



## STAFF REPORT ACTION REQUIRED

### 2024-2033 Capital Budget and Plan Submission

**Date:** October 30, 2024  
**To:** Toronto Public Library Board  
**From:** City Librarian

#### SUMMARY

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The purpose of this report is to seek Toronto Public Library Board approval of the 2024-2033 capital budget and plan submission of \$40.090 million gross (\$26.152 million debt) for 2024 and \$754.572 million gross (\$444.168 million debt) over 2024-2033, comprised of:

1. Capacity to Spend Capital Budget and Plan, i.e. funded, of \$40.090 million gross (\$26.152 million debt) in 2024 and \$564.727 million gross (\$364.575 million debt) over 2024-2033; and
2. Capital Needs Constraints, i.e., not funded, of \$0 gross and debt in 2024 and \$189.845 million gross (\$79.593 million debt) over 2024-2033.

The Toronto Public Library (TPL) 10-year capital submission has been developed according to City guidelines with a focus on maintaining capital affordability while addressing TPL's state of good repair (SOGR) backlog.

Based on the 2024-2033 Capacity to Spend Capital Budget and Plan, the State of Good Repair (SOGR) backlog is expected to grow from a current value of

\$173 million to \$214 million by 2033, informed by property condition assessments.

*The Accessibility for Ontarians with Disabilities Act (AODA)* backlog is expected to decrease from a current value of \$65 million to \$41 million by 2033.

The capital submission represents a fiscally responsible budget submission and reflects TPL's ability to deliver on its capital program, including the implementation of modernization and transformation initiatives that focus on efficiency, continuous improvement and improved customer experiences. The submission continues to address the impact of COVID-19 including supply chain issues, high inflation and higher interest rates

Over the last five years, TPL's capital spending has averaged close to 80% of approved budget, which compares favourably with average spending levels across the City.

## RECOMMENDATIONS

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### **The City Librarian recommends that the Toronto Public Library Board:**

1. approves the 2024-2033 capital budget and plan submission, including projected 2023 net carry forwards, of \$40.090 million gross (\$26.152 million debt) for 2024 and \$754.572 million gross (\$444.168 million debt) over 2024-2033, comprised of:
  - a. 24 projects, as detailed in Attachment 1, totalling \$40.090 million gross (\$26.152 million debt) in 2024 and \$564.727 million gross (\$364.575 million debt) over 2024-2033, which reflects TPL's Capacity to Spend Capital Budget and Plan and therefore are funded; and
  - b. Six projects, as detailed in Attachment 2, totalling \$0 gross and debt in 2024 and \$189.845 million gross (\$79.593 million debt) over 2024-2033 which reflects TPL's Capital Needs Constraints and therefore are not funded; and

- authorizes staff to forward this capital budget submission to the City for consideration.

## FINANCIAL IMPACT

The 2024-2033 capital submission is summarized in Table 1 below.

Table 1: 2024 - 2033 Capital Budget and Plan Submission

	2024			2024 - 2033		
		Debt	Non-Debt		Debt	Non-Debt
	Gross (\$ Ms)	Funding (\$ Ms)	Funding (\$ Ms)	Gross (\$ Ms)	Funding (\$ Ms)	Funding (\$ Ms)
Capacity to Spend Capital Budget and Plan (attachment 1)	40.090	26.152	13.938	564.727	364.575	200.152
Capital Needs Constraints Budget and Plan (attachment 2)	-	-	-	189.845	79.593	110.252
<b>Total Budget Submission</b>	<b>40.090</b>	<b>26.152</b>	<b>13.938</b>	<b>754.572</b>	<b>444.168</b>	<b>310.404</b>

Table 2 below details the funding sources for the capital submission.

