



**STAFF REPORT
ACTION REQUIRED**

2026-2035 Capital Budget and Plan - Adoption

Date: February 23, 2026

To: Toronto Public Library Board

From: City Librarian

SUMMARY

The purpose of this report is to seek Toronto Public Library Board adoption of the Council-adopted 2026-2035 Capital Budget and Plan of \$72.776 million gross (\$51.087 million debt) for 2026 and \$630.236 million gross (\$473.360 million debt) over 2026-2035.

The Capital Budget and Plan reflects Toronto Public Library's (TPL's) proven capacity to deliver on its capital program, with strategic investments in State of Good Repair (SOGR), accessibility, IT infrastructure and services, and branch expansions to meet the increasing demands of library services across Toronto's communities.

Based on the 2026-2035 Capital Budget and Plan, TPL's SOGR backlog is expected to remain flat at approximately 7% of total asset value over the 10-year plan.

The 2026-2035 Capital Budget and Plan prioritizes investments in SOGR and critical infrastructure to support library services. TPL continues to place an emphasis on utilizing its capital budget allocation on an annual basis. In 2025, the capital spend

rate was 94.4%, and over the past three years TPL's capital spending rate has averaged nearly 90% of the approved annual budget. This measure compares favourably with average spending levels across the City and demonstrates TPL's ability to deploy capital and invest in its asset base.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. adopts the Council-adopted 2026-2035 Capital Budget and Plan, as detailed in Attachment 1, of \$72.776 million gross (\$51.087 million debt) in 2026 and \$630.236 million gross (\$473.360 million debt) over 2026-2035; and
2. receives for information Attachment 2 – Capital Delivery Constraints, which includes nine unfunded projects totalling \$343.929 million gross (\$162.734 million debt).

FINANCIAL IMPACT

The Council-adopted TPL 2026-2035 Capital Budget and Plan, including preliminary carry forward funding, consists of a 2026 cash flow of \$72.776 million gross (\$51.087 million debt) and total 2026-2035 cash flows of \$630.236 million gross (\$473.360 million debt), as detailed on Attachment 1.

The Council-adopted budget and plan is comprised of projects with 2026 cash flow and future year commitments, including preliminary carry forward funding, and projects planned in future years, with uncommitted capital cash flows commencing in 2027 and beyond.

Table 1 summarizes these components of the budget and plan:

Table 1: 2026-2035 Approved Capital Budget and Plan Summary

Committed and Uncommitted Cash Flow (\$ Millions)

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2026-2035 (Incl. Carry Forward)
Gross 2026 Projects with future year commitments including carry forward funding (see Note 1)	72.776	81.909	64.956	35.187	1.600	1.100	-	-	-	-	257.528
Uncommitted Future Year Projects (Commencing in 2027 & beyond) - (see Note 2)	-	0.394	6.232	22.787	59.918	64.858	65.838	57.940	51.735	43.006	372.708
Total Gross	72.776	82.303	71.188	57.974	61.518	65.958	65.838	57.940	51.735	43.006	630.236
Debt 2026 Projects with future year commitments including carry forward funding	51.087	46.428	46.588	26.244	1.440	0.990	-	-	-	-	172.777
Uncommitted Future Year Projects (Commencing in 2027 & beyond)	-	0.185	4.100	20.676	50.951	53.860	50.645	43.603	41.380	35.183	300.583
Total Debt	51.087	46.613	50.688	46.920	52.391	54.850	50.645	43.603	41.380	35.183	473.360

Note 1: Project listing of 2026 projects with future year commitments can be found on page 30 in Appendix 5a of the [City's 2026 Budget Notes for TPL](#).

Note 2: Project listing of uncommitted future year projects can be found on page 31 in Appendix 5b of the [City's 2026 Budget Notes for TPL](#).

