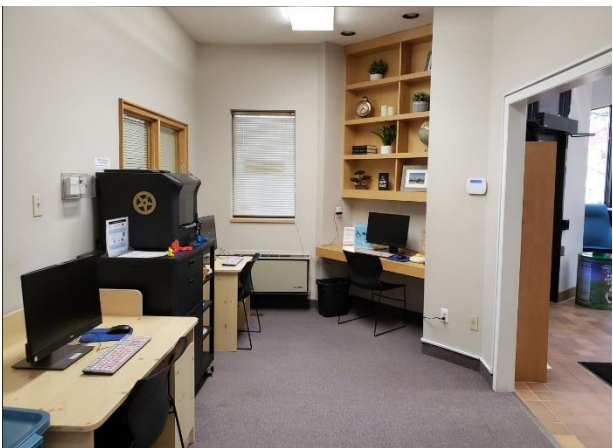
Nobleton Public Library Book Inventory



Nobleton Public Library Youth Reading Space



Nobleton Public Library Computer Work Space



Nobleton Public Library Basement



2.3 Nobleton Study Area

To inform the library space needs assessment later in the report, two different geographic boundaries have been established:

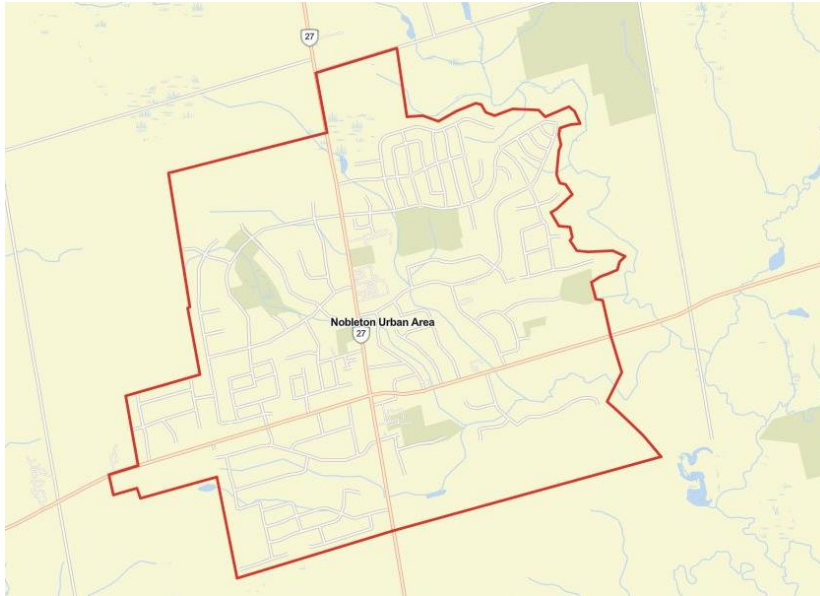
Study Area: People living within the Study Area are most likely to use the Nobleton Library when seeking out public library services, although those living closer to the edges of the study area may have other public libraries that are just as convenient depending on their travel patterns. The Nobleton study area has been established as the area generally bounded by 17th Sideroad to the north (about halfway to Schomberg), Highway 400 to the east (about halfway to King City), King Vaughan Road to the south (municipal boundary), and the King/Caledon boundary to the west.

Figure 2: Nobleton Study Area



Primary Catchment Area: The Primary Catchment Area is analogous to the Nobleton urban area. As this includes people living in closest proximity to the Nobleton Library (who may choose to walk or bicycle to the library, in addition to travel by vehicle), these residents are more likely to use this location on a more frequent basis, all other factors being equal. The Primary Catchment Area is smaller than the Study Area.

Figure 3: Nobleton Primary Catchment Area



To allow for a more detailed demographic comparison of the study area and sub-areas, Executive Trade Area Reports were prepared by Environics Analytics (see **Appendix A**). Key demographic characteristics are shown in the following table and summarized below.

Table 5: Population Characteristics of Nobleton Study Area, Primary Catchment Area, and King Township (2022)

	Nobleton Study Area (2022)		Primary Catchment Area (2022)		King Township (2021)	
	#	%	#	%	#	%
Total Population	9,389	100%	7,023	100%	27,333	100%
Growth between 2016-21	n/a	n/a	1,583	32.1%	29,710	11.5%
Total Households	2,740	100%	1,992	100%	8,970	100%
Age						
0-19	2,354	25.1%	1,938	27.6%	6,765	24.7%
20-39	2,259	24.0%	1,719	24.5%	5,795	21.2%
40-59	2,722	29.0%	2,066	29.4%	8,370	30.6%
60+	2,056	21.9%	1,299	18.6%	6,390	23.3%
Household Type						
Houses	2,661	97%	1,927	97%	8,340	93%
Apartments	79	23%	65	3%	625	7%
Visible Minority	1,630	17.4%	1,161	16.5%	5,010	18.4%
South Asian	716	7.7%	642	9.2%	1,590	5.8%
Latin American	53	0.6%	49	0.7%	280	1.0%
Black	151	1.1%	28	0.4%	545	2.0%
Chinese	213	2.3%	154	2.2%	1,040	3.8%
West Asian	117	1.3%	107	1.5%	575	2.1%
Mother Tongue						
English	6,315	67.5%	4,624	65.9%	18,385	67.5%
Italian	1,116	11.9%	881	12.6%	2,355	8.6%
Spanish	117	1.3%	85	1.2%	375	1.4%
Punjabi	126	2.0%	178	2.5%	145	0.5%
Russian	189	1.4%	94	1.3%	835	3.1%

	Nobleton Study Area (2022)		Primary Catchment Area (2022)		King Township (2021)	
	#	%	#	%	#	%
Average Household Income	\$209,551	n/a	\$199,511	n/a	\$193,000 (2020)	n/a
Labour Force Participation	5,490	71.8%	4,150	74.4%	22,330	66.6%
Education						
No Cert/Dipl/Degree	1,138	14.9%	840	15.1%	2,885	14.4%
High School Certificate	1,917	25.1%	1,367	24.5%	6,115	27.8%
Apprenticeship or Trades Cert/Dipl	505	6.6%	380	6.8%	1,335	5.5%
College	1,539	20.1%	1,181	21.2%	4,020	18.6%
University Cert/Dipl	137	1.8%	91	1.6%	655	2.2%
Bachelor's Degree	2,412	31.5%	1,722	30.9%	5,050	31.5%

Source: Nobleton and Area – Analytics, Executive Trade Area Report, 2022; King Township – Statistics Canada, 2021

Key observations from the data suggest that the Nobleton area (Study Area and Primary Catchment Area) is growing more quickly than the Township as a whole, has a younger population and more families, and has a greater percentage of residents with higher levels of educational attainment. **All of these socio-demographic factors within the Nobleton area are consistent with profiles of people that are more likely to use public library services.**

The details are summarized below:

- a) **Population:** The estimated 9,389 people living in the Nobleton Study Area account for one-third (34%) of the entire King Township population. The Primary Catchment Area (Nobleton Urban Area) contains 75% of the population within the Nobleton Study Area.
- b) **Persons per Household:** The Nobleton Study Area and Primary Catchment Areas have larger households (3.4 and 3.5 persons per household, respectively) than King Township as a whole (3.1 persons per household).
- c) **Age:** There are more families living in the Primary Catchment Area (52% of the population is under the age of 40) compared to King Township as a whole (46% under the age of 40).
- d) **Visible Minority:** About one in six residents (18%) in the Township belong to a visible minority group and this ratio is similar in the Nobleton area. Persons from South Asia are the largest visibility minority group across the Township.
- e) **Mother Tongue:** Two-thirds of residents (67.5%) in the Township reported English as their mother tongue and this ratio is similar in the Nobleton area. Italian and Punjabi are more common in the Nobleton area than the Township as a whole.
- f) **Income:** The average household income for the Nobleton Study Area and Primary Catchment Area (\$209,551 and \$199,551, respectively) are slightly higher than King Township (\$193,000).
- g) **Labour Force Participation:** A greater proportion of residents in the Nobleton Study Area and Primary Catchment (71.8% and 74.4%, respectively) are participating in the labour force, compared to King Township (66.6%).
- h) **Education:** No notable differences were identified.

2.4 Growth Considerations

In order to create a projection of library space needs, it is necessary to consider local growth factors.

Three villages exist in the Township (King City, Nobleton, and Schomberg), each with a public library branch – these three areas accounted for about 64% of the Township’s population as of 2021. The remaining residents live outside of these communities in rural areas and smaller hamlets.

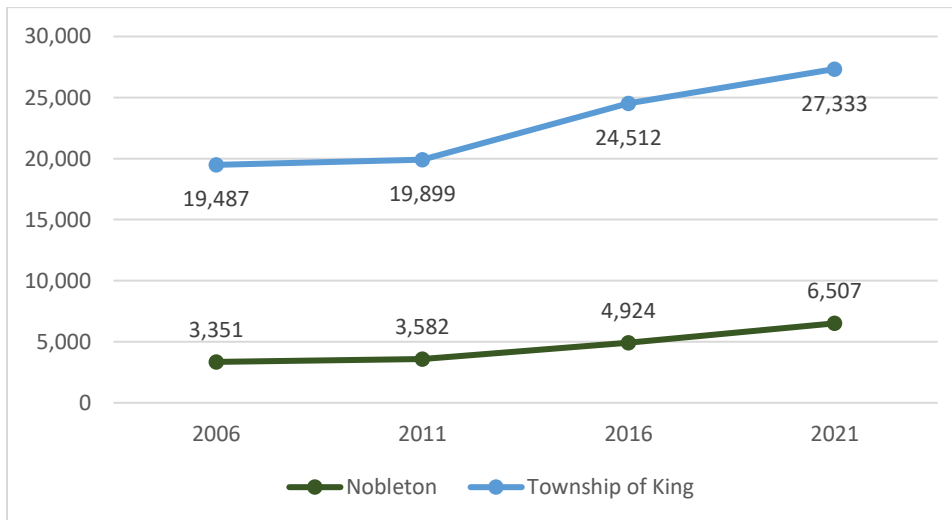
Table 6: Township of King Population by Community, 2021 Estimates

Community	Census Population Estimate (2021)	Proportion of Township Population
King City	8,396	31%
Nobleton*	6,507	24%
Schomberg	2,656	10%
Rural Area & Hamlets	9,774	36%
Total	27,333	100%

* Though not exact, the Noble urban area represents a similar geography to the Primary Catchment Area
 Source: Statistics Canada, 2021 Census

In the 1980s when the Nobleton Library was established, it served a much smaller population than today (the population of the local Census Tract, which includes the service area of Nobleton and a portion of the surrounding area, has more than doubled since that time). Nobleton is now the Township’s second-largest serviced area and it has seen considerable growth in recent years. **Nobleton’s population grew from 4,924 persons in the 2016 Census to 6,507 in the 2021 Census, an increase of 32% (1,583 persons).** This accounted for more than half (56%) of King Township’s population growth during this five-year period.

