

THE ROAD TO REVITALIZATION: The Story Of Mississauga Central Library



ONTARIO LIBRARY ASSOCIATION SUPER CONFERENCE

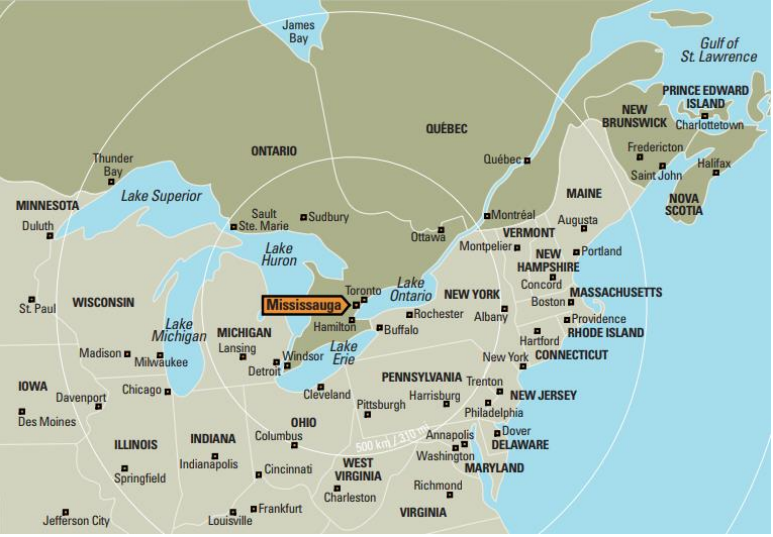
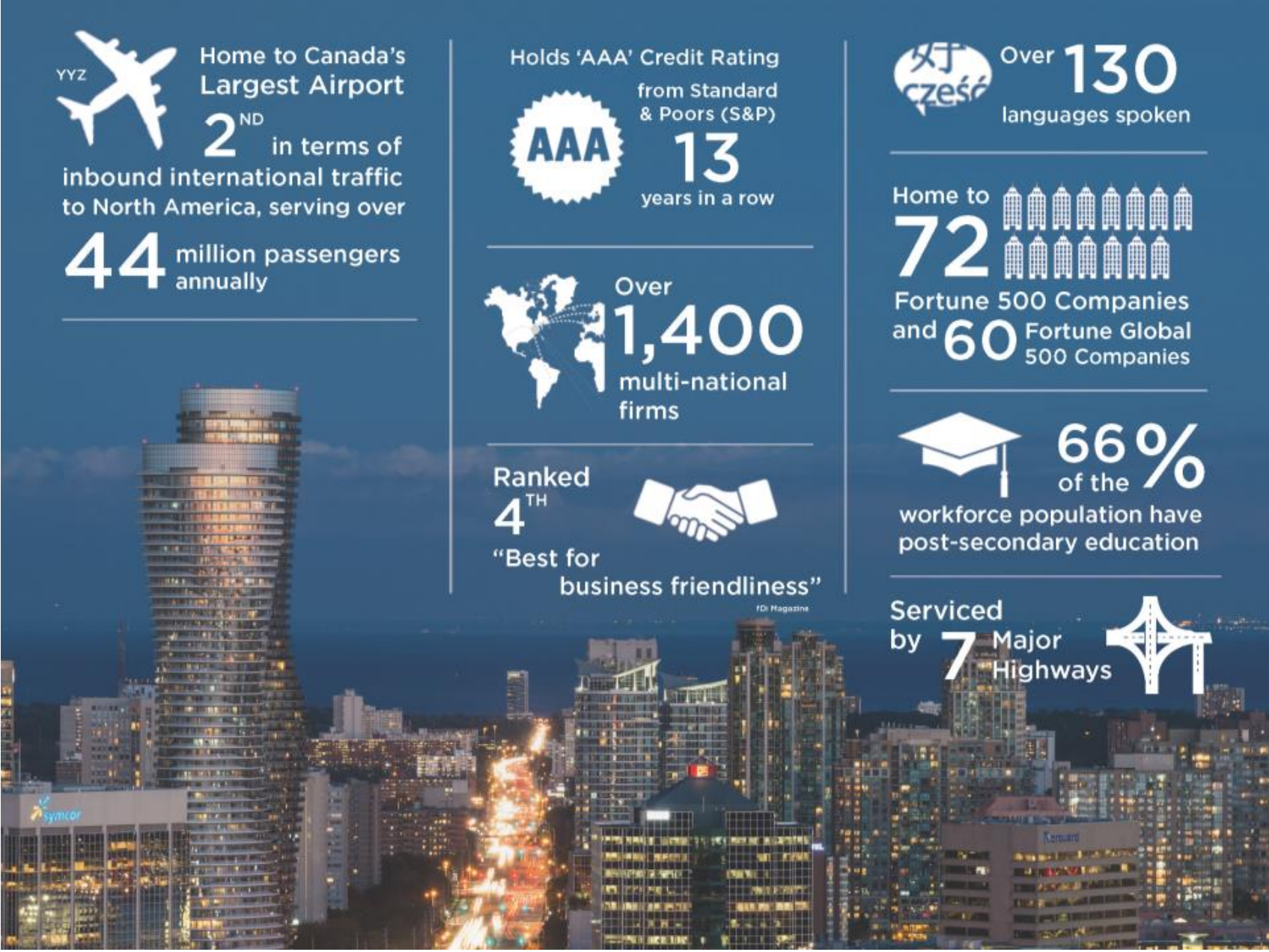
Rose Vespa – Director, Mississauga Library

