



STAFF REPORT ACTION REQUIRED

2026-2035 Capital Budget and Plan- Submission

Date: October 27, 2025

To: Toronto Public Library Board

From: City Librarian

SUMMARY

The purpose of this report is to seek Board approval of the Toronto Public Library (TPL) 2026-2035 Capital Budget and Plan submission.

The 2026-2035 capital budget and plan submission is informed by TPL's 2025-2029 Strategic Plan, Digital Strategy, as well as the Service Delivery Model and its capital planning framework. The plan focuses on enhancing TPL's physical spaces and modernizing and securing its technology environment to deliver an exceptional customer experience. This is realized through increased investments in the state of good repair of TPL facilities, addressing Accessibility for Ontarians with Disabilities Act (AODA) compliance and through the modernization of the IT and digital infrastructure.

The total proposed TPL 2026-2035 Capital Budget and Plan is \$697.695 million gross (\$488.075 million debt funding) comprised of:

1. 2026 Capital budget of \$102.129 million gross (\$53.666 million debt funding), including a 2026 cash flow of \$100.397 million and 2025 carry-forwards of \$1.732 million; and
2. Future year cash flows from 2027-2035 of \$595.566 million gross (\$434.409 million debt funding)

TPL also has identified nine projects totalling \$343.929 million gross that are not included in the 2026-2035 Capital Budget and Plan, and make up TPL's Capital Needs Constraints, or unfunded projects. The timing and scope of these projects are uncertain and therefore funding needs will be addressed in future year budget submissions.

Based on the 2026-2035 Capital Budget and Plan, TPL's state of good repair (SOGR) backlog is expected to be reduced to approximately 7% of asset value over the 10-year plan. The Accessibility for Ontarians with Disabilities Act (AODA) backlog is expected to decrease 91.1% to \$4.8 million by 2035, increasing access and accessibility to library services.

The 2026-2035 Capital Budget and Plan has been developed according to City of Toronto guidelines, focussing on investing in and maintaining infrastructure Torontonians rely on. This is achieved through continuing improvements in capital delivery and spend rates and prioritizing capital projects to directly respond to aging infrastructure, intensifying growth and meeting modern service expectations. As part of the guidance from the City, annual capital debt targets were re-introduced to align debt funding with expected annual cash flow requirements and the City's debt issuance capacity. The debt target TPL received over the 10-year plan, 2026-2035, totalled \$401.790 million. TPL's proposed 2026 to 2035 Capital Budget and Plan includes a debt funding request of \$488.075 million, or \$86.285 million over the City's 10-year debt target.

TPL's 10-year capital submission reflects its ability to deliver on its capital program and prioritizes addressing SOGR backlog and investing in critical infrastructure to support library services. Over the past two years TPL's capital spend rate has averaged over 90% of the approved annual budget, which

compares favourably with average spending levels across the City, and demonstrates TPL's ability to deliver on the capital plan and requested funding.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves the 2026-2035 Capital Budget and Plan submission of \$102.129 million gross (\$53.666 million debt) for 2026 (including \$1.732 million of 2025 carry forward) and \$697.695 million gross (\$488.075 million debt) over 2026-2035, comprised of 19 projects as detailed in Attachment 1;
2. approves the TPL Capital Delivery Constraints, or unfunded project list, totalling \$0 gross and debt in 2026 and \$343.929 million gross (\$162.734 million debt) over 2026-2035, comprised of nine projects as detailed in Attachment 2;
3. authorizes staff to forward this capital budget submission to the City for consideration.

FINANCIAL IMPACT

The 2026-2035 capital submission is summarized in Table 1 below.

Table 1: 2026-2035 Capital Budget and Plan Submission

	2026			2026-2035		
	Gross (\$ Ms)	Debt Funding (\$ Ms)	Non-Debt Funding (\$ Ms)	Gross (\$ Ms)	Debt Funding (\$ Ms)	Non-Debt Funding (\$ Ms)
Capital Budget and Plan (attachment 1)	102.129	53.666	48.463	697.695	488.075	209.620

	2026			2026-2035		
	Gross (\$ Ms)	Debt Funding (\$ Ms)	Non-Debt Funding (\$ Ms)	Gross (\$ Ms)	Debt Funding (\$ Ms)	Non-Debt Funding (\$ Ms)
Capital Delivery Constraints / Unfunded (attachment 2)	-	-	-	343.929	162.734	181.195

The recommended funding sources for the 2026-2035 Capital Budget and Plan are detailed in Table 2 below.

Table 2: 2026-2035 Capital Budget and Plan Submission Funding Sources

Funding Sources	2026		2026-2035	
	Capital Budget and Plan	Total	Capital Budget and Plan	Total
	(\$ Ms)	%	(\$ Ms)	%
Debt	53.666	52.5%	488.075	70.0%
Non-Debt				
Development Charges	44.424	43.5%	196.302	28.1%
Contribution from Operating	0.400	0.4%	1.600	0.2%
Section 37 / 45 Funding	1.574	1.5%	9.653	1.4%
Other Funding	2.065	2.0%	2.065	0.3%
Total Non-Debt	48.463	47.5%	209.620	30.0%
Total Capital Budget Submission	102.129	100.0%	697.695	100.0%

As part of the guidance from the City, annual capital debt targets were re-introduced to align debt funding with expected annual cash flow requirements and the City's debt issuance capacity, in support of long-term financial sustainability. TPL's debt target over the 10-year plan totalled \$401.790 million. TPL's proposed 2026-2035 Capital Budget and Plan includes a debt funding request of \$488.075 million, or \$86.285 million over the City's 10-year debt target. The annual breakdown of the debt funding request and targets are outlined in Table 3 below.

Table 3: 2026-2035 Capital Plan Debt Requirements vs. Debt Targets

In \$Ms	2026 Budget	2027 Plan	2028 Plan	2029 Plan	2030 Plan	2031 Plan	2032 Plan	2033 Plan	2034 Plan	2035 Plan	2026 - 2035 Total
10-year Capital Plan (Gross)	102.129	85.414	73.569	69.125	65.211	69.651	69.942	62.044	57.604	43.006	697.695
10-year Capital Plan (Debt Requirements)	53.666	49.640	52.445	51.988	49.594	51.870	50.159	47.296	46.234	35.183	488.075
10-year Debt Targets	27.285	21.072	29.545	51.893	39.037	37.540	49.397	50.825	47.504	47.694	401.790
Debt Requirements vs. Debt Targets	(26.381)	(28.568)	(22.900)	(0.095)	(10.557)	(14.330)	(0.762)	3.529	1.270	12.511	(86.285)

The complete 2026-2035 Capital Budget and Plan with gross and debt funding for capital projects, as well as the unfunded project list, is included in Attachments 1 and 2.