Figure 4 – King Township and Nobleton Population, 2006 to 2021



Source: Statistics Canada, Census of Canada

Nobleton is poised to experience additional growth in the future, but servicing constraints are limiting this potential in the short-term. The Region of York recently completed an Environmental Assessment for water and wastewater servicing capacity expansion that would allow Nobleton to reach a population of approximately 10,800¹.

Current development activity, including several draft approved plans of subdivision, suggests that there are over 1,100 single detached residences in the development pipeline, plus additional townhouses and condos within the village core. If approved, these applications have the potential to add 3,131 persons to the study area once the servicing constraints are addressed.

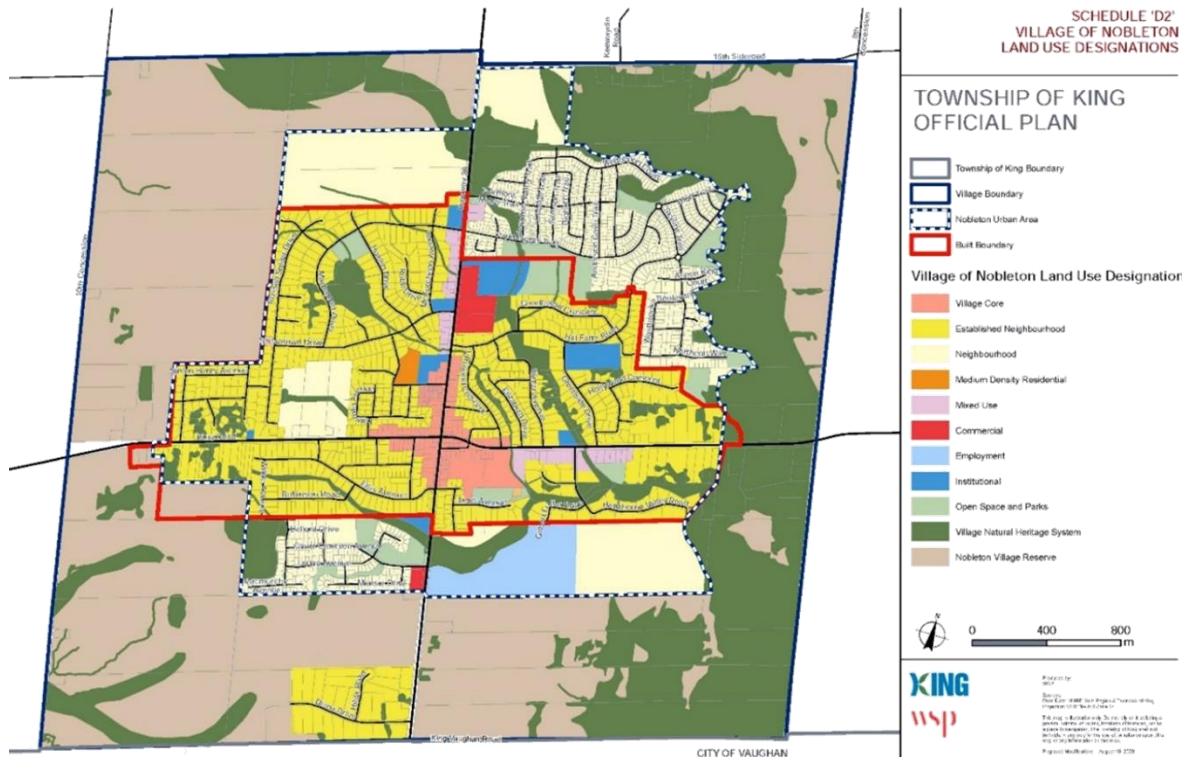
Table 7: Estimate of the Anticipated Amount, Type and Location of Residential Development

Timing	Total Residential Units	Net New Population
2020-2030	1,195	474
2020-Buildout	4,068	3,131

Source: Township of King, Development Charges Background Study, 2020.

The large majority of this growth will occur within the undeveloped “Neighbourhood” designations identified in the following schedule from the Township’s Official Plan.

Figure 5: Schedule D2, Village of Nobleton Land Use Designations



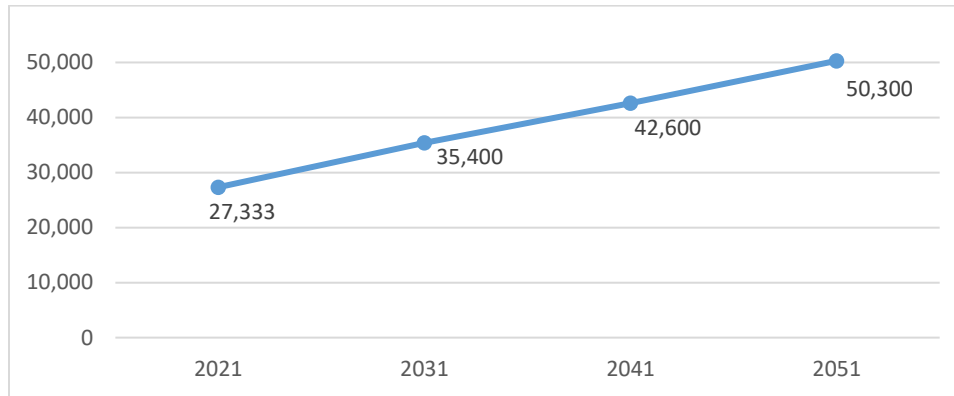
Source: Our King – Township of King Official Plan (approved 2020)

¹ York Region. **Proposed 2051 Forecast and Land Needs Assessment**. March 2021. <https://yorkpublishing.escrimemeetings.com/filestream.ashx?DocumentId=20345>

Assuming a current population of 7,023 persons in the Primary Catchment Area and 9,389 persons in the Study Area, the addition of 3,131 persons through planned residential development results in future population estimates of 10,154 and 12,520 persons for the two areas, respectively. The timing of fully achieving these growth targets will depend on factors such as servicing availability, approvals and housing demand, but is currently anticipated to be around 2031.

Growth beyond 2031 – when the Township reaches a total population of 34,900 persons – is not contemplated in the Township’s Official Plan. However, the 2022 York Region Official Plan forecasts a Township-wide population of 42,600 by 2041 and 50,300 by 2051. The current focus of population growth is on the Township’s three villages, “where there are municipal water and wastewater services, a concentration of land use and activities, and where there is the greatest opportunity to accommodate growth in a sustainable manner.”²

Figure 6 – King Township Population Forecast



Sources: York Region Official Plan (2022); Census of Canada (2021)

Assuming that long-term growth across the entire Township (an additional 15,400 persons between 2031 and 2051) is allocated in similar proportions to anticipated growth in the next ten years, the following table arrives at a preliminary high-level projection for future population growth in the Nobleton area. It is noted that achieving these figures will require expansions to the urban boundaries and servicing solutions that are not currently addressed in the Township’s Official Plan.

Table 8: Estimate of Long-term Population Growth to Achieve Region of York 2051 Forecast

Village Area	Allocation of Population Growth (2020-Buildout)	Potential Population Allocation (2031-2051)
King City	66%	10,200
Nobleton	31%	4,800
Schomberg	3%	400
Total	100%	15,400

Source of Population Allocation: King Township, Development Charges Background Study, 2020.

² Township of King Official Plan (2020). Section 2.3, Managing Growth.

Based on these assumptions, it is forecasted that the Study Area population will increase to **14,954 persons by 2051** and the Primary Catchment Area population will increase to **17,320 persons by 2051**.

Table 9: Estimated Population of Nobleton Primary Catchment and Study Areas to 2051

Area	Current Population (2022, source: Environics)	Estimated Population by 2031 (+3,131)	Estimated Population by 2051 (+4,800)
Nobleton Primary Catchment Area	7,023	10,154	14,954
Nobleton Study Area	9,389	12,520	17,320

It is anticipated that the Township's Official Plan will be updated within the next few years to expand beyond the 2031 planning horizon and come into conformity with the Region's Official Plan. It is also noted that there are many adjustments to provincial policy and growth targets being made at the time of writing; the full impact of these changes on growth in King Township (and Nobleton more specifically) will need to be assessed further by the Township's Planning Department.

2.5 Planning Policy Considerations

Existing and planned land use patterns are an important part of evaluating where library services are appropriately and optimally situated. In Ontario, land use planning is regulated through the Planning Act and implemented through documents such as the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Region of York Official Plan, King Township Official Plan and Zoning By-law, etc.

Current planning policy encourages municipalities to plan their communities in a manner that promotes efficient use of land (e.g., curbing urban sprawl and setting intensification targets), protecting natural resources, creating 'complete' and walkable communities, and revitalizing core areas. Notably, the Provincial Growth Plan directs the Region of York to allocate growth in a manner that achieves its desired outcomes, and in turn the King Township Official Plan has regard to all upper-tier planning policies.

The King Township Official Plan (2019) contains policies supportive of the role that libraries play within the community. Specifically, Section 3.2.1 states that it is a policy of Council that:

If proposed as part of an application, public institutions such as libraries and schools should be prominently located on Regional Arterial or Local Collector Roads, to enhance convenient access by walking, cycling, transit and driving.

Complete and sustainable communities are a high priority of the York Region Adopted Official Plan (2022), supporting a full range of amenities (including libraries) for all people. The plan contains policies supporting the co-location or campusing of public uses (such as recreational and library facilities) and ensuring that public buildings are designed to be accessible and located in proximity to active transportation routes.

Section 3: Public Library Provision Trends

Canada’s increasing shift towards a knowledge-based economy and the importance of “creative industries” mean that public libraries play a pivotal role to our communities. However, we recognize that libraries are experiencing transformative changes driven by broader lifestyle, societal, and technological trends, from the ubiquity of Wi-Fi, mobile devices, and eBooks to the importance being placed on collaboration, community connections, and learning. These changes are unfolding and interacting in ways that are affecting customer experience, collections, community relationships, and physical space. In addition, the COVID-19 pandemic has affected how libraries provide services, and some behaviors may be lasting.

These and other trends are presented below in the context of informing the need for and response to library facility provision in the Nobleton area.

3.1 Libraries as Community Hubs

Public libraries are valued civic institutions that support literacy and learning. Libraries across Canada are growing in importance and use. Public libraries are increasingly being recognized as community destinations and attractive public spaces with enjoyable atmospheres. The Province of Ontario is reinforcing the importance of creating community hubs and citing several libraries as integral examples of such hubs,³ strengthening the role of the library as a civic integrator. A community hub is a central access point for a range of needed health and social services, along with cultural, recreational, and green spaces to nourish community life.

More and more, libraries are commonly combined with other community facilities to improve operating efficiencies through the sharing of common areas, storage space, programming rooms, and facility management services. More importantly, libraries within recreation or cultural centres provide added convenience to customers through cross-programming and “one-stop shopping” opportunities. The provision of high quality, multi-use facilities encourage physical and social activity among all age groups, while providing opportunities to engage people with varying interests.

3.2 Libraries as Third Places

In *The Great Good Place*, sociologist Ray Oldenburg suggests that people need three places in their lives, with home as the “first place”, work/school as the “second place”, and an undefined “third place” that represents public life and community. Oldenburg writes: “The third place is a generic designation for a great variety of public spaces that host the regular, voluntary, informal, and happily anticipated gatherings of individuals beyond the realms of home and work.”