February 1, 2018

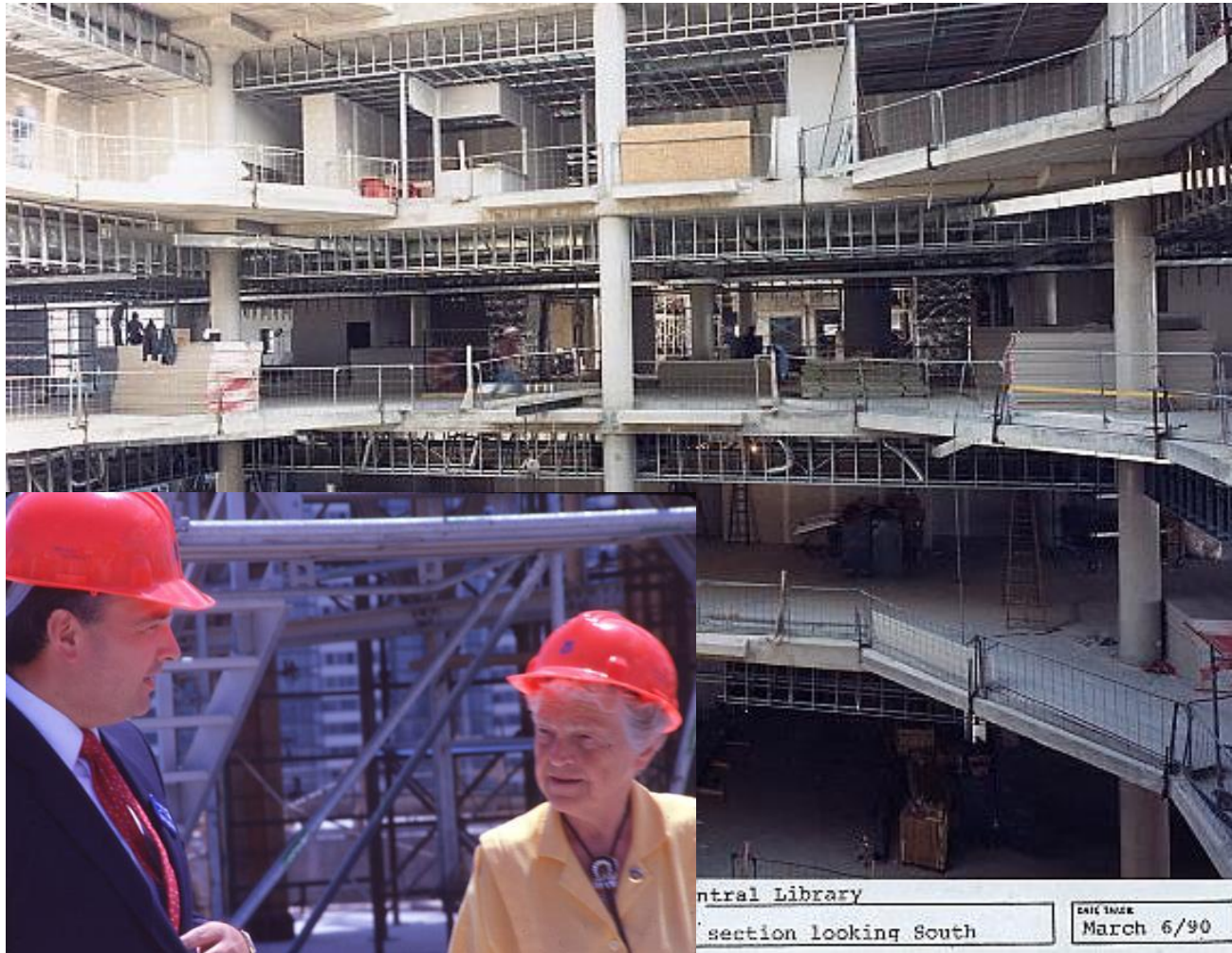
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ABOUT MISSISSAUGA