Table 2: 2024- 2033 Capital Budget and Plan Funding Sources Submission

	2024				2024 - 2033			
	Capacity to Spend (\$ Ms)	Capital Needs Constraints (\$ Ms)	Total (\$ Ms)	Total %	Capacity to Spend (\$ Ms)	Capital Needs Constraints (\$ Ms)	Total (\$ Ms)	Total %
Funding Sources								
Debt	26.152		26.152	65.2%	364.575	79.593	444.168	58.9%
Non-Debt								
Development Charges	9.300	-	9.300	23.2%	189.681	108.252	297.933	39.5%
Contribution from Operating	0.400		0.400	1.0%	2.000		2.000	0.3%
Section 37 / 45 Funding	2.033		2.033	5.1%	6.122	2.000	8.122	1.2%
City Reserves	-		-	0.0%	-		-	0.0%
Other Funding	2.205		2.205	5.5%	2.349		2.349	0.3%
Total Non-Debt	13.938	-	13.938	34.8%	200.152	110.252	310.404	41.1%
<b>Total Capital Budget</b>	<b>40.090</b>	<b>-</b>	<b>40.090</b>	<b>100.0%</b>	<b>564.727</b>	<b>189.845</b>	<b>754.572</b>	<b>100.0%</b>
Incremental Operating Impacts of Capital	\$ 0.864	\$ -	\$ 0.864		\$ 9.768	\$ 1.781	\$ 11.549	
FTE	7.0	-	7.0		58.7	14.6	73.3	

The 2024 operating impacts of capital of \$0.864 million net, including 7.0 Full Time Equivalents (FTEs), is mainly due to support expanded branches and new service including Bridlewood branch and Malvern branch. Their costs have been included in the 2024 operating budget submission.

The complete 10-year capital submission summary with gross and debt funding for capital projects is included in Attachments 1 and 2.

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

## ALIGNMENT WITH STRATEGIC PLAN

The 2024-2033 capital budget and plan supports TPL's strategic plan objectives, in particular: provide quality, accessible & inclusive public spaces; increase access to technology & digital literacy; and deliver exceptional customer experiences.

TPL's 2024-2033 capital budget and plan submission aligns and supports Council's strategic vision to make Toronto a centre of innovation and growth. The capital program builds and maintains beautiful public space in every neighbourhood and leverages digital advances and technology to create smart and efficient services. By enhancing the accessibility and inclusivity of library branches and expanding digital access, the plan supports equitable access to library services for all and enhances investment and quality of life in neighbourhoods across the city.

## EQUITY IMPACT STATEMENT

The 2024-2033 capital budget and plan submission is informed by the principles of equity and access and advances the work required under the *Accessibility for Ontarians with Disabilities Act* (AODA). The plan was developed using the Facilities Master Plan with access as one of the key drivers for investment in capital projects. The plan will also 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-deserving groups in the city of Toronto and help TPL advance its Indigenous place-making and place-keeping goals in alignment with the City's Reconciliation Action Plan.

## DECISION HISTORY

The starting point for the 2024-2033 Capital Budget and Plan is the approved [2023-2032 Capital Budget and Plan](#), adopted by the Board at its February 27, 2023 meeting.

At its meeting on September 18, 2023, the Board received for information the [2024-2033 Capital Budget and Plan - Status Update](#), which highlighted potential changes from last year's Council-approved 2023-2032 budget and plan.

## **ISSUE BACKGROUND**

TPL's capital budget needs to address both the building network, equipment needs, as well as the technology infrastructure. There are a number of considerations that inform the capital budget.

TPL has a planning framework to guide the development of its capital program for library branches as described below.

### **Service Delivery Model**

This is the framework the library uses to envision the possibilities that result from an investment in library infrastructure and service delivery. It is both practical and aspirational, outlining a future-oriented, systematic approach to branch and service planning. As such, it is used in capital planning to identify, articulate and prioritize branch capital needs.

### **Branch Development Strategy**

TPL's 100-branch infrastructure is currently optimal and allows the Library to respond to areas of growth development in the city. Service demands in new and growing communities will be addressed through:

- technology;
- renovation, relocation and expansion of existing branches;
- new service delivery options;
- additional open hours; and
- future new branches including Etobicoke Civic Centre and former Mr. Christie's site.

### **Digital Service Modernization**

TPL's Digital Strategy identifies areas of focus for modernizing library services and improving customer experiences. 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 are vital and growing service areas.
- End of life for back office applications; transition of IT infrastructure to the Cloud/SaaS.
- Improvement of cyber security controls and data-driven decision-making capabilities

### **Facilities Master Plan**

This plan provides a framework for capital investment in TPL's facilities infrastructure. It guides the timing and location for renovations and rebuilding projects, as well as new branches. The plan is informed by population and community growth studies, property condition assessments, trends in building automation technology, and requirements to provide 21st century library service throughout the library system. The Facilities Master Plan was developed in 2018 and was updated in 2022.

### **Property Condition Assessments**

These are conducted regularly and provide assessments of all TPL branches and administrative buildings. They provide a thorough evaluation of the major building components, systems and equipment, identify life cycle concerns and deficiencies, and generate forecasts for present and future expenditures required to maintain the property and assist in the development of an asset management strategy. The assessment reports are used in planning to help prioritize investment in the renovation, expansion, development, maintenance and repair of existing library facilities.

