



STAFF REPORT ACTION REQUIRED

Pleasant View Branch Expansion and Renovation Project - Award of Construction Contract

Date: October 27, 2025

To: Toronto Public Library Board

From: City Librarian

SUMMARY

The purpose of this report is to seek Toronto Public Library Board approval to award a construction tender to Chandos Construction LP for the Pleasant View Branch Expansion and Renovation Project.

The project includes partial demolition and addition at the northwest and east areas of the building, and a full interior renovation. The branch expansion and renovation will increase accessibility to library services and add an additional 3,000 sq. ft. to the facility, transforming it into a neighbourhood branch aligned with the Library's Service Delivery Model.

The total value of the contract award and commitment with Chandos Construction LP is \$7,878,744 excluding HST, which is comprised of the tender amount including cash allowance of \$7,162,744 plus a 10% contingency of \$716,000.

The branch will be closed for approximately two and a half years, starting November 2025. Alternate library service will be available through nearby branches including Fairview Branch and Hillcrest Branch.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves a commitment with Chandos Construction LP for the Pleasant View Branch Expansion and Renovation Project with a total value of \$7,878,744 excluding Harmonized Sales Tax (HST) comprised of:
 - a. an award of construction tender, being the lowest compliant bid, at a cost of \$7,162,744;
 - b. a 10% contingency of \$716,000.
2. approves closure of the Pleasant View branch for construction for approximately two and half years, beginning November 2025.

FINANCIAL IMPACT

The total value of the contract award and commitment with Chandos Construction LP is \$7,878,744 excluding HST, which is comprised of the tender amount including cash allowance of \$7,162,744 plus a 10% contingency of \$716,000.

Funding for the award is available from the Pleasant View Renovation and Expansion Project in the approved TPL 2025-2034 Capital Budget and Plan.

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

ALIGNMENT WITH STRATEGIC PLAN

The Pleasant View Branch Expansion and Renovation Project supports many strategic plan priorities and objectives including:

- physical spaces to provide a welcoming, safe, inclusive, accessible environment;
- spaces that build resilience and belonging in every neighbourhood;

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- entrance into the library with improved wayfinding;
- compliance with the Accessibility for Ontarians with Disabilities Act (AODA);
- alignment with TPL Service Delivery Model standards through expansion of the branch;
- safety measures such as new digital security cameras, additional access card readers and improved sightlines; and
- addressing all state of good repairs (SOGR) items.

DECISION HISTORY

At its meeting on Oct 8, 2025, City Council adopted [EX26.3 - Capital Variance Report for the Six Months Ended June 30, 2025](#), which included an in-year budget adjustment to transfer \$7.359 million gross and debt from the Multi-Branch Renovation Program into the Pleasant View Renovation and Expansion Project, and increased the total project cost to \$12.956 million.

At its meeting on June 23, 2025, the Board deferred the report [Pleasant View Branch Expansion and Renovation Project – Award of Construction Contract and Budget Adjustment](#) until a later date, to allow for further due diligence of the tender and award for the Pleasant View Branch Expansion and Renovation Project.

At its meeting on January 27, 2025, the Board approved report [Pleasant View Branch Property – Partial Transfer of Property to the City of Toronto](#), to transfer ownership of 0.40 metres of property along Van Horne Avenue frontage of the Pleasant View Branch to the City of Toronto to comply with Transportation Services' Right of Way.

At its meeting on February 28, 2022, the Board adopted report [2022-2031 Capital Budget and Plan – Adoption](#), which included the Pleasant View project.

At its meeting on December 16 and 17, 2021, City Council adopted [MM38.27 - Reallocation of Section 37 Funds from 2450 Victoria Park Avenue for the Expansion of Pleasant View Library](#) to add \$3.0 million of Section 37 funding to the project.

At its meeting on February 22, 2021, the Board adopted report [2021-2030 Capital Budget and Plan – Adoption](#), which included the Pleasant View Design project.