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

ALIGNMENT WITH STRATEGIC PLAN

The 2026-2035 Capital Budget and Plan supports TPL's strategic plan objectives, particularly shared community spaces and awareness and availability of library services.

TPL's capital submission advances City Council's strategic vision for innovation and growth by investing in welcoming public spaces and delivers on smart and efficient digital services in every neighbourhood. Expanding accessible, inclusive library branches and digital access is vital to ensure equitable access to library services for all and enhancing quality of life and building stronger communities across Toronto.

EQUITY IMPACT STATEMENT

The 2026-2035 Capital Budget and Plan is informed by the principles of equity and access and advances the work required under the Accessibility for Ontarians with Disabilities Act (AODA).

DECISION HISTORY

At its meeting on September 29, 2025, the Library Board received for information the [2026-2035 Capital Budget and Plan - Status Update](#), which highlighted potential changes from the Council-approved 2025-2034 budget and plan.

At its meeting on February 24, 2025, the Library Board approved the [2025-2034 Capital Budget and Plan - Adoption](#), which was the starting point for the development of the 2026-2035 Capital Budget and Plan.

ISSUE BACKGROUND

TPL is responsible for maintaining an asset base valued at over \$2.7 billion, including assets and infrastructure at 100 branches, two administrative and logistics offices, and including \$43 million worth of technology equipment and assets required to meet the needs of over 2,500 staff offering services to over 14 million customers visiting branches on an annual basis. TPL's capital submission is informed and guided by the need to invest in its aging facilities, legacy technology infrastructure and meet emerging and evolving priorities across the community. Multiple strategic and operational factors continue to shape these priorities and inform the proposed investments laid out in the 2026-2035 Capital Budget and Plan.

TPL has a planning framework to guide the development of its capital program for library branches, this includes:

Service Delivery Model

This is a practical and aspirational framework used in capital planning to identify, articulate and prioritize branch capital needs and future service. It sets the service level for branches and spaces including the size of branches and services offered.

Facilities Master Plan

This plan guides and prioritizes the timing and location for renovations and rebuilds, as well as the need for new branches.

Property Condition Assessments

These assessments are conducted regularly and provide a thorough evaluation of major building components, systems and equipment and are used in planning to help prioritize investment in the renovation, expansion, development, maintenance and repair of existing library facilities.

Development opportunities

In ongoing collaboration with CreateTO and City of Toronto Corporate Real Estate Management, TPL keeps apprised of new and emerging developments and relocation opportunities, including how the city's neighbourhoods are growing and changing, and where there are opportunities for TPL to relocate,

renovate, or build new branches to better serve community needs and align with the Service Delivery Model.

Digital Service Modernization

TPL's Digital Strategy identifies areas of focus for modernizing library services and improving the customer experience. These include addressing the following:

- Customer expectations for seamless omni-channel, personalized, modern digital services.
- Customer and staff access to new and emerging technologies.
- Support for digital & other literacies and growing service areas.
- End of life for back-office applications.
- Transition of IT infrastructure to the Cloud/SaaS.
- Improvement of cybersecurity controls and data-driven decision-making capabilities.

Strategic Planning Research & Consultation

With each strategic planning cycle, TPL consults customers, staff, and stakeholders citywide through surveys, focus groups, roundtable consultations and research—gathering insights to guide capital project planning. TPL recently launched a new 2025-2029 Strategic Plan that outlines the priorities and actions TPL will strive to achieve over the next five years. These priorities and actions inform and are reflected in TPL's 10-year capital budget submissions.

COMMENTS

TPL's proposed 2026-2035 Capital Budget and Plan focuses on enhancing TPL's physical spaces and modernizing and securing its technology environment to deliver an exceptional customer experience. This is realized through increased investments to reduce the SOGR backlog, enhance and increase accessibility in branches, support the implementation of TPL's Digital Strategy, and further expand and renovate library branches to address the growing and changing demographic and increased service demand of the communities in Toronto. The Plan was informed by TPL's Strategic Plan, the Digital Strategy, the capital planning framework and City guidelines.

Adjustments to the capital budget and plan approved in prior years were made based on prioritization of investments in SOGR and IT infrastructure, TPL's capacity to deliver, assessment of scale and readiness of projects, and to align with TPL's strategic priorities.

City of Toronto Guidelines

The City's guidelines for the 2026 capital budget submission focused on investing in and maintaining infrastructure Torontonians rely on, while continuing improvements in capital delivery and spend rates. Annual debt targets were issued to City divisions and agencies to align debt funding with cash flow requirements and the City's debt capacity supporting long-term financial sustainability. Additional guidance for Service Improvement and Growth-Related projects (typically major branch renovations and expansion projects within the TPL capital budget submission) were included to ensure alignment with funding requests and the divisions or agencies ability to deliver or spend. TPL considered the guidance from the City in the development of the proposed 2026-2035 Capital Budget and Plan.

Objectives of the TPL Capital Budget

The capital budget submission achieves the following objectives:

1. Provides a capital program that is fiscally responsible and deliverable.
2. Focuses on addressing the state of good repair of branches.
3. Addresses Accessibility for Ontarians with Disabilities Act (AODA) accessibility standards.
4. Transforms branches for modern library service and to align to the Service Delivery Model.
5. Addresses City growth intensification areas.
6. Maximizes alternative (non-debt) funding sources.
7. Maximize efficiencies in operations through capital investments.
8. Makes progress on TPL's digital strategy and lifecycle replacement of technology assets.

2026 – 2035 Capital Funding

The 2026-2035 Capital Budget and Plan funding requests includes funding of \$697.695 million gross for 19 capital projects within the capital program. The 19 capital projects consist of \$548.114 million for building projects and \$149.580 million for technology-related projects, including funding requirements to support TPL's Digital Strategy, as detailed in Attachment 1.

Debt Funding

Debt funding totalling \$488.075 million is included in the 10-year capital budget submission. This exceeds the City's 10-year cumulative debt target assigned to TPL by \$86.285 million.