### **Toronto Strong Neighbourhoods Strategy 2020**

This strategy supports healthy communities across Toronto by partnering with residents, community agencies and businesses to invest in people, services, programs and facilities in 31 identified Neighbourhood Improvement Areas (NIAs). The needs of NIAs and elements of this City strategy are factored into TPL's 10-year facilities capital project plan.

### **Development opportunities**

Also significant to the capital planning process are any new and emerging development and relocation opportunities. In ongoing collaboration with CreateTO and City of Toronto Corporate Real Estate Management, TPL keeps apprised of how the city's neighbourhoods are growing and changing and

where there are opportunities for TPL to relocate, renovate, or build new branches to serve community needs.

### **Shared and Joint Use Facilities**

Opportunities can also arise for branches in shared use facilities with Parks, Forestry & Recreation, Toronto Community Housing, Social Development, Finance and Administration, and other City divisions. TPL and partners work closely together to develop and align long-term strategies, plans and budgets for these sites.

### **Strategic Planning Research & Consultation**

With each strategic planning cycle, TPL engages library customers, staff, and a wide variety of other stakeholders across the city, asking them how the library can support them and their communities now and into the future. Consultation formats include questionnaires, focus groups, surveys and roundtable discussions. This, combined with extensive research and environmental scans, results in inputs and insights that inform capital project planning.

## **COMMENTS**

### **2024-2033 Capital Budget and Plan Submission**

Over the summer, the City released the 2024–2033 capital budget instructions and staff developed the capital submission following these instructions and using TPL’s planning framework for developing the capital program for library buildings and technology needs.

The City instructions require the 10-year capital plan to keep debt funding consistent with last year’s approved capital plan and to be fiscally responsible and based on the ability to spend, project readiness, capital priorities with a focus on legislated initiatives, and projects that address TPL’s state of good repair (SOGR) backlog. The capital budget and plan is presented in two sections: 1) Capacity to Spend Capital Budget and Plan (Attachment 1) which reflects available funding from the City and TPL’s ability to deliver on its capital program, and 2) Capital Needs Constraints (Attachment 2) which projects are currently unfunded.

The capital submission achieves the following objectives:

1. Provides a capital program that is fiscally responsible and deliverable;
2. Transforms branches for modern library service;
3. Focusses on addressing state of good repair for branches;
4. Addresses City growth intensification areas;
5. Maximizes alternative (non-debt) funding sources;
6. Minimizes the operating impact of the capital program; and
7. Makes progress on TPL's digital strategy and lifecycle replacement of technology assets.

The 10-year budget and plan funding request includes funding of \$564.727 million gross for 24 capital projects that reflects TPL's ability to deliver on its capital program (i.e. Capacity to Spend Capital Budget and Plan). These projects consist of \$464.070 million for building projects and \$100.657 million for technology-related projects, including funding requirements to support the approved 2020-2024 Digital Strategy as detailed in Attachment 1

There are six building projects beyond the City's funding envelope that are currently unfunded (i.e. Capital Needs Constraints), totalling \$189.845 million gross as shown in Attachment 2. Exact timing and scope for these projects are uncertain, and funding will need to be addressed in future budget years.

### **Capacity to Spend Capital Budget and Plan – Funded (Attachment 1)**

The starting point for the 2024-2033 Capital Budget and Plan is the approved [2023-2032 Capital Budget and Plan](#), adopted by the Board at its February 27, 2023 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.

#### 2023 Carry Forwards

As per City budget instructions, the 2024-2033 budget submission must incorporate projected carry forward of previously approved projects. TPL projects that 14 capital projects will be under-spent at year-end, totalling \$17.460 million gross to be carried forward to 2024-2026.

### Timing changes

A number of projects have adjusted or extended timelines based on current information. These include: Etobicoke Civic Centre, 299 Campbell Ave, Pleasant View, Richview Building Elements, Parkdale, Lillian H. Smith, St. Lawrence, Sanderson, and Parliament.

### New Projects

High Park renovation and expansion project moved from prior year unfunded status (Capital Needs Constraints) and has been added to the funded 10-year capital plan with construction starting in 2028. This change was possible without a significant increase compared to last year's plan due to the timing changes of other projects discussed above. Some of the changes moved portions of projects outside the 10-year plan which allowed for the move of the High Park project to funded status.

