



STAFF REPORT ACTION REQUIRED

2025-2034 Capital Budget and Plan - Adoption

Date: February 24, 2025
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 2025-2034 capital budget and plan of \$48.245 million gross (\$26.831 million debt) for 2025 and \$635.010 million gross (\$407.088 million debt) over 2025-2034.

The capital budget and plan reflects Toronto Public Library's (TPL's) demonstrated ability to deliver on its capital program. It includes increased investments in State of Good Repair (SOGR), accessibility standards, IT infrastructure and services, and library branch expansions to address population growth and service demands of Toronto's communities.

Based on the 2025–2034 capital budget and plan, TPL's SOGR backlog is expected to remain at approximately 10% of asset value.

TPL has placed an emphasis on investing and utilizing its capital budget allocation on an annual basis. In 2024, the capital spend rate was 96.5% and over the last five years, TPL's capital spending rate has averaged close to 80% of the approved budget. This compares favourably with average spending levels

across the City and demonstrates TPL's ability to deploy capital and to continue to invest in its asset base.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. adopts the Council-adopted 2025-2034 capital budget and plan, as detailed in Attachment 1, of \$48.245 million gross (\$26.831 million debt) in 2025 and \$635.010 million gross (\$407.088 million debt) over 2025-2034; and
2. receives for information Attachment 2 – Capital Delivery Constraints, which includes six unfunded projects totalling \$116.803 million gross (\$50.103 million debt).

FINANCIAL IMPACT

The Council-adopted TPL 2025-2034 capital budget and plan, including preliminary carry forward funding, consists of a 2025 cash flow of \$48.245 million gross (\$26.831 million debt) and total 2025-2034 cash flows of \$635.010 million gross (\$407.088 million debt), as detailed on Attachment 1.

The Council-adopted budget and plan is comprised of projects with 2025 cash flow and future year commitments, including preliminary carry forward funding, and projects planned in future years, with uncommitted capital cash flows commencing in 2026 and beyond.

The following table summarizes these components of the budget and plan:

Table 1: 2025-2034 Approved Capital Budget and Plan Summary

Committed and Uncommitted Cash Flow (\$ Millions)

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2025-2034 (Incl. Carry Forward)
Gross											
2025 Projects with future year commitments including carry forward funding (see Note 1)	48.245	70.669	66.501	47.299	40.322	9.588	3.578	-	-	-	286.202
Uncommitted Future Year Projects (Commencing in 2026 & beyond) - (see Note 2)	-	2.557	7.185	22.656	29.612	58.009	62.698	63.684	51.396	51.011	348.808
Total Gross	48.245	73.226	73.686	69.955	69.934	67.597	66.276	63.684	51.396	51.011	635.010
Debt											
2025 Projects with future year commitments including carry forward funding	26.831	46.830	33.059	26.713	31.276	0.317	0.429	-	-	-	165.455
Uncommitted Future Year Projects (Commencing in 2026 & beyond)	-	0.758	4.685	5.340	21.553	34.082	36.293	44.094	48.250	46.578	241.633
Total Debt	26.831	47.588	37.744	32.053	52.829	34.399	36.722	44.094	48.250	46.578	407.088

Note 1: Project listing of 2025 projects with future year commitments can be found on page 30 in Appendix 5a of the [City's 2025 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 2025 Budget Notes for TPL](#).

Council adoption of the 2025-2034 capital budget and plan provides TPL with the authority to proceed with committing and spending on projects with 2025 cash flows and future year commitments. This amounts to \$286.202 million gross (\$165.455 million debt), including preliminary carry forward from 2024. Projects planned in 2026 and beyond are considered part of the 10-year capital plan but no spending or commitments will be made against these projects in 2025. These projects will be reviewed and considered annually as part of future budget submissions.

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

ALIGNMENT WITH STRATEGIC PLAN

The 2025-2034 capital budget and plan will support several of TPL's strategic plan objectives across all priorities, including social connections, civic engagement and democracy; shared community spaces; learning and growth;

and awareness and availability. The budget provides resources needed to advance actions identified within TPL's strategic plan to achieve the objectives and outcomes identified within each of the priority areas.

TPL's 2025-2034 capital budget and plan 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 TPL 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 2025-2034 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). 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.