Development Charges Funding

Development Charges (DC) is a significant funding source in the 10-year capital budget submission. TPL maximized the use DC funding within the capital plan. The 10-year capital budget submission includes DC funding of \$196.302 million primarily funding growth and improvement projects.

Community Benefit Charges and Section 37 Funding

Community Benefit Charges (CBC) are a growth funding tool under the Provincial Planning Act, replacing the former Section 37 Density Bonusing framework. Currently, there are no anticipated CBC funds to support TPL's 10-year capital budget submission. The 10-year capital budget submission includes Section 37 funding of \$9.653 million primarily supporting growth and improvement projects.

2026-2035 Capital Budget and Plan (Attachment 1)

The starting point for the 2026-2035 Capital Budget and Plan is the approved 2025-2034 Capital Budget and Plan, adopted by the Board at its February 24, 2025 meeting. A number of changes have been made to the timing and/or costing of the capital projects from last year's approved budget, and the following provides a brief explanation of the more significant changes.

Modernization and Technology Transformation

TPL's technology services, including online information, digital inclusion, and workforce development, face rising demand for digital, wireless, and self-service options. To deliver better customer experiences and improve productivity for staff, TPL must shift from traditional infrastructure to cloud-based and integrated platforms, including mobile and personalized applications. The capital budget submission includes \$149.580 million over 10 years for technology investments focused on modernization of the IT and digital infrastructure to deliver and enhance the existing library services ensuring all Torontonians benefit from inclusive, modern library spaces and the digital resources to advance equity and bridge the digital divide.

2025 Carry Forwards

As per City budget instructions, the 2026-2035 Capital Budget and Plan must incorporate the projected carry forward of previously approved projects. Currently TPL is estimating 2025 carry-forwards totalling \$1.732 million for 4 capital projects to be carried forward to 2026. Updates to the 2025 carry-forwards will be reported through subsequent updates of the TPL capital budget.

Updated project schedules

Projects were assessed for readiness to proceed and project timelines and budgets were updated to reflect the most realistic project schedules. These include the Parkdale renovation and expansion, High Park renovation and expansion, Yorkville renovation, Weston renovation and expansion, and Parliament Street relocation and expansion projects.

Updated project cost estimates

The project cost estimates for a number of projects within the 10-year capital plan were adjusted to reflect current market and known conditions that have been identified since previous budget approvals. Some notable changes are outlined below:

- Dawes Road reconstruction and expansion – Increase of \$2.059 million to include fit-out costs (e.g., fixtures, furniture, technology, collections). The project is now in the construction phase and the timing and cost estimate for the fit-out of the space can be more accurately estimated.

- Centennial reconstruction and expansion – Increase of \$5.600 million to account for site conditions identified through the construction phase.
- Northern District Renovation – Increase of \$7.650 million to reflect current market conditions and revised construction schedule.
- Woodside Square relocation and expansion – Increase of \$4.476 million to account for a more refined project cost estimate now that the new expanded space has been identified and the schedule has been updated.

Increased investments on core infrastructure

A priority for the 2026-2035 Capital Budget and Plan is to prioritize and increase investment in TPL's aging facilities and IT infrastructure. Notable changes from last year's approved budget and plan include:

- Multi Branch Renovations – Increase of \$49.128 million over the 10-year plan to address TPL's SOGR backlog at branches across the city.
- Toronto Reference Library – Increase of \$37.117 million over the 10-year plan to address the ongoing SOGR needs and backlog for this 46-year-old, five-storey, 434,841 sq. ft. research & reference library that serves the entire city of Toronto.
- Service and Digital Modernization – Increase of \$16.572 million over the 10-year plan to support the execution of TPL's Digital Strategy and to enhance TPL's IT Security, Risk and Governance Program to strengthen IT security and mitigate risks of cyberattacks.

Capital Needs Constraints – Unfunded (Attachment 2)

Nine projects have been identified and included in TPL's capital needs constraint list, or unfunded project list, totalling \$0 gross and debt in 2026 and \$343.929 million gross (\$162.734 million debt) over 2026-2035.

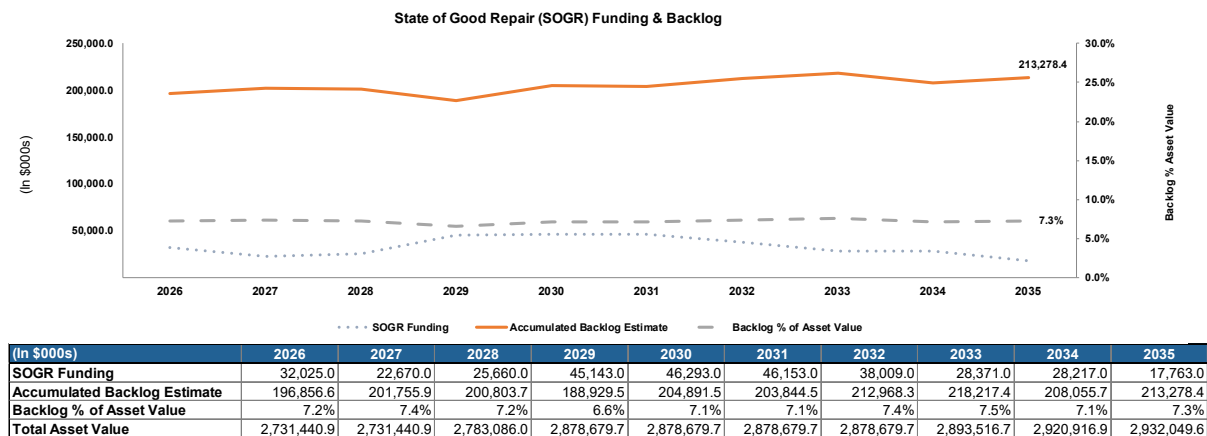
As part of the development of the 2026-2035 Capital Budget and Plan, projects were assessed for readiness to proceed and prioritized accordingly. Through this prioritization exercise, two of the nine projects, the Sanderson and the Flemington Park Branch Renovations, were moved to the capital needs constraint list, or unfunded in the 2026-2035 Capital Budget and Plan. While these projects were previously funded, the project timelines and scope are uncertain, and therefore funding priority was given to active projects and

investments in core infrastructure. These projects will be considered and prioritized in future budget submissions.