### **Capital Needs Constraints - Unfunded (Attachment 2)**

There are six projects that are not fully funded and are not included within TPL's Capacity to Spend Capital Budget and Plan totalling \$0 gross and debt in 2024 and \$189.845 million gross (\$79.593 million debt) over 2024-2033. Costing details are in Attachment 2. Three of these projects are part of larger City initiatives which may include new locations that have not yet been identified for the library branches. The other three projects are the next highest level of need and would be moved above the funding line with additional funding. Funding for these projects will need to be addressed in future budgets.

### **Challenges and Issues**

While the planning framework provides lists and prioritization of need, there are constraints on how much can be funded and how much can be accomplished each year.

### City Debt Funding and Affordability

TPL's 10-year capital plan is primarily funded by debt. The City has a maximum threshold for debt servicing costs and the recent significant rise in interest rates puts pressure on available City debt funding for the capital budget. Rising inflation, global supply chain challenges and shortage of skilled labour have led to increases in the cost of construction materials such as steel, lumber and glass, resulting in a number of projects with extended timelines or being delayed which increases the SOGR backlog and could negatively impact service.

### Modernization and Technology Transformation

TPL delivers technology as a service (online access to information, new learning models, workforce development, digital inclusion, and digital literacy). The demand for digital and online services continues to grow each year. There has also been an increasing demand for wireless and Internet access, self-service options (including mobile and personalized services), and new service delivery options.

To meet the increasing demand for technology service, TPL needs to move from traditional hardware/software, capital-based infrastructure to Cloud-based technology and an integrated platform approach to efficiently deliver great customer service experiences. The capital submission has \$100.657 million gross funding for technology related projects over the 10 years to fulfill TPL's asset replacement strategy and implement modernization initiatives, and includes additional funding to support the Library's approved 2020-2024 Digital Strategy. Areas of focus in the strategy include improving staff productivity and collaboration, as well as formalizing and enhancing TPL's IT Security, Risk and Governance Program, which ensures a safe and secure IT environment (both on-site and remote) that minimizes the risks of cyberattacks. This also aligns with the City of Toronto's cybersecurity efforts as recommended by the Auditor General.

### Development Charges Funding

The Development Charges By-Law and rates for collecting development charges (DC) was approved by Council on July 19, 2022. DC funding continues to be a significant funding source in the development of the 2024 Capital Submission and TPL continues to maximize the available DC funding in the 10-year capital plan.

The Province's [Bill 23, More Homes Built Faster Act](#), which passed on November 28, 2022, froze, reduced or exempted developers from paying development fees, which municipalities charge them for some types of housing as well as some rental units. The City of Toronto estimated it will lose approximately \$230 million a year in development charges, community benefits charges and parkland levies as a result of the changes in Bill 23.

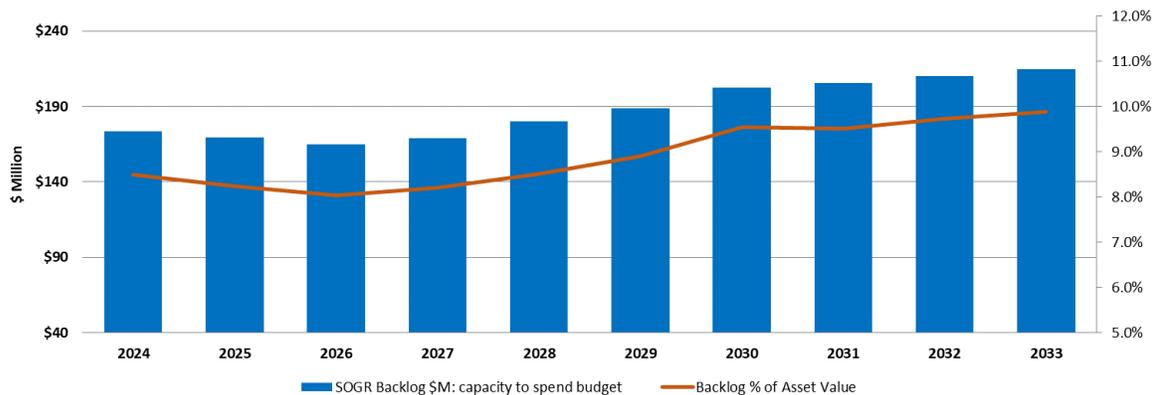
On July 26, 2023, the Ontario government selected accounting firm Ernst & Young LLP to audit the City of Toronto and five other municipalities to assess the impact of the changes in Bill 23, the More Homes Built Faster Act. The provincial audits are expected to present findings sometime in 2024.