Fundamentally, third places are community spaces that are free or inexpensive, accessible, welcoming, and comfortable. People choose to visit and spend time in third places – they are not required to be

³ Government of Ontario. 2015. Community Hubs in Ontario: A Strategic Framework and Action Plan.

there, and can come and go as they please. Third places are warm and welcoming, and foster belonging and community pride. And third places are levelling spaces, where everyone is accepted, valued, and encouraged to participate, regardless of their background, identity, or socio-economic status.

Libraries play an important role as third places in communities. Regardless of one's age, cultural background, income level, gender identity, etc., libraries offer safe, accessible, and welcoming spaces for all. Public library spaces and services support civic engagement, social inclusion and equity, a culture of learning and multiple literacies, and economic vitality in our communities. Furthermore, spurred on by the pandemic, more people are also now working from home. These trends mean that new and renovated libraries need technology-equipped spaces that can be reconfigured for different sized groups as well as areas that act as community "living rooms" with comfortable, casual seating.

3.3 Library Facility Design

The quality of space is important, as people increasingly expect libraries to be well-designed, with inspiring spaces in which they want to spend time. New library facilities are being internally and externally designed and built to be noticed in their communities as a symbol of community pride. Spaces must be accessible to everyone, with convenient washrooms, a variety of appealing seating options, and adequate power outlets and Wi-Fi.

More and more, libraries are being designed as flexible spaces that can be reconfigured according to changing needs. The evolution of libraries as gateways and hubs of civic activity have resulted in some library spaces having an increased focus on people and less on collections space⁴ and may include modular fixtures and ergonomic furniture, wide and uncluttered aisles with lower shelving to accommodate persons with physical disabilities, and a more "open" interior to accommodate study/work space with good sightlines. Library spaces have adapted to include laptop lounges, seating bars, and cafés to provide unique amenities that complement reading, relaxing, and studying through the digital medium. Some libraries are also extending outside the facility (e.g., reading gardens or patio spaces), increasing usable library space on a seasonal basis. As a result, the demand for library space is on the rise.

An emphasis on good building design is critical. Flexible, accessible, and resilient spaces are required. Specific responses may include (but are not limited to):

- fewer desktops and more laptops;
- movable, cleanable, and durable furniture;
- enhanced air exchange and connections to outdoors;
- less congested / more open public areas;
- reconfigured staff workspaces;
- larger, accessible washrooms with more touchless features;
- shortening bookshelves and widening circulation paths;
- providing hard of hearing technology and assistive speaking devices;

⁴ Canadian Urban Libraries Council (Brightsail Research & Consulting). 2017. Space Use Study: Brampton Library, Calgary Public Library and Markham Public Library.

- aiding sensory needs with lower lighting, sound attenuation and comfortable colour schemes; and
- more outdoor reading areas, pop-ups in parks and public spaces, and other outreach or program opportunities.

Looking ahead, complete communities that provide easy access to schools, jobs, and the services that are needed the most are excelling, emphasising the need to continue to provide library services that are accessible to all residents.

3.4 Library Collections, Resources & Programs

Borrowing of books and materials remains one of the most popular reasons for visiting public libraries. However, lending services are evolving (e.g., a physical collection that is more focused on popular materials and growing digital resources) and being supplemented by an increasing focus on creation and collaboration in library spaces. This is leading to a reduced collections footprint in new and reconfigured libraries. Reduced collections and stacks favour open building designs with room for more seating, meeting, and study areas. Other additions to library facilities include makerspaces and digital innovation hubs.

Despite various restrictions during the pandemic, KTPL has played a critical role in the cultural life of the township. Use of digital collections – most notably eBooks – have increased considerably and it is likely that strong demand for non-physical resources will continue. During the pandemic, many patrons continued to borrow physical items through the use of online holds and curbside pick-up. Looking ahead, it is acknowledged that many households have been affected financially by the pandemic and subsequent economic situation. This could lead them to seek out affordable options (such as borrowing instead of buying) and KTPL is well positioned to address many of these needs.

Regarding programs and services, KTPL regularly consults with residents and library users to gauge their interests. Modern libraries are not only focused on literacy-based programs, but also support experiential activities that provide library users with opportunities to embrace their creativity through traditional means and modern technologies. KTPL pivoted to virtual programming when the pandemic began and many of the Library’s programs remain available online – from storytimes to book clubs to STEM activities and more.

Public libraries also help to bridge the digital divide by offering digital and wireless technologies to lower-income residents and expand their access to knowledge and resources.⁵ Provision of these services not only provides users with access to devices that may otherwise be out of reach, but also empowers upward mobility through connectivity. Libraries need to be well-equipped with technologies that facilitate connected learning environments, as well as comfortable seating that is near outlets for charging devices.

⁵ American Library Association. *The State of America’s Libraries 2018: A Report from the American Library Association*. Kathy S. Rosa, ed. 2018. www.ala.org/news/state-american-libraries-report-2018

3.5 Scan of Recent & Comparable Library Developments

To inform the planning and design of a new library branch in Nobleton, five recent library building projects in Ontario were selected based on comparability (e.g., similar size community, urban/rural community, progressive library system, etc.). A summary of these projects and their key attributes is provided below.

These five projects range in size from 7,965 to 13,700 square feet (average 10,340) and cost from \$3.0 million to \$10.0 million (average \$5.5 million, or \$530 per square foot).

Table 10: Case Study #1

Community / Library	Stayner, Clearview Public Library
Year Built	2020
Size (sf)	12,200 sf
Population Served	4,699 (urban centre)
Construction Cost	\$4.3 million
Key Services and Design Features	<ul style="list-style-type: none"> - Inter-library loan, Internet, Nottawa Drop Box, Local History, Equipment Rental - Ambient lighting provided by north-facing rooftop windows - Zigzagging rooftop canopy shields atrium south entrance from snowbelt’s snow cover, and metal / sloped rooftop are designed to resist snow cover - East-facing windows provide morning sunlight into children’s section, a lounge area with a fireplace, and the staff area
Website	https://www.canadianarchitect.com/bringing-in-the-light-clearview-library-stayner-ontario/



Table 11: Case Study #2

Community / Library	Meaford, Meaford Public Library
Year Built	2021
Size (sf)	7,965 sf
Population Served	5,078 (urban centre); 11,485 (municipality)
Construction Cost	\$3 million (conversion of existing building)
Key Services and Design Features	<ul style="list-style-type: none"> - Project was a conversion of an existing building - Accessibility through single floor with automatic doors and five accessible washrooms and accessible parking spaces - Accessible equipment and AODA compliant shelving, library collections, and Centre for Equitable Library Access Member Services - Circulation desk and children’s area are the closest to the front entrance - Junior library features children’s computers, junior collection, and space to play and explore - Young Adult section features graphic novels, seating, computers, table - Rotary Club of Meaford project room features several WIFI hotspots, a green screen, podcasting equipment, light filters, and adobe creative cloud software - Multi-purpose room features own separate entrance, exit and accessible washroom - Parkette features over 6000 plants, a firepit, and stage area - Self-Checkout room offers customers the ability to do their own checkout - Movie collections, public access computers and work space area - Living room area & two small meeting rooms (used for study spaces)
Website	https://www.meaford.ca/en/explore-play/new-library-building.aspx



Table 12: Case Study #3

Community / Library	Eastside, Waterloo Public Library
Year Built	2022
Size (sf)	13,700 sf
Population Served	n/a
Construction Cost	\$10 million
Key Services and Design Features	<ul style="list-style-type: none"> - Bring your own device bar – a casual area designated for relaxing, studying and working - Children’s Area – a vibrant and interactive space designated for children - Collaboratory – an open, flexible space primarily designated for community programming and maker activities - Cool Things to Borrow – includes board games, puzzles, park passes, hotspots, museum passes, vinyl, Nordic walking poles, and more. - Digispace – a digital studio with high-end audio and video components for music and podcast recording - Forest of Curiosities Graphic Installation – a 600+ square ft wall installation representing an exploration and celebration of the natural spaces surrounding the branch - Gamerspace – a multi-use area permitted for public computer use and a social gaming environment - Local History – Ellis Little Local History Room - Makerspace – a collaborative space featuring equipment, tools and devices to encourage making, idea generation and creative learning - Naturespace – a natural outdoor space used for dynamic programming and educational activities for all ages - Program room – a flexible space used to facilitate programming and events - Study rooms – consist of two bookable spaces for private and small group studying - Trombe Wall – provides passive solar heating for the building - Urban Lounge – a common area for relaxing, featuring a fireplace focal point
Website	https://www.wpl.ca/eastside



Table 13: Case Study #4

Community / Library	Vellore Village, Vaughan Public Libraries
Year Built	2018 (addition to Vellore Village Community Centre)
Size (sf)	8,300 sf
Population Served	50,000 (estimated) note: Vaughan Public Libraries employs a multi-tiered library system consisting of Reference Libraries, Community Branches, Neighbourhood Branches, and Off-site Services
Construction Cost	\$4.4 million
Key Services and Design Features	<ul style="list-style-type: none"> - Co-located with the Vellore Village Community Centre and St. Jean de Brebeuf Catholic High School - Distinctive hourglass shape with an abundance of natural light - Programs and materials for all ages and interests including storytimes, book clubs and technology training - Marketplace featuring new and popular items; opening Day Collection: 21,000 items - Individual study areas and collaboration spaces - Children’s Early Literacy Stations, laptop kiosk, accessible Wi-Fi - Exterior balcony reading garden overlooking the community skate park - Children’s Area with heated floor - Drop-in Quiet Study Room (28 seats) - Plenty of connectivity for charging personal devices - Several accessibility and green features - 106 seats
Website	https://www.vaughanpl.info/libraries/view/12



Table 14: Case Study #5

Community / Library	Cookstown, Innisfil Public Library
Year Built	2009
Size (sf)	9,542 sf
Population Served	1,647 (urban centre)
Construction Cost	\$5.7 million
Key Services and Design Features	<ul style="list-style-type: none"> - Computers, 3D printer and laser cutter, printing, photocopying, creative tools and software - Flexible design with stacks on wheels to allow for creation of performance space - Children’s area, Coffee station, Community art, HackLAB and digital mediaLAB - Lounge areas (fireplace), quiet study and meeting rooms, room rentals - Outdoor patio - Several accessibility features (e.g., automatic doors, wide aisles, etc.)
Website	https://innisfil.bibliocommons.com/locations/6



Section 4: Library Space Needs

This section establishes a long-term space projection for a redeveloped library branch in Nobleton based on the supporting data and indicators in previous sections, combined with leading practices.