Greater Toronto Area



THE CENTRAL LIBRARY - UNDER CONSTRUCTION (OPENED 1991)



Mayor Hazel McCallion & Dr. McFarlane (Chair, Library Board)



Central Library Under Construction - 1990

THE CENTRAL LIBRARY TODAY



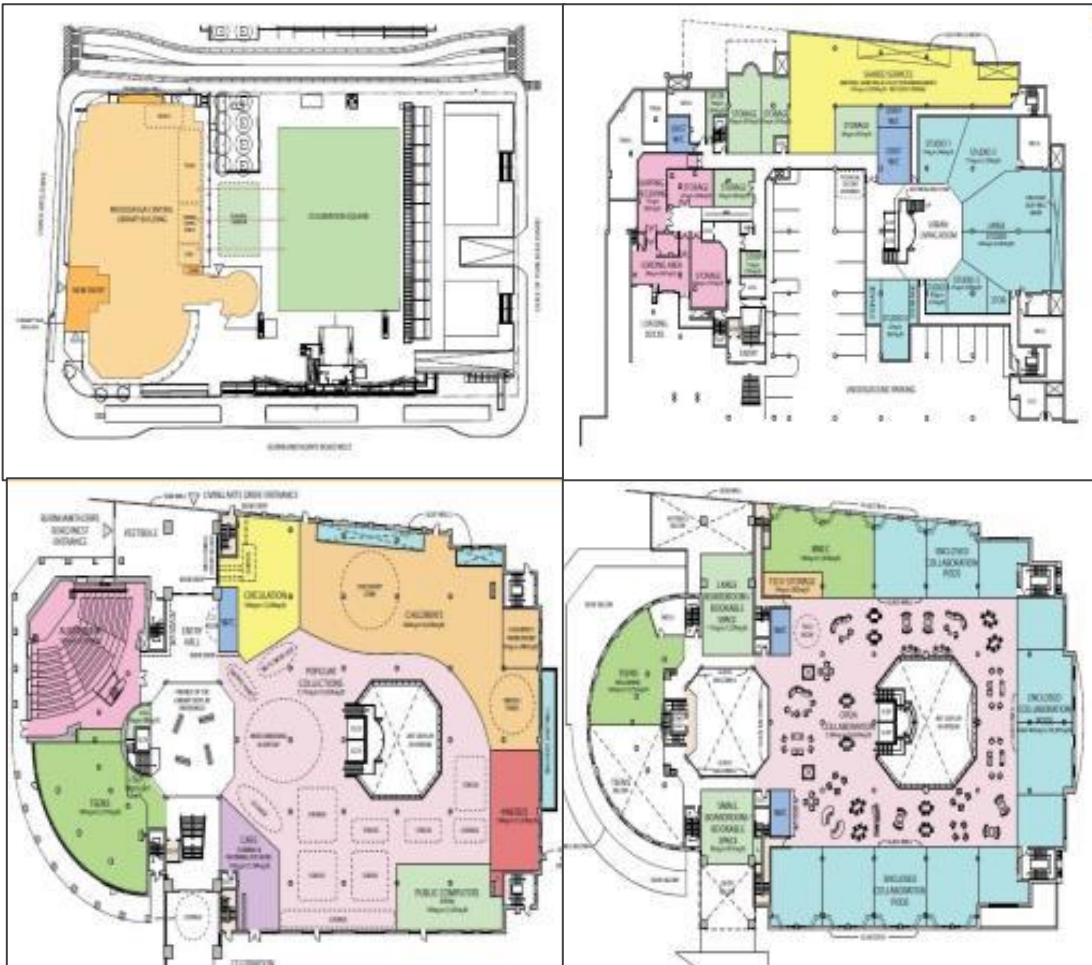
Central Library in Mississauga Civic Centre