As DC funding is a significant funding source in the capital submission, any reduction in funding would create additional challenges to TPL. Many projects in the 10-year plan will need to be postponed or not proceed which would result in a higher SOGR backlog and could negatively affect service.

### SOGR Backlog

Comprehensive property condition assessment reports are used in planning to help prioritize investment in the renovation, expansion, development, maintenance and repair of existing library facilities. These are conducted regularly and provide assessments of all TPL branches and administrative buildings. Based on the current 10-year Capacity to Spend Capital Budget and Plan, at the end of 10 years the SOGR backlog will increase from \$173 million to \$214 million. The backlog is equivalent to roughly 10% of the value of the assets. TPL needs to address the ongoing SOGR backlog to avoid unplanned closures, costly emergency repairs and health and safety risk to the community.

**Accumulated SOGR Backlog (\$M) as % of Asset Value**



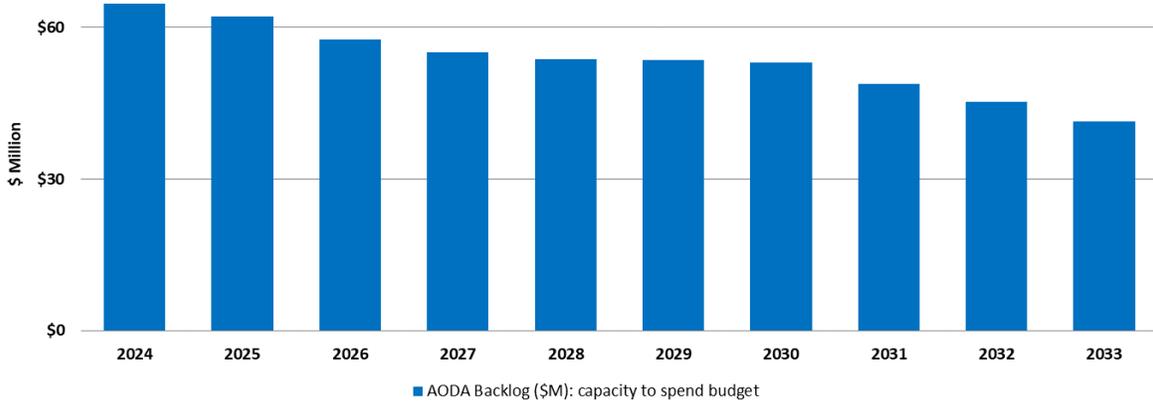
Accumulated Backlog (year-end)	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
SOGR Backlog \$M: capacity to spend budget	173.3	169.2	165.0	169.1	180.3	188.5	202.3	205.5	210.2	214.4
SOGR Backlog % of Asset Value	8.5%	8.2%	8.0%	8.2%	8.5%	8.9%	9.5%	9.5%	9.7%	9.9%

### AODA Compliance Backlog

The property condition assessments also examine requirements under the *Accessibility for Ontarians with Disabilities Act (AODA)*. Based on the current 10-year Capacity to Spend Capital Budget and Plan, the accumulated AODA

compliance backlog will decrease from \$65 million at the end of 2024 to \$41 million by 2033.

**Accumulated AODA Backlog (\$M)**



Accumulated Backlog (year-end)	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
AODA Backlog (\$M): capacity to spend budget	64.6	62.2	57.6	55.1	53.7	53.5	53.1	48.8	45.2	41.4

## 2024 Capital Budget Timetable

Activity	Schedule
Administrative Review - City Finance, CFO, City Manager	October 2023
Informal Budget Committee Review	November 2023
<b>Board Meeting - 2024 Budget Updates</b>	<b>December 4, 2023</b>
Budget Launch - Budget Committee	January 10, 2024
Budget Committee Review Meetings	January 16-18, 2024
<b>Board Meeting - 2024 Budget Updates</b>	<b>January 22, 2024</b>
Public Presentations - Budget Committee	January 22-23, 2024
Budget Committee Wrap-Up	January 26, 2024
Mayor's Budget Introduced	February 1, 2024
City Council	February 15, 2024
<b>Board Meeting - Adoption of 2024 Budgets</b>	<b>February 26, 2024</b>

## CONCLUSION

The capital submission represents a fiscally responsible budget submission and reflects TPL's ability to deliver on its capital program, including the implementation of modernization and transformation initiatives that focus on efficiency, continuous improvement, and improved customer experiences. The Capital Plan builds and maintains welcoming public spaces that are accessible and inclusive and leverages technology to expand access to services and improve digital experiences.

