



Toronto 2015 BUDGET

CAPITAL ANALYST NOTES



Waterfront Revitalization Initiative

2015 – 2024 CAPITAL BUDGET AND PLAN OVERVIEW

The revitalization of Toronto's Waterfront is a 25 to 30 year project, in coordination with the three orders of government that will leverage an investment of \$1.5 billion (\$500 million City share) to provide funding for projects that focus on public investment in infrastructure, roads, parks and public spaces, community facilities, brownfield remediation, and building sustainable communities.

The 2015–2024 Recommended Capital Budget and Plan provides \$118.567 million in funding for Growth Related projects that will improve Union Station with the addition of a second subway platform, proceed with precinct implementation in the West Don Lands and East Bayfront, and invest in transportation initiatives in the Waterfront.

Highlights

Overview & Recommendations

I: 10-Year Rec'd Capital Plan	5
II: 2015 Rec'd Capital Budget	15
III: Issues for Discussion	19

Appendices:

1. 2014 Performance	26
2. 10-Year Recommended Capital Plan Summary	29
3. 2015 Rec'd Capital Budget; 2016-2024 Rec'd Capital Plan	30
4. 2015 Recommended Cash Flow & Future Year Commitments	31
5. 2015 Recommended Capital Projects with Financing Detail	32
6. 2015 Reserve / Reserve Fund Review	33

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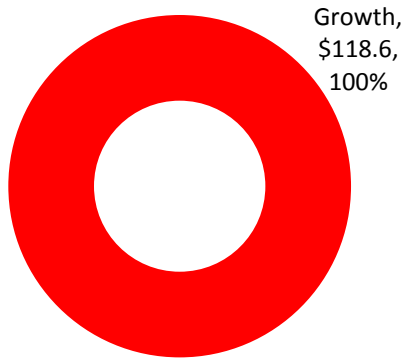
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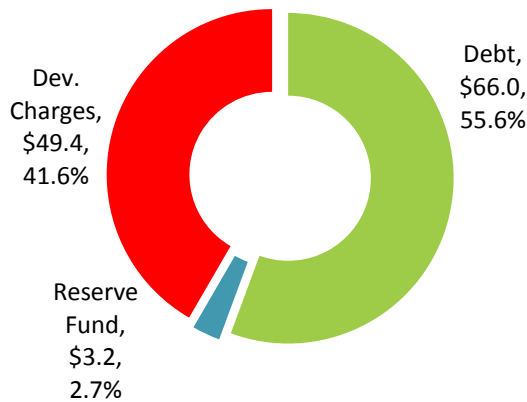
Capital Spending and Financing

2015-2024 Capital Budget and Plan by Expenditures Category (\$Millions)



\$118.6 Million

2015-2024 Capital Budget and Plan by Funding Source (\$Millions)



\$118.6 Million

Where does the money go?

The 2015–2024 Recommended Capital Budget and Plan totals \$118.567 million and is comprised entirely of Growth Related projects.

- Some of the major projects funded in the Capital Plan include the *Union Station Second Platform, East Bayfront, West Don Lands, and Central Waterfront Precincts, the Fort York Pedestrian and Cycling Bridge*, design and engineering for the *Lower Don Flood Protection* project and the *Regional Sports Complex in the Port Lands*.

Where does the money come from?

Waterfront Revitalization Initiative's 10-Year Recommended Capital Plan is funded by 3 major sources, debt, development charges and Reserve Funds:

- New debt funding of \$65.963 million comprises 55.6% of the Waterfront's 10-year capital funding, which is below the debt guideline by \$4.443 million over the 10-year planning period as a result of adjustments to maximize development charge funding for eligible projects.
- Additional capital financing of \$49.360 million or 41.6% will be provided from Development Charges based on the portion of projects that support growth in the City.
- The remaining \$3.244 million or 2.7% of required funding over the 10 years is drawn from the Strategic Infrastructure Partnership Reserve Fund, which supports the costs associated with the Waterfront Project Secretariat.

State of Good Repair Backlog

A backlog for State of Good Repair work does not exist for Waterfront Revitalization Initiative since the Program has no inventory of capital assets. Any capital assets that Waterfront Revitalization may create, is maintained by other City programs including Transportation; Parks, Forestry and Recreation; Toronto Water; and Solid Waste Management.

Key Challenges & Priority Actions

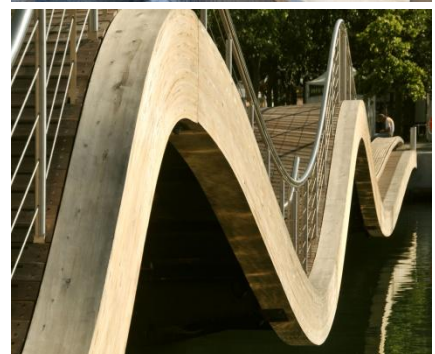
Next Phase of Waterfront Revitalization – Waterfront Toronto’s \$1.500 billion tri- government investment is projected to be spent by the year 2020. Additional funding beyond the initial investment will be required to continue development on waterfront revitalization.

- ✓ The 2015 Recommended Capital Budget includes \$5.0 million to begin design and engineering work related to a priority project for the next phase of waterfront revitalization, the *Lower Don Flood Protection* project.
- ✓ The City Manager and Deputy City Manager Cluster B will be reporting to Council in the second quarter of 2015 on the Strategic Review related to the next phase of Waterfront Revitalization including:
 - The need for stable long term funding commitments;
 - Ability to leverage existing government funding tools and programs;
 - Contributions from private land owners; and
 - The City's funding capacity over and above the amounts made available through development charges.

2015 Capital Budget Highlights

The 2015 Recommended Capital Budget for the Waterfront Revitalization Initiative of \$31.436 million, including carry forward funding, will:

- ✓ Improve *Union Station* (\$3.752 million) through the addition of a second subway platform and concourse improvements;
- ✓ Proceed with the *Precinct Implementation Projects* (\$13.424 million) which will revitalize Queens Quay and further develop infrastructure in the West Don Lands and East Bayfront;
- ✓ Invest in *Transportation Initiatives* (\$4.494 million) for the Fort York Pedestrian and Cycle Bridge; and
- ✓ Provide funding for Lower Don Flood Protection (\$5.0 million) to begin design and engineering.



Recommendations

The City Manager and Chief Financial Officer recommend that:

1. City Council approve the 2015 Recommended Capital Budget for the Waterfront Revitalization Initiative with a total project cost of \$4.673 million, and 2015 cash flow of \$24.711 million and future year commitments of \$93.856 million comprised of the following:
 - a) New Cash Flow Funds for:
 - i. 12 new / change in scope sub-projects with a 2015 total project cost of \$4.673 million that results in a cash flow decrease of \$11.786 million in 2015 and a future year cash flow commitments of a decrease of \$10.016 million in 2016; increases of \$14.143 million in 2017; \$3.720 million in 2018; \$8.656 million in 2019; and a decrease of \$0.044 million in 2020.
 - ii. 15 previously approved sub-projects with a 2015 cash flow of \$36.497 million; and a future year cash flow commitment of \$44.636 million in 2016; \$5.012 million in 2017; \$21.205 million in 2018; \$6.300 million in 2019; and \$0.244 million in 2020.
 - b) 2014 approved cash flow for 5 previously approved sub-projects with carry forward funding from 2014 into 2015 totalling \$6.725 million.
2. City Council approve the new debt service costs of \$0.059 in 2015 and incremental increased/(decreased) debt costs of (\$0.135 million) in 2016; (\$0.206 million) in 2017; \$0.213 million in 2018; (\$0.251 million) in 2019; (\$0.039 million) in 2020 and (\$0.002 million) in 2021; resulting from the approval of the 2015 Recommended Capital Budget, to be included in the 2015 and future year operating budgets.
3. City Council consider the operating costs of \$0.108 million net in the 2015, \$2.246 million net in 2016; \$0.368 million net in 2017; \$1.371 million net in 2018; and \$4.401 million in 2019 resulting from the approval of the 2015 Recommended Capital Budget for inclusion in the 2015 and future year operating budgets.