DECISION HISTORY

At its meeting on October 28, 2024, the Library Board approved the [2025-2034 Capital Budget and Plan Submission](#) of \$49.084 million gross (\$27.445 million debt) for 2025 and \$751.352 million gross (\$456.906 million debt) over 2025-2034, which is comprised of funding for 22 projects that reflect TPL's capital budget and plan of \$634.549 million gross (\$406.803 million debt) and six unfunded projects that reflect TPL's Capital Delivery Constraints of \$116.803 million gross (\$50.103 million debt).

At its meeting on January 13, 2025, the City's Budget Committee began consideration of the [2025 Operating Budget and 2025-2034 Capital Budget and Plan](#) as presented by the City Manager. The 2025-2034 capital budget and plan for TPL was the same as the Submission except that the 2024 carry forward

amounts were updated based on third quarter results. The 2025-2034 staff prepared capital budget and plan, including updated preliminary carry forward funding of \$4.056 gross (\$2.886 debt), consists of a 2025 cash flow of \$48.245 million gross (\$26.831 million debt) and total 2025-2034 cash flows of \$635.010 million gross (\$407.088 million debt).

COMMENTS

At its meeting on February 11, 2025, Council adopted TPL's 2025-2034 capital budget and plan of \$635.010 million gross (\$407.088 million debt). This is comprised of all 22 capital projects in the Board's approved capital budget and plan submission.

The 2025–2034 capital budget and plan includes increased investments in SOGR, accessibility standards, IT infrastructure and services, and library branch expansions to address population growth and service demands of communities. In addition to continued SOGR investments, some notable new projects added to the plan include Northern District renovation, Flemington Park renovation, Weston renovation and expansion and Woodside Square relocation and expansion. The 2025–2034 capital budget and plan also includes increased investments in IT infrastructure and TPL's digital strategy to enhance TPL's IT security, risk and governance program, replace library sorters, improve online services and modernize TPL digital capabilities. With the additional investments, the accumulated SOGR backlog, informed by TPL's most current Property Condition Assessments, remains stable at 10%.

The Council-adopted 2025-2034 capital budget and plan does not include funding for the six projects listed in the Capital Delivery Constraints totalling \$116.803 million gross (\$50.103 million debt), as detailed in Attachment 2. The timing and scope for these projects is uncertain at this time and funding for these projects will need to be addressed in future budget submissions.

Section 24(2) of the *Public Libraries Act* requires the Board to adopt the annual estimates that have been approved by City Council.

CONCLUSION

The Council-adopted 2025-2034 capital budget and plan reflects TPL's demonstrated ability to deliver on its capital program, including modernizing library branches to address SOGR backlog while providing flexible public spaces that meet the needs of the 21st century library service, innovative digital technologies, and extensive computer services. With the increased investment in SOGR, TPL continues to work towards addressing the SOGR backlog and capital constraints, while meeting the expanding service needs of a growing city.

CONTACT

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SIGNATURE

Vickery Bowles
City Librarian

ATTACHMENTS

- Attachment 1: Council-Adopted 2025-2034 Capital Budget and Plan – Gross and Debt Funding
- Attachment 2: 2025-2034 Capital Delivery Constraints - Unfunded

TORONTO PUBLIC LIBRARY
2025 - 2034 Capital Budget and Plan - Gross and Debt Funding
TPL Capital Budget and Plan (Funded)
(\$millions)