4.1 Township-wide Library Space Target

The 2014 Library Facilities Master Plan contained a series of recommendations to guide the provision of library facilities to the year 2031. The following recommendations are of particular relevance to this study:

1. A standard of **0.95 square feet per capita** remains appropriate as a long-term target for the King Township Public Library's space needs. Based on a projected population of 34,900 residents in 2031, the KTPL will require a total of 33,155 square feet of space by this time – an additional 15,800 square feet over current provision levels. (Note: the latest population forecasts for King Township have adjusted the 2031 projection upwards to 35,400 and have also been extended to 2051).
2. To the degree possible, the KTPL should consider modest internal reconfigurations to address the lack of quiet study space at the Nobleton Library. Opportunities for branch expansion may be reconsidered in the longer-term (beyond 2021).

The following table applies KTPL's current space provision target (0.95 square feet per capita) against population forecasts for the entire Township. This target is slightly below the standard recommended by the Administrators of Rural and Urban Public Libraries of Ontario (Guidelines for Rural/Urban Public Library Systems, 2017) of 1.0 square feet per capita. The current level of public library space provision in King Township is 0.81 square feet per capita, indicating that KTPL is slightly below its provision standard at present.

If KTPL continues to use this target to guide its future facility planning, approximately 25,500 square feet of additional space will be required by 2051. A portion of these needs could be satisfied through a relocated and expanded library branch in Nobleton.

Table 15: Projection of Township-wide Library Space Needs based on Existing Provision Target, 2021-2051

Year	Forecasted Township-wide Population	Library Space Needs (based on 0.95 ft ² per capita)	Added Space Needs above Current Supply of 22,253 ft ²
2021	27,333	25,966	+3,731
2031	35,400	33,630	+11,377
2041	42,600	40,470	+18,217
2051	50,300	47,785	+25,532

4.2 Space Requirements for Nobleton

“Library facilities and space arrangements should be developed to meet library service strategies, projected populations, and community needs. Branch size is also affected by components such as programs, special collections, and other add on functions attributed to the branch by the library system.”

- ARUPLO Guidelines for Rural/Urban Public Library Systems, 3rd edition (2017)

KTPL’s library branches each service distinct areas of the Township, serving residents within walking and driving distance. This study assumes that nearly all residents living within the “Primary Catchment Area” identified in Section 2 will declare the Nobleton Library as their primary library and that most of those living within the “Study Area” will do the same.

The Library strives to ensure that its facilities are convenient, accessible, co-located with other civic spaces, and adequately-sized to reflect the needs of the nearby community. **The existing Nobleton Brach is 3,132 square feet. Population estimates suggest that the current space provision in the area is between 0.33 and 0.45 square feet per capita – well below KTPL’s recommended target of 0.95 square feet per capita.** As the population in Nobleton grows, these figures will decline unless additional library space is made available.

If KTPL’s space provision target is applied to the Nobleton area, there would be a need for approximately 10,150 to 12,520 square feet of library space by 2031 and 14,950 to 17,320 square feet by 2051. Much of this demand is growth-related. The dramatic growth in the community– combined with the limitations of the existing Nobleton Library – provide support for advancing the timely expansion of library space in Nobleton.

Table 16: Projection of Library Branch Space Needs based on Population – Nobleton

Year	Study Area		Primary Catchment Area	
	Population Estimate	Library Space Needs (0.95sf/cap)	Population Estimate	Library Space Needs (0.95sf/cap)
2021	9,389	8,920 sf	7,023	6,672 sf
2031*	12,520	11,894 sf	10,154	9,646 sf
2041*	14,920	14,174 sf	12,554	11,926 sf
2051*	17,320	16,454 sf	14,954	14,206 sf

* Approximate – timing depends on servicing and market factors

Based on the population forecasts, a reasonable estimate of medium-term growth (next twenty years) for the Nobleton Study Area would be approximately 13,750 people⁶. A branch library of approximately 13,000 square feet would be required to support a population of this size.

⁶ This figure represent the mid-point between the population of the Primary Catchment Area and Study Area.

4.3 About the Site

Dr. William Lacey Nobleton Community Centre & Arena is owned and operated by King Township and is located at 15 Old King Road in the heart of Nobleton. The site consists of a community centre with one indoor ice pad, a hall (150 person capacity), program room (60 person capacity) and a community park containing amenities such as a playground, ball hockey and basketball court (also allowing for winter skating), soccer field, hardball and softball baseball diamond, tennis courts (4), outdoor pool, and bocce courts.

The Township is currently preparing a master plan to guide the redevelopment of the Nobleton Lions Community Park beginning in 2024. Below is a preliminary concept plan (subject to change) showing, among other items, the potential placement of a new library branch along the Highway 27 street frontage. The site upon which the library is proposed is presently occupied by four residential dwellings; the Township is working toward a land swap in order to bring these lands into municipal ownership. The library will make use of a parking lot shared with the community centre and arena. There is also a sidewalk along Highway 27 and pathway connections through the park to developing areas to the south and southwest.

Figure 7: Preliminary Concept Plan for Nobleton Lions Community Park (December 2022)



Figure 8: Aerial View of Dr. William Lacey Nobleton Community Centre & Arena (looking northeast)



Note: Library building is not to scale.

Photo Source: Google Maps, 2023

There are several **advantages** of re-locating the Nobleton Branch to the Dr. William Lacey Nobleton Community Centre & Arena site, including (but not limited to):

- a modern, welcoming, and barrier-free library building that this designed to contemporary standards and able to meet the long-term needs of the community;
- a convenient focal point within the community that offers “one-stop shopping” for people of all ages;
- greater ability to serve as a community hub, with improved access area residents;
- increased vehicular and foot traffic;
- improved visibility;
- ample and accessible parking;
- consolidation of civic facilities on one site and the potential for site efficiencies (shared infrastructure and services);
- potential for cross-programming with the Township (community centre and park); and
- potential for connection with outdoor space.

4.4 Preliminary Design Considerations

Ontario public library guidelines were examined to provide context to the recommended library size (approximately 13,000 square feet) and to better understand the resultant levels of service. These guidelines define different service levels based on the size of population served. For example, “medium branches” generally serve catchment areas of 5,000 to 10,000 persons, while “large branches” serve catchment areas of 10,000 to 35,000 persons.

Based on these definitions, the Nobleton Branch is currently considered a “medium branch”, but – by 2031 when the area’s population reaches 10,000 – it can be reclassified as a “large branch”. Levels of service for these two facility categories are identified below.

Table 17: Medium and Large Branch Guidelines

Characteristic or Service	Medium Branches	Large Branches
Net library space	5,000 to 10,000 sf	10,000 to 35,000 sf
Hours of operation per week	25 to 45 hours	45 to 65 hours
Staff Complement	2.5 to 5.0 FTE	5.0 to 17.5 FTE
Number of items in physical collection	12,000 to 24,000 items	24,000 to 50,000 items
User seating	30 to 60 seats	60 to 100 seats
Computers	5 to 6 computers	6 to 25 computers

Source: ARUPLO Guidelines for Rural/Urban Public Library Systems, 3rd edition (2017)

To provide high-level direction to future space planning, the ARUPLO space planning guidelines have been applied to a new branch library serving a population of approximately 13,750 people (the medium-term growth target for Nobleton).

Table 18: Space Planning Guidelines for Future Nobleton Branch

Component	Square Feet	Component	Square Feet
Collections		Public Service Areas	
Collections @ 8 vol/s.f.	2,400	User seating @ 35 s.f. ea.	3,500
Collections @ 6.5 vol/s.f.	600	Public computers @ 35 s.f.	350
Local history	250	Program Room(s)	1,300
Staff Service Areas		Study Room(s)	500
Service/circulation desk	350	Maker Space(s)	250
Work room	600	SUBTOTAL	10,400
Staff lunchroom and lockers	250	Non-Assignable Space 25%	2,600
Staff washroom	50	Components total	13,000

Source: ARUPLO Guidelines for Rural/Urban Public Library Systems, 3rd edition (2017)

Non-assignable space includes: Corridors, foyer, waiting areas, public washrooms, including universal; Loading areas, garbage, recycling, custodian, storage, closets; Wall thicknesses, building services, chases, mechanical.

Assumes single storey building, FADS standards.

From the research conducted for this study, below are some design-related considerations that have been documented for consideration at the appropriate stage.

- The library should be a one-storey facility to offer convenience to users and achieve operational efficiencies.
- The location of the library should allow for high visibility from the road to promote the library to passers-by and provide a convenient location for library customers.
- The library should be easily identifiable and clearly marked with large legible exterior signage and designated entrance doors from both the street and parking lot.
- The interior and exterior design should be vibrant, interactive, and exciting that is both welcoming and safe.
- The library space should be designed to be flexible and adaptable to changing needs; an open concept with few interior walls will facilitate this.
- The use of natural lighting and glass is essential. Technology should also be integrated into the overall building design.
- Distinct areas for children, teens, and quiet reading and study may be provided. Opportunities for an external reading garden with wireless capabilities that is accessible from the library may also be considered.
- The library should include a suitably-sized meeting/program room to allow the Library to offer a full suite of core programs.
- The library should house a balanced multi-format collection that includes general knowledge and popular materials specific to the community needs, as well as materials to support childhood learning and literacy and complete access to KTPL electronic resources.
- The building must adhere to all standards and legislative requirements in the *Accessibility for Ontarians with Disabilities Act (2005)*, building standards, fire codes, and other regulations.

Architectural and/or engineering services are necessary to translate this vision into a design concept that articulates how the space can take shape and reflect local priorities.

