



# Nobleton Library Area Study



Presentation to King City Public Library Board  
May 2023



# Study Overview

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

This study considers demographics, growth forecasts, trends and best practices in library design, comparator facilities in other communities, and public and input received through the Library's recent Strategic Plan.

The study serves as an addendum to the Library's **2014 Facility Master Plan**.



# Challenges with Existing Nobleton Branch

The Nobleton Library Branch was built in 1987 and offers **3,132 square feet** of usable space.

**Building constraints** are limiting its use. Challenges include:

- Lack of public space for seating, studying, gathering, new technologies, and programming
- Insufficient quiet and small group study space
- Poor sound and visual separation for users
- Many architectural challenges
- Main storage is located in the basement
- Building does not lend itself to current technologies
- Public washroom doors are not AODA-compliant
- Atmosphere is “institutional”

“I live in Nobleton and the old library is very small.”

“Inadequate.”

“Somewhat antiquated.”

“Small, not much to offer!”

“It would be nice to have larger facilities.”

# Socio-Demographic Profiles

To inform the library space needs assessment, socio-demographic data was produced for two geographic boundaries:

## 1. Study Area (larger):

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.

Current Population (2022)	Estimated Population by 2031	Estimated Population by 2051
9,389	12,520	17,320



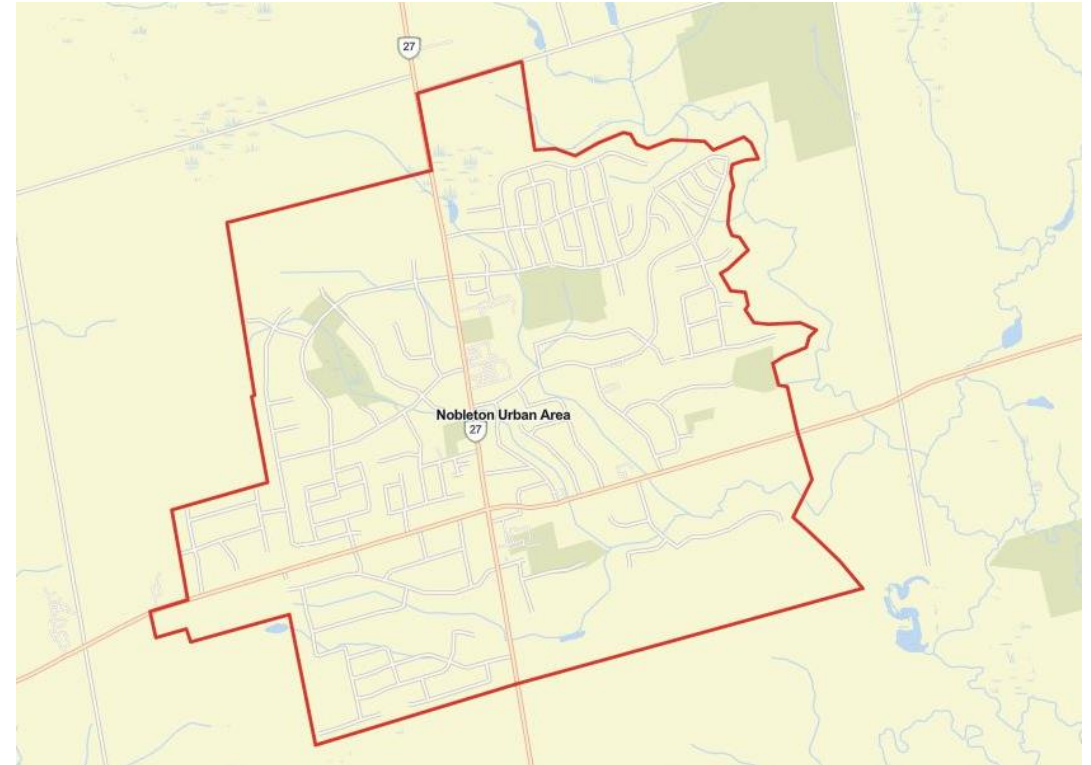


# Socio-Demographic Profiles

## 2. Primary Catchment Area (smaller):

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.