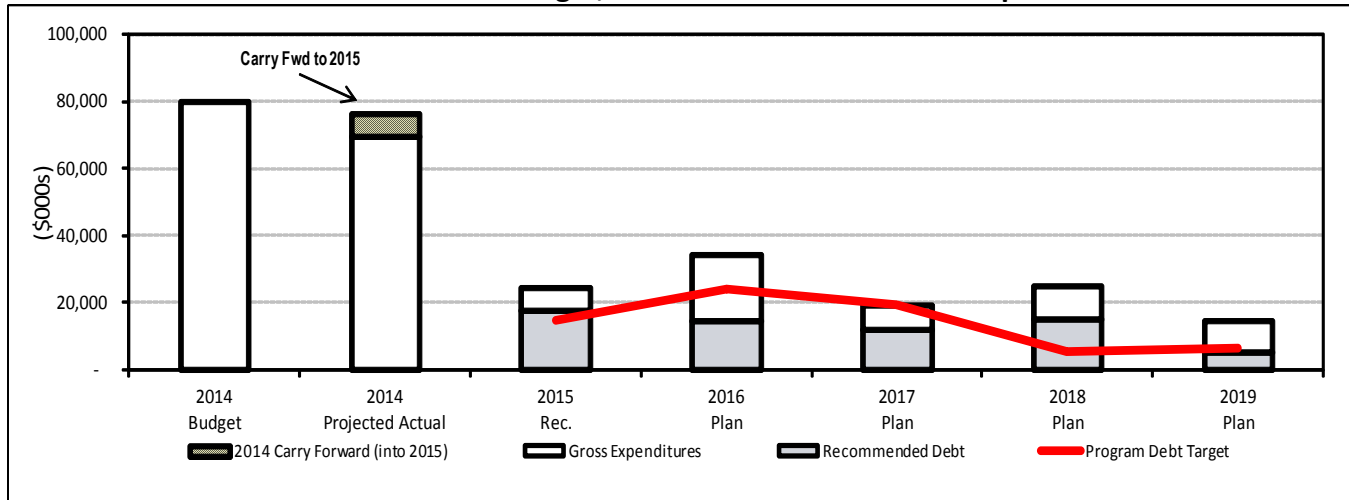


Part I:

10-Year Capital Plan

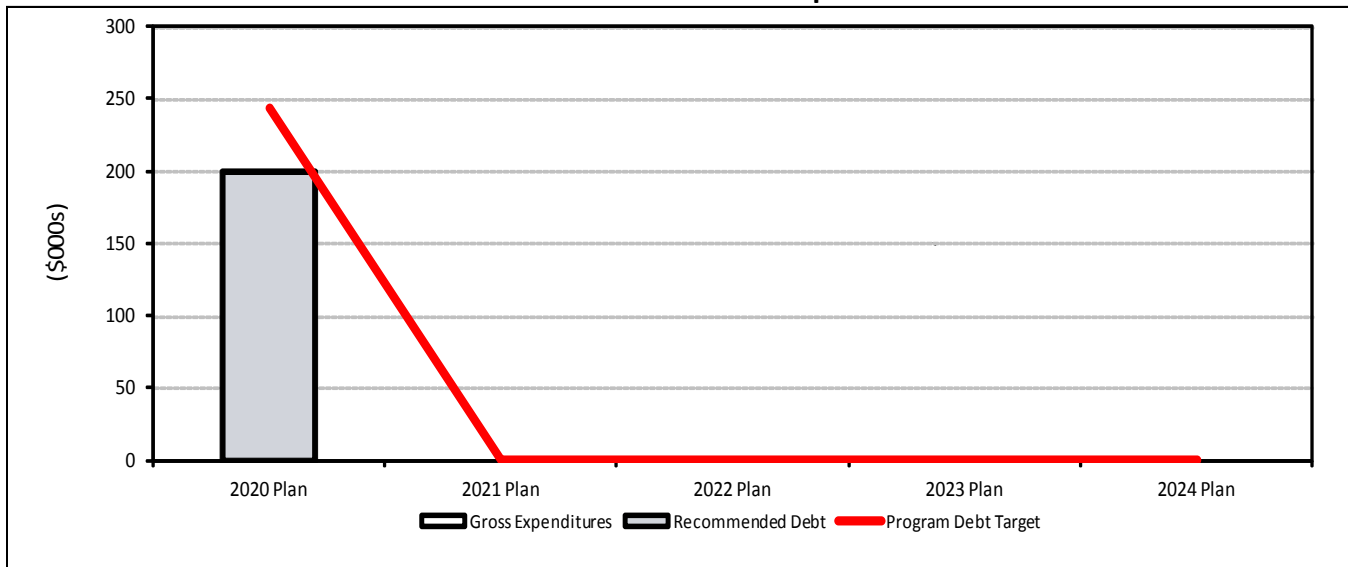
10 Year Capital Plan

Table 1a
2015 Recommended Budget, 2016-2019 Recommended Capital Plan



	2014		2015 Rec'd Capital Budget and 2016 - 2019 Rec'd Capital Plan							5-Year Total Percent
	Budget	Projected Actual	2015	2016	2017	2018	2019	2015 - 2019		
Gross Expenditures:										
2014 Capital Budget & Approved FY Commitments	80,252	69,510	36,497	44,636	20,012	6,205	6,300	113,650	96.0%	
Recommended Changes to Approved FY Commitments					(15,000)	15,000				
2015 New/Change in Scope and Future Year Commitments			(11,786)	(10,016)	14,143	3,720	8,656	4,717	4.0%	
2016- 2019 Capital Plan Estimates										
2-Year Carry Forward for Reapproval										
1-Year Carry Forward to 2015		6,725								
Total Gross Annual Expenditures & Plan	80,252	76,235	24,711	34,620	19,155	24,925	14,956	118,367	100.0%	
Program Debt Target			14,624	24,231	19,417	5,590	6,300	70,162		
Financing:										
Recommended Debt			17,940	14,637	12,313	15,421	5,452	65,763	55.6%	
Reserves/Reserve Funds			844	600	600	600	600	3,244	2.7%	
Development Charges			5,927	19,383	6,242	8,904	8,904	49,360	41.7%	
Provincial/Federal										
Debt Recoverable										
Other Revenue										
Total Financing			24,711	34,620	19,155	24,925	14,956	118,367	100.0%	
By Project Category:										
Health & Safety										
Legislated										
SOGR										
Service Improvement										
Growth Related			24,711	34,620	19,155	24,925	14,956	118,367	100.0%	
Total by Project Category			24,711	34,620	19,155	24,925	14,956	118,367	100.0%	
Asset Value (\$) at year-end										
Yearly SOGR Backlog Estimate (not addressed by current plan)										
Accumulated Backlog Estimate (end of year)										
Backlog: Percentage of Asset Value (%)										
Debt Service Costs			381	1,073	958	953	827	4,193		
Operating Impact on Program Costs			108	2,246	368	1,371	4,401	8,494		
New Positions										

Table 1b
2020 - 2024 Recommended Capital Plan



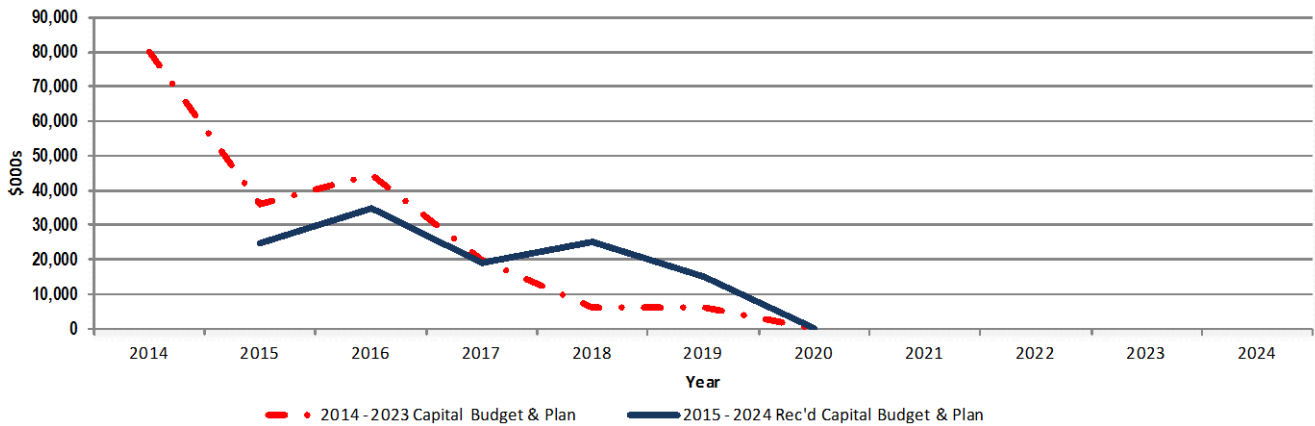
	2020 - 2024 Rec'd Capital Plan						
	2020	2021	2022	2023	2024	2015 - 2024	10-Year Total Percent
Gross Expenditures:							
2014 Capital Budget & Approved FY Commitments	244					113,894	96.1%
Recommended Changes to Approved FY Commitments							
2015 New/Change in Scope and Future Year Commitments	(44)					4,673	3.9%
2020 - 2024 Capital Plan Estimates							
Total Gross Annual Expenditures & Plan	200					118,567	100.0%
Program Debt Target	244					70,406	
Financing:							
Recommended Debt	200					65,963	55.6%
Reserves/Reserve Funds						3,244	2.7%
Development Charges						49,360	41.6%
Provincial/Federal							
Debt Recoverable							
Other Revenue							
Total Financing	200					118,567	100.0%
By Project Category:							
Health & Safety							
Legislated							
SOGR							
Service Improvement							
Growth Related	200					118,567	100.0%
Total by Project Category	200					118,567	100.0%
Asset Value(\$) at year-end							
Yearly SOGR Backlog Estimate (not addressed by current plan)							
Accumulated Backlog Estimate (end of year)							
Backlog: Percentage of Asset Value (%)							
Debt Service Costs	247	9				4,448	
Operating Impact on Program Costs						8,494	
New Positions							

Key Changes to the 2014 - 2023 Approved Capital Plan

The 2015 Recommended Capital Budget and the 2016 - 2024 Recommended Capital Plan reflects a decrease of \$75.041 million in capital funding over a 10 year period from the 2014 to 2023 Approved Capital Plan, reflecting the continued advancement towards full utilization of the City's \$500 million investment in the Waterfront by the year 2020.