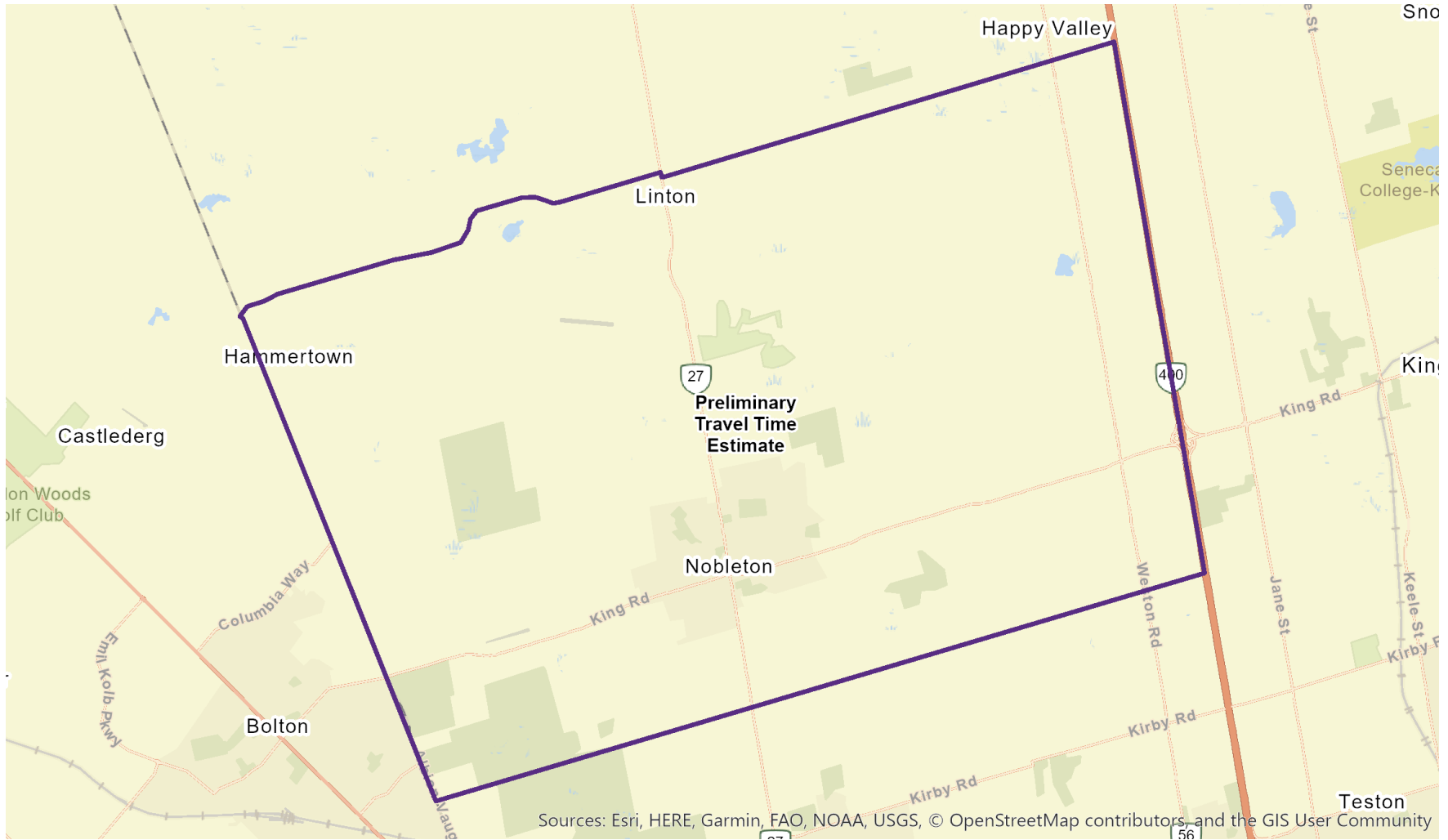
Appendix A: Environics Trade Area Reports

See following pages.

Demographics | Trade Area Map

Trade Area: Preliminary Travel Time Estimate

Population: 9,389 | **Households:** 2,740



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Demographics | Population & Households

Trade Area: Preliminary Travel Time Estimate

POPULATION

9,389

HOUSEHOLDS

2,740

MEDIAN MAINTAINER AGE

55

Index: 102

MARITAL STATUS



64.0%

Index: 114

Married/Common-Law

FAMILY STATUS*

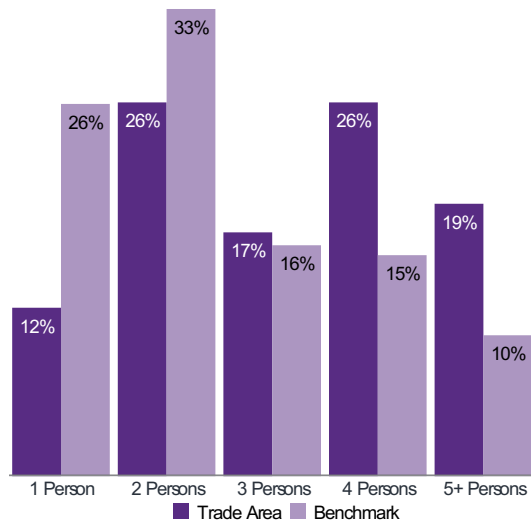


61.0%

Index: 134

Couples With Children At Home

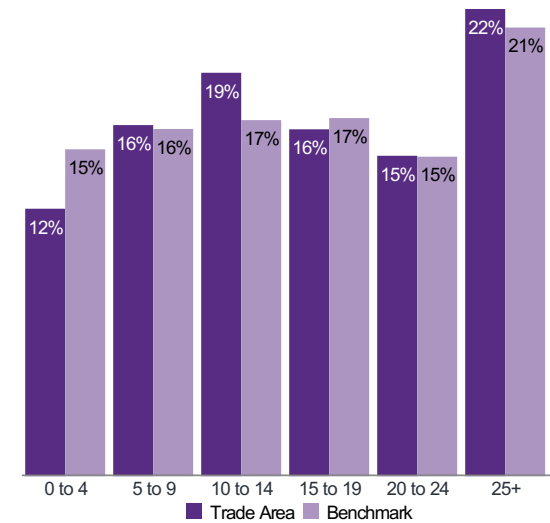
HOUSEHOLD SIZE



POPULATION BY AGE

Age Group	Count	%	Index
0 to 4	457	4.9	100
5 to 9	583	6.2	122
10 to 14	676	7.2	135
15 to 19	638	6.8	124
20 to 24	595	6.3	95
25 to 29	583	6.2	84
30 to 34	530	5.6	77
35 to 39	551	5.9	85
40 to 44	627	6.7	104
45 to 49	678	7.2	117
50 to 54	717	7.6	120
55 to 59	700	7.5	108
60 to 64	588	6.3	93
65 to 69	462	4.9	86
70 to 74	356	3.8	81
75 to 79	283	3.0	87
80 to 84	194	2.1	91
85+	173	1.8	79

AGE OF CHILDREN AT HOME



Benchmark: Ontario

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(<https://en.environicsanalytics.com/Envision/About/1/2022>)

*Chosen from index ranking with minimum 5% composition

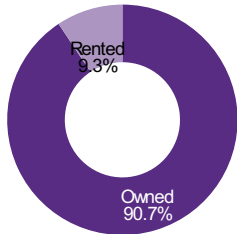
Index Colours:	<80	80 - 110	110+
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Demographics | Housing & Income

Trade Area: Preliminary Travel Time Estimate

Population: 9,389 | Households: 2,740

TENURE



STRUCTURE TYPE



97.1%
Index: **142**



2.9%
Index: **9**

AGE OF HOUSING*

4 - 9 Years Old
% Comp: **24.5** Index: **360**

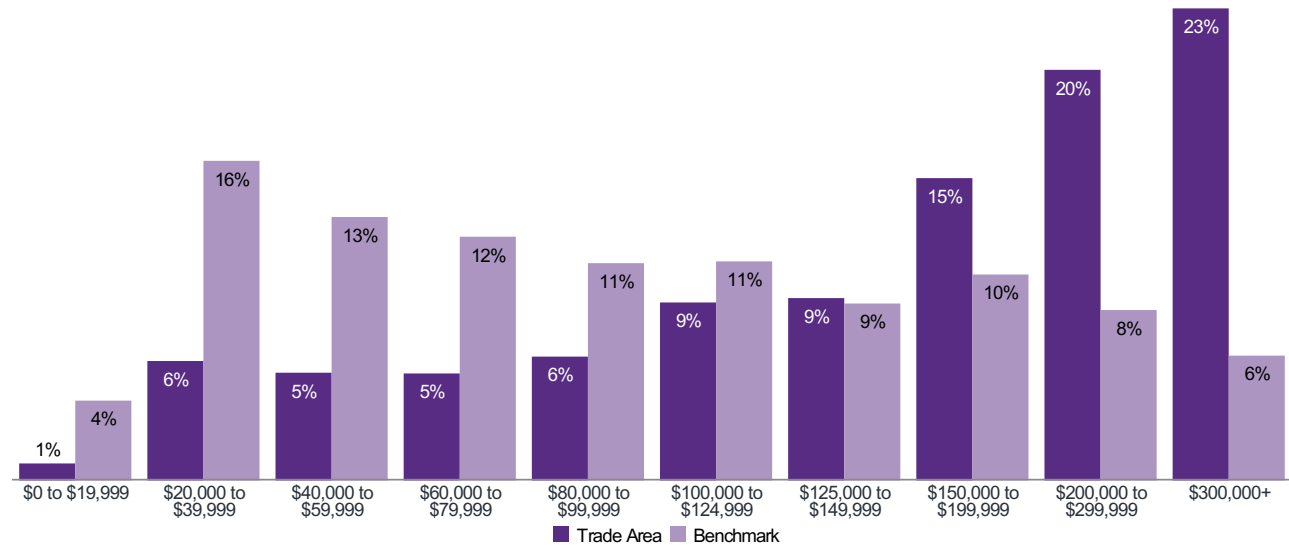
AVERAGE HOUSEHOLD INCOME



\$209,551

Index: **176**

HOUSEHOLD INCOME DISTRIBUTION



Benchmark: Ontario

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(<https://en.environicsanalytics.com/Envision/About/1/2022>)

*Chosen from index ranking with minimum 5% composition

Index Colours:	<80	80 - 110	110+
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Demographics | Education & Employment

Trade Area: Preliminary Travel Time Estimate

Population: 9,389 | Households: 2,740

EDUCATION



31.5%

Index: 107

University Degree

LABOUR FORCE PARTICIPATION



71.8%

Index: 110

Participation Rate

METHOD OF TRAVEL TO WORK: TOP 2*



50.1%

Index: 138

Travel to work by **Car (as Driver)**

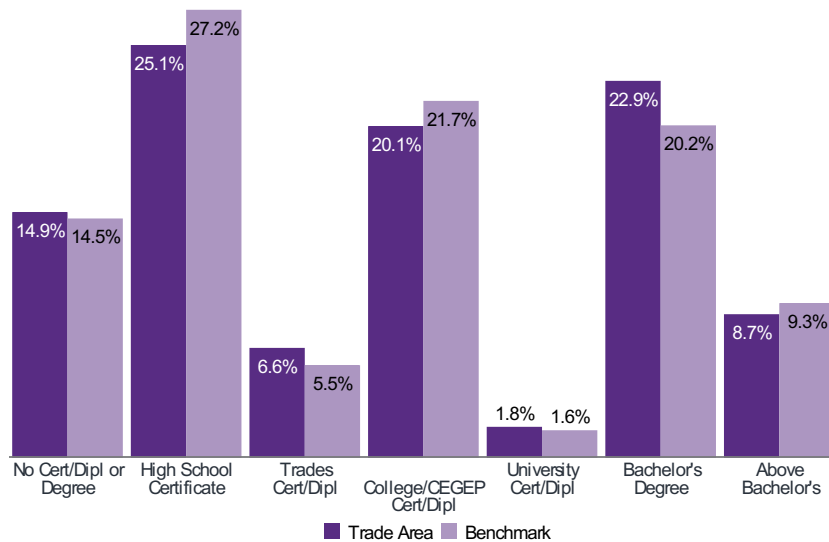


3.0%

Index: 40

Travel to work by **Public Transit**

EDUCATIONAL ATTAINMENT



OCCUPATIONS: TOP 5*



Benchmark: Ontario

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*Ranked by percent composition

Index Colours:	<80	80 - 110	110+
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Demographics | Diversity