Current Population (2022)	Estimated Population by 2031	Estimated Population by 2051
7,023	10,154	14,954



# Demographic and Growth Factors

- Nobleton has a **younger population** and a greater proportion of families.
- Nobleton is King Township's second largest settlement area and has been **growing more quickly** than the rest of the Township (32% between 2016-21).
- Nobleton and area contains approximately **34%** of the Township's population, but only provides **14%** of the Township's public library space.
- Nobleton is poised for **strong growth in the future** – active development applications have the potential to add 3,131 persons once servicing constraints are addressed.
- Growth **beyond 2031** is not contemplated in the Township's Official Plan, but future expansions to the urban boundaries are likely to accommodate 42% more growth between 2031-51, Township-wide.

**These findings support the decision to provide additional library space.**

# System-wide Library Space Target

- The current (2021) level of public library space provision in King Township is **0.81 square feet per capita** (22,253sf / 27,333 persons).
- KTPL’s 2014 Facilities Master Plan established a standard of **0.95 square feet per capita** as a long-term target planning target.
- This target is slightly below the recommended Ontario standard (ARUPLO, 2017) of **1.0 square feet per capita**.

- Based on the KTPL target, **25,500 sf 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.

Year	Forecasted Township-wide Population	Library Space Needs (based on 0.95 ft <sup>2</sup> per capita)	Added Space Needs above Current Supply of 22,253 ft <sup>2</sup>
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

# Library Space Needs in Nobleton

The existing Nobleton Branch is **3,132** square feet, serving a population of 7,023 to 9,389 persons.

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.

A reasonable estimate of medium-term growth (next twenty years) for the Nobleton Study Area would be approximately **13,750 people**.