The table and chart below provide a breakdown of the \$75.041 million or 38.8% decrease in the Capital Program on an annual basis from 2014 to 2024.

Chart 1
Changes to the 2014 -2023 Approved Capital Plan (In \$000s)



(\$000s)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	10-Year Total
2014 - 2023 Capital Budget & Plan	80,252	35,959	44,636	20,012	6,205	6,300	244					193,608
2015 - 2024 Rec'd Capital Budget & Plan		24,711	34,620	19,155	24,925	14,956	200					118,567
Change %		(31.3%)	(22.4%)	(4.3%)	301.7%	137.4%	(18.0%)					(38.8%)
Change \$		(11,248)	(10,016)	(857)	18,720	8,656	(44)					(75,041)

As made evident in the chart above, the \$79.179 million decrease in the Capital Program predominately reflects a decrease in total City funding remaining for the Waterfront Revitalization Initiative:

- Of the initial \$500 million City investment, only \$118.567 million will remain in 2015 and future years to complete phase 1 projects to 2020, with no additional projects planned beyond that point.

As reflected in Table 2 on the following page, changes to the 2014 – 2023 Approved Capital Plan, specifically the recommended \$5.211 million in increased capital funding in the nine common years of the Capital Plans (2015 – 2023) arise from the reprioritization of Waterfront Revitalization initiative's capital projects, based on the following factors:

- Reallocated funding to begin design and engineering requirements for Lower Don Flood Protection;
- Need to realign Waterfront Revitalization Initiative's 2015 Capital Budget with historical spending rates.

A summary of project changes for the years 2015 to 2023 totalling \$5.211 million are provided in Table 2 below:

**Table 2
Summary of Project Changes (In \$000s)**

\$000s	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015 - 2023 Total
2014 - 2023 Capital Budget & Plan	80,252	35,959	44,636	20,012	6,205	6,300	244					113,356
2015 - 2024 Rec'd Capital Budget & Plan		24,711	34,620	19,155	24,925	14,956	200					118,567
Capital Budget & Plan Changes (2015 - 2023)		(11,248)	(10,016)	(857)	18,720	8,656	(44)					5,211

	Total Project Cost	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015 - 2023	2024	Revised Total Project Cost
Previously Approved													
East Bayfront Environmental Reserve	15,000			(15,000)	10,000						(5,000)		10,000
Precinct Implementation Projects													
Queens Quay Revitalization	73,888	(3,385)									(3,385)		70,503
East Bayfront Transit	14,903	1,815	1,000	9,000	(5,605)	(5,700)					510		15,413
East Bayfront	114,380	1,367	2,804	759							4,929		119,309
West Don Lands	45,948	(2,187)	940	384	170	200	200				(293)		45,655
Port Lands Preparation	20,946	(100)									(100)		20,846
Port Union	12,375	(100)	(100)								(200)		12,175
Precinct Planning Studies	2,329	1,259	171								1,430		3,759
Sports Fields & Facilities & Parks Development - Regional Sports Centre	32,488	(4,177)	(28,311)	4,000	14,155	14,156					(177)		32,311
Technical Studies	5,762	538									538		6,300
Transportation Initiatives - Fort York Pedestrian Bridge	21,394	(13,481)	13,481										21,394
Union Station	56,480	1,559									1,559		58,039
Urban Planning Resources	1,326	270									270		1,596
Waterfront Project Secretariat	8,249	(26)					(244)				(270)		7,979
Total Previously Approved		(16,648)	(10,016)	(857)	18,720	8,656	(44)				(189)		
New													
Lower Don Lands Flood Protection - Design & Engineering	N/A	5,000									5,000		5,000
Strategic Review	N/A	400									400		400
Total New		5,400									5,400		
Total Changes		(11,248)	(10,016)	(857)	18,720	8,656	(44)				5,211		

Significant Capital Project Changes in the Waterfront Revitalization initiative:

The changes to the 2014 – 2023 Approved Capital Plan arise from the reprioritization of Waterfront Revitalization Initiative's capital projects and are based on Waterfront Toronto's Long Term Funding Plan that is negotiated annually with government partners.

Changes in cash flow funding requirements have no impact on the City's \$500 million total project cost, rather it represents re-prioritization and re-phasing of various sub-projects.

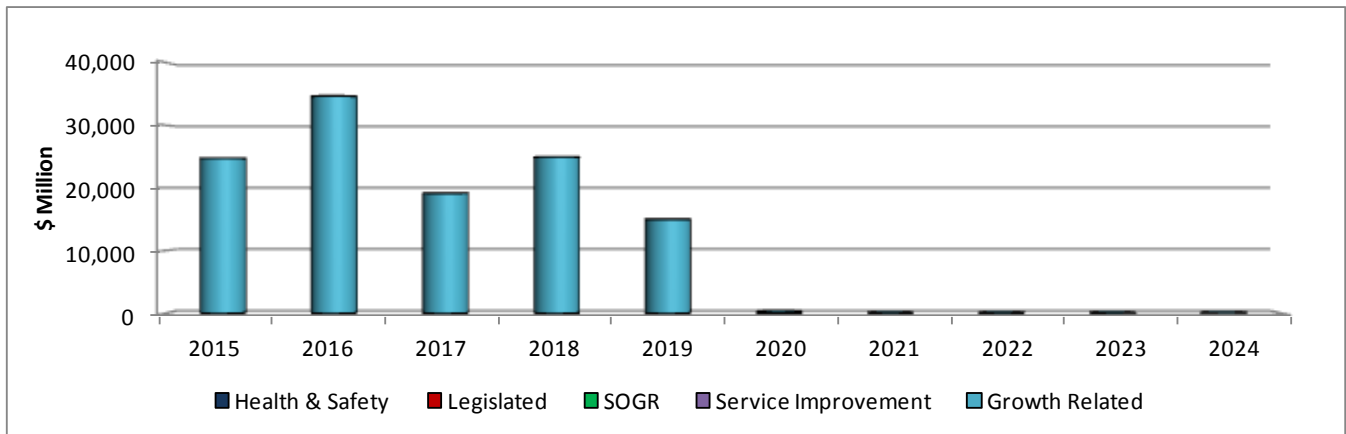
The following Waterfront Revitalization Initiative capital projects have been reallocated increased funding to address key priorities outlined below:

- The *East Bayfront* project will require additional funding of \$4.929 million primarily arising from the construction of sanitary sewer infrastructure and a stormwater facility in East Bayfront.
- The \$1.430 million recommended increase in funding for the *Precinct Planning* project is needed to complete the Transportation Master Plan for the Lower Yonge Precinct.
- The *Union Station* project will require \$1.559 million in additional 2015 cash flow to complete the rehabilitation of the centre platform and concourse levels that are to be completed by May 2015.
- Additional funding of \$5.000 million is recommended for the new *Lower Don Flood Protection – Design and Engineering* project, representing the initial requirement to enable future development in the area.

Significant reductions in capital expenditures have been made to the following projects:

- The East Bayfront Environmental Reserve has been reduced by \$5.000 million based on the decreased risk associated with development in the Bayside area following the substantial completion of remediation needed to mitigate and manage existing soil and groundwater issues in Bayside. Given the on-going development in the area, it is estimated that \$10.000 million is still required to be kept in reserve as a contingency.

Chart 2
2015 – 2024 Capital Plan by Project Category (In \$000s)



As illustrated in the chart above, the 10-Year Recommended Capital Plan for the Waterfront Revitalization Initiative of \$118.567 million provides funding entirely for Growth Related projects over the 10-year period.

- The entire allocation of funding dedicated to Growth Related projects is consistent with the Waterfront Revitalization Initiative's objective to transform Toronto's waterfront, representing the largest urban redevelopment project currently underway in North America.

Table 3
Summary of Capital Projects by Category (In \$000s)

	Total App'd Cash Flows to Date*	2015 Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2015 - 2024 Total	Rec'd Total Project Cost*
Total Expenditures by Category													
Growth Related													
<i>Toronto Waterfront Revitalization Initiative</i>													
East Bayfront Environmental Reserve	N/A				10,000							10,000	10,000
Lower Don Lands Flood Protection - Design & Engineering	N/A	5,000										5,000	5,000
<i>Precinct Implementation Projects</i>													
Queens Quay Revitalization	66,876	3,627										3,627	70,503
East Bayfront Transit	3,598	1,815	1,000	9,000								11,815	15,413
East Bayfront	94,698	2,589	18,263	3,759								24,611	119,309
West Don Lands	39,791	2,393	1,105	1,796	170	200	200					5,864	45,655
Precinct Planning Studies	2,329	1,259	171									1,430	3,759
<i>Sports Fields & Facilities & Parks Development</i>													
Regional Sports Centre	N/A			4,000	14,155	14,156						32,311	32,311
Strategic Review	N/A	400										400	400
Technical Studies	5,762	538										538	6,300
<i>Transportation Initiatives</i>													
Fort York Pedestrian Bridge	3,419	4,494	13,481									17,975	21,394
Union Station	56,287	1,752										1,752	58,039
Urban Planning Resources	1,326	270										270	1,596
Waterfront Project Secretariat	5,005	574	600	600	600	600						2,974	7,979
Sub-Total	279,092	24,711	34,620	19,155	24,925	14,956	200					118,567	397,659
Total Expenditures by Category	279,092	24,711	34,620	19,155	24,925	14,956	200					118,567	397,659