Trade Area: Preliminary Travel Time Estimate

Population: 9,389 | Households: 2,740

ABORIGINAL IDENTITY



0.4%

Index:15

VISIBLE MINORITY PRESENCE



17.4%

Index:53

Belong to a visible minority group

NON-OFFICIAL LANGUAGE



1.1%

Index:43

No knowledge of English or French

IMMIGRATION



25.9%

Index:87

Born outside Canada

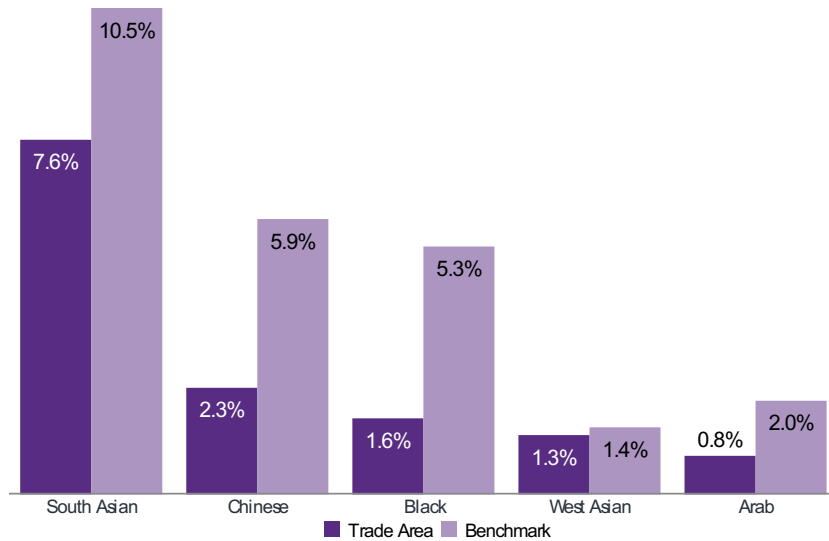
PERIOD OF IMMIGRATION*

2017 To Present

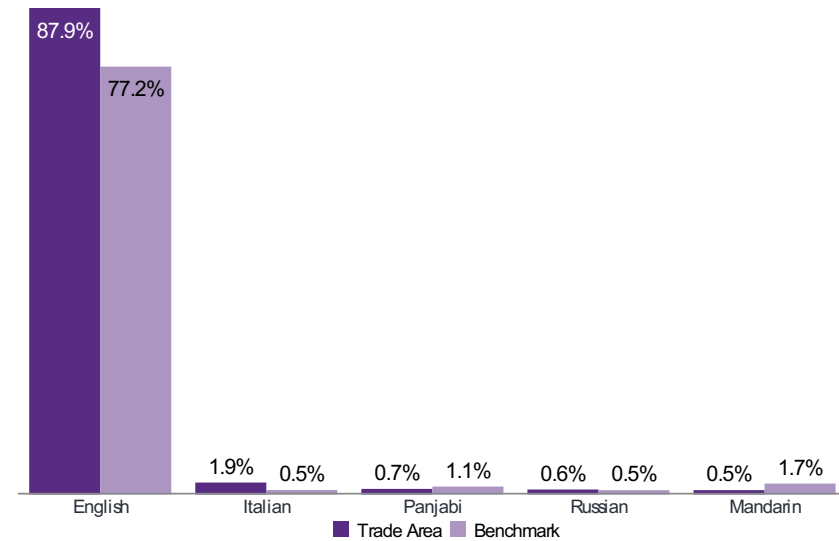
7.9%

Index:141

VISIBLE MINORITY STATUS: TOP 5**



LANGUAGES SPOKEN AT HOME: TOP 5**



Benchmark:Ontario

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*Chosen from index ranking with minimum 5% composition

**Ranked by percent composition

Index Colours: <80 80 - 110 110+

Trade Area: Preliminary Travel Time Estimate

HOUSEHOLD CHARACTERISTICS

	Count	%	Base Count	Base %	% Pen	Index
Basics						
Total Population	9,389	100.00	15,005,861	100.00	0.06	100
Total Households	2,740	100.00	5,658,895	100.00	0.05	100
Age of Household Maintainer						
15 to 24	0	0.00	139,180	2.46	0.00	0
25 to 34	282	10.29	828,564	14.64	0.03	70
35 to 44	469	17.12	990,765	17.51	0.05	98
45 to 54	634	23.14	1,020,221	18.03	0.06	128
55 to 64	673	24.56	1,132,656	20.02	0.06	123
65 to 74	401	14.63	874,346	15.45	0.05	95
75 or Older	281	10.26	673,163	11.90	0.04	86
Size of Household						
1 Person	321	11.71	1,472,688	26.02	0.02	45
2 Persons	716	26.13	1,849,822	32.69	0.04	80
3 Persons	466	17.01	911,112	16.10	0.05	106
4 Persons	716	26.13	871,737	15.40	0.08	170
5 or More Persons	521	19.02	553,536	9.78	0.09	194
Household Type						
Total Family Households	2,402	87.66	3,952,016	69.84	0.06	126
One-Family Households	2,289	83.54	3,801,546	67.18	0.06	124
Multiple-Family Households	112	4.09	150,470	2.66	0.07	154
Total Non-Family Households	338	12.34	1,706,879	30.16	0.02	41
One-Person Households	301	10.98	1,480,465	26.16	0.02	42
Two-Or-More-Person Households	37	1.35	226,414	4.00	0.02	34
Marital Status						
Married Or Living With A Common-Law Partner	4,897	64.03	7,035,326	56.31	0.07	114
Single (Never Legally Married)	2,069	27.05	3,647,292	29.19	0.06	93
Separated	138	1.80	406,464	3.25	0.03	55
Divorced	225	2.94	712,412	5.70	0.03	52
Widowed	319	4.17	692,701	5.54	0.05	75
Children at Home						
Pct: Hhlds with Children At Home	--	62.12	--	43.85	--	142
Age of Children at Home						
Total Number Of Children At Home	3,569	100.00	4,570,720	100.00	0.08	100
0 to 4	442	12.38	692,528	15.15	0.06	82
5 to 9	581	16.28	735,867	16.10	0.08	101
10 to 14	668	18.72	754,660	16.51	0.09	113
15 to 19	574	16.08	759,077	16.61	0.08	97
20 to 24	530	14.85	676,836	14.81	0.08	100
25 and over	774	21.69	951,752	20.82	0.08	104

DWELLING CHARACTERISTICS

	Count	%	Base Count	Base %	% Pen	Index
Housing Tenure						
Owned	2,484	90.66	3,925,284	69.36	0.06	131
Rented	256	9.34	1,723,193	30.45	0.01	31
Band Housing	0	0.00	10,418	0.18	0.00	0
Housing Type						
Houses	2,661	97.12	3,863,348	68.27	0.07	142
Single-Detached House	2,623	95.73	3,026,137	53.48	0.09	179
Semi-Detached House	8	0.29	316,295	5.59	0.00	5
Row House	30	1.09	520,916	9.21	0.01	12
Apartments	79	2.88	1,767,402	31.23	0.00	9
High-rise (5+ Floors)	0	0.00	996,469	17.61	0.00	0
Lowrise (<5 Floors)	59	2.15	573,524	10.13	0.01	21
Detached Duplex	20	0.73	197,409	3.49	0.01	21
Other Dwelling Types	0	0.00	28,145	0.50	0.00	0
Housing Period of Construction						
Before 1961	384	14.02	1,303,905	23.04	0.03	61
1961 - 1980	578	21.09	1,466,403	25.91	0.04	81
1981 - 1990	408	14.89	720,169	12.73	0.06	117
1991 - 2000	212	7.74	633,138	11.19	0.03	69
2001 - 2005	117	4.27	407,472	7.20	0.03	59
2006 - 2010	67	2.44	390,916	6.91	0.02	35
2011 - 2016	670	24.45	384,337	6.79	0.17	360
After 2016	303	11.06	352,555	6.23	0.09	177

INCOME, EDUCATION & EMPLOYMENT

	Count	%	Base Count	Base %	% Pen	Index
Household Income						
Average Household Income	--	209,550.51	--	119,342.03	--	176
Education						
No Certificate, Diploma Or Degree	1,138	14.88	1,810,697	14.49	0.06	103
High School Certificate Or Equivalent	1,917	25.07	3,400,154	27.21	0.06	92
Apprenticeship Or Trades Cert/Dipl	505	6.60	693,394	5.55	0.07	119
College/CEGEP/Non-Uni Cert/Dipl	1,539	20.12	2,706,359	21.66	0.06	93
University Cert/Dipl Below Bachelor	137	1.79	197,690	1.58	0.07	113
University Degree	2,412	31.54	3,685,901	29.50	0.07	107
Labour Force						
In The Labour Force (15+)	5,490	71.78	8,150,609	65.23	0.07	110
Labour Force by Occupation						
Management	1,117	14.61	867,191	6.94	0.13	210
Business Finance Administration	944	12.34	1,248,404	9.99	0.08	124
Sciences	342	4.47	649,975	5.20	0.05	86
Health	314	4.11	541,230	4.33	0.06	95
Education, Gov't, Religion, Social	671	8.77	1,014,872	8.12	0.07	108
Art, Culture, Recreation, Sport	143	1.87	261,633	2.09	0.05	89
Sales and Service	952	12.45	1,792,249	14.35	0.05	87
Trades and Transport	715	9.35	1,056,536	8.46	0.07	111
Natural Resources and Agriculture	138	1.80	142,016	1.14	0.10	159
Manufacturing and Utilities	109	1.43	416,243	3.33	0.03	43
Commuting						
Car (As Driver)	3,832	50.10	4,550,092	36.42	0.08	138
Car (As Passenger)	208	2.72	387,366	3.10	0.05	88
Public Transit	228	2.98	940,205	7.53	0.02	40
Walk	136	1.78	337,452	2.70	0.04	66
Bicycle	24	0.31	87,252	0.70	0.03	45

IDENTITY, LANGUAGE, IMMIGRATION & VISIBLE MINORITY STATUS

	Count	%	Base Count	Base %	% Pen	Index
Aboriginal Identity						
Aboriginal Identity	40	0.43	428,057	2.90	0.01	15
Knowledge of Official Language						
English Only	8,668	92.59	12,725,173	86.08	0.07	108
French Only	7	0.07	43,739	0.30	0.02	25
English And French	587	6.27	1,651,325	11.17	0.04	56
Neither English Nor French	99	1.06	363,622	2.46	0.03	43
Immigration Status						
Non-Immigrant Population	6,920	73.92	10,140,943	68.59	0.07	108
Born In Province of Residence	6,565	70.12	9,021,737	61.02	0.07	115
Born Outside Province of Residence	356	3.80	1,119,206	7.57	0.03	50
Immigrant Population	2,422	25.87	4,420,343	29.90	0.05	87
Visible Minority Status						
Total Visible Minorities	1,630	17.41	4,835,969	32.71	0.03	53
Chinese	213	2.27	876,897	5.93	0.02	38
South Asian	716	7.65	1,552,703	10.50	0.05	73
Black	151	1.61	788,804	5.34	0.02	30
Filipino	33	0.35	303,142	2.05	0.01	17
Latin American	53	0.57	234,107	1.58	0.02	36
Southeast Asian	74	0.79	150,508	1.02	0.05	78
Arab	75	0.80	294,855	1.99	0.03	40
West Asian	117	1.25	209,565	1.42	0.06	88
Korean	42	0.45	96,640	0.65	0.04	69
Japanese	41	0.44	30,316	0.20	0.14	214
Mother Tongue*						
English	6,315	67.45	9,722,459	65.76	0.06	103
French	79	0.84	587,281	3.97	0.01	21
Total Non-Official	2,677	28.59	4,052,683	27.41	0.07	104
Italian	1,116	11.92	230,783	1.56	0.48	764
Panjabi	189	2.02	256,195	1.73	0.07	116
Russian	126	1.35	111,321	0.75	0.11	179
Spanish	117	1.25	215,904	1.46	0.05	86
Portuguese	100	1.07	159,147	1.08	0.06	99
German	91	0.97	147,153	0.99	0.06	98
Persian	88	0.94	145,410	0.98	0.06	96
Polish	75	0.80	118,209	0.80	0.06	100
Mandarin	72	0.77	311,937	2.11	0.02	36
Arabic	62	0.66	242,358	1.64	0.03	40