Council adoption of the 2026-2035 Capital Budget and Plan provides TPL with the authority to proceed with committing and spending on projects with 2026 cash flows and future year commitments. This amounts to \$257.528 million gross (\$172.777 million debt), inclusive of the preliminary carry forward from 2025. Projects planned to start in 2027 and beyond are considered part of the 10-year capital plan; funds from these projects cannot be committed to or spent in 2026. These projects will be reviewed and considered annually as part of future budget submissions.

Table 2 outlines the funding sources for the 2026 capital budget and the 2026 – 2035 Capital Budget and Plan.

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

Funding Sources	2026		2026-2035	
	Capital Budget and Plan	Total	Capital Budget and Plan	Total
	(\$ Ms)	%	(\$ Ms)	%
Debt	51.087	70.2%	473.360	75.1%
Non-Debt				
Development Charges	17.691	24.3%	143.599	22.8%
Contribution from Operating	0.400	0.5%	1.600	0.3%
Section 37 / 45 Funding	1.623	2.2%	9.702	1.5%
Other Funding	1.975	2.7%	1.975	0.3%
Total Non-Debt	21.689	29.8%	156.876	24.9%
Total Capital Budget and Plan	72.776	100.0%	630.236	100.0%

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 the 2025-2029 Strategic Plan priority of Shared Community Spaces by accelerating enhancements of our physical spaces to ensure that Torontonians have access to up-to-date multi-use library spaces that cater to diverse needs in every neighbourhood in the city.

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 January 26, 2026, the Library Board adopted the [Revised 2026-2035 Capital Budget and Plan Submission](#) of \$72.776 million gross (\$51.087 million debt) for 2026 (including \$1.732 million of 2025 carry-forwards) and \$630.236 million gross (\$473.360 million debt) over 2026-2035, which reflects the cash flow accelerations from 2026-2035 into 2025 for projects proceeding ahead of their planned schedule in 2025 as identified through the Q3 capital variance reporting cycle and the acceleration of the St. Lawrence property acquisition that closed at the end of November 2025.

At its meeting on December 1, 2025, the Library Board adopted the [Revised 2026-2035 Capital Budget and Plan Submission](#) of \$101.832 million gross (\$54.399 million debt) for 2026 (including \$1.732 million of 2025 carry-forwards) and \$670.695 million gross (\$488.075 million debt) over 2026-2035, which was \$27 million lower than the Board budget submission.

At its meeting on October 27, 2025, the Library Board adopted 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. The funding included \$196.302 million of development charges funding.

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.

COMMENTS

At its meeting on February 10, 2026, Council adopted TPL's 2026-2035 Capital Budget and Plan of \$630.236 million gross (\$473.360 million debt). This is comprised of all 19 capital projects in the Board's approved capital budget and plan submission.

The 2026-2035 Capital Budget and Plan includes increased investments in core infrastructure such as addressing TPL's SOGR backlog at branches across the city, meeting accessibility standards, and expanding branches to address population growth and service demands of communities. With the additional investments, the

accumulated SOGR backlog, informed by TPL's most current Property Condition Assessments, is anticipated to be approximately 7% of the total asset value over the 10-year plan. The plan also includes continued investments in projects under construction in 2026 including the new Etobicoke Civic Centre branch, Dawes Road, Pleasant View, Centennial and the new St. Lawrence branch site. The 10-year capital submission includes adjustments to reflect updated project cost estimates and to reflect current market and known conditions.

There are also increased investments in critical technology infrastructure to continue to advance TPL's digital strategy. This includes replacing TPL's central sorter, modernization of key business solutions, improving online services and modernizing TPL's digital capacity, and enhancing TPL's IT security, risk and governance program.

The Council-adopted 2026-2035 Capital Budget and Plan does not include funding for the nine projects listed in the Capital Delivery Constraints totalling \$343.929 million gross (\$162.734 million debt), as detailed in Attachment 2. The timelines and scope for these projects are uncertain and therefore funding priority was given to active projects and investments in core infrastructure. These projects will be considered and included in the prioritization efforts as part of future budget submissions.