Central Library Atrium

CENTRAL LIBRARY

FEASIBILITY STUDY



- Feasibility study started in 2013
- Looked into current service model
- Recommended changes aiming at business efficiencies

CENTRAL LIBRARY

TRANSFORM ADDITIONAL SPACE TO PUBLIC AREA



Rationale

- Opened in 1991 and population has more than doubled since built
- Downtown core population
 - Young Adults (age 20-39) make up 43% of the DT Core compared to 27% of the City total
 - 2%-6% increase in student age segments (age 17-27) in past 5 years, within 3km radius of Central Library
 - Increase of 5,500 Sheridan college students since 2011 which has resulted in demand for study space
- 31% Future Directions survey respondents identify Central Library as the library they go to most often (Forum Research)
- Majority of floor plans dedicated to stacks & containment of material

TRENDS

INCREASED DEMAND PUTS PRESSURE ON LIBRARY SPACE



- Ideal program space 600 – 1,000 sq. feet
 - Allows for multiple layout options
- Average computer work station requires 40-50 sq. ft. versus 25-30 sq. ft. for seating area traditionally provided and still required
 - The popularity and space requirements of a desktop computer put pressure on the Library footprint
 - MLS exploring tablets; laptops in addition to desktops
- Digital Literacy programs at full capacity
 - Currently Makerspaces being constructed within existing footprint of the library
 - Takes away from other uses (Eg. Study room, Collection space)

TRENDS

THE LIBRARY IS BELOW COMPARATORS & INDUSTRY STANDARDS FOR SPACE PER SQUARE FOOTAGE

- Square footage of library space per capita is the industry standard measurement for the level of service delivery within a geographic area
- MLS is at 0.46 provision level, which is below the 0.55 average of its comparators
- The industry standard target is 0.6

	Provision Level
Brampton	0.22
Edmonton	0.54
Halifax	0.54
Hamilton	0.58
London	0.86
Montreal	0.40
Ottawa	0.47
Toronto	0.67
Vancouver	0.81
Winnipeg	0.49
Mississauga	0.46
Average	0.55

CENTRAL LIBRARY

TRANSFORM ADDITIONAL SPACE TO PUBLIC AREA



Opportunity

- Move from resource-driven to customer-focused
- Redevelopment 2019-2020
- Capture of additional 20,000 sq. ft. (in scope)
- Prospect for further 8,000 sq. ft. (4th floor)
 - Expand fourth floor by converting space from non-library uses
 - \$2.5M eligible to be covered through DC
 - In order to create more space for digital hub and children's programming, study & quiet space were reduced on the second and third floors. The fourth floor expansion will be dedicated primarily to public study space



CENTRAL LIBRARY

- 2015 budget approval to hire architectural firm
- 2016 budget approval to renovate facility

PROJECT DRIVERS

- Downtown demographics
- Life cycle
- Realigning building floor plan
- Innovation

PROJECT OBJECTIVES

- Modernize
- Increase public use area
- Multi use spaces
- Flexibility
- Intensive use of technology

THE CENTRAL LIBRARY IS LOCATED IN THE HEART OF A RAPIDLY INTENSIFYING CITY CENTRE



DOWNTOWN 21 MASTER PLAN

CREATING AN URBAN PLACE IN THE HEART OF MISSISSAUGA

To achieve the goals of the Strategic Plan will require a significant transformation for Downtown Mississauga - a transformation from suburban to urban. This will entail a Downtown that will be walkable and human-scaled with juxtapositions and surprises, arts and culture, grit and polish, rich in information, convenient, stimulating, flexible, wired, innovative, productive, universally accessible, sensual, and able to do more things in less space. It is the place we want to be. The broad vision for this transformation has been endorsed by the public and City Council in numerous town hall meetings.

