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STAFF REPORT INFORMATION ONLY

Capital Budget Monitoring Report – April 30, 2026

Date: May 25, 2026
To: Toronto Public Library Board
From: City Librarian

SUMMARY

The purpose of this report is to provide the Toronto Public Library Board with a summary of TPL's capital expenditures for the four-month period ended April 30, 2026. Capital spending during the first four months of 2026 totalled \$15.688 million, or 21.9% of the TPL 2026 capital budget. For the year-end forecast, TPL is projecting to spend 92% of the 2026 capital budget.

These financial results will be forwarded to the City of Toronto for inclusion in the consolidated financial results to April 30, 2026, to be presented to the Executive Committee on July 21, 2026.

FINANCIAL IMPACT

Year to date spending as of April 30, 2026 totals \$15.688 million, or 21.9% of the 2026 capital budget of \$71.682 million. The current year-end forecast of 92% spending of the 2026 budget is based on progress to date and planned capital program delivery for the remainder of the year.

Details of project-by-project year to date spending and year-end forecasts are outlined in Attachment 1 of this report.

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

ALIGNMENT WITH STRATEGIC PLAN

The 2026 capital budget 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 capital budget 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 February 23, 2026, the Board adopted the report titled [2026-2035 Capital Budget and Plan – Adoption](#), which was earlier adopted by City Council on February 10, 2026.

At its meeting on February 23, 2026, the Board adopted the report titled [2025 Capital Budget Adjustment and Monitoring Report - December 31, 2025](#), which included a 2025 year-end adjustment of \$1.202 million cash flow acceleration from the 2026 budget to align the 2025 budget with year-end actual spending and \$5.083 million of unspent 2025 funding to be carried forward to 2026-2035.

ISSUE BACKGROUND

City Council adopted TPL's 2026-2035 Capital Budget and Plan, including an initial 2026 capital budget of \$72.776 million. After incorporating additional carry-forwards and 2025 year-end adjustments, the total 2026 capital budget has since been revised to \$71.682 million.

Budget monitoring reports are usually reported to the Board quarterly or aligned to the City's variance reporting cycles to Council. The initial reporting cycle for 2026 is for the period ended April 30, 2026, or the first four-month of the 2026 fiscal year. The consolidated financial results across all City Agencies, Boards and Divisions is planned to be reported to the City's Executive Committee meeting on July 21, 2026. TPL's financial results will be forwarded to the City for consolidation into these financial results.

COMMENTS

For the four-month ended April 30, 2026, TPL spent \$15.688 million or 21.9% of the 2026 adjusted capital budget of \$71.682 million. Attachment 1 includes a list of all active projects, providing 2026 year-to-date and life-to-date project expenditures as well as projected 2026 year-end expenditures. Additional context is provided below for projects moving ahead of or slightly behind their planned schedules.

Most of TPL's capital projects are progressing according to plan. Most significantly major renovation and expansion projects such as Centennial, Dawes Road, Etobicoke Civic Centre and Pleasant View are well into the construction phase and proceeding as planned, or ahead of schedule, in 2026 with all planned cash flows expected to be spent. Within TPL's Multi-branch SOGR program significant construction is expected as planned in 2026 to address SOGR and AODA issues across several branches. Likewise, the TRL renovation project is expected to utilize all 2026 planned cash flows including significant progress on the windows replacement initiative as well as the lower-level renovations. TPL has also made significant progress on work planned within the Technology Asset Management program with 43% of cash flows already spent and is expected to utilize all cash flows in 2026.

Below are some notable projects with spending forecasted to be less than planned 2026 cash flows:

- Northern District Renovation Design – Procurement for architectural services is currently underway, with a closing date of May 28, 2026. Depending on the timeline to award the contract, minimal design work is expected in 2026 and it is estimated that \$0.030 million or 3% of the 2026 approved cash flow will be spent by year end.