Attachment 1

PROJECT NAME	BRANCH SIZE			Ward	Councillor	PROJECT INFORMATION				GROSS											DEBT										
	Existing Sq. FT.	Expansion	Proposed Sq. FT.			Cost Est.	Develop. Charges	Other Funding	Debt	2025 (incl cfwd \$3.545)	2026 (incl cfwd \$0.050)	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL 2025-2034 (incl cfwd)	2025 (incl cfwd \$2.601)	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL 2025-2034 (incl cfwd)
Technology Projects																															
1						69.907	3.320	-	66.587	5.454	12.804	7.561	6.188	6.868	5.857	6.982	5.879	5.327	6.533	69.453	4.789	11.524	6.805	5.569	6.181	5.271	6.284	5.291	4.794	5.880	62.388
2						46.660	1.447	-	45.213	4.564	4.601	4.605	4.623	4.654	4.691	4.756	4.839	4.791	4.536	46.660	4.194	4.448	4.144	4.160	4.188	4.221	4.280	4.355	4.311	4.082	42.383
3						17.077	1.837	-	15.240	2.334	1.877	1.886	1.845	1.753	1.763	2.072	1.181	1.191	1.200	17.102	0.838	0.648	0.660	0.646	0.516	0.617	0.725	0.413	0.417	0.420	5.900
Total Technology Projects																															
						133.644	6.604	-	127.040	12.352	19.282	14.052	12.656	13.275	12.311	13.810	11.899	11.309	12.269	133.215	9.821	16.620	11.609	10.375	10.885	10.109	11.289	10.059	9.522	10.382	110.671
Building Projects																															
4						99.326	4.419	1.089	93.818	10.465	11.240	9.060	8.760	8.917	8.080	8.100	8.200	8.300	19.504	100.626	8.743	9.855	7.134	7.884	8.025	7.272	7.290	7.380	7.470	17.554	88.607
5				11	Dianne Saxe	50.800	1.828	0.592	48.380	4.040	4.000	5.287	5.287	5.287	5.287	5.287	5.287	5.287	5.291	50.340	3.670	3.600	4.758	4.166	4.758	4.758	4.758	4.758	4.758	4.762	44.746
6	6,866	8,134	15,000	6	James Pasternak	22.433	8.841	0.274	13.318	6.308	6.410	6.410	-	-	-	-	-	-	-	19.128	2.861	3.123	5.236	-	-	-	-	-	-	-	11.220
7	6,500	19,000	25,500	19	Brad Bradford	38.856	14.842	2.000	22.014	2.030	7.069	7.040	6.978	7.997	-	-	-	-	-	31.114	1.209	6.402	0.539	2.792	7.192	-	-	-	-	-	18.134
8	-	28,000	28,000	3	Amber Morley	38.002	37.651	-	0.351	7.000	8.833	9.484	9.486	-	-	-	-	-	-	34.803	-	-	-	-	-	-	-	-	-	-	-
9	7,250	-	7,250	11	Dianne Saxe	5.029	0.503	-	4.526	0.050	0.226	1.293	1.331	2.129	-	-	-	-	-	5.029	0.022	0.226	0.818	1.331	2.129	-	-	-	-	-	4.526
10	8,850	6,150	15,000	4	Gord Perks	21.071	8.639	-	12.432	0.325	0.787	-	3.172	5.810	6.133	4.844	-	-	-	21.071	-	0.523	-	-	5.810	-	3.571	-	-	-	9.904
11	3,627	6,373	10,000	9	Alejandro Bravo	5.958	3.682	2.276	-	2.810	-	-	-	-	-	-	-	-	-	2.810	-	-	-	-	-	-	-	-	-	-	-
12	48,645	3,355	52,000	8	Mike Colle	53.270	5.327	0.653	47.290	0.191	1.208	1.447	6.645	9.126	10.809	12.007	11.837	-	-	53.270	-	0.147	1.447	0.092	9.126	-	6.529	11.837	-	-	29.178
13	24,083	5,917	30,000	4	Gord Perks	38.102	7.620	-	30.482	-	-	-	0.193	0.797	1.026	4.781	11.490	11.078	8.737	38.102	-	-	-	-	0.385	1.026	5.445	11.078	8.737	-	26.671
14	14,634	8,366	23,000	13	Chris Moise	27.191	9.789	-	17.402	0.050	0.824	0.796	7.333	7.553	7.779	2.856	-	-	-	27.191	-	-	0.785	1.360	-	7.779	2.856	-	-	-	12.780
15	7,000	3,000	10,000	17	Shelley Carroll	5.597	0.496	1.713	3.388	0.620	4.312	-	-	-	-	-	-	-	-	4.932	0.024	3.364	-	-	-	-	-	-	-	-	3.388
16				2	Stephen Holyday	3.546	0.018	-	3.528	0.637	2.000	-	-	-	-	-	-	-	-	2.637	0.235	2.000	-	-	-	-	-	-	-	-	2.235
17	12,702	7,298	20,000	10	Ausma Malik	30.158	10.857	-	19.301	-	-	0.139	0.716	0.590	3.446	7.099	7.312	5.713	5.143	30.158	-	-	-	0.002	0.590	-	0.916	5.713	5.143	-	12.364
18	4,833	25,167	30,000	13	Ausma Malik	40.000	35.288	-	4.712	0.982	3.931	12.925	4.132	4.846	9.588	3.578	-	-	-	39.982	0.005	0.498	1.551	1.496	0.416	0.317	0.429	-	-	-	4.712
19	9,053	-	9,053	11	Dianne Saxe	11.285	1.194	-	10.091	0.050	0.547	1.886	2.913	3.001	2.888	-	-	-	-	11.285	-	0.472	-	2.555	3.001	2.888	-	-	-	-	8.916
20	9,792	3,750	13,542	23	Jammal Myers	6.759	1.893	-	4.866	0.335	2.557	3.867	-	-	-	-	-	-	-	6.759	0.241	0.758	3.867	-	-	-	-	-	-	-	4.866
21	11,944	3,056	15,000	5	Frances Nunziata	22.491	4.498	-	17.993	-	-	-	0.353	0.606	0.250	3.914	7.659	9.709	-	22.491	-	-	-	-	0.512	0.250	3.699	9.709	-	-	14.170
22	-	14,000	14,000	3	Amber Morley	0.067	0.067	-	-	-	-	-	-	-	-	-	-	-	0.067	0.067	-	-	-	-	-	-	-	-	-	-	-
Total Building Projects						519.941	157.452	8.597	353.892	35.893	53.944	59.634	57.299	56.659	55.286	52.466	51.785	40.087	38.742	501.795	17.010	30.968	26.135	21.678	41.944	24.290	25.433	34.035	38.728	36.196	296.417
TPL Budget and Plan						653.585	164.056	8.597	480.932	48.245	73.226	73.686	69.955	69.934	67.597	66.276	63.684	51.396	51.011	635.010	26.831	47.588	37.744	32.053	52.829	34.399	36.722	44.094	48.250	46.578	407.088

