



NOTICE OF MOTION

Authorization to Release Section 37 Funds for the Future St. Lawrence Toronto Public Library Branch

Moved by: Councillor

Moise

Seconded by: Deputy Mayor

Malik

SUMMARY:

This motion is to provide \$3 million to provide enhancements to the future site of the relocated St. Lawrence Library branch. The relocation of the St. Lawrence branch at 171 Front Street East has long been planned. At only 4,833 square feet, the current library is undersized and has many constraints at delivering the quality of service and breadth of programming that residents have come to expect from Toronto Public Library (TPL) branches.

The St. Lawrence branch was originally planned to be relocated to the First Parliament Site at 271 Front Street East, before the province expropriated those lands for construction of the Ontario Line. Staff also considered a new build at the City-owned site at 125 The Esplanade, but the constraints of that site and market conditions made moving forward with new construction there very challenging.

Following discussions with various property owners, [an existing site was discovered](#) in the St. Lawrence neighbourhood that could provide a 30,000 square foot district library in a significantly shorter timeframe and at a lower cost than the previously planned site at 125 the Esplanade. At its meeting on July 23 and 24, 2025 Council authorized the City to enter into an agreement of purchase and sale to acquire this property for the purposes of relocating the existing St. Lawrence branch to this new site. This new site will provide the community with a much needed larger district library that is able to support enhanced library programming and services. Within the TPL 2025 – 2034 approved capital budget and plan is a capital project that will allow for the acquisition of this site and to carry out the renovations to the facility needed to deliver a modern and multi-functional district branch.

As part of enhanced services at this new branch, there are several components that are critical to see funded to meet community needs. These include enhanced library programming space, a digital innovation hub and fabrication studio, and virtual interview rooms, as well as other capital improvements to the facility that will contribute to enhancing programming and services offered.

This motion is to provide \$3 million from secured Section 37 agreements for these capital enhancements to the future site of the relocated Toronto Public Library St. Lawrence

branch.

The exact location of the site remains confidential as it pertains to a proposed or pending acquisition of simple fee interests by the City of Toronto.

RECOMMENDATIONS:

1. City Council increase the 2025-2034 Capital Budget and Plan for Toronto Public Library by \$3,000,000 gross, \$0 debt, with cash flow commitments of \$3,000,000 in 2027, fully funded by Section 37 community benefits obtained from the development at 245-285 Queen Street East (Source Account: XR3026-3701360) secured towards capital facilities to be determined by the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor for capital improvements to the relocated Toronto Public Library Site - St. Lawrence Branch as part of the St. Lawrence Relocation and Expansion project (WBS Elements: CLB232-02) for the following purposes:
 - a. Enhanced library programming space;
 - b. Digital innovation hub/fabrication studio;
 - c. Virtual interview rooms; and
 - d. Other capital improvements to the new library.

October 8, 2025