Benchmark: Ontario

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*Displaying top 10 non-official Mother Tongue language variables by percent composition

Index Colours:	<80	80 - 110	110+
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Demographics | Trade Area Map

Trade Area: Nobleton Urban Area

Population: 7,023 | **Households:** 1,992



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Demographics | Population & Households

Trade Area: Nobleton Urban Area

POPULATION

7,023

HOUSEHOLDS

1,992

MEDIAN MAINTAINER AGE

52

Index: 98

MARITAL STATUS



64.7%

Index: 115

Married/Common-Law

FAMILY STATUS*

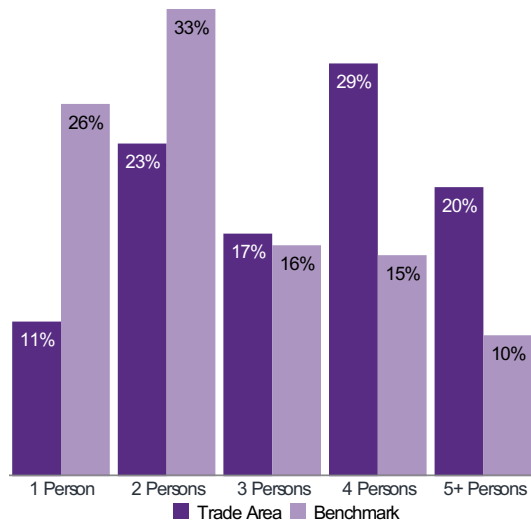


65.1%

Index: 143

Couples With Children At Home

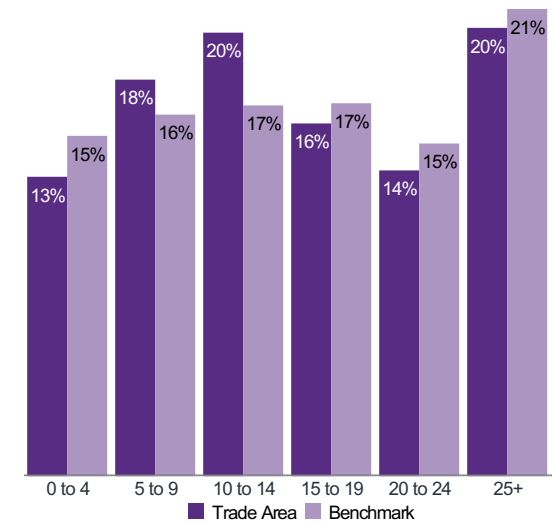
HOUSEHOLD SIZE



POPULATION BY AGE

Age Group	Count	%	Index
0 to 4	384	5.5	113
5 to 9	495	7.0	139
10 to 14	560	8.0	150
15 to 19	499	7.1	130
20 to 24	432	6.2	92
25 to 29	444	6.3	86
30 to 34	403	5.7	78
35 to 39	440	6.3	91
40 to 44	519	7.4	116
45 to 49	537	7.6	124
50 to 54	531	7.6	118
55 to 59	479	6.8	98
60 to 64	380	5.4	81
65 to 69	299	4.3	75
70 to 74	216	3.1	66
75 to 79	180	2.6	74
80 to 84	125	1.8	79
85+	99	1.4	60

AGE OF CHILDREN AT HOME



Benchmark: Ontario

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*Chosen from index ranking with minimum 5% composition

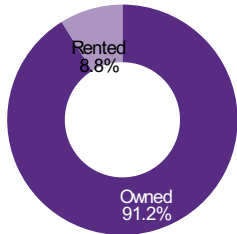
Index Colours:	<80	80 - 110	110+

Demographics | Housing & Income

Trade Area: Nobleton Urban Area

Population: 7,023 | Households: 1,992

TENURE



STRUCTURE TYPE



96.7%
Index: **142**



3.3%
Index: **10**

AGE OF HOUSING*

4 - 9 Years Old
% Comp: **31.2** Index: **459**

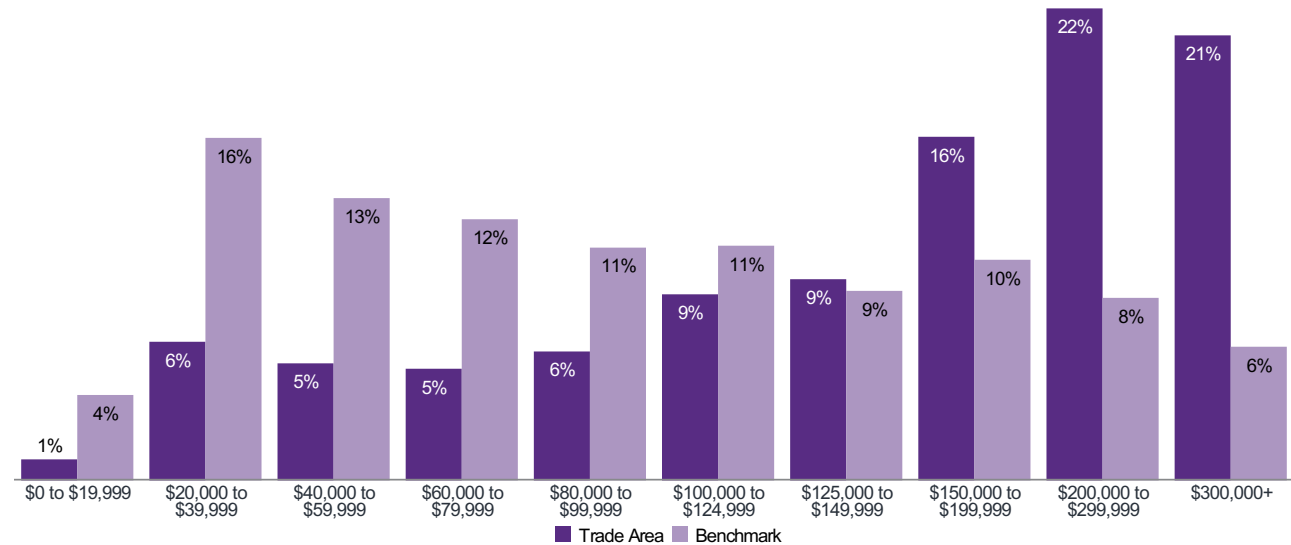
AVERAGE HOUSEHOLD INCOME



\$199,511

Index: **167**

HOUSEHOLD INCOME DISTRIBUTION



Benchmark: Ontario

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*Chosen from index ranking with minimum 5% composition

Index Colours:	<80	80 - 110	110+
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Demographics | Education & Employment

Trade Area: Nobleton Urban Area

Population: 7,023 | Households: 1,992

EDUCATION



30.9%

Index: 105

University Degree

LABOUR FORCE PARTICIPATION



74.4%

Index: 114

Participation Rate

METHOD OF TRAVEL TO WORK: TOP 2*



52.8%

Index: 145

Travel to work by **Car (as Driver)**

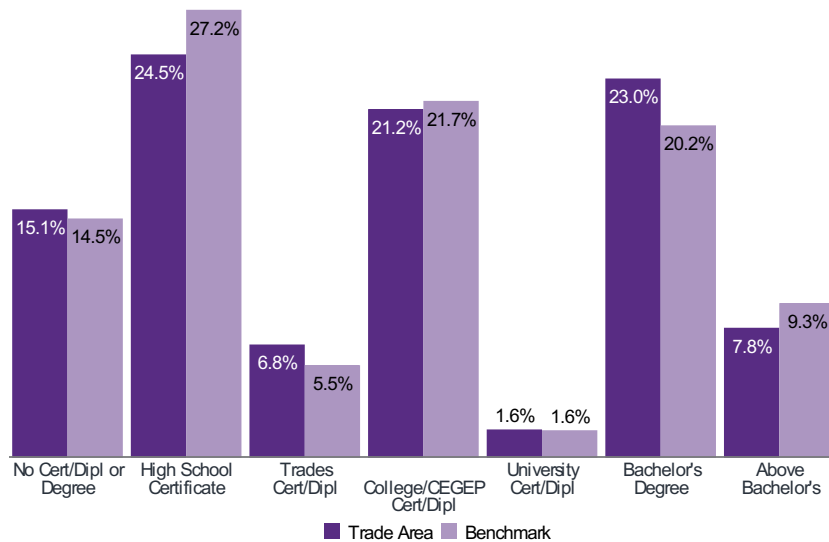


2.8%

Index: 38

Travel to work by **Public Transit**

EDUCATIONAL ATTAINMENT



OCCUPATIONS: TOP 5*



Benchmark: Ontario

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*Ranked by percent composition

Index Colours:	<80	80 - 110	110+
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Demographics | Diversity