ISSUE BACKGROUND

The Pleasant View Expansion and Renovation Project was initially put forward in the 2022-2023 Capital Plan, with initial funding secured through Section 37 funds allocated from developments within the Ward. The project includes partial demolition and addition at the northwest and east areas of the building, and a full interior renovation. The branch expansion and renovation will increase accessibility to library services and add an additional 3,000 sq. ft. to the facility, transforming it into a neighbourhood branch aligned with the Library's Service Delivery Model. The project will improve interior spaces and zoned areas for different age groups and add a welcoming new entrance with enhanced outdoor spaces.

COMMENTS

The existing Pleasant View branch is a one storey, 7,000 sq. ft. (651 sq. m.) neighbourhood branch. This small neighborhood branch serves a catchment population of approximately 12,000 people. In 2024, the branch experienced over 59,311 visits, an increase of 13.4 % over 2023. Over 99,000 items were circulated, 4,000 people attended programs, nearly 25,000 wi-fi sessions were hosted at the branch and approximately 7,700 internet workstation sessions were used.

The current branch does not meet the minimum standard for the size of a neighbourhood branch (10,000 sq. ft.) as outlined in the Library's Service Delivery Model. To meet the growth of the community, the expansion and renovation of the Pleasant View branch will add approximately 3,000 sq. ft. and grow to a 10,000 sq. ft. library.

Design

The expansion and renovation of the Pleasant View branch will significantly enhance the infrastructure of the community by increasing the size of the library with improved interior spaces, and a welcoming entrance with well-envisioned outdoor spaces. This allows TPL to continue to provide increased services to all equity deserving groups within the catchment of this branch. The planned work includes partial demolition to build an addition at the northwest and east areas of the existing library and a full interior renovation that includes:

- redesigned open flexible, floor plan and barrier free access for the public, options for study and seating, and improved programming space for branch and community use;
- zoned areas for teens, as well as areas for children, adults and seniors will be created;
- a variety of study, work, and collaborative/community spaces for all residents;
- public washroom upgrades and the addition of a new universal washroom which meets current AODA and building standards;
- access to Wi-Fi connectivity and device chargers in furniture throughout the branch, and innovative digital equipment to support and reflect a wide range of interests and learning needs;
- redesigned service counter and staff work areas;
- library signage will be refreshed with new brand identity.

The branch design is compliant with the Toronto Green Standard.

Construction Tender Process and Timeline

TPL issued a Request for Tender (RFT) for construction services for Pleasant View branch in April 2025. Five of the eight bidders from a prequalified roster of general contractors submitted a bid prior to the closing deadline.

Following further due diligence and additional review of the tender, TPL cancelled the original RFT to provide more clarity and refine specifications to achieve more competitive and effective outcomes. The RFT was re-issued with revised specifications.

For the recommended contract award, the following requirements have been met:

1. The procurement process was conducted in accordance with the Board's Purchasing Policy, with a RFT issued in accordance with the instructions to the bidders, and bids were received electronically using TPL's e-procurement solution;
2. Eight prequalified construction firms from TPL's pre-established roster for general contractors were invited to submit tenders for project 251-25-TPL-RFT on August 28, 2025;
3. Seven bidders attended the mandatory site visit on September 8, 2025;
4. Five compliant bids were received before the submission deadline on September 30, 2025;
5. The firm recommended for award is the bidder with the lowest bid meeting the specifications and all requirements of the RFT; and
6. Library staff have reviewed the submission from Chandos Construction LP and found the price to be reasonable in relation to the complexity of the project.

Construction Timeline and Branch Closure

Construction is expected to take place for approximately two and a half years. The branch will close in November 2025 to allow for construction to commence. Library customers will be directed to use nearby branches in close proximity with easy TTC access and/or adequate public parking. Nearby branches include Fairview branch at 35 Fairview Mall Drive and Hillcrest branch at 5801 Leslie Street. Pleasant View branch holds will be redirected to the Fairview branch for customer pick-up, and library staff will be reassigned to other TPL branches during the closure.