*Life to Date approved cash flows and Total Project Costs only reflect the City of Toronto funded portion of the above projects

2015 – 2024 Recommended Capital Projects

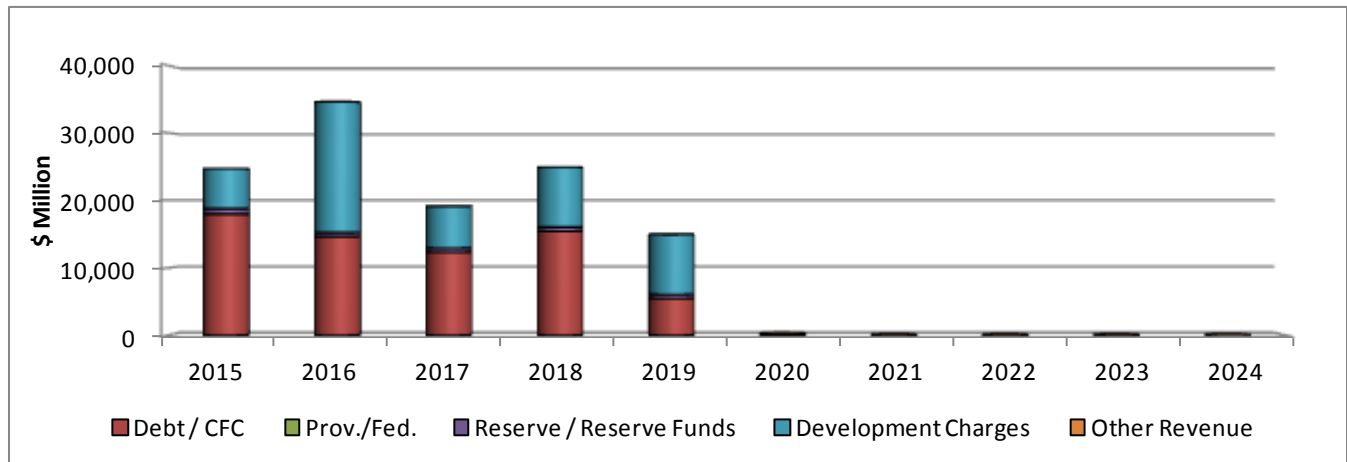
The 10-Year Recommended Capital Plan supports Waterfront Revitalization Initiative's objectives of timely project delivery of Growth Related projects focusing on public investment in infrastructure, roads, parks and public spaces, community facilities, Brownfield remediation, and building of sustainable communities on the Waterfront.

Growth Related

- *Lower Don Lands Flood Protection – Design & Engineering*
 - The 10-Year Recommended Capital Plan provides \$5.000 million in funding for the detailed design, design approvals, site investigations and pilot dredging/lakefilling for the Lower Don Flood Protection project, which is the preliminary requirement to ultimately enable future development in the area and provide for significant economic, social and environmental opportunities.
- *Precinct Implementation Projects*
 - The 10-Year Recommended Capital Plan provides \$45.917 million in funding for Precinct Implementation projects, which include:
 - ✓ The Queens Quay Revitalization that will create better pedestrian and cycling connections across the area; East Bayfront and West Don Lands infrastructure, parks and public realm, and transit projects;
 - ✓ The City's contribution towards East Bayfront Transit opportunities; and

- ✓ Further advancement of East Bayfront and West Don Lands infrastructure, parks and public realm projects.
- *Sports Fields, Facilities and Parks Development*
 - The 10-Year Recommended Capital Plan includes funding of \$32.311 million for the development of the Regional Sports Complex in the Port Lands.
- *Transportation Initiatives*
 - The 10-Year Recommended Capital Plan includes \$17.975 million in 2015 and 2016 for construction of the Fort York Pedestrian Bridge, which will provide a key link between Stanley Park to the north and the western area of Fort York grounds to the south and will improve connections between the City, Fort York and the waterfront.
- *Union Station*
 - The 10-Year Recommended Capital Plan provides funding of \$1.752 million in 2015 to complete the \$58.039 million Waterfront Revitalization Initiative's investment in the construction of a second subway platform and associated concourse improvements at Union Station to provide for additional passenger capacity, improve safety, and to make the station more accessible.

Chart 3
2015 – 2024 Capital Plan by Funding Source (In \$000s)



The 10-Year Recommended Capital Plan of \$118.567 million will be financed by the following sources:

- Debt, which accounts for \$65.963 million or 55.6% of the financing over the 10-year period.
 - The recommended debt funding is below the 10-year debt guideline of \$70.406 million allocated to the Program by \$4.443 million.
 - The Capital Program is below the debt target as a result of increasing the use of Development Charge funding based on the development charge funding eligibility of projects included in the 2015 – 2024 Recommended Capital Budget and Plan.

- Development Charges represent \$49.360 million or 41.6% of funding for the 10-Year Recommended Capital Plan.
 - As noted previously, 100% of the Waterfront Revitalization Initiative's Capital Program supports Growth Related projects. These projects have been reviewed to ensure that development charge funding is applied to fullest extent based on project eligibility and funding availability under rates approved as part of the 2013 Development Charge By-law.
- Reserve Funds constitute the remaining \$3.244 million or 2.7% of funding for the 10-Year Recommended Capital Plan.
 - These funds will be drawn from the Strategic Infrastructure Partnership Reserve Fund, which supports the costs associated with the Waterfront Project Secretariat.

State of Good Repair (SOGR) Backlog

The 10-Year Recommended Capital Plan does not include any funding for State of Good Repair work for the Waterfront Revitalization Initiative since the Program has no inventory of capital assets. Capital assets that are created through the Waterfront Revitalization Initiative are maintained by other City programs including Transportation Services, Parks, Forestry and Recreation, Toronto Water, and Solid Waste Management.

10-Year Capital Plan: Net Operating Budget Impact

**Table 4
Net Operating Impact Summary (In \$000s)**

Projects	2015 Rec'd Budget		2016 Plan		2017 Plan		2018 Plan		2019 Plan		2015 - 2019		2015 - 2024	
	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions
Previously Approved														
Parks, Forestry and Recreation			2,055.0	28.8			1,125.0	15.8	4,385.9	61.4	7,565.9	106.0	7,565.9	106.0
Toronto Water					340.0	3.0	240.0	2.0			580.0	5.0	580.0	5.0
Transportation Services	103.2		191.1		27.7		6.2		3.8		332.0		332.0	
Solid Waste Management	5.2								11.1		16.3		16.3	
Total Recommended (Net)	108.4		2,246.1	28.8	367.7	3.0	1,371.2	17.8	4,400.8	61.4	8,494.2	111.0	8,494.2	111.0

The 10-Year Recommended Capital Plan will increase future year Operating Budgets for four City Programs by a total of \$8.494 million net over the 2015 – 2024 period. Approved positions will increase by 111.0 over the 10-year time frame for Toronto Water and Parks, Forestry and Recreation.

- **Parks, Forestry and Recreation (PF&R)** - Over the 10-year period, \$7.566 million net and 106.0 seasonal positions will be required to maintain proposed new parks and recreation facilities that are to be delivered through the Waterfront Revitalization Initiative.
- **Solid Waste Management (SWM)** - \$0.05 million net has been provided in SWM’s 2015 Recommended Operating Budget for garbage and recycling bins in the West Don Lands. \$0.011 million net is anticipated in future years for additional garbage and recycling bins in the West Don Lands, East Bayfront, and Foot of Yonge Street Park.
- **Toronto Water** is anticipated to require \$0.340 million net and 3 permanent positions in 2017; and \$0.240 million net and 2 permanent positions in 2018 to support infrastructure in East Bayfront and West Don Lands.

- **Transportation Services** - \$0.103 million net has been provided in Transportation Services' 2015 Recommended Operating Budget to cover operations and maintenance costs arising from Waterfront roads and roadside projects. Over the 10-year period, \$0.332 million net will be required to maintain proposed new roads that are to be delivered through the Waterfront Revitalization Initiative

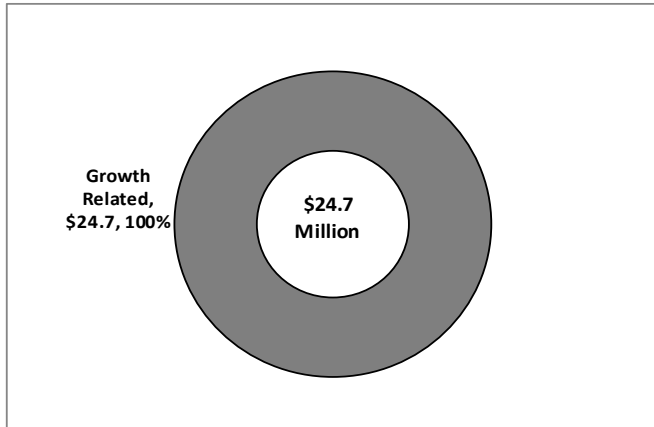


Part II: 2015 Capital Budget

2015 Recommended Capital Budget

2015 Capital Budget by Project Category and Funding Source

2015 Capital Budget by Project Category
(\$Millions)

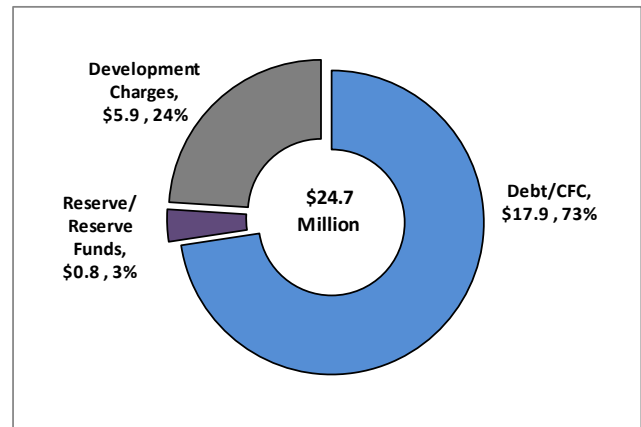


The 2015 Recommended Capital Budget, excluding funding carried forward from 2014 to 2015, requires cash flow funding of \$24.711 million.