A complete list of the projects in the capital needs constraint list are outlined in Attachment 2. Funding for these projects will need to be addressed in future budget processes.

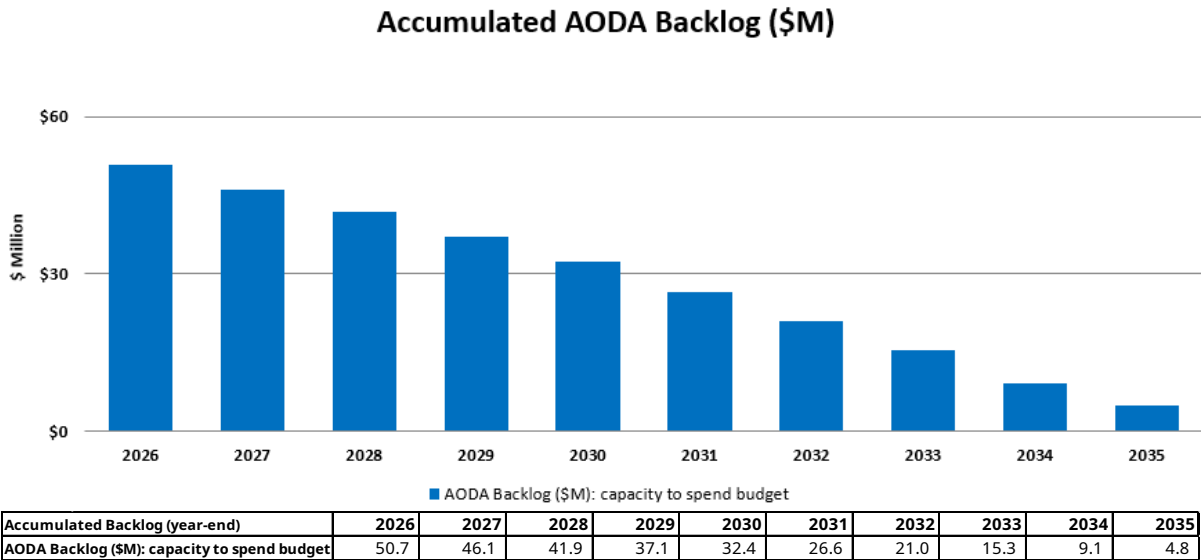
SOGR and AODA backlog

The 2026-2035 Capital Budget and Plan includes additional investments in SOGR, particularly within the Multi-branch and TRL capital programs. These are the predominant drivers of the debt funding request that exceed the debt targets provided by the City. This additional debt funding will allow TPL to reduce the SOGR backlog by an additional 28%, to 7% of asset value. Without this additional funding, the SOGR backlog will remain steady at 10% of asset value. Addressing the SOGR backlog is vital to prevent costly emergency repairs, unplanned closures, disruptions in branch operations, reducing health and safety risks, while simultaneously supporting service modernization and accommodating future growth including adding critically needed branch spaces and digital services. The chart below illustrates the SOGR backlog trend across the 10-year capital plan.



AODA Compliance Backlog

Based on the proposed 2026-2035 Capital Budget and Plan, the accumulated AODA compliance backlog will decrease from \$50.7 million at the end of 2026 to \$4.8 million by 2035, as illustrated in the chart below.



Updated Building Condition Assessments

The City of Toronto is undertaking building condition assessments (BCAs) including 88 TPL branch buildings over a three-year period, assessing all major systems and structural components. The BCA provides a thorough assessment of the building envelope (e.g. windows, brick deterioration, sealant, roofing), mechanical systems (e.g. heating and cooling, elevators), plumbing and other utilities, lighting, furnishings and finishes, wall and floor coverings, site work (e.g. parking lot paving), fire and life-safety systems and recommends replacement/repair based on industry standards for lifecycle replacement. As the BCAs are completed, TPL will incorporate these updates within its capital planning and prioritization, as well as update the outstanding backlog amounts, in future budget submissions.

2026 Capital Budget Timelines

Activity	Schedule
Board Meeting - 2025 Operating and Capital budget submissions	October 27, 2025
Board Meeting - 2026 Budget Updates	December 1, 2025
Budget Launch - Budget Committee	January 8, 2026
Budget Committee Review Meetings	January 14 to 16, 2026
Budget Committee Wrap Up	January 23, 2026
Board Meeting - 2026 Budget Updates	January 2026
Mayor's Proposed Budget	January 29, 2026
Special Council meeting – 2026 Budget adoption	February 10, 2026
Board Meeting - Adoption of 2026 Budgets	February 2026

CONTACT

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SIGNATURE

Moe Hosseini-Ara
City Librarian

ATTACHMENTS

- Attachment 1: 2026-2035 Capital Budget and Plan Submission – Capital Budget and Plan (Funded)
- Attachment 2: 2026-2035 Capital Budget and Plan Submission – Capital Delivery Constraints (Unfunded)

