



## STAFF REPORT INFORMATION ONLY

### 2019–2028 Capital Budget & Plan – Update

<b>Date:</b>	February 25, 2019
<b>To:</b>	Toronto Public Library Board
<b>From:</b>	City Librarian

### SUMMARY

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The purpose of this report is to provide the Toronto Public Library (TPL) Board with an update on the 2019–2028 capital budget and plan.

At its meeting on February 4, 2019, the City’s Budget Committee considered a [City staff recommended 2019–2028 Capital Budget and Plan](#) for TPL of \$178.870 million debt (\$309.412 million gross), which is comprised of the Board funding request meeting debt targets plus an additional \$4.982 million debt (\$5.475 million gross) funding for the Multi-Branch Minor Renovation Program, which exceed debt targets. The remaining eight projects (\$72.364 million debt and \$163.459 million gross over 2019-2028) that are part of the Board funding request, which exceed debt targets, are not included in the recommended budget.

The need for additional funding to address the growing State of Good Repair (SOGR) backlog continues to be a concern.

Budget Committee will recommend a 2019-2028 capital budget and plan for TPL at its February 20, 2019 meeting. The Executive Committee will meet on March 4, 2019 to review Budget Committee recommendations and City Council will meet on March 7, 2019 to approve the 2019–2028 capital budget and plan.

### FINANCIAL IMPACT

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The City staff recommended 2019–2028 capital budget and plan for TPL is funded by \$21.860 million debt (\$28.674 million gross) for 2019 and \$178.870 million debt (\$309.412 million gross) over 2019-2028, which includes \$4.982 million debt (\$5.475 million gross) funding for the Multi-Branch Minor Renovation Program which exceeds debt targets.

Though City staff recommended this additional \$4.982 million of funding, which exceeds the debt targets, eight remaining projects (\$72.364 million debt and \$163.459 million gross over 2019-2028) that are part of the Board funding request exceeding debt target continue to be unfunded, as summarized in Table 1 below:

**Table 1: 2019-2028 Capital Budget and Plan**  
Summary (\$ Millions)

	<b>Board Request</b>		<b>City-Staff Recommended</b>		<b>City-Staff Not Recommended</b>	
	<b>Gross</b>	<b>Debt</b>	<b>Gross</b>	<b>Debt</b>	<b>Gross</b>	<b>Debt</b>
Request meeting Debt Target	303.937	173.888	303.937	173.888	-	-
Request exceeding Debt Target	168.934	77.346	5.475	4.982	163.459	72.364
<b>Total Capital Plan</b>	<b>472.871</b>	<b>251.234</b>	<b>309.412</b>	<b>178.870</b>	<b>163.459</b>	<b>72.364</b>

The Director, Finance & Treasurer has reviewed this financial impact statement and agrees with it.

## ALIGNMENT WITH STRATEGIC PLAN

The City staff recommended 2019-2028 capital budget and plan supports TPL's strategic plan, in particular: advancing State of Good Repair projects to provide welcoming, well-maintained and efficient public space; increasing access to in-branch services and spaces through new options to expand public and community space; and transforming library branches for 21<sup>st</sup> century service excellence.

## EQUITY IMPACT STATEMENT

The City staff recommended 2019-2028 Capital Budget and Plan for TPL is informed by the principles of equity and access. The plan was developed using access as one of the key drivers for investment in capital projects. The plan will increase TPL's capacity to align the investment in library facilities and services with need and demand across the city. It seeks to improve equity with respect to facility and service access for all residents, including equity-seeking groups in the City of Toronto.

## ISSUE BACKGROUND

At the meeting on October 29, 2018, the Library Board approved the [2019-2028 Capital Budget and Plan](#) revised submission of \$21.915 million debt (\$28.830 million gross ) in 2019 and \$251.234 million debt (\$472.871 million gross) over 2019-2028, which is comprised of \$173.888 million debt (\$303.937 million gross) meeting debt targets and \$77.346 million debt (\$168.934 million gross) above the debt targets.

The additional funding exceeding debt target was requested by the Board to partially address the growing SOGR backlog.

## COMMENTS

### **City staff recommended 2019-2028 Capital Budget and Plan**

The 2019 budget process was launched on January 28, 2019. At its meeting on February 4, 2019, the City's Budget Committee considered a [City staff recommended 2019–2028 Capital Budget and Plan](#) for TPL of \$178.870 million debt (\$309.412 million gross), which is comprised of the Board funding request meeting debt targets plus an additional \$4.982 million debt (\$5.475 million gross) funding for the Multi-Branch Minor Renovation Program that exceeds debt targets in 2021-2023, to help address the SOGR backlog at multiple branches. The remaining eight projects (\$72.364 million debt and \$163.459 million gross over 2019-2028) that are part of the Board funding request, exceeding debt targets, are not included in the recommended budget.