TPL has achieved a five-year average capital spending rate of close to 80%, consistently one of the highest among City Agencies and Divisions. This demonstrates TPL's readiness and ability to execute its capital program within the approved budget, which results in more efficient and improved services and better-maintained assets.

## CONTACT

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## SIGNATURE

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Vickery Bowles  
City Librarian

## ATTACHMENTS

- Attachment 1: 2024-2033 Capital Budget and Plan Submission – Capacity to Spend Capital Budget and Plan (Funded)
- Attachment 2: 2024-2033 Capital Budget and Plan Submission – Capital Needs Constraints (Unfunded)

TORONTO PUBLIC LIBRARY

2024 - 2033 Capital Budget and Plan - Gross and Debt Funding  
Capacity to Spend Capital Budget and Plan (Funded)  
(\$millions)

PROJECT NAME	BRANCH SIZE			PROJECT INFORMATION				GROSS											DEBT										
	Existing Sq. FT.	Expansion	Proposed Sq. FT.	Cost Est.	Develop. Charges	Other Funding	Debt	2024 (incl cfwd \$13.363)	2025 (incl cfwd \$2.475)	2026 (incl cfwd \$1.622)	2027	2028	2029	2030	2031	2032	2033	TOTAL 2024-2033 (incl cfwd)	2024 (incl cfwd \$7.479)	2025 (incl cfwd \$1.000)	2026 (incl cfwd \$1.120)	2027	2028	2029	2030	2031	2032	2033	TOTAL 2024-2033 (incl cfwd)
<b>Technology Projects</b>																													
1 Tech Asset Mgmt Prg (TAMP)				59.290	5.815	1.113	52.362	4.779	4.776	5.815	5.732	5.904	6.081	6.263	6.451	6.645	6.844	59.290	3.300	4.298	5.234	5.159	5.314	5.473	5.637	5.806	5.981	6.160	52.362
2 Service and Digital Modernization				20.920	1.748	-	19.172	2.233	3.974	3.280	3.389	1.218	1.249	1.286	1.351	1.434	1.506	20.920	1.737	3.761	3.164	3.270	1.096	1.124	1.157	1.216	1.291	1.356	19.172
3 Digital Experiences (DXP)				20.447	12.713	-	7.734	1.231	1.527	1.642	2.060	2.165	1.903	1.967	2.505	2.657	2.790	20.447	1.231	0.321	0.566	0.721	0.758	0.666	0.688	0.877	0.930	0.976	7.734
<b>Total Technology Projects</b>				<b>100.657</b>	<b>20.276</b>	<b>1.113</b>	<b>79.268</b>	<b>8.243</b>	<b>10.277</b>	<b>10.737</b>	<b>11.181</b>	<b>9.287</b>	<b>9.233</b>	<b>9.516</b>	<b>10.307</b>	<b>10.736</b>	<b>11.140</b>	<b>100.657</b>	<b>6.268</b>	<b>8.380</b>	<b>8.964</b>	<b>9.150</b>	<b>7.168</b>	<b>7.263</b>	<b>7.482</b>	<b>7.899</b>	<b>8.202</b>	<b>8.492</b>	<b>79.268</b>
<b>Building Projects</b>																													
4 Multi-Branch Renovation Program (SOGR)				102.098	9.616	1.100	91.382	9.323	9.293	9.940	9.060	8.760	8.917	8.080	8.100	12.500	18.125	102.098	8.847	8.421	8.946	7.134	7.884	8.025	7.272	7.290	11.250	16.313	91.382
5 Toronto Reference Library				48.000	4.800	-	43.200	3.000	7.000	7.000	6.000	4.000	3.000	3.000	5.000	5.000	5.000	48.000	2.700	6.300	6.300	5.400	3.600	2.700	2.700	4.500	4.500	4.500	43.200
6 Bridlewood	7,690	13,310	21,000	9.787	3,244	1,000	5,543	4.346	-	-	-	-	-	-	-	-	-	4.346	1.681	-	-	-	-	-	-	-	-	-	1.681
7 Centennial	6,866	8,134	15,000	22.433	8,841	0,274	13,318	3.952	7,058	7,410	3,010	-	-	-	-	-	-	21.430	3.380	3,611	4,123	1,836	-	-	-	-	-	-	12.950
8 Dawes Road	6,500	19,000	25,500	37.757	14,437	2,000	21,320	2.842	7,096	7,069	7,940	6,078	-	-	-	-	-	31.025	2.323	6,280	6,402	0,539	2,792	-	-	-	-	-	18.336