TORONTO PUBLIC LIBRARY
2026 - 2035 Capital Budget and Plan - Gross and Debt Funding
Capital Budget and Plan
(\$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				
PROJECT INFORMATION						GROSS											DEBT																																																																																																																												
						2026 (incl cfwd 1,732)	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL 2026 - 2035 (incl cfwd)	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL 2026 - 2035																																																																																																																		
PROJECT NAME	Cost Est.	Develop. Charges	S. 37/ 45/ Reserves	Other Funding	Debt																																																																																																																																								
Technology Projects																																																																																																																																													
1 Tech Asset Mgmt Prg (TAMP)	72.202	7.220	-	-	64.982	10.760	8.452	6.395	6.829	7.924	7.851	5.849	5.359	6.230	6.553	72.202	9.684	7.607	5.755	6.146	7.132	7.066	5.264	4.823	5.607	5.898	64.982																																																																																																																		
2 Service and Digital Modernization	63.680	6.369	-	-	57.311	9.478	11.115	6.625	4.937	5.008	5.082	5.159	5.280	5.384	5.612	63.680	8.530	10.003	5.962	4.443	4.507	4.574	4.643	4.752	4.846	5.051	57.311																																																																																																																		
3 Digital Experiences (DEX)	13.698	1.328	-	0.419	11.951	1.746	1.336	1.445	1.454	1.463	1.472	1.181	1.191	1.200	1.210	13.698	1.194	1.202	1.300	1.309	1.317	1.325	1.063	1.072	1.080	1.089	11.951																																																																																																																		
Total Technology Projects	149.580	14.917	-	0.419	134.244	21.984	20.903	14.465	13.220	14.395	14.405	12.189	11.830	12.814	13.375	149.580	19.408	18.812	13.017	11.898	12.956	12.965	10.970	10.647	11.533	12.038	134.244																																																																																																																		
Building Projects																																																																																																																																													
4 Multi-Branch Renovation Program	126.500	12.650	3.846	0.385	109.619	11.000	12.000	12.000	13.500	13.000	13.000	13.000	13.000	13.000	13.000	126.500	8.504	9.083	9.984	12.150	11.398	11.700	11.700	11.700	11.700	11.700	109.619																																																																																																																		
5 Toronto Reference Library	79.224	7.892	0.592	0.300	70.439	10.964	2.607	5.031	10.307	9.807	9.307	9.207	9.207	11.787	1.000	79.224	9.597	2.347	3.936	9.276	8.826	8.376	8.286	8.286	10.609	0.900	70.439																																																																																																																		
6 Centennial Reconstruction & Expansion	28.033	11.025	-	0.974	16.034	8.710	8.710	1.000	-	-	-	-	-	-	-	18.420	3.896	6.639	0.610	-	-	-	-	-	-	-	11.145																																																																																																																		
7 Dawes Road Reconstruction & Expansion	50.717	17.900	-	2.000	30.817	8.200	8.500	13.446	12.858	-	-	-	-	-	-	43.004	6.699	1.243	11.588	7.536	-	-	-	-	-	-	27.066																																																																																																																		
8 Etobicoke Civic Centre New Construction	35.150	34.549	-	-	0.601	6.583	12.370	6.425	-	-	-	-	-	-	-	25.378	-	-	-	-	-	-	-	-	-	-	-																																																																																																																		
9 Pleasant View Renovation and Expansion	12.956	0.496	1.713	-	10.747	4.312	4.304	3.055	-	-	-	-	-	-	-	11.671	3.364	4.304	3.055	-	-	-	-	-	-	-	10.723																																																																																																																		
10 St. Lawrence Relocation and Expansion	44.200	36.256	3.000	-	4.944	27.667	8.767	5.699	0.967	-	-	-	-	-	-	43.100	0.861	1.551	2.199	0.228	-	-	-	-	-	-	4.839																																																																																																																		
11 Woodside Square Relocation & Expansion	11.235	3.146	-	-	8.089	0.435	4.584	6.216	-	-	-	-	-	-	-	11.235	0.100	3.300	4.448	-	-	-	-	-	-	-	7.848																																																																																																																		
12 Yorkville Renovation	16.716	1.687	1.000	-	14.029	0.274	0.273	3.670	4.066	4.188	4.195	-	-	-	-	16.666	0.237	0.235	2.303	3.659	3.769	3.776	-	-	-	-	13.979																																																																																																																		
13 Northern District Renovation	60.924	27.093	0.653	-	33.178	1.000	1.002	1.119	12.987	13.911	14.328	12.772	3.614	-	-	60.733	-	0.941	0.627	6.620	7.790	8.024	7.152	2.024	-	33.178																																																																																																																			
14 Richview Building Elements	3.546	0.018	-	-	3.528	1.000	1.000	-	-	-	-	-	-	-	-	2.000	1.000	1.000	-	-	-	-	-	-	-	-	2.000																																																																																																																		
15 High Park Renovation and Expansion	26.732	14.167	-	-	12.565	-	0.344	0.609	0.209	0.108	4.182	7.404	7.146	6.888	-	26.890	-	0.162	0.286	0.098	0.051	1.966	3.480	3.359	3.237	12.639																																																																																																																			
16 Parliament Street Relocation and Expansion	32.404	17.175	-	-	15.229	-	0.050	0.834	0.803	8.946	9.132	9.407	3.232	-	-	32.404	-	0.023	0.392	0.377	4.205	4.292	4.421	1.519	-	15.229																																																																																																																			
17 Parkdale Renovation & Expansion	44.398	13.319	-	-	31.079	-	-	-	0.208	0.856	1.102	5.618	13.303	12.748	10.563	44.398	-	-	-	0.146	0.599	0.771	3.933	9.312	8.924	7.394	31.079																																																																																																																		
18 Weston Renovation & Expansion	29.198	10.804	-	-	18.394	-	-	-	-	-	-	0.345	0.712	0.367	5.001	6.425	-	-	-	-	-	-	0.217	0.449	0.231	3.151	4.048																																																																																																																		
19 Christie Site - Design	0.370	0.370	-	-	-	-	-	-	-	-	-	-	-	-	0.067	0.067	-	-	-	-	-	-	-	-	-	-	-																																																																																																																		
Total Building Projects	602.303	208.547	10.804	3.659	379.292	80.145	64.511	59.104	55.905	50.816	55.246	57.753	50.214	44.790	29.631	548.114	34.258	30.828	39.428	40.090	36.638	38.905	39.189	36.649	34.701	23.145	353.831																																																																																																																		
Capital Budget and Plan	751.883	223.464	10.804	4.078	513.536	102.129	85.414	73.569	69.125	65.211	69.651	69.942	62.044	57.604	43.006	697.695	53.666	49.640	52.445	51.988	49.594	51.870	50.159	47.296	46.234	35.183	488.075																																																																																																																		
CITY DEBT TARGET																	27.285	21.072	29.545	51.893	39.037	37.540	49.397	50.825	47.504	47.694	401.790																																																																																																																		
EXCEEDS CITY DEBT TARGET																	26.381	28.568	22.900	0.095	10.557	14.330	0.762	(3.529)	(1.270)	(12.511)	86.285																																																																																																																		

TORONTO PUBLIC LIBRARY
2026 - 2035 Capital Budget and Plan - Gross and Debt Funding
Capital Delivery Constraints
(\$millions)