The 2015 Capital Budget expenditures are allocated entirely to Growth Related project:

- *Growth (\$24.711 million, 100%)*
 - In 2015, Growth projects continue to drive the Waterfront Revitalization Initiative's Capital Budget.
 - Excluding funding to be carried forward from 2014, \$10.424 million is recommended to support the continued development of *Precinct Implementation Projects*;
 - \$5.000 million will fund design and engineering work for the *Lower Don Flood Protection* project; and
 - \$4.494 million will be utilized for the *Fort York Pedestrian Bridge* project that is anticipated to be completed by the end of 2016.

2015 Capital Budget by Funding Source
(\$Millions)



The 2015 Recommended Capital Budget is financed primarily by:

- *Debt (\$17.940 million, 72.6%)*
 - Debt financing is \$3.316 million above the debt guideline of \$14.624 million set for this Program in 2015; however the Program is under the debt guideline by \$4.443 million over the 10-year period.
 - The Program is above the debt target in 2015 primarily as a result of introducing new projects in 2015 that are utilizing unused total projects costs approved but not spent in prior years.
- *Development Charges (\$5.927 million, 24.0%)*
 - Development Charges funding has been maximized in 2015 based on the eligible growth component of capital projects and the availability of funds within the current rates and development activity.
- *Reserve Funds (\$0.844 million, 3.4%)*
 - The Strategic Infrastructure Partnership Reserve Fund supports the remaining costs that are associated with the Waterfront Project Secretariat.

Table 5
2015 Recommended Cash Flow & Future Year Commitments (In \$000s)

	2014 Carry Forward Funding	2015 Rec'd Cash Flow	Total 2015 Cash Flow (Incl 2014 C/Fwd)	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total 2015 Rec'd Cash Flow & FY Commits
Expenditures													
Previously Approved	6,725	36,497	43,222	44,636	5,012	21,205	6,300	244					120,619
Change in Scope		(17,186)	(17,186)	(10,016)	14,143	3,720	8,656	(44)					(727)
New		5,400	5,400										5,400
New w/Future Year													
Total Expenditure	6,725	24,711	31,436	34,620	19,155	24,925	14,956	200					125,292
Financing													
Debt	5,000	17,940	22,940	14,637	12,313	15,421	5,452	200					70,963
Other													
Reserves/Res Funds	1,725	844	2,569	600	600	600	600						4,969
Development Charges Provincial/Federal		5,927	5,927	19,383	6,242	8,904	8,904						49,360
Total Financing (including carry forward funding)	6,725	24,711	31,436	34,620	19,155	24,925	14,956	200					125,292

Approval of the 2015 Recommended Capital Budget of \$31.436 million will result in the following:

- \$6.725 million in 2014 funding that will be carried forward into 2015 for completion of *Union Station* and *Precinct Implementation* work that commenced in 2014.
- New project funding of \$5.400 million predominately required to fund 2015 expenditures necessary to begin design and engineering requirements for *Lower Don Flood Protection* project.
- Recommended multi-year funding of \$26.036 million in 2015 which will require future year commitments of \$93.856 million from 2016 to 2020 primarily for *Precinct Implementation* projects and the *Fort York Pedestrian Bridge* projects, as these initiatives will either commence or continue in 2015 and are anticipated to be completed by 2020.

2015 Recommended Capital Project Highlights

Table 6
2015 Recommended Capital Project Highlights (in \$000s)

Project	Total Project Cost	2015	2016	2017	2018	2019	2015 - 2019	2020	2021	2022	2023	2024	2015 - 2024 Total
Toronto Waterfront Revitalization Initiative													
East Bayfront Environmental Reserve	10,000				10,000		10,000						10,000
Lower Don Lands Flood Protection - Design & Engineering	5,000	5,000					5,000						5,000
Precinct Implementation Projects	250,881	13,424	20,368	14,555	170	200	48,717	200					48,917
Precinct Planning Studies	3,759	1,259	171				1,430						1,430
Sports Fields & Facilities & Parks Development - <i>Regional Sports Centre</i>	32,311			4,000	14,155	14,156	32,311						32,311
Strategic Review	400	400					400						400
Technical Studies	6,300	538					538						538
Transportation Initiatives - <i>Fort York Pedestrian Bridge</i>	21,394	4,494	13,481				17,975						17,975
Union Station	58,039	3,752					3,752						3,752
Urban Planning Resources	1,596	270					270						270
Waterfront Project Secretariat	7,979	574	600	600	600	600	2,974						2,974
Waterfront Toronto Corporate Costs	25,596	1,725					1,725						1,725
Total (including carry forward funding)	423,255	31,436	34,620	19,155	24,925	14,956	125,092	200					125,292

The 2015 Recommended Capital Budget, including funds carried forward from 2014 into 2015, provides funding of \$31.436 million to:

- Begin the \$5.000 million design and engineering studies for the *Lower Don Flood Protection* project, which is the initial requirement to enable future development in the area.
- Continue to make progress on capital projects such as *Precinct Implementation* (\$13.424 million) and *Precinct Planning* (\$1.259 million) projects that focus on advancing East Bayfront, Central Waterfront and West Don Lands infrastructure, parks and public realm projects.
- Complete the \$58.039 million Waterfront Revitalization Initiative's contribution to the *Union Station* project by providing the final installment of \$3.752 million in 2015 towards the construction of a second subway platform and associated concourse improvements at Union Station that will provide additional passenger capacity, improve safety, and to make the station more accessible by the end of 2015.



Part III:

Issues for Discussion

Issues for Discussion

Issues Impacting the 2015 Capital Budget

Waterfront Toronto's Long Term Funding Plan

- The Toronto Waterfront Revitalization Corporation Act, 2002 which came into effect on April 1, 2003, requires that Waterfront Toronto (Toronto Waterfront Revitalization Corporation) prepare annual rolling five-year business plans for approval by the Federal, Provincial and Municipal Governments.
- The Plans are developed by Waterfront Toronto in partnership with officials from the three orders of government. The report outlines the deliverables, funding requirements, and cost-sharing arrangements over the next 10 year period for the Waterfront Revitalization Initiative Program.
- The allocation of Federal, Provincial and revenue funding sources in Waterfront Toronto's Long Term Funding Plan is revised throughout each fiscal year, and therefore it is not attached with the 2015-2024 Recommended Capital Plan.
- The City's portion of the tri-government funding will be finalized through the approval of the 2015-2024 Recommended Capital Plan and is based on the negotiations among the government partners as of October 2014.

Lower Don Flood Protection

- At its meeting of July 8, 9, 10 and 11, 2014 City Council considered the report entitled **PG34.11 Port Lands Acceleration Initiative Phase 2 - Progress Report**, which identified the progress achieved in 2013 and 2014 on the Port Lands Acceleration Initiative (PLAI), specifically with respect to flood protection, area planning, infrastructure cost estimation and funding.
- As indicated in the report, there are five major pieces of work that are either complete or well underway that will enable the redevelopment of the Port Lands, consistent with City Council's direction for the PLAI:
 1. The Don Mouth Flood Protection EA;
 2. The Lower Don Lands Infrastructure EA;
 3. The Port Lands and South of Eastern Transportation and Servicing EA;
 4. The Port Lands Planning Framework; and
 5. A funding and financing implementation plan.
- It is expected that this phase of waterfront revitalization will remove 290 ha of developable land from the flood plain of the Don and yield significant economic, social and environmental opportunities.
- The 2015 Recommended Capital Budget includes \$5.0 million in the *Lower Don Flood Protection – Design and Engineering* project for detailed design, site investigations and pilot dredging/lakefilling.

- In addition to the initial investment included in the 2015 Recommended Capital Budget, Waterfront Toronto has provided cost estimates for the proposed PLAI flood protection works and related infrastructure projects in the order of \$794 Million in 2012 dollars or approximately \$975 in nominal dollars.
- The City has started to generate funds for this flood protection works, as the project was included in the 2013 City-wide Development Charges By-law, with DC funds received to date included in Reserve Funds. The City is also engaging in discussions with the Provincial and Federal governments regarding cost-sharing for this project.
- Flood protection and enabling infrastructure in the Port Lands has been identified as 1 of 4 project priorities for the next phase of waterfront revitalization "Waterfront 2.0", and will be considered as part of the Strategic Review with the outcomes of the review to be reported to Council in the second quarter of 2015.