9 Deer Park - Design				0.144	-	0.144	-	-	0.144	-	-	-	-	-	-	-	-	0.144	-	-	-	-	-	-	-	-	-	-	-
10 Ethennonnhawahstihnen'	6,333	7,085	13,418	15.957	5,109	0,580	10,268	0.500	-	-	-	-	-	-	-	-	-	0.500	0.500	-	-	-	-	-	-	-	-	-	0.500
11 Etobicoke Civic Centre	-	28,000	28,000	35.150	34,799	-	0.351	2.000	8,395	8,133	8,789	6,634	-	-	-	-	-	33.951	-	-	-	-	-	-	-	-	-	-	-
12 Lillian H. Smith	38,935	7,000	45,935	54.331	14,651	-	39,680	0.108	0,877	1,013	0,910	4,922	8,525	8,699	8,981	9,622	10,582	54.239	0.108	0,086	1,013	0,910	-	-	8,286	8,981	9,622	10,582	39.588
13 Northern District - Exterior				3.505	0,030	1,990	1,485	0.300	-	-	-	-	-	-	-	-	-	0.300	0.270	-	-	-	-	-	-	-	-	-	0.270
14 Parkdale	24,083	5,917	30,000	36.419	13,110	-	23,309	-	-	0,502	0,939	0,435	4,444	6,103	7,230	8,494	8,272	36.419	-	-	-	0,766	0,435	-	-	5,342	8,494	8,272	23.309
15 Perth / Dupont - 299 Campbell Avenue	3,627	6,373	10,000	5.958	3,682	2,276	-	2.018	2,610	-	-	-	-	-	-	-	-	4.628	-	-	-	-	-	-	-	-	-	-	-
16 Pleasant View	7,000	3,000	10,000	4.825	0,200	4,625	-	2.111	2,108	-	-	-	-	-	-	-	-	4.219	-	-	-	-	-	-	-	-	-	-	-
17 Richview Building Elements				3.546	0,018	-	3,528	1.092	2,235	-	-	-	-	-	-	-	-	3.327	-	2,235	-	-	-	-	-	-	-	-	2.235
18 St. Lawrence - 125 The Esplanade	4,833	25,167	30,000	40.768	35,877	-	4,891	0.155	0,877	3,931	6,925	7,132	7,346	7,588	6,790	-	-	40.744	0.075	-	0,131	-	-	-	-	4,660	-	-	4.866
19 Yorkville	9,053	-	9,053	11.284	2,370	-	8,914	0.100	0,267	0,230	1,886	2,913	3,000	2,888	-	-	-	11.284	-	0,242	0,230	-	2,554	3,000	2,888	-	-	-	8.914
20 Northern District - Renovation & Expansion - Design	25,000	-	25,000	2.578	1,856	-	0,722	-	0,623	0,898	1,057	-	-	-	-	-	-	2.578	-	-	-	0,722	-	-	-	-	-	-	0.722
21 Sanderson	12,702	7,298	20,000	26.171	15,441	-	10,730	-	0,393	0,675	0,278	4,332	6,693	6,893	4,202	2,705	-	26.171	-	-	0,274	0,278	-	-	3,271	4,202	2,705	-	10.730
22 High Park	8,850	6,150	15,000	21.057	11,159	-	9,898	-	0,324	0,557	0,230	3,525	5,446	6,132	4,843	-	-	21.057	-	-	0,293	0,230	-	-	4,532	4,843	-	-	9.898
23 Parliament Street	14,634	8,366	23,000	30.190	13,465	-	16,725	-	-	-	0,289	0,447	0,461	0,317	3,020	6,345	6,664	17.543	-	-	-	-	-	0,380	0,317	3,020	6,345	6,664	16.726
24 Christie Site - Design	-	14,000	14,000	0.370	0,370	-	-	-	-	-	-	-	-	-	-	-	0,067	0.067	-	-	-	-	-	-	-	-	-	-	-
<b>Total Building Projects</b>				<b>512.328</b>	<b>193.075</b>	<b>13.989</b>	<b>305.264</b>	<b>31.847</b>	<b>49.300</b>	<b>47.358</b>	<b>47.313</b>	<b>49.178</b>	<b>47.832</b>	<b>49.700</b>	<b>48.166</b>	<b>44.666</b>	<b>48.710</b>	<b>464.070</b>	<b>19.884</b>	<b>27.175</b>	<b>27.712</b>	<b>17.815</b>	<b>17.265</b>	<b>14.105</b>	<b>29.266</b>	<b>42.838</b>	<b>42.916</b>	<b>46.331</b>	<b>285.307</b>
<b>Capacity to Spend Budget and Plan</b>				<b>612.985</b>	<b>213.351</b>	<b>15.102</b>	<b>384.532</b>	<b>40.090</b>	<b>59.577</b>	<b>58.095</b>	<b>58.494</b>	<b>58.465</b>	<b>57.065</b>	<b>59.216</b>	<b>58.473</b>	<b>55.402</b>	<b>59.850</b>	<b>564.727</b>	<b>26.152</b>	<b>35.555</b>	<b>36.676</b>	<b>26.965</b>	<b>24.433</b>	<b>21.368</b>	<b>36.748</b>	<b>50.737</b>	<b>51.118</b>	<b>54.823</b>	<b>364.575</b>