Pleasant View branch staff will continue to provide outreach services such as Kindergarten Outreach, promotion for TD Summer Reading Club, visits to schools, and childcare. Staff will maintain contact with community groups and agencies identifying service needs and planning for services to be delivered after the re-opening of the branch. Staff will also continue to participate in key community events.

Library staff and customers will be informed of service changes and the progress of the construction through in-branch promotion, the library's website

and social media channels. The local Councillor has been kept apprised on the progress of the project and will continue to receive regular updates to share through their community newsletters.

CONTACT

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SIGNATURE

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City Librarian

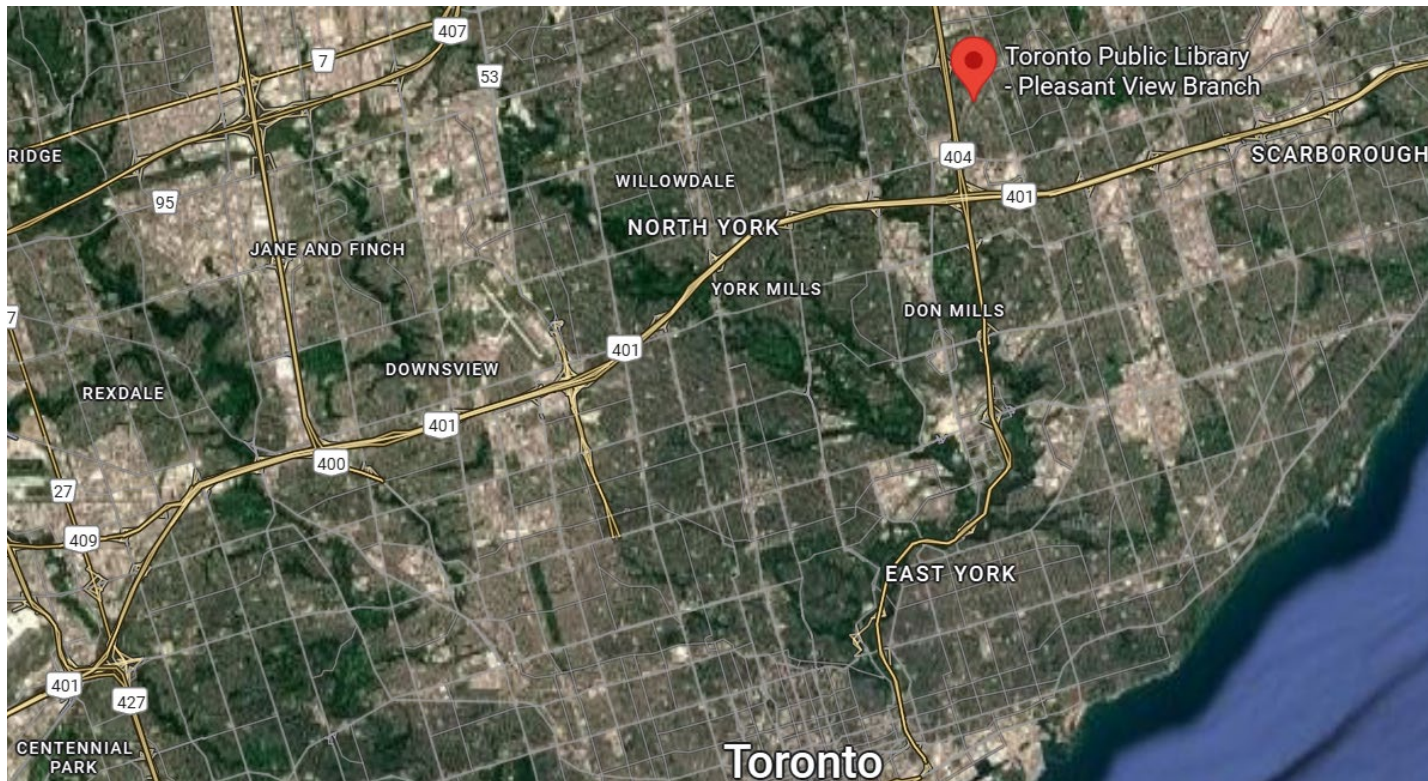


Pleasant View Branch Expansion & Renovation Capital Project

October 27, 2025

Current Pleasant View branch

Located at northeastern part of the city, south of Finch Ave. E. and west of Pharmacy Ave.



Current Pleasant View branch



Current Pleasant View branch



Pleasant View Branch: design principles

Design principles focus the project through planning and design phases

- Design concept leverages on existing landscape. Idea of a Pavilion in the Park by integration of ground's contours and existing landscape; lots of windows to visually connect interior and exterior with vantage points around the site.
- Strive for the highest standards of sustainability that is feasible.
- Improved accessibility for customers and staff.