- Richview Building Elements (SOGR) – Groundwater management for the site is dependent on the City’s new standards, which remain pending. The Phase 2 design proposal is waiting to be submitted, upon the final updated standards. It is estimated that \$0.099 million or 10% of the 2026 approved cash flow will be spent by year end.
- Service and Digital Modernization project – The self-checkout project under the Service Modernization project is still in the design and planning phase. As a result of the lengthier design and planning stage, an estimated \$7.005 million or 75% of the 2026 approved cash flow will be spent by year-end.
- St. Lawrence Relocation project – The due diligence and site condition assessment phase required more time than originally anticipated. The design process is now underway and is expected to be completed by mid-2027. An estimated \$0.149 million or 12% of the 2026 approved cash flow will be spent by year end.
- Woodside Square Relocation Design – The architect contract was recently awarded and schematic design is set to commence shortly. It is estimated that \$0.050 million or 50% of the 2026 approved cash flow will be spent by year-end.
- Yorkville Renovation Design – The project remains in the planning phase. An RFQ for architectural services will be issued following completion of the service plan. This work is expected to be deferred to 2027.

Summer Contract Awards

Section 7.2 of the Purchasing Policy states that the City Librarian may exercise the authority of the Board to make an award or take any other appropriate action, including rescinding an award or cancelling a solicitation, provided that the award is made or action is taken during the Board’s summer recess, an election recess, labour disruption or if a Board meeting is cancelled and another Board meeting is not held within one week following the cancellation.

During the 2026 summer break when no Board meeting are scheduled, the City Librarian has delegated authority to award contracts exceeding the City Librarian’s commitment authority of \$750,000, provided there is adequate budget funding and all other applicable requirements are met including the contract is awarded to the supplier whose submission meets the specifications and qualification requirements set out in the solicitation; the procurement process was conducted in a fair and transparent manner; and the contract term does not exceed five

years. The September Board meeting will include a report on all awards made by the City Librarian under this delegated authority over the summer, if applicable.

CONCLUSION

The April 30, 2026 financial results will be forwarded to the City of Toronto for inclusion in the consolidated financial results to April 30, 2026, which are expected to be presented to the Executive Committee on July 21, 2026.

CONTACT

Marco Cuoco; Director, Finance & Chief Financial Officer; Tel: 416-397-5946;
Email: mcuoco@tpl.ca

Alice Yu; Senior Manager, Budgets & Financial Reporting; Tel: 416-393-7003;
Email: ayu@tpl.ca

SIGNATURE

Moe Hosseini-Ara
City Librarian

ATTACHMENTS

Attachment 1: Capital Budget Monitoring Report for the Period Ended April 30, 2026

Toronto Public Library
2026 Capital Budget Monitoring Report
For the Period Ended April 30, 2026