Attachment 2

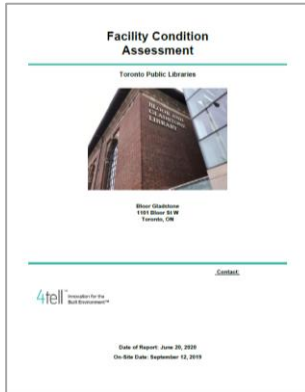
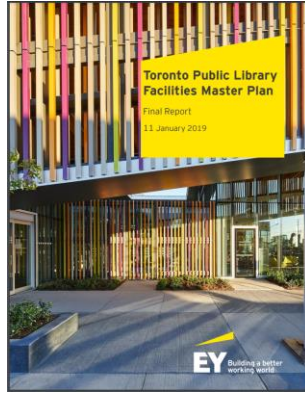
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA					
	PROJECT INFORMATION					GROSS											DEBT															
	PROJECT NAME	Cost Est.	Develop. Charges	S. 37/ 45/ Reserves	Other Funding	Debt	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL 2026-2035	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL 2026-2035				
1	Barbara Frum Renovation	56.141	11.791			44.350	-	0.800	1.374	0.566	9.450	14.601	16.327	13.023			56.141	-	0.632	1.085	0.447	7.465	11.535	12.898	10.288			44.350				
2	City Hall Relocation and Expansion*	41.880	36.017	-	-	5.863					0.498	0.854	0.352	9.403	14.527	16.246	41.880	-	-	-	-	0.070	0.120	0.049	1.316	2.034	2.274	5.863				
3	Danforth/Coxwell Relocation and Expansion*	31.270	26.892	-	-	4.378	-				0.372	0.638	0.263	7.020	10.847	12.130	31.270	-	-	-	-	0.052	0.089	0.037	0.983	1.519	1.698	4.378				
4	Lillian H. Smith Renovation*	44.994	12.149			32.845					0.270	1.709	2.047	10.244	14.065	16.659	44.994					0.197	1.248	1.494	7.478	10.267	12.161	32.845				
5	Sanderson Renovation and Expansion*	38.004	22.422			15.582				0.198	1.021	0.841	5.266	10.847	11.173	8.658	38.004				0.081	0.419	0.345	2.159	4.447	4.581	3.550	15.582				
6	Mimico Centennial Renovation & Expansion	37.151	14.491	2.000	-	20.660	-	0.340	0.584	0.241	6.430	9.935	11.109	8.512	-		37.151	-	0.207	0.356	0.147	3.922	6.060	6.776	3.192	-		20.660				
7	Deer Park Relocation & Expansion - Fit out Costs	8.250	5.774			2.476					4.125	4.125					8.250					1.238	1.238					2.476				
8	Flemingdon Park Renovation and Expansion	58.064	21.484			36.580		0.418	1.149	1.331	14.829	15.261	15.720	9.356			58.064	0.263	0.724	0.839	9.342	9.614	9.904	5.894				36.580				
9	Ookwemin Minising (formerly Portlands)	28.175	28.175			-					0.068	0.393	11.578	11.913	4.223		28.175											-				
Total Projects in Capital Delivery Constraints						343.929	179.195	2.000	-	162.734	-	1.558	3.107	2.336	36.995	48.032	51.477	79.983	62.525	57.916	343.929	-	1.102	2.165	1.514	22.705	30.249	33.317	33.598	18.401	19.683	162.734

* The total project cost represents only what is included in the 10-Year Plan. These projects have future year cash flows beyond 2035 and thus a higher project cost than what is shown.



2026-2035 capital budget and plan submission

2026-2035 capital budget & plan library planning framework



Capital investments are planned and prioritized based on:

- Facilities Master Plan
- Building condition assessments
- Multi-year Accessibility Plan
- Service Delivery Model and Spaces Vision
- Digital Strategy and Digital Service Modernization
- Opportunities arising from discussions with City partners and developers
- TPL strategic planning research & consultation
- Community consultations

2026-2035 capital budget & plan

creating safe, welcoming, accessible and inclusive spaces

Building resilience and belonging in every neighbourhood

Addressing Toronto's need for **accessible “third spaces”** where people can **gather, collaborate and build connections** outside of work and home.

“When I need a break from the world, with all its ups and downs ... and/or my stressful life, **I seek ‘refuge’ in a library branch.**

- TPL customer



how well we're doing 10-year capital projects achievements

Over the last 10 years,
TPL's capital program
improved
79 branches



15 major
renovations

renewed
lifespan of
25 years or
more

26 revitalization of
interior spaces

38 SOGR
improvements



Albert Campbell renovation and expansion

Expanded services, award-winning design + addressing SOGR and AODA backlogs

- Digital Innovation Hub
- Indigenous place-making
- Children's KidsStop
- Additional 8,000 sq ft of public space

\$6.2M SOGR backlog addressed

\$1.2M AODA backlog addressed



how well we're doing

2025 capital projects achievements



Completion of major capital projects

- **Fairview:** re-opened April 2025
- **Junction Triangle** branch: opened August 2025
- **Locke:** re-opened September 2025
- **North York Central** Teen Area: opening November 2025
- **SOGR projects:** HVAC (3); HVAC controls (60); roof renewals (4); paving (3); designs for future year projects (43); Brave Overdose Detection system (20); fire monitoring upgrades (25); geo-thermal feasibility studies (2).

94%
spent*

Continue major capital construction projects

including Centennial, Dawes Road, Pleasant View, Etobicoke Civic Centre, Richview Building Elements, TRL Building Envelope

how well we're doing

2025 technology & digital strategy advancements

Ongoing technological innovation and operational efficiencies

- **Harmonized Voice Over IP** technology with migration to cloud hosted Unified Communications as a Service enabling enhanced voice capabilities.
- **Enterprise Application modernization (transition to cloud-based services)** resulting in improved functionality, increased efficiencies, reduced physical footprint, and reduced cyber risk exposure.
- **Network infrastructure improvements** to meet increasing service demands from staff and customers and preparation for future growth.

Customer service modernization

- Successfully rolled out a more efficient, intuitive and secure **printing solution** for TPL customers and staff, including colour printing and copying.
- Significant progress on the re-platforming and reimagining of **TPL's new website**, with staff preview launch delivered in November.



\$697.6 million 10-year capital program

10.4% (\$72.6M)

Maintaining & improving IT infrastructure

to deliver secure, effective, modern technology to branches and back office.