**TORONTO PUBLIC LIBRARY**  
**2024 - 2033 Capital Budget and Plan - Gross and Debt Funding**  
**Capital Needs Constraints (Unfunded)**  
**(\$millions)**

**Attachment 2**

PROJECT NAME	BRANCH SIZE			PROJECT INFORMATION					GROSS										DEBT											
	Existing Sq. FT.	Expansion	Proposed Sq. FT.	Cost Est.	Develop. Charges	S. 37/ 45/ Reserves	Other Funding	Debt	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL 2024-2033	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL 2024-2033
1 City Hall Relocation and Expansion	5,074	19,926	25,000	30.801	26.489	-	-	4.312	0.307	0.528	0.217	6.642	11.715	11.392	-	-	-	<b>30.801</b>	-	-	-	0.147	-	-	4.165	-	-	-	<b>4.312</b>	
2 Danforth/Coxwell Relocation and Expansion	9,617	10,383	20,000	25.648	22.057	-	-	3.591	-	0.246	0.422	0.174	4.251	6.568	7.398	6.589	-	<b>25.648</b>	-	-	-	0.118	-	-	-	3.473	-	-	<b>3.591</b>	
3 Weston Renovation & Expansion	11,944	3,056	15,000	21.354	7.901	-	-	13.453	-	0.325	0.557	0.230	3.588	5.543	6.232	4.879	-	<b>21.354</b>	-	-	0.471	0.230	-	1.641	6.232	4.879	-	-	<b>13.453</b>	
4 Barbara Frum Renovation	29,417		29,417	39.473	8.289			31.184	-	-	-	0.384	0.659	0.271	6.633	10.248	11.543	9.735	<b>39.473</b>	-	-	-	0.108	0.659	0.271	-	8.868	11.543	9.735	<b>31.184</b>
5 Mimico Centennial Renovation & Expansion	17,469	2,531	20,000	26.463	10.320	2.000	-	14.143	-	-	-	0.261	0.448	0.184	4.509	6.967	7.848	6.246	<b>26.463</b>	-	-	-	-	0.361	0.184	-	1.504	5.848	6.246	<b>14.143</b>
6 Northern District Renovation & Expansion	15,000	23,000	38,000	46.106	33.196	-	-	12.910	-	-	-	-	6.070	8.337	9.876	10.969	10.854	-	<b>46.106</b>	-	-	-	-	-	-	-	2.056	10.854	-	<b>12.910</b>
<b>Total Projects in Capital Needs Constraints</b>				<b>189.845</b>	<b>108.252</b>	<b>2.000</b>	<b>-</b>	<b>79.593</b>	<b>-</b>	<b>0.878</b>	<b>1.507</b>	<b>1.266</b>	<b>21.658</b>	<b>32.618</b>	<b>46.040</b>	<b>39.652</b>	<b>30.245</b>	<b>15.981</b>	<b>189.845</b>	<b>-</b>	<b>-</b>	<b>0.471</b>	<b>0.603</b>	<b>1.020</b>	<b>2.096</b>	<b>10.397</b>	<b>20.780</b>	<b>28.245</b>	<b>15.981</b>	<b>79.593</b>