**A branch library of approximately 13,000 sf would be required to support a population of this size.**

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



# Scan of Recent and Comparable Library Developments

## **Meaford Public Library, 2021**

(7,965 sf / \$3.0 million) – adaptive re-use

## **Vellore Village (Vaughan Public Libraries), 2018**

(8,300 sf / \$4.4 million) – expansion to CC

## **Cookstown (Innisfil Public Library), 2009**

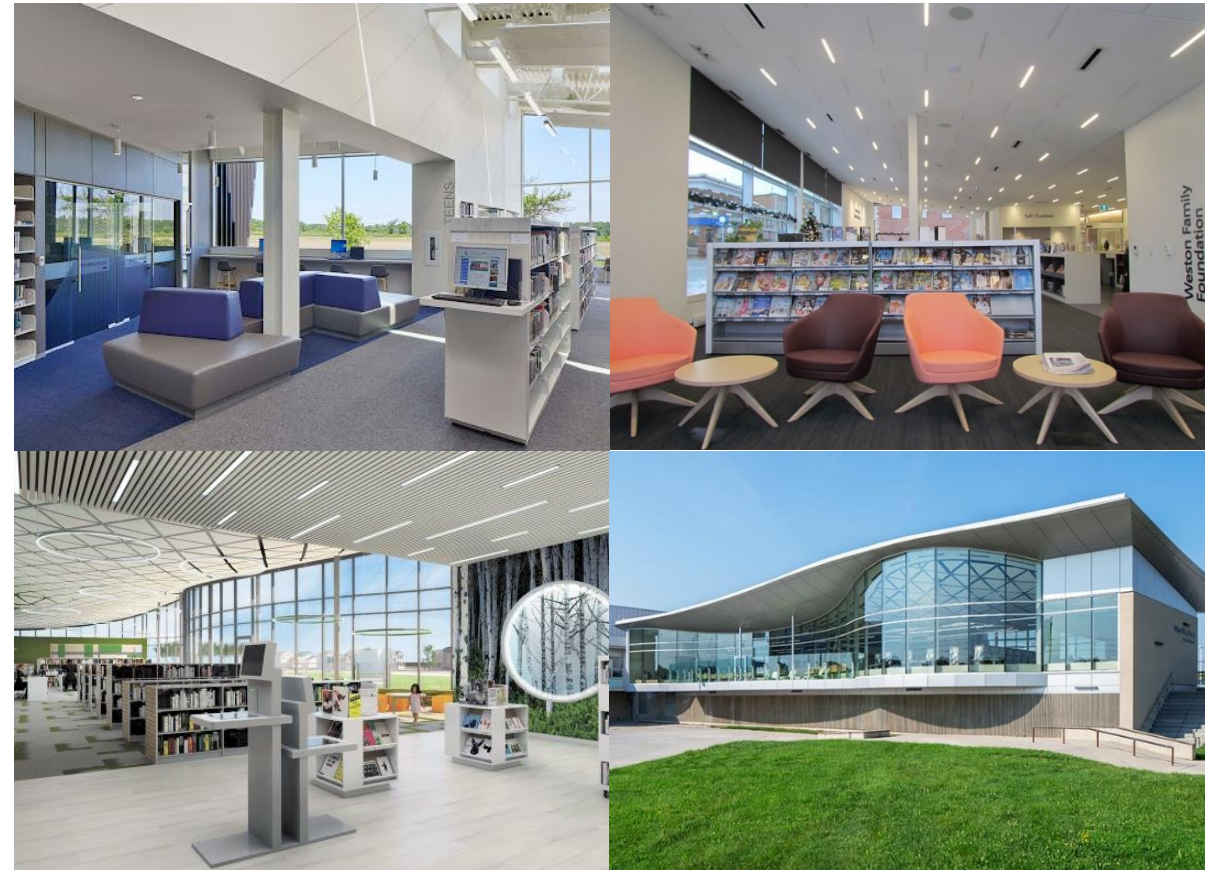
(9,542 sf / \$5.7 million) – new build

## **Stayner (Clearview Public Library), 2020**

(12,200 sf / \$4.3 million) – new build

## **Eastside (Waterloo Public Library), 2022**

(13,700 sf / \$10.0 million) – expansion to CC



# About the Site

- There is an opportunity to establish a new library branch at the **Dr. William Lacey Nobleton Community Centre & Arena** site.
- This site is central, convenient and accessible.
- Adding a library branch will strengthen the site as a one-stop destination and community hub that better serves existing users and attracts new users.
- The site offers increased vehicular/foot traffic, improved visibility, and ample accessible parking.
- There is also the potential for site efficiencies, cross-programming with the Township, and connection with outdoor space.
- Redevelopment of the Nobleton Lions Community Park is planned to begin in 2024.



# Preliminary Design Considerations

- 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.
- 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 space should be **flexible and adaptable** to changing needs; an **open concept** with few interior walls will support 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** may also be considered.
- The library should include a suitably-sized **meeting/program room**.
- The library should house a **balanced multi-format collection**.
- 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.

# Space Planning Guidelines & Next Steps

Component	Square Feet
Collections @ 8 vol/s.f.	2,400
Collections @ 6.5 vol/s.f.	600
Local history	250
Service/circulation desk	350
Work room	600
Staff lunchroom and lockers	250
Staff washroom	50

Component	Square Feet
User seating @ 35 s.f. ea.	3,500
Public computers @ 35 s.f.	350
Program Room(s)	1,300
Study Room(s)	500
Maker Space(s)	250
<b>SUBTOTAL</b>	<b>10,400</b>
Non-Assignable Space 25%	2,600
<b>Components total</b>	<b>13,000</b>

Source: ARUPLO Guidelines for Rural/Urban Public Library Systems, 3<sup>rd</sup> 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.

If adopted by the KTPL Board, this Master Plan amendment can be used to inform the preparation of architectural concepts and capital cost estimates if the project moves forward.



**Comments and Questions?  
Thank you!**