- Constructability, functionality and value
- Meet Service Delivery Model requirements for a neighbourhood branch by expanding the size to 10,000 sf.
- Introducing more options for work, study, and collaboration spaces.
- Addressing all state of good repair backlog.

Pleasant View branch: consultation

Extensive community consultation is conducted as part of all TPL branch capital projects

- Launch of the Pleasant View Library's public consultation process began in June 2022 with two public meetings, focus groups, one on one interview and an online survey.
- More than 270 library customers participated in person or online
- There was close collaboration with the Councillor's office on progress and feedback



Summary of Public Consultation

Request	Existing	New branch after Expansion & Renovation
Larger branch	✗ 7,000 sq. ft.	✓ 10,000 sf
Modern Design	✗ No	✓ Yes
Ground floor program space	450 sq ft program room – separated from library branch	✓ Ground floor program space expanded to 815 sf.
Quiet study rooms	✗ None	✓ 2 of various sizes, both are barrier-free
Maintain large study tables in public area	✗ 7 tables	✓ Multiple options for various types of seating
Public Seating	✗ 32 seats	✓ +50 seats
Zoned spaces for Children's, Teens and Adults	✗ minimally	✓ Yes, well zoned spaces
More public washrooms and accessible washrooms	✗ 1 women's; 2 fixture men's	✓ 4 single use + 1 universal (library) + 1 staff washroom for a total of 6 washrooms in the facility.
Drinking fountain	✗ No	✓ Yes, bottle filling stations
More natural light	Windows on south side, windows in program room	✓ Windows at all four facades