CONCLUSION

The Council-adopted 2026-2035 Capital Budget and Plan reflects TPL's capacity to deliver on its capital program, including modernizing branches to address SOGR backlog while providing flexible public spaces that meet the needs of current and future library services, innovative digital technologies, and extensive computer services. With the increased investment in SOGR, TPL continues to work towards addressing the SOGR backlog while modernizing library spaces and services to meet the expanding service needs of a growing city.

CONTACT

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SIGNATURE

Moe Hosseini-Ara
City Librarian

ATTACHMENTS

- Attachment 1: Council-Adopted 2026-2035 Capital Budget and Plan – Gross and Debt Funding
- Attachment 2: 2026-2035 Capital Delivery Constraints - Unfunded

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

PROJECT NAME	PROJECT INFORMATION					GROSS										DEBT													
	Cost Est.	Develop. Charges	S. 37/ 45/ Reserves	Other Funding	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		
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	8.389	11.630	10.938	12.429	13.000	13.000	13.000	13.000	13.000	13.000	121.386	5.934	8.713	8.922	11.079	11.398	11.700	11.700	11.700	11.700	11.700	104.546		
5 Toronto Reference Library	52.224	4.764	0.592	0.300	46.568	10.667	2.379	3.712	6.614	6.114	5.614	5.103	5.103	5.918	1.000	52.224	9.330	2.142	2.749	5.952	5.502	5.052	4.593	4.593	5.755	0.900	46.568		
6 Centennial Reconstruction & Expansion	28.033	11.025	-	0.974	16.034	8.710	6.197	1.000	-	-	-	-	-	-	-	15.907	3.896	4.126	0.610	-	-	-	-	-	-	8.632			
7 Dawes Road Reconstruction & Expansion	52.776	18.621	-	2.000	32.155	8.200	8.500	13.446	6.471	-	-	-	-	-	-	36.617	6.699	1.243	11.588	1.149	-	-	-	-	-	-	20.679		
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	1.234	8.767	5.699	0.967	-	-	-	-	-	-	16.667	0.131	1.551	2.199	0.228	-	-	-	-	-	-	-	4.109	
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	0.262	0.273	3.670	4.066	4.188	4.195	-	-	-	-	16.654	0.225	0.235	2.303	3.659	3.769	3.776	-	-	-	-	-	13.967	
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	1.000	1.002	1.119	12.334	13.911	14.328	11.331	2.024	-	-	-	-	57.049
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	577.362	206.140	10.804	3.659	356.759	50.792	61.400	56.723	44.754	47.123	51.553	53.649	46.110	38.921	29.631	480.656	31.679	27.801	37.671	35.022	39.435	41.885	39.675	32.956	29.847	23.145	339.116		
Capital Budget and Plan	726.942	221.057	10.804	4.078	491.003	72.776	82.303	71.188	57.974	61.518	65.958	65.838	57.940	51.735	43.006	630.236	51.087	46.613	50.688	46.920	52.391	54.850	50.645	43.603	41.380	35.183	473.360		

TORONTO PUBLIC LIBRARY
2026 - 2035 Council-Adopted Capital Budget and Plan
Capital Delivery Constraints (Unfunded projects)
(\$millions)

	A	B	C	D	E	PROJECT INFORMATION										GROSS										DEBT									
						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							-	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	-	-									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	-	-					-				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											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											0.198	1.021	0.841	5.266	10.847	11.173	38.004					0.081	0.419	0.345	2.159	4.447	4.581	15.582			
6	Mimico Centennial Renovation & Expansion		37.151	14.491	2.000	-					-	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											4.125	4.125					8.250					1.238	1.238					2.476			
8	Flemington Park Renovation and Expansion		58.064	21.484											0.418	1.149	1.331	14.829	15.261	15.720	58.064					0.263	0.724	0.839	9.342	9.614	9.904	5.894			
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	-					-	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			