TORONTO PUBLIC LIBRARY
2025 - 2034 Capital Budget and Plan - Gross and Debt Funding
Capital Delivery Constraints (Unfunded)
(\$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		
		WARD & COUNCILLOR		PROJECT INFORMATION					GROSS										DEBT											
PROJECT NAME	Councillor	Ward	Cost Est.	Develop. Charges	S. 37/ 45/ Reserves	Other Funding	Debt	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL 2025-2034	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL 2025-2034	
1	Barbara Frum Renovation	Mike Colle	8	39.473	8.289			31.184	-	-	0.384	0.659	0.271	6.633	10.248	11.543	9.735	39.473	-	-	0.108	0.659	0.271	-	8.868	11.543	9.735	31.184		
2	Mimico Centennial Renovation & Expansion	Amber Morley	3	26.463	10.320	2.000	-	14.143	-	-	0.261	0.448	0.184	4.509	6.967	7.848	6.246	26.463	-	-	-	0.361	0.184	-	1.504	5.848	6.246	-	14.143	
3	City Hall Relocation and Expansion	Ausma Malik	10	26.660	26.489	-	-	0.171	-	-	-	-	0.356	0.612	0.252	6.160	9.518	16.898	-	-	-	-	-	-	0.171	-	-	0.171		
4	Danforth/Coxwell Relocation and Expansion	Brad Bradford	19	22.194	22.057	-	-	0.137	-	-	-	-	0.285	0.489	0.202	4.929	7.614	13.519	-	-	-	-	-	-	0.137	-	-	0.137		
5	Lillian H. Smith Renovation	Mike Colle	8	37.664	33.196	-	-	4.468	-	-	-	-	0.207	1.311	1.570	7.255	9.963	20.306	-	-	-	-	-	0.684	1.570	-	2.214	4.468		
6	Deer Park Relocation - Design	Josh Matlow	12	0.144	-	-	0.144	-	-	-	-	-	-	-	-	-	0.144	0.144	-	-	-	-	-	-	-	-	-	-		
Total Projects in Capital Delivery Constraints				152.598	100.351	2.000	0.144	50.103	-	-	0.645	1.107	0.455	11.990	19.627	21.415	34.469	27.095	116.803	-	-	0.108	1.020	0.455	-	11.056	19.269	15.981	2.214	50.103