Pleasant View branch New Main Entrance



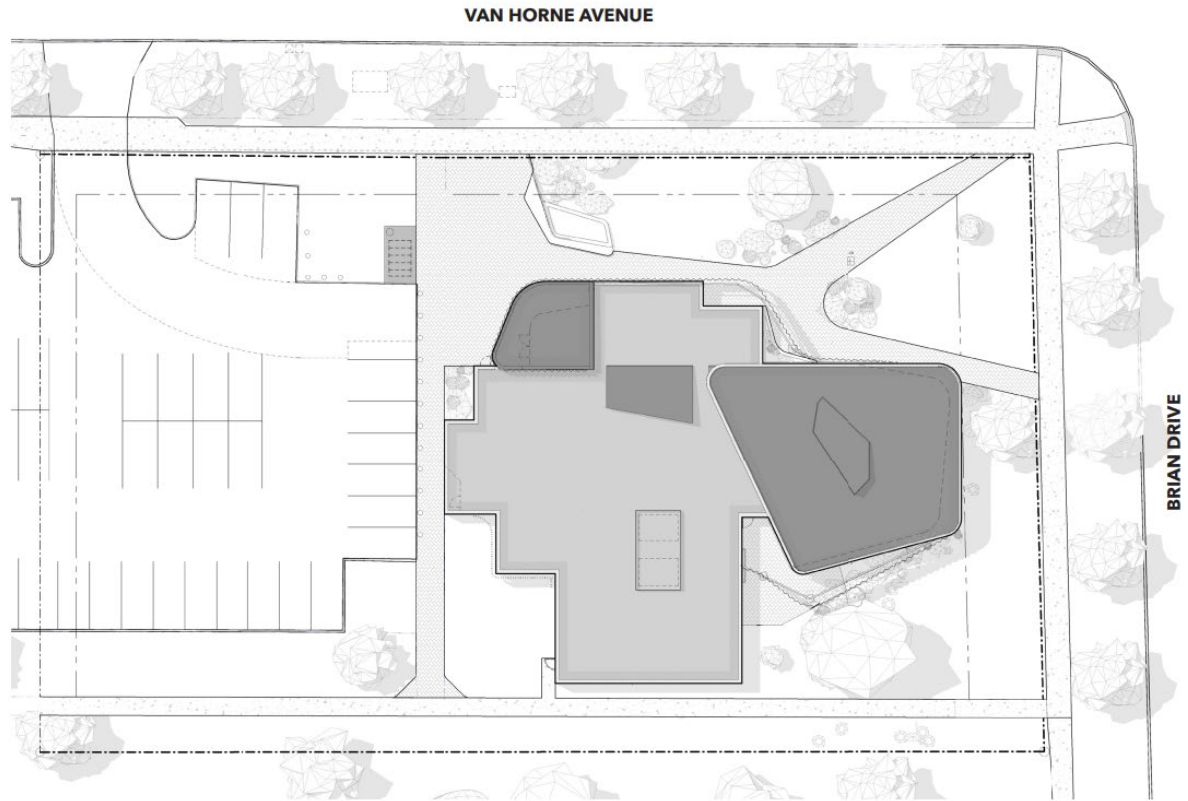
Pleasant View branch East View



Pleasant View branch South-east Façade



Site Plan

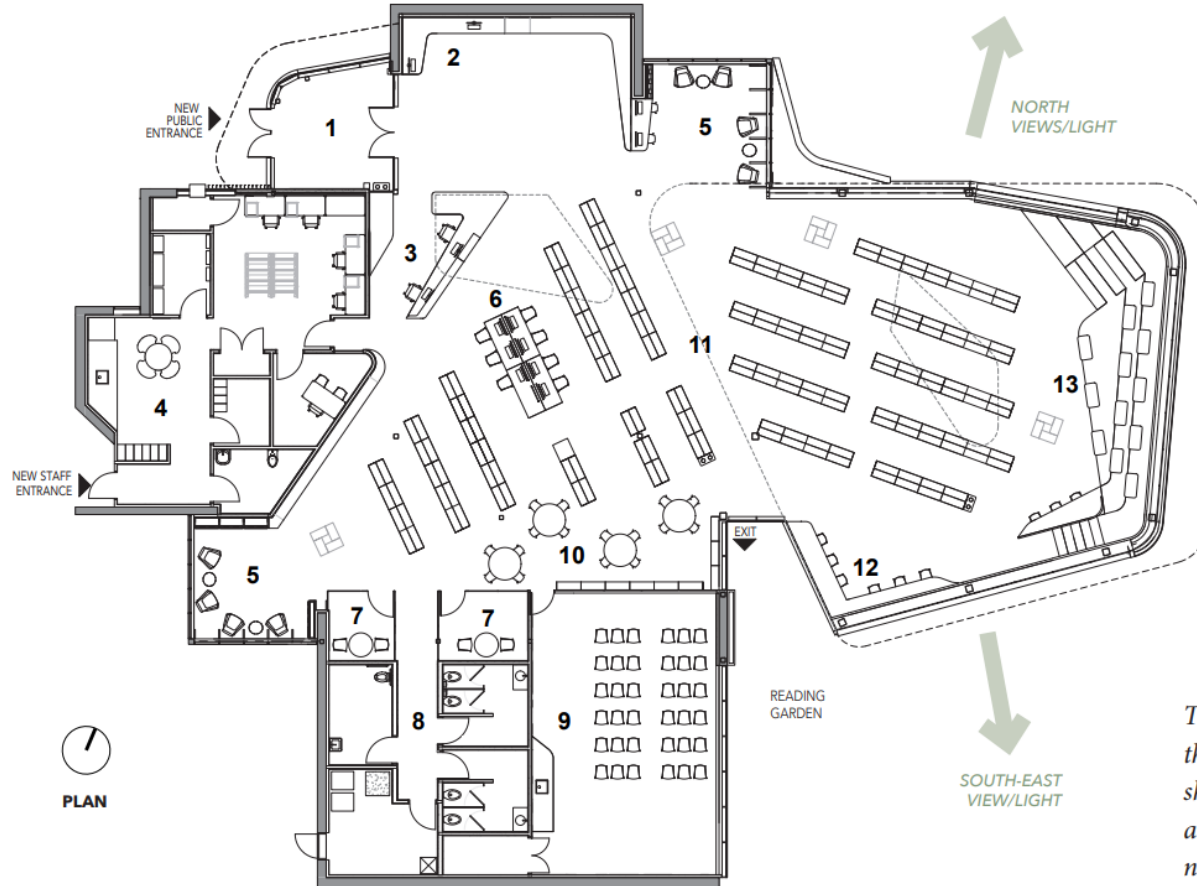


PLEASANT VIEW BRANCH / SITE PLAN

Existing Building

Additions & New Clerestory

First Floor Plan



- 1 Vestibule
- 2 Business Centre / Self Check Out
- 3 Reception
- 4 Staff Area
- 5 Reading Nook
- 6 Computer Workstations
- 7 Study Rooms
- 8 Washrooms
- 9 Program Room
- 10 Children's Area
- 11 Computer Stations
- 12 Teen Area
- 13 Programming / Reading Bleacher

NORTH
VIEWS/LIGHT

EAST
VIEW/LIGHT

SOUTH-EAST
VIEW/LIGHT

The design of the building 'responds' to the landscape: changing the relationship between site and architecture. The organically-shaped addition connects to the surrounding mounds of the site, and opens views across the library and into the surrounding neighbourhood in every direction.