Details of the City staff recommended 2019–2028 capital budget and plan are shown on Attachment 1. Attachment 2 lists the projects that are not funded in the City staff recommended 2019-2028 capital budget and plan, but were included in the Board request.

The need for additional funding to address the growing SOGR backlog continues to be a concern.

### **SOGR Backlog**

Based on the City staff recommended 2019–2028 capital budget and plan, the SOGR backlog, over the next 10 years, is expected to increase from \$68.413 million or 5.5% of total asset value in 2019 to \$158.949 million at the end of 2028, which represents 12.2% of the total asset value.

The last Building Condition Assessment (BCA) was done over four years ago. Based on the analysis recently done for the approved Facilities Master Plan, the actual SOGR backlog is likely much larger than the reported amounts. Work to update the BCA will be undertaken in 2019.

## CONTACT

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## SIGNATURE

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Vickery Bowles  
City Librarian

## **ATTACHMENTS**

- Attachment 1: 2019-2028 City staff recommended Capital Budget and Plan
- Attachment 2: 2019-2028 Projects in Board Submission, but not included in the City staff recommended Capital Budget and Plan

TORONTO PUBLIC LIBRARY  
2019 - 2028 City staff recommended Capital Budget and Plan - Gross and Debt Funding  
(\$millions)

Attachment 1

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE			
PROJECT NAME	PROJECT INFORMATION					GROSS												TOTAL 2019 - 2028	DEBT												TOTAL 2019- 2028			
	Cost Est.	Develop. Charges	S. 37/ 45/ Reserves	Other Funding	Debt	2019	2020	2021	2022	2023	TOTAL 2019- 2023	2024	2025	2026	2027	2028	TOTAL 2024- 2028	2019	2020	2021	2022	2023	TOTAL 2019- 2023	2024	2025	2026	2027	2028	TOTAL 2024- 2028	TOTAL 2019- 2028				
Tech Asset Mgmt Prg (TAMP)	45.164	2.226	-	13.780	29.158	3.883	4.100	4.100	4.100	4.900	21.083	5.110	4.940	5.831	4.100	4.100	24.081	45.164	2.463	2.360	2.722	2.722	3.013	13.280	3.133	3.562	4.329	2.489	2.365	15.878	29.158			
Virtual Branch Services (VBS)	15.000	13.800	-	-	1.200	1.500	1.500	1.500	1.500	1.500	7.500	1.500	1.500	1.500	1.500	1.500	7.500	15.000	0.050	0.250	0.050	0.250	0.050	0.650	-	0.250	-	0.300	-	0.550	1.200			
Multi-Branch Renovation Program (SOGR)	59.610	5.310	-	-	54.300	5.712	4.470	3.919	6.834	7.161	28.096	8.730	5.427	5.966	6.298	5.093	31.514	59.610	5.385	3.855	3.886	5.998	6.590	25.714	7.788	5.018	5.427	5.732	4.621	28.586	54.300			
Other Multi-Branch Minor SOGR projects - Additional Funding Above Debt Target	5.475	0.493	-	-	4.982	-	-	1.440	1.698	2.337	5.475	-	-	-	-	-	-	5.475	-	-	1.310	1.545	2.127	4.982	-	-	-	-	-	-	4.982			
Expansion of Technological Efficiencies	1.600	0.069	-	-	1.531	0.650	-	-	-	-	0.650	-	-	-	-	-	-	0.650	0.650	-	-	-	-	0.650	-	-	-	-	-	-	0.650			
Answerline & Community Space Rental Modernization	1.400	0.061	-	-	1.339	0.850	-	-	-	-	0.850	-	-	-	-	-	-	0.850	0.850	-	-	-	-	0.850	-	-	-	-	-	-	0.850			
Bayview-Bessarion	15.322	8.169	-	0.580	6.573	3.067	5.782	5.702	-	-	14.551	-	-	-	-	-	-	14.551	3.067	1.541	1.774	-	-	6.382	-	-	-	-	-	-	6.382			