11.0% (\$76.9M)

Modernizing and enhancing library services through digital innovation

46.4% (\$323.6M)

Aligning branch infrastructure to population growth, changing demographics and community expectations and needs through branch service relocations, renovations and expansions

32.2% (\$224.5M)

Accessibility and State of Good Repair

to maintain and improve spaces to meet service levels and legislative requirements

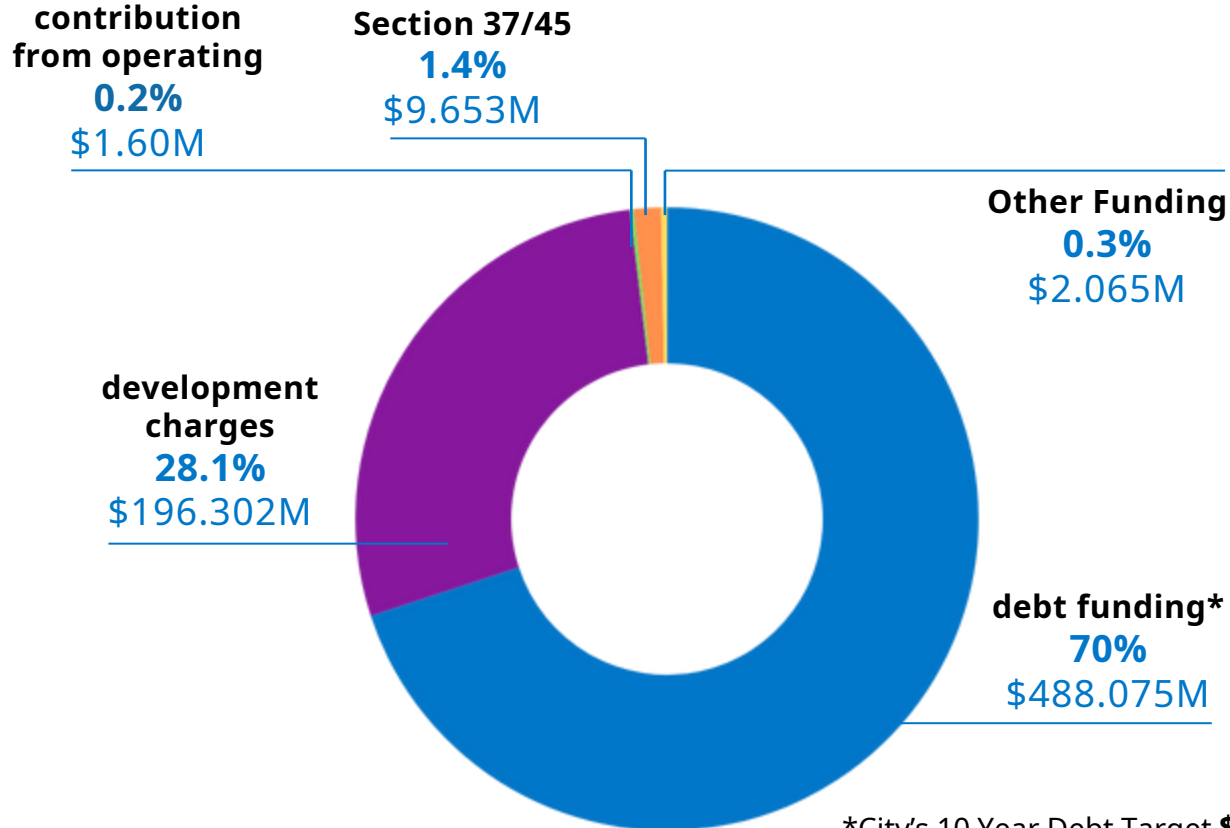


2026 – 2035 capital budget and plan

	2026		2026-2035	
	Gross (\$M)	Debt (\$M)	Gross (\$M)	Debt (\$M)
Capital Budget and Plan (Funded)				
16 Building Projects	80.145	34.258	548.115	353.831
3 Technology-related Projects	21.984	19.408	149.580	134.244
Total Funded Capital Budget Submission	102.129	53.666	697.695	488.075
 Unfunded Capital Projects - Capital Needs Constraints	 -	 -	 343.929	 162.734

2026-2035 capital funding sources

Capital Budget and Plan **\$697.695M**



*City's 10 Year Debt Target **\$401.790M**

2026 – 2035 capital budget and plan

significant changes

Updated Project Cost Estimates

- Dawes Road reconstruction and expansion, Centennial reconstruction and expansion, Northern District renovation, Woodside Square relocation and expansion, Pleasant View renovation and expansion

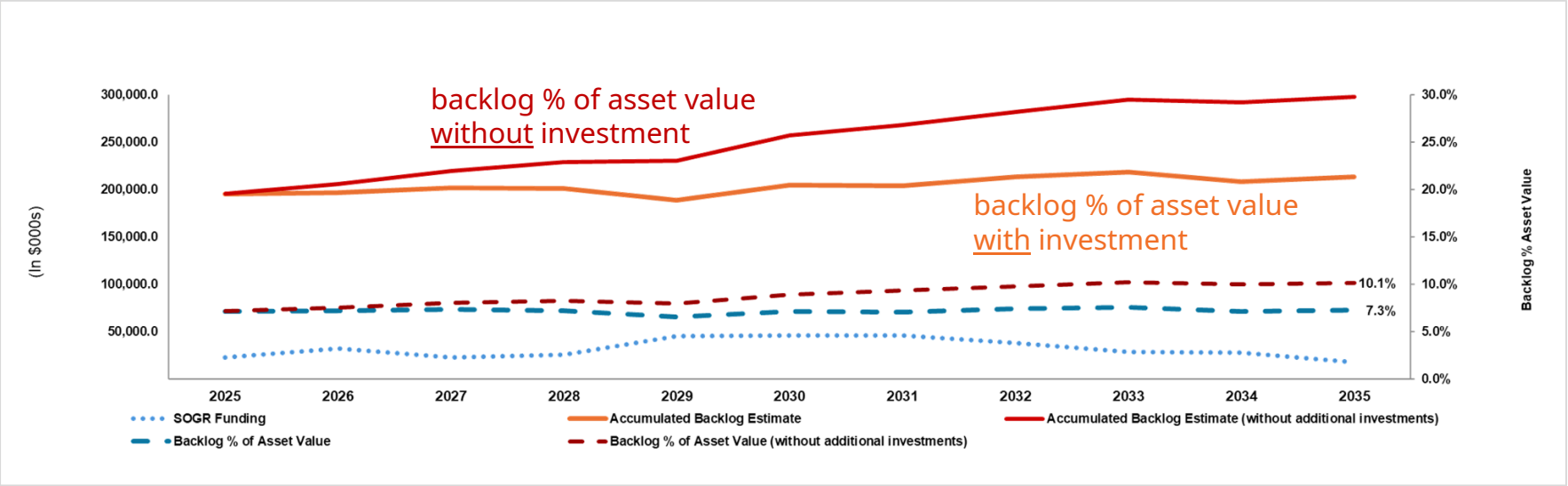
Updated Project Schedules

- Parkdale relocation and expansion, High Park renovation and expansion, Yorkville renovation, Weston renovation and expansion, Parliament Street relocation and expansion