Pleasant View branch Interior Rendering



Pleasant View branch Interior Rendering



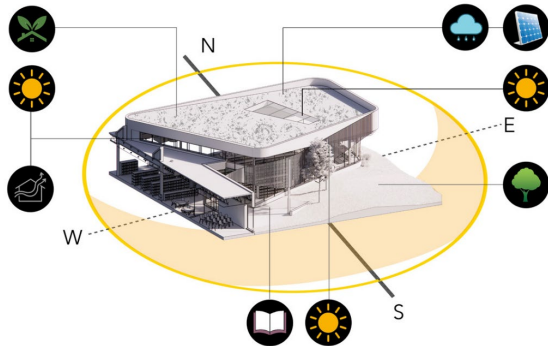
Pleasant View branch Interior Rendering



Pleasant View branch Interior Rendering



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Construction Cost

We recommend the board approves a commitment with Chandos Construction LP for the Pleasant View Branch Expansion and Renovation Project with a total value of **\$7,878,744** excluding Harmonized Sales Tax (HST) comprised of:

- a) an award of construction tender, being the lowest compliant bid, at a cost of \$7,162,744;
- b) a 10% contingency of \$716,000.

Wrap up

We are excited to break ground and start constructing this branch

Next Steps:

Following Board approval for general contractor and increase to architectural fees:

- Branch closure – **end of November 2025**
- Construction – **handover to GC in December 2025**

Questions?