Queens Quay West Revitalization

- Waterfront Toronto has reported that the Queens Quay Revitalization project will be over-budget as a result of increased work being done on behalf of third parties as well as claims for additional work related to subsurface conditions, work zone scheduling, staging and traffic management, higher than anticipated tender results and additional design/engineering.
- On December 11, 2014, Waterfront Toronto announced that its Board had approved an increase to the project budget, from an original budget of \$93.2 million to \$128.9 million – an increase of \$35.7 million, or 38.3 per cent.
- According to Waterfront Toronto, third party work carried out on behalf of the TTC, Toronto Water, Toronto Hydro and others accounted for \$11 million or 30.8% of the budget increase.
- The 2014 Waterfront Toronto Long Term Funding Plan was adjusted to \$104.4 million for the project. The 2015 Waterfront Toronto Long Term Funding Plan proposes a project budget of \$128.9 million for the *Queens Quay West Revitalization*, a \$24.5 million increase over 2014.
- The City's share of this project is \$65.2 million and Waterfront Toronto has advised the City that the additional funds required for completion of the project will be secured from non-City sources/revenues.

Issues Impacting the 10-Year Capital Plan

Next Phase of Waterfront Revitalization – City of Toronto Strategic Review

- Waterfront Toronto's Long-Term Funding Plan requires \$1.899 billion in capital financing and is to be funded from \$1.500 billion in government funding and \$391 million from other revenues such as interest, rental income and development of public lands.
- The Waterfront Toronto's \$1.500 billion government investment is projected to be spent by 2019. As depicted in the following table below, at the end of 2014, it is projected that the Federal Government will have spent their share of the \$500 million, the Province will have spent \$497.8 million, and the City will have spent \$385.6 million.

(\$Millions)	City of Toronto	Province	Federal	Revenue	Other Project Contributions	Total
Previously Spent from Inception to March 31, 2014	316.4	489.0	500.0	30.1	55.1	1,390.6
Forecasted spending to the end of 2014	69.2	8.8		30.0	2.0	110.0
TOTAL AT THE END OF 2014	385.6	497.8	500.0	60.1	57.1	1,500.6
Remaining 2015-2024 Capital Budget and Plan						
Waterfront Toronto Corporate Costs				47.4		47.4
Union Station Second Platform	1.8	3.2		0.1		5.1
Lower Don Lands Flood Protection - Engineering & Design	5.0					5.0
Port Lands Preparation				2.6		2.6
Precinct Planning	1.4			0.1		1.5
Precinct Implementation	45.9	2.4		203.5	17.8	269.6
Queens Quay Revitalization (Including Martin Goodman Trail)	3.6			20.0		23.6
East Bayfront Transit	11.8			72.3		84.1
East Bayfront	24.6			111.2	17.1	152.9
West Don Lands	5.9	2.4			0.7	9.0
Transportation Initiatives (Fort York Pedestrian Bridge)	18.0					18.0
Sportsfields (Regional Sports Centre)	32.3			0.4		32.7
Regional Sports Centre	32.3					32.3
M27 Development Park				0.4		0.4
Mimco Park		0.4				0.4
Port Union		0.2				0.2
Lake Ontario Park				0.8		0.8
Waterfront Project Secretariat (Waterfront Secretariat)	3.0					3.0
Urban Planning Resources	0.3					0.3
Government Reserve (East Bayfront Reserve)	10.0					10.0
Technical Studies	0.5					0.5
Strategic Review	0.4					0.4
Interest Costs				1.4		1.4
Total 2015-2024 Recommended Capital Budget and Plan	118.6	6.2	0.0	256.2	17.8	398.4
GRAND TOTAL	504.2	504.0	500.0	316.3	74.9	1,899.0

- In order for further development on the waterfront to continue, additional funding will be required beyond the initial investment.
- Given that the waterfront mandate is at the half-way point, as well as the need for a further tri-governmental funding commitment towards the next phase of waterfront revitalization, City Council directed staff to undertake a *Strategic Review* that will consider the City's waterfront goals and priorities moving forward. The strategic review will assess the strengths and weaknesses of waterfront delivery to date, look at current and emerging funding and other opportunities, and enable focused discussion of waterfront delivery issues and plans for the future.
- At its meeting of July 8, 9, 10 and 11, 2014, during consideration of item **EX43.13 Next Phase of Waterfront Revitalization**, City Council directed the City Manager and the Deputy City Manager, Cluster B to report on the outcome of a waterfront strategic review in the second quarter of 2015.
- The following issues regarding funding the next phase of waterfront revitalization will shape the strategic review include:
 - The need for stable long term funding commitments;
 - Ability to leverage existing government funding tools and programs;
 - Contributions from private land owners; and

- The City's funding capacity over and above the amounts made available through development charges.
- Related to the next phase of waterfront redevelopment, Waterfront Toronto (WT) has requested that the three government partners provide authority to establish an operating line of credit of up to \$40 M and the ability to encumber its assets. Borrowing is required to bridge finance two future anticipated negative cash flow events.
- The Toronto Waterfront Revitalization Corporation Act, 2002, the legislation governing WT, does not provide WT with the following: authority to borrow money, mortgage or otherwise encumber its assets, establish subsidiary corporations, or raise revenue, unless it has the consent of the three government partners, or is authorized to do so by Provincial regulation.
- Provincial and Federal staff will seek authority for provision of the Consents from their respective Treasury Boards; upon Treasury Board approval, the respective Ministers will execute the Consent. Provincial Treasury Board approval is expected in January/February 2015. Federal Treasury Board approval is expected in February/March.
- City staff intended to report to Council on this request within the context of the waterfront strategic review that is described above. WT has very recently requested that approvals be provided earlier; City staff are considering this request.
- WT's position is that not receiving the Line of Credit Consent as proposed, will result in the organization being in a negative cash position. Given that implementation of the Long Term Plan projects has been predicated on borrowing in future years, the delivery of those projects will be jeopardized in the absence of a borrowing authority. This will negatively affect the delivery of City waterfront priorities.

Issues Referred to the 2015 Capital Budget Process

East Bayfront Transit

At its meeting on July 11, 12 and 13, 2012, City Council considered **PG16.18 – East Bayfront LRT** and adopted the following:

1. City Council support and endorse the East Bayfront LRT line as an added priority for Toronto's transit network.
2. City Council request the City Manager and the Chief Executive Officer of the Toronto Transit Commission, in consultation with Waterfront Toronto and Metrolinx, to report to the Planning and Growth Management Committee meeting on October 12, 2012, addressing the following:
 - a. explore funding and financial tools that may be available to complete the waterfront rapid transit plan, and
 - b. explore connecting East Bayfront with Cherry Street to facilitate transportation for the Pan/Parapan Am Games Athletes' Village and future residents in the West Don Lands and East Bayfront.
- While a transit priority, the East Bayfront Transit project has had inadequate funding from its inception. The project was originally projected to cost over \$250 million for the transit related

works alone. The current cost estimate for this project is \$520 million, based on recent experience with another LRT construction project where significant additional costs were incurred when it was necessary to relocate all underground utilities close to the streetcar tracks.

- Waterfront Toronto had allocated approximately \$150 million for this project. When it became apparent that this allocated funding was far short of what was required, and with no additional funding on the horizon, a decision was made in 2011 by the City, WT, and TTC, to transfer a large amount of this funding to the more-imminent Queens Quay Revitalization project (Bay Street to Spadina Avenue).
- A total of \$90 million was allotted for the East Bayfront transit line. With \$6.7 million spent to date, there is now a total of \$84.1 million available, beginning in 2015, for the East Bayfront transit line, of which \$11.8 million is funded from the City and included in the 2015 – 2024 Recommended Capital Plan, and \$72.3 million is funded from projected future revenues.
- Additional funding of \$437.7 million, over and above that budgeted by Waterfront Toronto and the City would be required for the project.
- In July 2013, Waterfront Toronto submitted a preliminary application to P3 Canada Fund for support for this project. Ultimately it was determined that the project was not suitable for a P3 Canada procurement approach due to its limited scope and related deficient operating and maintenance component.
- Other funding options are continuing to be explored within the context of waterfront transit planning and other City transit priorities. This includes an application under the Build Canada Fund as well as seeking a funding commitment from the Province.
- City staff have been in discussions with Provincial officials regarding the feasibility of the project and partnership funding opportunities.
- The City continues to discuss the viability of the project with the Province as part of its review of "Next Wave" priorities under the "The Big Move", to be funded by the new dedicated fund for the GTHA.
- As envisioned, the EBF LRT would extend from Union Station to Queens Quay and east to Parliament. Ultimately, however, the City's larger goal is to develop a robust transit network connecting the waterfront to the rest of the city -- east to the Port Lands and eastern waterfront, and west to Exhibition Place, Ontario Place and the western waterfront. Alignment options are under review through the City's "Feeling Congested" initiative.
- Given the need to implement transit in East Bayfront as quickly as possible, Waterfront Toronto, in consultation with City and TTC staff, will continue to seek funding opportunities as well as continue to investigate alternative less expensive transit options – including streetcar-based, bus-based, and “bus rapid transit” options.
- Additionally, eastern waterfront transit via the East Bayfront Light Rail Transit has been identified as 1 of 4 project priorities for the next phase of waterfront revitalization "Waterfront 2.0", and will be considered as part of the Strategic Review with the outcomes of the review to be reported to Council in the second quarter of 2015.