Projects moved to unfunded status

- Flemington Park renovation and expansion
- Sanderson renovation and expansion

SOGR backlog and AODA backlog



State of Good Repair backlog
improving from **10%** to
7% of asset value



2026-2035 capital funding constraints

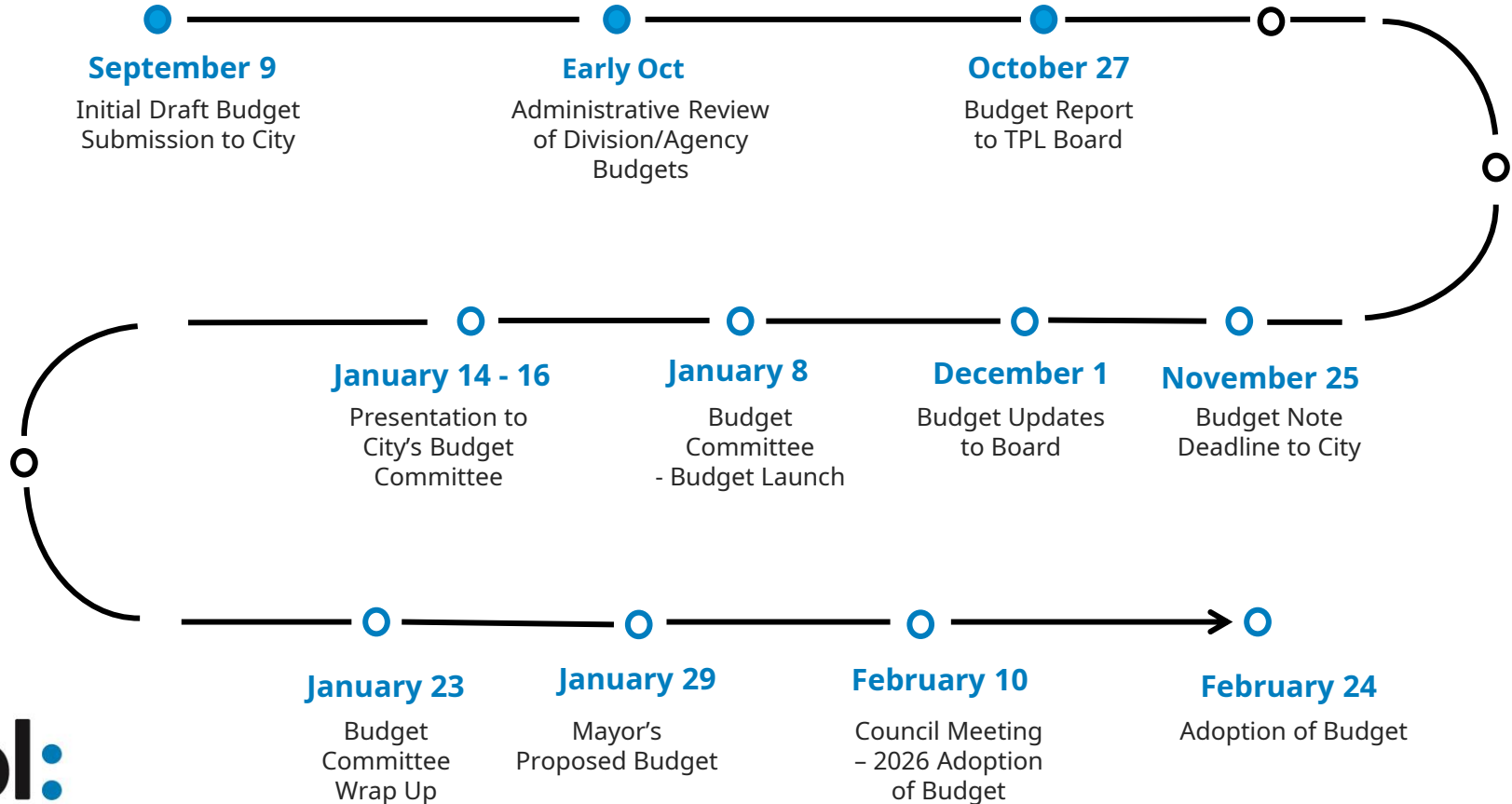
	2026-2035	
	Gross (\$M)	Debt (\$M)
Projects with Capital Delivery Constraints		
Barbara Frum Renovation	56.141	44.350
City Hall Relocation and Expansion*	41.880	5.863
Danforth/Coxwell Relocation and Expansion*	31.270	4.378
Lillian H. Smith Renovation*	44.994	32.845
Sanderson Renovation and Expansion*	38.004	15.582
Mimico Centennial Renovation & Expansion	37.151	20.660
Deer Park Relocation & Expansion - Fit out Costs	8.250	2.476
Flemingdon Park Renovation and Expansion	58.064	36.580
Ookwemin Minising (formerly Portlands)	28.175	-
Total Projects in Capital Needs Constraints	343.929	162.734

No. 13 – 2026 Capital Budget submission

The City Librarian recommends that the Toronto Public Library Board:

1. approves the 2026-2035 Capital Budget and Plan submission of \$102.129 million gross (\$53.666 million debt) for 2026 (including \$1.732 million of 2025 carry forward) and \$697.695 million gross (\$488.075 million debt) over 2026-2035, comprised of 19 projects as detailed in Attachment 1;
2. approves the TPL Capital Delivery Constraints, or unfunded project list, totalling \$0 gross and debt in 2026 and \$343.929 million gross (\$162.734 million debt) over 2026-2035, comprised of nine projects as detailed in Attachment 2;
3. authorizes staff to forward this capital budget submission to the City for consideration.

2026 budget timelines





thank you
questions?