More than just a plan, **Downtown21** represents an ongoing endeavor in which virtually the entire community can become involved. Downtown Mississauga is a proven and successful market with over 30,000 residents and 20,000 jobs within walking distance of the major centre of civic government, cultural amenities and an established regional retail facility. Expanding on this substantial base, **Downtown21** is designed to promote the continued evolution of a livable, compact, accessible, sustainable downtown centre for the entire city which will enhance Mississauga's competitive advantage and reputation as a forward looking community.



MANY NEW RESIDENTS MOVING “DOWNTOWN”
BUT LIVING SPACES ARE OFTEN SMALL ...



Libraries = Second Living Room



REVITALIZED CENTRAL LIBRARY WILL BE A “DESTINATION OF CHOICE” FOR MANY NEW CONDO RESIDENTS

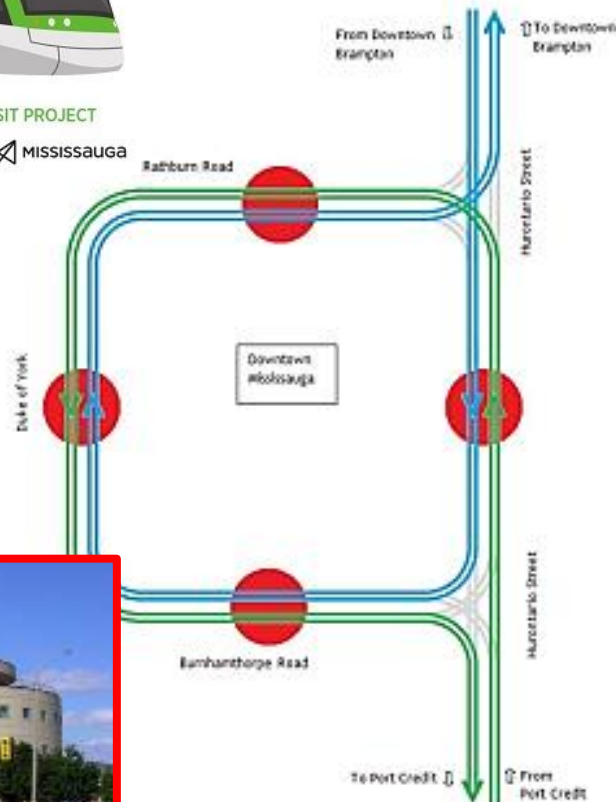


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REVITALIZED CENTRAL LIBRARY WILL BE WELL-CONNECTED (WALKING, CYCLING, LIGHT RAIL, BUS & CAR)



HURONTARIO LIGHT RAIL TRANSIT PROJECT
metrolinx.com/HurontarioLRT
Twitter @HurontarioLRT