Wychwood	15.796	10.004	1.500	1.400	2.892	4.206	6.290	1.000	-	-	11.496	-	-	-	-	-	-	11.496	1.785	-	-	-	-	1.785	-	-	-	-	-	-	1.785			
North York Central Phase 2	12.118	2.218	-	-	9.900	3.000	5.454	1.000	-	-	9.454	-	-	-	-	-	-	9.454	3.000	3.242	0.994	-	-	7.236	-	-	-	-	-	-	7.236			
Dawes Road	23.624	14.885	-	6.200	2.539	0.322	2.208	6.867	5.786	3.658	18.841	-	-	-	-	-	-	18.841	-	-	1.213	0.999	-	2.212	-	-	-	-	-	-	2.212			
St. Clair/Silverthorn	3.815	0.748	-	-	3.067	0.500	-	-	-	-	0.500	-	-	-	-	-	-	0.500	0.320	-	-	-	-	0.320	-	-	-	-	-	-	0.320			
Albert Campbell	15.539	3.453	-	-	12.086	2.500	6.728	5.746	-	-	14.974	-	-	-	-	-	-	14.974	2.500	5.761	3.388	-	-	11.649	-	-	-	-	-	-	11.649			
Centennial	11.340	7.397	-	-	3.943	0.167	-	3.970	3.915	3.121	11.173	-	-	-	-	-	-	11.173	-	-	2.357	1.419	-	3.776	-	-	-	-	-	-	3.776			
York Woods	10.158	2.399	-	-	7.759	1.527	4.281	2.280	-	-	8.088	-	-	-	-	-	-	8.088	1.513	3.568	0.608	-	-	5.689	-	-	-	-	-	-	5.689			
Guildwood	1.183	0.439	-	0.100	0.644	0.591	-	-	-	-	0.591	-	-	-	-	-	-	0.591	0.096	-	-	-	-	0.096	-	-	-	-	-	-	0.096			
Richview	3.509	0.334	-	-	3.175	0.199	1.219	1.037	1.054	-	3.509	-	-	-	-	-	-	3.509	0.181	0.903	1.037	1.054	-	3.175	-	-	-	-	-	-	3.175			
Perth/Dupont - 299 Campbell Avenue	4.405	2.250	1.055	1.100	-	-	3.373	0.952	-	-	4.325	-	-	-	-	-	-	4.325	-	-	-	-	-	-	-	-	-	-	-	-	-			
Northern District	12.255	1.704	-	-	10.551	-	0.656	2.382	4.431	4.786	12.255	-	-	-	-	-	-	12.255	-	0.597	2.382	4.431	3.141	10.551	-	-	-	-	-	-	10.551			
Parliament Street	18.916	8.745	-	-	10.171	-	-	0.293	0.603	-	0.896	-	4.338	4.593	4.094	3.329	16.354	17.250	-	-	-	0.089	-	0.089	-	2.252	3.987	2.818	0.116	9.173	9.262			
High Park	8.936	2.065	-	-	6.871	-	-	-	0.242	0.243	0.485	1.907	3.858	2.686	-	-	8.451	8.936	-	-	-	0.198	0.243	0.441	1.907	3.744	0.779	-	-	6.430	6.871			
St.Lawrence	27.135	19.031	-	-	8.104	-	-	-	0.667	0.669	1.336	-	4.406	4.551	5.191	5.559	19.707	21.043	-	-	-	-	0.134	0.134	-	0.917	0.199	1.159	1.798	4.073	4.207			
Agincourt	1.375	-	1.375	-	-	-	-	-	-	1.375	1.375	-	-	-	-	-	-	1.375	-	-	-	-	-	-	-	-	-	-	-	-	-			
Bridlewood	1.900	-	1.900	-	-	-	-	-	-	1.102	1.102	0.798	-	-	-	-	0.798	1.900	-	-	-	-	-	-	-	-	-	-	-	-	-			
Sanderson	11.083	2.512	-	-	8.571	-	-	-	-	0.291	0.291	0.292	-	3.723	3.209	3.568	10.792	11.083	-	-	-	-	0.239	0.239	0.292	-	1.263	3.209	3.568	8.332	8.571			
Weston	11.189	2.159	-	-	9.030	-	-	-	-	-	-	0.290	0.291	-	2.810	3.942	7.333	7.333	-	-	-	-	-	-	0.290	0.239	-	0.703	3.942	5.174	5.174			
Mimico	16.427	4.248	-	-	12.179	-	-	-	-	-	-	-	0.424	0.426	-	2.605	3.455	3.455	-	-	-	-	-	-	-	0.348	0.426	-	-	0.774	0.774			
Port Lands New Construction	21.597	19.438	-	-	2.159	-	-	-	-	-	-	-	-	-	-	0.531	0.531	0.531	-	-	-	-	-	-	-	-	-	-	-	-	-			
City staff Recommended Capital Budget & Plan	375.871	134.157	5.830	23.160	212.724	28.674	46.061	42.188	30.830	31.143	178.896	18.627	25.184	29.276	27.202	30.227	130.516	309.412	21.860	22.077	21.721	18.705	15.537	99.900	13.410	16.330	16.410	16.410	16.410	78.970	178.870			
CITY DEBT TARGET																			21.860	22.077	20.411	17.160	13.410	94.918	13.410	16.330	16.410	16.410	16.410	78.970	173.888			
ADDITIONAL FUNDING ABOVE CITY DEBT TARGET FOR MULTI-BRANCH																			-	-	1.310	1.545	2.127	4.982	-	-	-	-	-	-	-	-	-	4.982