Trade Area: Nobleton Urban Area

Population: 7,023 | Households: 1,992

ABORIGINAL IDENTITY



0.2%

Index:7

VISIBLE MINORITY PRESENCE



16.5%

Index:51

Belong to a visible minority group

NON-OFFICIAL LANGUAGE



1.3%

Index:53

No knowledge of English or French

IMMIGRATION



24.7%

Index:82

Born outside Canada

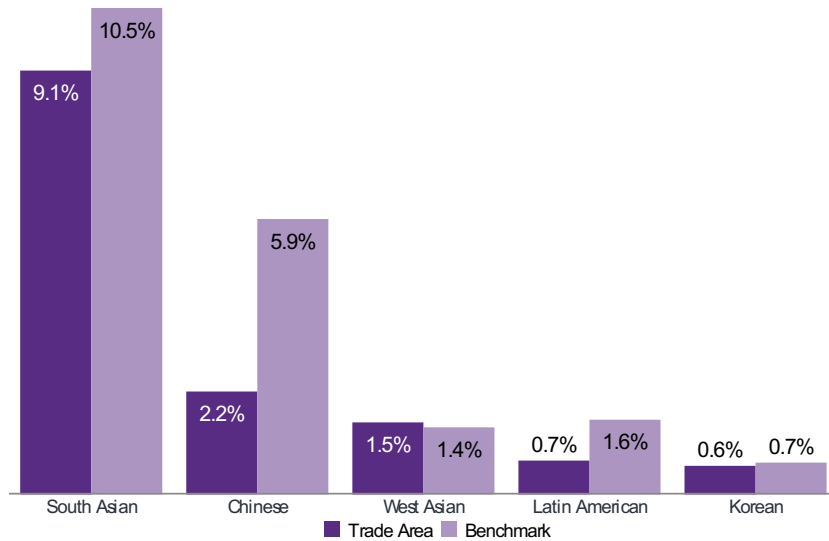
PERIOD OF IMMIGRATION*

2017 To Present

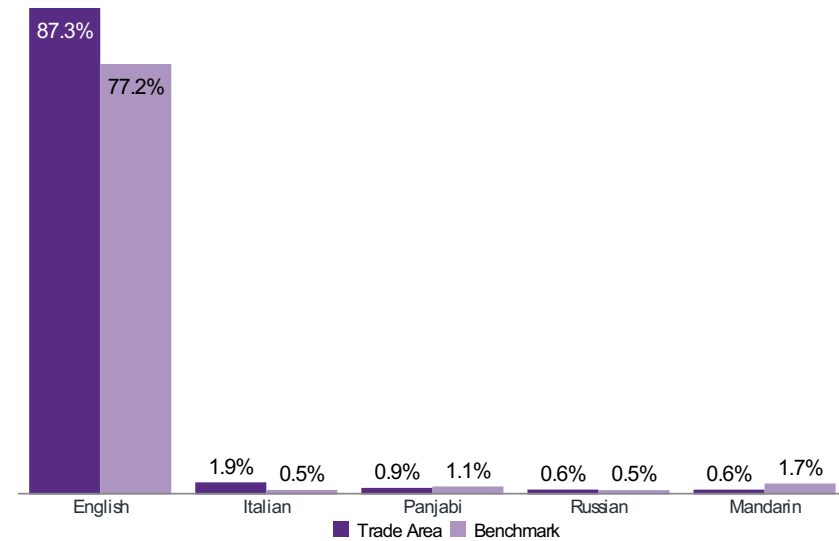
8.3%

Index:149

VISIBLE MINORITY STATUS: TOP 5**



LANGUAGES SPOKEN AT HOME: TOP 5**



Benchmark:Ontario

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*Chosen from index ranking with minimum 5% composition

**Ranked by percent composition

Index Colours:	<80	80 - 110	110+

Trade Area: Nobleton Urban Area

HOUSEHOLD CHARACTERISTICS

	Count	%	Base Count	Base %	% Pen	Index
Basics						
Total Population	7,023	100.00	15,005,861	100.00	0.05	100
Total Households	1,992	100.00	5,658,895	100.00	0.04	100
Age of Household Maintainer						
15 to 24	0	0.00	139,180	2.46	0.00	0
25 to 34	230	11.55	828,564	14.64	0.03	79
35 to 44	409	20.53	990,765	17.51	0.04	117
45 to 54	491	24.65	1,020,221	18.03	0.05	137
55 to 64	473	23.75	1,132,656	20.02	0.04	119
65 to 74	234	11.75	874,346	15.45	0.03	76
75 or Older	156	7.83	673,163	11.90	0.02	66
Size of Household						
1 Person	214	10.74	1,472,688	26.02	0.01	41
2 Persons	463	23.24	1,849,822	32.69	0.03	71
3 Persons	337	16.92	911,112	16.10	0.04	105
4 Persons	575	28.87	871,737	15.40	0.07	187
5 or More Persons	402	20.18	553,536	9.78	0.07	206
Household Type						
Total Family Households	1,774	89.06	3,952,016	69.84	0.04	128
One-Family Households	1,691	84.89	3,801,546	67.18	0.04	126
Multiple-Family Households	84	4.22	150,470	2.66	0.06	159
Total Non-Family Households	218	10.94	1,706,879	30.16	0.01	36
One-Person Households	199	9.99	1,480,465	26.16	0.01	38
Two-Or-More-Person Households	18	0.90	226,414	4.00	0.01	23
Marital Status						
Married Or Living With A Common-Law Partner	3,612	64.72	7,035,326	56.31	0.05	115
Single (Never Legally Married)	1,496	26.80	3,647,292	29.19	0.04	92
Separated	104	1.86	406,464	3.25	0.03	57
Divorced	153	2.74	712,412	5.70	0.02	48
Widowed	217	3.89	692,701	5.54	0.03	70
Children at Home						
Pct: Hhlds with Children At Home	--	66.47	--	43.85	--	152
Age of Children at Home						
Total Number Of Children At Home	2,808	100.00	4,570,720	100.00	0.06	100
0 to 4	374	13.32	692,528	15.15	0.05	88
5 to 9	496	17.66	735,867	16.10	0.07	110
10 to 14	555	19.77	754,660	16.51	0.07	120
15 to 19	441	15.71	759,077	16.61	0.06	95
20 to 24	382	13.60	676,836	14.81	0.06	92
25 and over	561	19.98	951,752	20.82	0.06	96

DWELLING CHARACTERISTICS

	Count	%	Base Count	Base %	% Pen	Index
Housing Tenure						
Owned	1,816	91.17	3,925,284	69.36	0.05	131
Rented	176	8.84	1,723,193	30.45	0.01	29
Band Housing	0	0.00	10,418	0.18	0.00	0
Housing Type						
Houses	1,927	96.74	3,863,348	68.27	0.05	142
Single-Detached House	1,891	94.93	3,026,137	53.48	0.06	178
Semi-Detached House	6	0.30	316,295	5.59	0.00	5
Row House	30	1.51	520,916	9.21	0.01	16
Apartments	65	3.26	1,767,402	31.23	0.00	10
High-rise (5+ Floors)	0	0.00	996,469	17.61	0.00	0
Lowrise (<5 Floors)	47	2.36	573,524	10.13	0.01	23
Detached Duplex	18	0.90	197,409	3.49	0.01	26
Other Dwelling Types	0	0.00	28,145	0.50	0.00	0
Housing Period of Construction						
Before 1961	199	9.99	1,303,905	23.04	0.02	43
1961 - 1980	366	18.37	1,466,403	25.91	0.02	71
1981 - 1990	296	14.86	720,169	12.73	0.04	117
1991 - 2000	126	6.33	633,138	11.19	0.02	57
2001 - 2005	57	2.86	407,472	7.20	0.01	40
2006 - 2010	41	2.06	390,916	6.91	0.01	30
2011 - 2016	621	31.18	384,337	6.79	0.16	459
After 2016	287	14.41	352,555	6.23	0.08	231

Benchmark: Ontario

*Displaying top 10 non-official Mother Tongue language variables by percent composition

INCOME, EDUCATION & EMPLOYMENT

	Count	%	Base Count	Base %	% Pen	Index
Household Income						
Average Household Income	--	199,511.36	--	119,342.03	--	167
Education						
No Certificate, Diploma Or Degree	840	15.05	1,810,697	14.49	0.05	104
High School Certificate Or Equivalent	1,367	24.49	3,400,154	27.21	0.04	90
Apprenticeship Or Trades Cert/Dipl	380	6.81	693,394	5.55	0.05	123
College/CEGEP/Non-Uni Cert/Dipl	1,181	21.16	2,706,359	21.66	0.04	98
University Cert/Dipl Below Bachelor	91	1.63	197,690	1.58	0.05	103
University Degree	1,722	30.86	3,685,901	29.50	0.05	105
Labour Force						
In The Labour Force (15+)	4,150	74.36	8,150,609	65.23	0.05	114
Labour Force by Occupation						
Management	837	15.00	867,191	6.94	0.10	216
Business Finance Administration	696	12.47	1,248,404	9.99	0.06	125
Sciences	279	5.00	649,975	5.20	0.04	96
Health	222	3.98	541,230	4.33	0.04	92
Education, Gov't, Religion, Social	516	9.25	1,014,872	8.12	0.05	114
Art, Culture, Recreation, Sport	111	1.99	261,633	2.09	0.04	95
Sales and Service	743	13.31	1,792,249	14.35	0.04	93
Trades and Transport	546	9.78	1,056,536	8.46	0.05	116
Natural Resources and Agriculture	72	1.29	142,016	1.14	0.05	113
Manufacturing and Utilities	86	1.54	416,243	3.33	0.02	46
Commuting						
Car (As Driver)	2,947	52.80	4,550,092	36.42	0.06	145
Car (As Passenger)	149	2.67	387,366	3.10	0.04	86
Public Transit	159	2.85	940,205	7.53	0.02	38
Walk	80	1.43	337,452	2.70	0.02	53
Bicycle	6	0.11	87,252	0.70	0.01	15

IDENTITY, LANGUAGE, IMMIGRATION & VISIBLE MINORITY STATUS

	Count	%	Base Count	Base %	% Pen	Index
Aboriginal Identity						
Aboriginal Identity	14	0.20	428,057	2.90	0.00	7
Knowledge of Official Language						
English Only	6,473	92.23	12,725,173	86.08	0.05	107
French Only	7	0.10	43,739	0.30	0.02	34
English And French	446	6.36	1,651,325	11.17	0.03	57
Neither English Nor French	92	1.31	363,622	2.46	0.03	53
Immigration Status						
Non-Immigrant Population	5,269	75.08	10,140,943	68.59	0.05	109
Born In Province of Residence	5,064	72.16	9,021,737	61.02	0.06	118
Born Outside Province of Residence	205	2.92	1,119,206	7.57	0.02	39
Immigrant Population	1,731	24.66	4,420,343	29.90	0.04	82
Visible Minority Status						
Total Visible Minorities	1,161	16.54	4,835,969	32.71	0.02	51
Chinese	154	2.19	876,897	5.93	0.02	37
South Asian	642	9.15	1,552,703	10.50	0.04	87
Black	28	0.40	788,804	5.34	0.00	7
Filipino	5	0.07	303,142	2.05	0.00	3
Latin American	49	0.70	234,107	1.58	0.02	44
Southeast Asian	27	0.39	150,508	1.02	0.02	38
Arab	32	0.46	294,855	1.99	0.01	23
West Asian	107	1.52	209,565	1.42	0.05	108
Korean	41	0.58	96,640	0.65	0.04	89
Japanese	0	0.00	30,316	0.20	0.00	0
Mother Tongue*						
English	4,624	65.89	9,722,459	65.76	0.05	100
French	58	0.83	587,281	3.97	0.01	21
Total Non-Official	2,096	29.87	4,052,683	27.41	0.05	109
Italian	881	12.55	230,783	1.56	0.38	804
Panjabi	178	2.54	256,195	1.73	0.07	146
Russian	94	1.34	111,321	0.75	0.08	178
Spanish	85	1.21	215,904	1.46	0.04	83
Portuguese	78	1.11	159,147	1.08	0.05	103
Persian	76	1.08	145,410	0.98	0.05	110
Mandarin	65	0.93	311,937	2.11	0.02	44
Polish	58	0.83	118,209	0.80	0.05	103
Arabic	57	0.81	242,358	1.64	0.02	50
German	39	0.56	147,153	0.99	0.03	56

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Index Colours:	<80	80 - 110	110+
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