REVITALIZED CENTRAL LIBRARY WILL ALSO BE AN INTEGRAL PART OF A “SMARTER” CITY & NEIGHBORHOODS

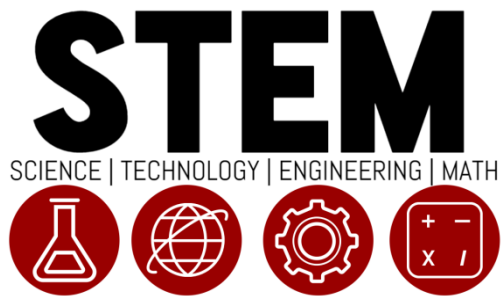


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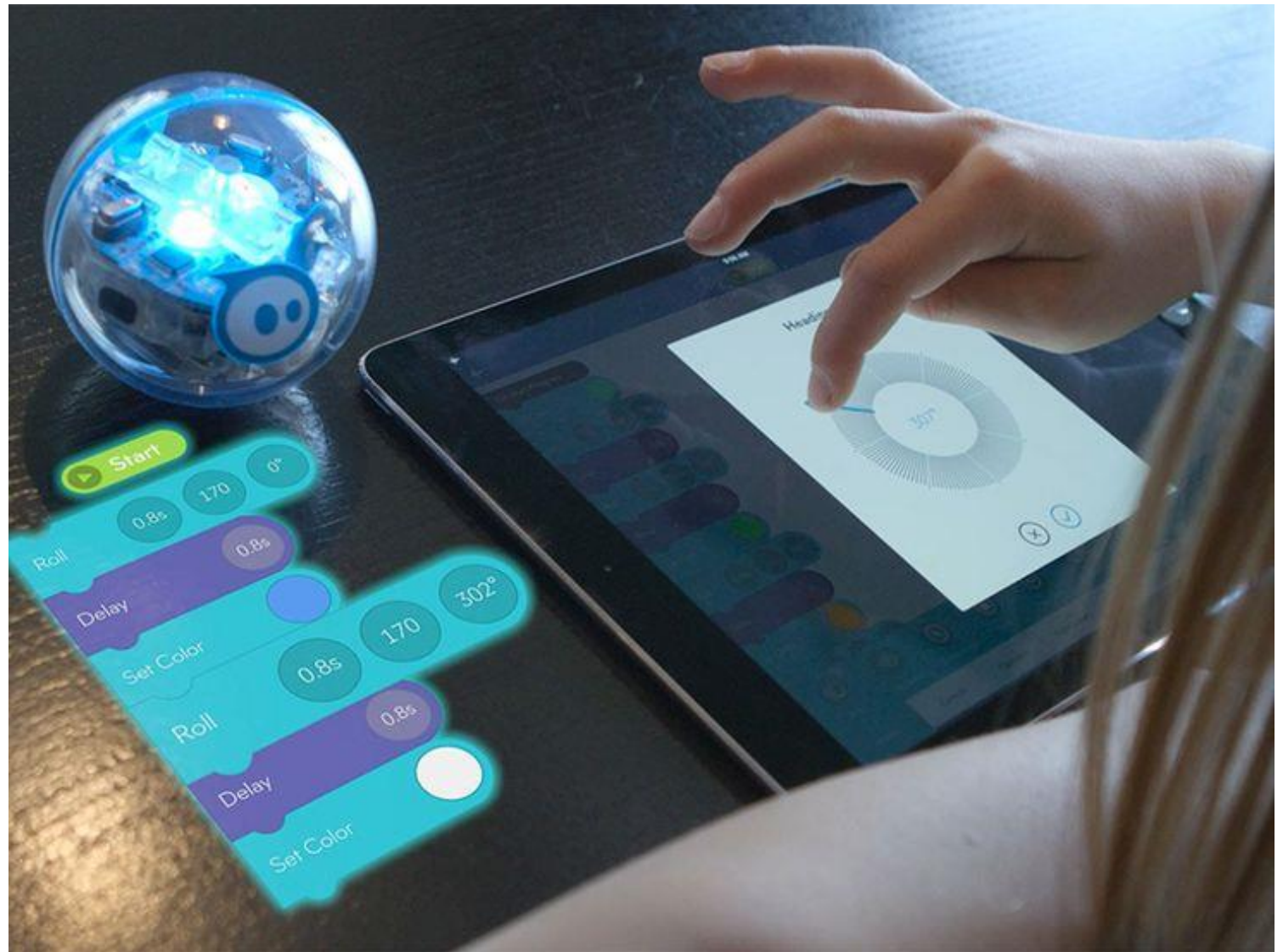


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DESIGN OF NEW CENTRAL LIBRARY NEEDS TO BE ALIGNED WITH TRENDS & CHANGES IN SOCIETY



PROVIDING ACCESS TO THE LATEST TECHNOLOGIES AND TECH LEARNING OPPORTUNITIES IS A “MUST HAVE”



WE CAN LEARN FROM MISSISSAUGA LIBRARY SYSTEM'S OWN PREVIOUS SUCCESSSES



Lakeview Library



Port Credit Library

WE CAN LEARN FROM OTHER LIBRARY BUILDS & RENOVATIONS



Halifax Central Library



Calgary Central Library

WE CAN LEARN FROM THE PRIVATE SECTOR AND RETAIL TOO



Toronto Pearson Airport iPads



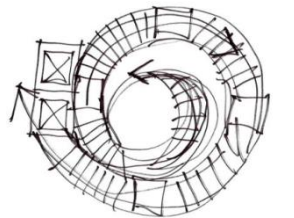
Chapters Indigo Retail Store

WE MUST BE OPEN TO NEW WAYS OF THINKING ABOUT WHAT LIBRARY SPACES CAN BECOME



RDHA

Early Concepts – Mississauga Central Library Renovation



YET WE NEED TO BE FISCALLY RESPONSIBLE, PRUDENT AND REALISTIC

You can't always get what you
want, but if you try sometimes, you
might find, you get what you need.