Appendices

Appendix 1

2014 Performance

2014 Key Accomplishments

In 2014, Waterfront Revitalization Initiative accomplished the following:

- Port Lands Acceleration Initiative:
 - Completed cost estimates to reflect final proposed configurations for flood protection and infrastructure works in the Lower Don;
 - Created high-level planning framework for the entire Port Lands consistent with the Central Waterfront Secondary Plan; and
 - Completed business case for flood protection to support funding discussions with Federal and Provincial governments.
- Billy Bishop Toronto City Airport:
 - Proposed caps and phasing framework for reviewing Porter's proposal to introduce jet-powered aircraft at the BBTCA;
 - Commenced Bathurst Quay Precinct Plan; and
 - Monitored the Toronto Port Authority master plan, runway design and EA studies.
- Gardiner East EA
 - Completed review of the four alternatives identified in the Gardiner East EA (Jarvis to DVP); and
 - Commenced further analysis on a hybrid alternative, opportunities to optimize the preferred alternative and potential economic impacts.
- Next Phase of Waterfront Revitalization:
 - Proposed strategic review of waterfront revitalization issues; and
 - Commenced review.
- Other:
 - Commenced Design/Build process to be carried out by Build Toronto to complete the Fort York Pedestrian/Cyclist Bridge;
 - Queens Quay Revitalization: completed rebuild of TTC track, installation of Spadina loop, landscaping and reinstatement of 509 LRT Service;
 - Construction of infrastructure/services in East Bayfront;
 - Completed Union Station Second TTC Platform in August;
 - Reopened Cherry Street in November;
 - Corktown Common official opening and community event in July; and
 - Completed construction of hydraulic barrier wall and excavation of soils in preparation of dockwall reinforcement in Bayside.

2014 Financial Performance

Table 7
2014 Budget Variance Analysis (In \$000's)

2014 Approved	As of Sept. 30, 2014		Projected Actuals at Year End		Unspent Balance	
	\$	% Spent	\$	% Spent	\$ Unspent	% Unspent
80,252	52,034	64.8%	69,510	86.6%	10,742	13.4%

2014 Experience

The Waterfront Revitalization Initiative incurred expenditures of \$52.034 million or 64.8% of its 2014 Approved Capital Budget of \$80.252 million for the period ended September 30, 2014; and spending is projected to be \$69.510 million or 86.6% by year end.

The rate of spending for the first nine months of 2014 is attributed to the following projects:

- The *Union Station* project's capital expenditures totalled \$1.585 million or 21.8% of the 2014 approved cash flow of \$7.284 million during the nine months ended September 30, 2014. Construction of the second subway platform and associated concourse improvements are forecasted to be on schedule and completed in May 2015. It is estimated that \$4.0 million or 54.9% of the 2014 approved cash flow will be spent by year-end, with the remaining under-spending required for early 2015;
- The *Precinct Implementation* project's capital expenditures totalled \$44.469 million or 74.9% of the 2014 approved cash flow of \$59.383 million during the nine months ended September 30, 2014. Spending included continued construction of sewer and water services, and the Peter St. Bridge modifications for the revitalization of Queens Quay. Work also includes the completion of the hydraulic barrier wall and excavation of soil in preparation of the dockwall reinforcement in Bayside. As a result of a delay in the execution of contribution agreements in East Bayfront, it is anticipated that \$55.0 million or 92.6% of the 2014 approved cash flow will be spent by year-end and remaining amount to be carried forward to 2015.
- The *Transportation Initiatives* project's capital expenditures totalled \$1.184 million or 28.2% of the 2014 approved cash flow of \$4.205 million during the nine months ended September 30, 2014. The majority of the Gardiner EA work is expected to be completed in 2014, any under spending will be carried over to 2015. The agreement with Build Toronto has been completed and design work for the Fort York Pedestrian Bridge has commenced. It is anticipated that \$3.0 million or 71.3% of the 2014 approved cash flow will be spent by year-end; and
- The *Port Lands Preparation* project's capital expenditures totalled \$0.451 million or 62.1% of the 2014 approved cash flow of \$0.725 million during the first nine months ended September 30, 2014. Completion of cost estimates to reflect final proposed configurations for flood protection and infrastructure works for the Lower Don have been completed. It is estimated that \$0.725 million or 100% of the 2014 approved cash flow will be spent by year-end.

Impact of the 2014 Capital Variance on the 2015 Recommended Budget

- Funding of \$6.725 million is being carried forward to the 2015 Recommended Capital Budget for three Growth Related projects: \$2.000 million for the *Union Station* projects; \$3.000 million for *Precinct Implementation* projects; and \$1.725 million for *Waterfront Toronto Corporate Costs*.

Appendix 2

Table 8
2015 Rec'd Capital Budget; 2016 to 2024 Rec'd Capital Plan (\$000s)

Project	Total Project Cost	2015	2016	2017	2018	2019	2015 - 2019	2020	2021	2022	2023	2024	2015 - 2024 Total
Toronto Waterfront Revitalization Initiative													
East Bayfront Environmental Reserve	10,000				10,000		10,000						10,000
Lower Don Lands Flood Protection - Design & Engineering	5,000	5,000					5,000						5,000
Precinct Implementation Projects	250,881	13,424	20,368	14,555	170	200	48,717	200					48,917
Precinct Planning Studies	3,759	1,259	171				1,430						1,430
Sports Fields & Facilities & Parks Development - <i>Regional Sports Centre</i>	32,311			4,000	14,155	14,156	32,311						32,311
Strategic Review	400	400					400						400
Technical Studies	6,300	538					538						538
Transportation Initiatives - <i>Fort York Pedestrian Bridge</i>	21,394	4,494	13,481				17,975						17,975
Union Station	58,039	3,752					3,752						3,752
Urban Planning Resources	1,596	270					270						270
Waterfront Project Secretariat	7,979	574	600	600	600	600	2,974						2,974
Waterfront Toronto Corporate Costs	25,596	1,725					1,725						1,725
Completed Projects	80,945												
Total (including carry forward funding)	504,201	31,436	34,620	19,155	24,925	14,956	125,092	200					125,292

Appendix 3

2015 Rec'd Capital Budget; 2016 to 2024 Rec'd Capital Plan

Report Phase 2 - Program 38 Waterfront Revitalization Initiative Program Phase 2 Part B Sub-Project Status S2,S5,S6 Part C Sub-Project Status S2,S3,S4 Sub-Project Category 01,02,03,04,05,06,07

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2015 Recommended Capital Budget; 2016 to 2024 Recommended Capital Plan

Waterfront Revitalization Initiative

Sub- Project No. Project Name PrioritySubProj No. Sub-project Name Ward Stat. Cat.						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By											
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
WFT906728 Toronto Waterfront Revitalization Initiative																								
1	1	Waterfront Toronto Corporate Costs	CW	S2	05	1,725	0	0	0	0	1,725	0	1,725	0	0	0	0	1,725	0	0	0	0	0	1,725
6	6	Port Lands Preparation 2015 Adjustment	CW	S3	05	-100	0	0	0	0	-100	0	-100	0	0	0	0	0	0	0	0	-100	0	-100
5	11	Port Union 2015 Budget Adjustment	CW	S3	05	-100	-100	0	0	0	-200	0	-200	0	0	0	0	0	0	0	0	-200	0	-200
9	13	Precinct Planning Studies	CW	S3	05	1,259	171	0	0	0	1,430	0	1,430	0	0	0	0	0	0	0	0	1,430	0	1,430
11	15	Precinct Implementation Projects	CW	S2	05	12,814	15,625	4,412	5,605	5,700	44,156	0	44,156	0	0	6,997	0	0	0	0	0	37,159	0	44,156
24	24	Sports Fields & Facilities & Parks Development	CW	S2	05	4,177	28,311	0	0	0	32,488	0	32,488	0	0	21,637	0	0	0	0	0	10,851	0	32,488
26	26	Technical Studies	CW	S2	05	538	0	0	0	0	538	0	538	0	0	0	0	0	0	0	0	538	0	538
27	27	Waterfront Project Secretariat	CW	S2	05	600	600	600	600	600	3,000	244	3,244	0	0	0	0	2,345	0	0	0	899	0	3,244
37	37	East Bayfront Environmental Reserve	CW	S2	05	0	0	0	15,000	0	15,000	0	15,000	0	0	0	0	0	0	0	0	15,000	0	15,000
40	40	Urban Planning Resources	CW	S3	05	270	0	0	0	0	270	0	270	0	0	0	0	270	0	0	0	0	0	270
4	44	Port Lands Preparation	CW	S2	05	100	0	0	0	0	100	0	100	0	0	0	0	0	0	0	0	100	0	100
6	45	Port Union	CW	S2	05	100	100	0	0	0	200	0	200	0	0	0	0	0	0	0	0	200	0	200
19	48	Transportation Initiatives	CW	S2	05	17,975	0	0	0	0	17,975	0	17,975	0	0	11,971	0	0	0	0	0	6,004	0	17,975
2	64	Union Station Previously Approved Commitment	CW	S2	05	2,193	0	0	0	0	2,193	0	2,193	0	0	0	0	0	0	0	0	2,193	0	2,193
10	65	Precinct Implementation 15 Adj	CW	S3	05	-2,390	4,743	10,143	-5,435	-5,500	1,561	200	1,761	0	0	9,647	0	0	0	0	0	-7,886	0	1,761
13	66	Precinct Implementation Project	CW	S2	05	3,000	0	0	0	0	3,000	0	3,000	0	0	0	0	0	0	0	0	3,000	0	3,000
28	70	Waterfront Project Secretariat 2015 Adjustment	CW	S3	05	-26	0	0	0	0	-26	-244	-270	0	0	0	0	629	0	0	0	-899	0	-270
0	72	Sportsfields 2015 Budget Adj	CW	S3	05	-4,177	-28,311	4,000	14,155	14,156	-177	0	-177	0	0	-1,313	0	0	0	0	0	1,136	0	-177
0	73	Transportation Initiatives 15 Adj	19	S3	05	-13,481	13,481	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	74	Union Station	CW	S3	05	1,559	0	0	0	0	1,559	0	1,559	0	0	421	0	0	0	0	0	1,138	0	1,559
0	75	Strategic Review	CW	S4	05	400	0	0	0	0	400	0	400	0	0	0	0	0	0	0	0	400	0	400
0	76	EBF Environmental Reserve 2015 Bud Adj	CW	S3	05	0	0	0	-5,000	0	-5,000	0	-5,000	0	0	0	0	0	0	0	0	-5,000	0	-5,000