ATTACHMENT 1

Project/Sub-Project Name	2026 Budget	2026 - Year-to-Date				2026 - Year End				Life To Date				Expected Year of Completion	Comments	
	2026 Full Year Budget (a)	Spent		Unspent / (Overspent)		Projected Actuals to Year-end				Budget \$ (j)	Actuals \$ (k)	Unspent / (Overspent)				
		\$ (b)	% (c) = (a) / (b)	\$ (d) = (a) - (b)	% (e) = (d) / (a)	\$ (f)	% of Budget (g)	On Budget (h)	On Time (i)			\$ (l) = (j) - (k)	% (m) = (l) / (j)			
1	Bridlewood Branch Relocation	42,465	12,586	29.6%	29,879	70.4%	20,086	47.3%	⊙	⊙	12,671,399	12,641,520	29,879	0.2%	2024	Branch reopened in November 2024. Close out costs, however, are still being incurred to address identified deficiencies.
2	Centennial Reconstruction and Expansion	8,710,000	723,271	8.3%	7,986,729	91.7%	8,710,000	100.0%	⊙	⊙	27,344,000	11,081,401	16,262,599	59.5%	2027	
3	Dawes Road Reconstruction & Expansion	9,160,783	2,598,005	28.4%	6,562,778	71.6%	9,160,783	100.0%	⊙	⊙	52,776,045	17,795,833	34,980,212	66.3%	2028	
4	Digital Experiences	1,519,880	255,129	16.8%	1,264,751	83.2%	1,519,880	100.0%	⊙	⊙	13,041,648	12,638,470	403,178	3.1%	ongoing	
5	Ethennonhawahstihnen' Library - Bayview Library Relocation	117,092	322	0.3%	116,770	99.7%	117,092	100.0%	⊙	⊙	16,682,292	16,565,522	116,770	0.7%	2023	New Branch opened on July 4, 2023. Close out costs, however, are still being incurred to address identified deficiencies.
6	Etoiwoko Civic Centre new Construction - Construction	6,340,898	1,292,518	20.4%	5,048,380	79.6%	6,340,898	100.0%	⊙	⊙	33,687,000	9,592,620	24,094,380	71.5%	2028	
7	Multi-Branch Renovation Program	8,388,664	2,256,881	26.9%	6,131,783	73.1%	8,388,664	100.0%	⊙	⊙	69,315,662	64,498,519	4,817,143	6.9%	ongoing	
8	Northern District Renovation - Design	1,000,870	-	0.0%	1,000,870	100.0%	30,000	3.0%	⊙	⊙	2,846,000	190,130	2,655,870	93.3%	2027	Procurement for architectural services is currently underway, progress is dependant on timing of the award. The procurement closes at the end of May.
9	Pleasant View - Construction	4,312,000	248,659	5.8%	4,063,341	94.2%	4,312,000	100.0%	⊙	⊙	12,320,000	419,453	11,900,547	96.6%	2028	
10	Richview Building Elements (SOGR)	961,293	-	0.0%	961,293	100.0%	99,005	10.3%	⊙	⊙	3,546,228	1,252,023	2,294,205	64.7%	2027	Groundwater management for the site is dependent on the City's new standards, which are pending approval. Design proposal is waiting to be submitted.
11	Service and Digital Modernization	9,364,280	1,896,434	20.3%	7,467,846	79.7%	7,005,171	74.8%	⊙	⊙	50,454,764	20,309,918	30,144,846	59.7%	ongoing	
12	St. Lawrence Relocation	1,234,343	92,943	7.5%	1,141,400	92.5%	148,943	12.1%	⊙	⊙	44,200,000	26,929,019	17,270,981	39.1%	2028	Building acquisition for the new branch relocation was completed in November 2025. Design to commence in 2026
13	Technology Asset Management Program	9,710,540	4,208,756	43.3%	5,501,784	56.7%	9,710,540	100.0%	⊙	⊙	57,608,772	30,430,989	27,177,783	47.2%	ongoing	
14	Toronto Reference Library Renovation	10,456,480	2,102,282	20.1%	8,354,198	79.9%	10,456,480	100.0%	⊙	⊙	36,209,408	16,853,605	19,355,803	53.5%	ongoing	
15	Woodside Relocation - Design	100,000	585	0.6%	99,415	99.4%	50,585	50.6%	⊙	⊙	335,000	585	334,415	99.8%	2027	Awaiting execution of lease for future space. Design contract was recently awarded and work will commence shortly.
16	Yorkville Renovation - Design	262,496	-	0.0%	262,496	100.0%	-	0.0%	⊙	⊙	597,000	61,504	535,496	89.7%	2027	Project is still in planning phase
Total 2026 Capital Projects Cash Flow Gross		71,682,084	15,688,371	21.9%	55,993,713	78.1%	66,070,127	92%	⊙	⊙	433,635,218	241,261,111	192,374,107	44.4%		

On Time
On / Ahead of Schedule
Minor Delays < 6 months
Significant Delays > 6 months