Mick Jagger

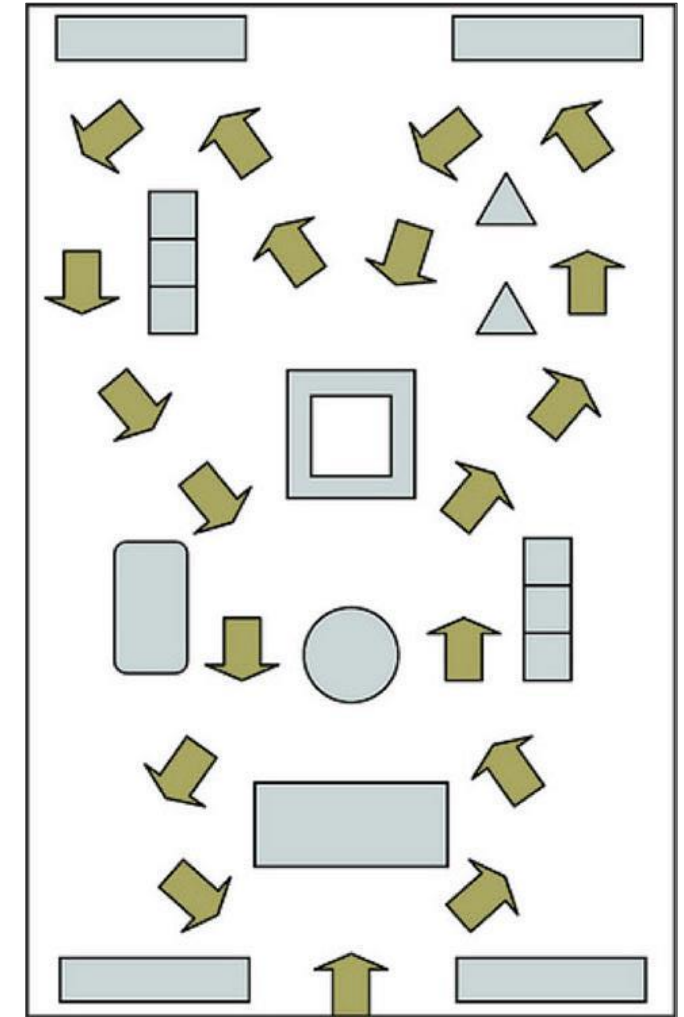
Budget

City Business Plan & Budget

WE MUST STAY KEENLY ATTUNED TO CUSTOMER EXPERIENCE & PATRON FLOW



Photo: Rachel Van Riel (Opening the Book)



LESSONS LEARNED ... SO FAR



You need a plan

Library

F&PM



Others

Others

Culture

I.T.

MBEC

**You need a committed
(cross-departmental) team**

LESSONS LEARNED ... SO FAR



Standards can be your friend



Link Library & City agendas

LESSONS LEARNED ... SO FAR

DESIGN IS
not just what
it looks like
design is how it
WORKS

Steve Jobs

Form follows function

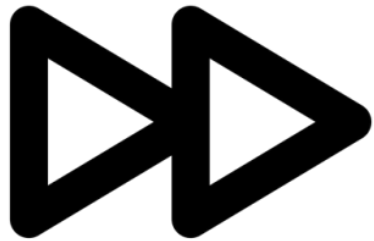


KEEP
CALM
WE
HAVE A
PLAN

Patience!
(be calm & plan on ...)

NEXT STEPS

TRANSFORM ADDITIONAL SPACE TO PUBLIC AREA



- Complete Program
- Detailed Design
- Request for Contributions & Partnerships
- Tender for Construction
- Service Plan during Construction
- Communication Plan for Stakeholders
- Construction
- Completion

THANKS FOR LISTENING

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