TORONTO PUBLIC LIBRARY

2019 - 2028 Capital Budget and Plan - Gross and Debt Funding

Project Funding Exceeding Debt Targets - Not included in City staff Recommended Capital Budget and Plan

(\$millions)

Attachment 2

A						B					C					D					E					F											G					H					I					J					K					L					M					N					O					P					Q					R					S					T					U					V					W					X					Y					Z					AA					AB					AC					AD					AE				
PROJECT INFORMATION						GROSS																TOTAL 2019 - 2028	DEBT																TOTAL 2019 - 2028																																																																																																																										
						2019	2020	2021	2022	2023	TOTAL 2019-2023	2024	2025	2026	2027	2028	TOTAL 2024-2028	2019	2020	2021	2022		2023	TOTAL 2019-2023	2024	2025	2026	2027	2028	TOTAL 2024-2028																																																																																																																																			
PROJECT NAME						Cost Est.	Develop. Charges	S. 37/ 45/ Reserves	Other Funding	Debt																	TOTAL 2019 - 2028																	TOTAL 2019 - 2028																																																																																																																					
1 Toronto Reference Library						22.312	4.266	-	-	18.046	0.156	0.499	0.547	4.811	4.867	10.880	4.456	4.407	2.569	-	-	11.432	22.312	0.055	0.496	0.543	4.505	4.867	10.466	2.613	3.907	1.060	-	-	7.580	18.046																																																																																																																													
2 Barbara Frum						20.416	5.309	-	-	15.107	-	-	-	-	-	-	0.531	0.532	-	6.794	6.638	14.495	14.495	-	-	-	-	-	-	0.531	0.436	-	3.226	4.993	9.186	9.186																																																																																																																													
3 Parkdale						36.738	19.714	-	-	17.024	-	-	-	-	0.925	0.925	0.928	-	8.372	8.581	9.203	27.084	28.009	-	-	-	-	-	-	0.185	-	-	3.929	5.644	9.758	9.758																																																																																																																													
4 Lillian H. Smith						17.645	6.744	-	-	10.901	-	-	0.380	0.381	-	0.761	4.310	4.437	4.440	3.697	-	16.884	17.645	-	-	0.312	0.381	-	0.693	2.951	2.445	1.115	3.697	-	10.208	10.901																																																																																																																													
5 Downsview						15.967	4.217	-	-	11.750	-	-	0.432	0.434	-	0.866	6.246	4.664	4.191	-	-	15.101	15.967	-	-	0.432	0.356	-	0.788	3.811	2.960	4.191	-	-	10.962	11.750																																																																																																																													
6 City Hall Relocation and Expansion						15.968	12.332	-	-	3.636	-	-	0.258	0.266	1.272	1.796	3.933	3.744	3.367	1.581	1.547	14.172	15.968	-	-	-	-	1.078	1.078	0.158	0.090	0.263	0.500	1.547	2.558	3.636																																																																																																																													
7 Danforth/Coxwell Relocation and Expansion						16.059	10.271	-	-	5.788	-	0.419	0.420	-	5.176	6.015	4.931	3.734	1.379	-	-	10.044	16.059	-	-	0.084	-	3.184	3.268	1.747	-	0.773	-	-	2.520	5.788																																																																																																																													
8 Etobicoke Civic Centre New Construction						33.004	29.705	-	-	3.299	-	0.790	0.792	-	7.640	9.222	8.232	8.385	7.165	-	-	23.782	33.004	-	-	0.158	-	-	0.158	-	-	3.141	-	-	3.141	3.299																																																																																																																													
Projects exceeding debt targets						178.109	92.558	-	-	85.551	0.156	1.708	2.829	5.892	19.880	30.465	33.567	29.903	31.483	20.653	17.388	132.994	163.459	0.055	0.496	1.529	5.242	9.129	16.451	11.996	9.838	10.543	11.352	12.184	55.913	72.364																																																																																																																													