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2015 Recommended Capital Budget; 2016 to 2024 Recommended Capital Plan

Waterfront Revitalization Initiative						Current and Future Year Cash Flow Commitments						Current and Future Year Cash Flow Commitments Financed By													
<u>Sub-Project No.</u>	<u>Project Name</u>	<u>Ward</u>	<u>Stat.</u>	<u>Cat.</u>																					
Priority	SubProj No.	Sub-project Name				2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
WFT906728	<u>Toronto Waterfront Revitalization Initiative</u>																								
0	77	Lower Don Flood Protection	CW	S4	05	5,000	0	0	0	0	5,000	0	5,000	0	0	0	0	0	0	0	0	0	5,000	0	5,000
		Sub-total				31,436	34,620	19,155	24,925	14,956	125,092	200	125,292	0	0	49,360	0	4,969	0	0	0	0	70,963	0	125,292
Total Program Expenditure						31,436	34,620	19,155	24,925	14,956	125,092	200	125,292	0	0	49,360	0	4,969	0	0	0	0	70,963	0	125,292

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2015 Recommended Capital Budget; 2016 to 2024 Recommended Capital Plan

Waterfront Revitalization Initiative						Current and Future Year Cash Flow Commitments and Estimates						Current and Future Year Cash Flow Commitments and Estimates Financed By												
Sub-Project No.	Project Name	Ward	Stat.	Cat.		2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
Financed By:																								
Development Charges						5,927	19,383	6,242	8,904	8,904	49,360	0	49,360	0	0	49,360	0	0	0	0	0	0	0	49,360
Reserve Funds (Ind."XR" Ref.)						2,569	600	600	600	600	4,969	0	4,969	0	0	0	0	4,969	0	0	0	0	0	4,969
Debt						22,940	14,637	12,313	15,421	5,452	70,763	200	70,963	0	0	0	0	0	0	0	0	70,963	0	70,963
Total Program Financing						31,436	34,620	19,155	24,925	14,956	125,092	200	125,292	0	0	49,360	0	4,969	0	0	0	70,963	0	125,292

Status Code	Description
S2	S2 Prior Year (With 2015 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2015 and/or Future Year Cost(Cashflow)
S4	S4 New - Stand-Alone Project (Current Year Only)
S5	S5 New (On-going or Phased Projects)
S6	S6 New - Future Year (Commencing in 2016 & Beyond)

Category Code	Description
01	Health and Safety C01
02	Legislated C02
03	State of Good Repair C03
04	Service Improvement and Enhancement C04
05	Growth Related C05
06	Reserved Category 1 C06
07	Reserved Category 2 C07

Appendix 4

2015 Recommended Cash Flow and Future Year Commitments

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4: 2015 Recommended Cash Flow and Future Year Commitments

Waterfront Revitalization Initiative

Sub- Project No. Project Name PrioritySubProj No. Sub-project Name Ward Stat. Cat.						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By												
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
<u>WFT906728 Toronto Waterfront Revitalization Initiative</u>																									
1	1	Waterfront Toronto Corporate Costs	CW	S2	05	1,725	0	0	0	0	1,725	0	1,725	0	0	0	0	1,725	0	0	0	0	0	1,725	
6	6	Port Lands Preparation 2015 Adjustment	CW	S3	05	-100	0	0	0	0	-100	0	-100	0	0	0	0	0	0	0	0	-100	0	-100	
5	11	Port Union 2015 Budget Adjustment	CW	S3	05	-100	-100	0	0	0	-200	0	-200	0	0	0	0	0	0	0	0	-200	0	-200	
9	13	Precinct Planning Studies	CW	S3	05	1,259	171	0	0	0	1,430	0	1,430	0	0	0	0	0	0	0	0	1,430	0	1,430	
11	15	Precinct Implementation Projects	CW	S2	05	12,814	15,625	4,412	5,605	5,700	44,156	0	44,156	0	0	6,997	0	0	0	0	0	0	37,159	0	44,156
24	24	Sports Fields & Facilities & Parks Development	CW	S2	05	4,177	28,311	0	0	0	32,488	0	32,488	0	0	21,637	0	0	0	0	0	0	10,851	0	32,488
26	26	Technical Studies	CW	S2	05	538	0	0	0	0	538	0	538	0	0	0	0	0	0	0	0	0	538	0	538
27	27	Waterfront Project Secretariat	CW	S2	05	600	600	600	600	600	3,000	244	3,244	0	0	0	0	2,345	0	0	0	0	899	0	3,244
37	37	East Bayfront Environmental Reserve	CW	S2	05	0	0	0	15,000	0	15,000	0	15,000	0	0	0	0	0	0	0	0	15,000	0	15,000	
40	40	Urban Planning Resources	CW	S3	05	270	0	0	0	0	270	0	270	0	0	0	0	270	0	0	0	0	0	270	
4	44	Port Lands Preparation	CW	S2	05	100	0	0	0	0	100	0	100	0	0	0	0	0	0	0	0	100	0	100	
6	45	Port Union	CW	S2	05	100	100	0	0	0	200	0	200	0	0	0	0	0	0	0	0	200	0	200	
19	48	Transportation Initiatives	CW	S2	05	17,975	0	0	0	0	17,975	0	17,975	0	0	11,971	0	0	0	0	0	0	6,004	0	17,975
2	64	Union Station Previously Approved Commitment	CW	S2	05	2,193	0	0	0	0	2,193	0	2,193	0	0	0	0	0	0	0	0	0	2,193	0	2,193
10	65	Precinct Implementation 15 Adj	CW	S3	05	-2,390	4,743	10,143	-5,435	-5,500	1,561	200	1,761	0	0	9,647	0	0	0	0	0	0	-7,886	0	1,761
13	66	Precinct Implementation Project	CW	S2	05	3,000	0	0	0	0	3,000	0	3,000	0	0	0	0	0	0	0	0	0	3,000	0	3,000
28	70	Waterfront Project Secretariat 2015 Adjustment	CW	S3	05	-26	0	0	0	0	-26	-244	-270	0	0	0	0	629	0	0	0	-899	0	-270	
0	72	Sportsfields 2015 Budget Adj	CW	S3	05	-4,177	-28,311	4,000	14,155	14,156	-177	0	-177	0	0	-1,313	0	0	0	0	0	0	1,136	0	-177
0	73	Transportation Initiatives 15 Adj	19	S3	05	-13,481	13,481	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	74	Union Station	CW	S3	05	1,559	0	0	0	0	1,559	0	1,559	0	0	421	0	0	0	0	0	0	1,138	0	1,559
0	75	Strategic Review	CW	S4	05	400	0	0	0	0	400	0	400	0	0	0	0	0	0	0	0	0	400	0	400
0	76	EBF Environmental Reserve 2015 Bud Adj	CW	S3	05	0	0	0	-5,000	0	-5,000	0	-5,000	0	0	0	0	0	0	0	0	0	-5,000	0	-5,000

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4: 2015 Recommended Cash Flow and Future Year Commitments

Waterfront Revitalization Initiative						Current and Future Year Cash Flow Commitments						Current and Future Year Cash Flow Commitments Financed By												
<u>Sub-Project No.</u>	<u>Project Name</u>	<u>Ward</u>	<u>Stat.</u>	<u>Cat.</u>						Total	Total	Total	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
Priority	SubProj No.	Sub-project Name			2015	2016	2017	2018	2019	2015-2019	2020-2024	2015-2024												
WFT906728	<u>Toronto Waterfront Revitalization Initiative</u>																							
0	77	Lower Don Flood Protection	CW	S4	05	5,000	0	0	0	0	5,000	0	5,000	0	0	0	0	0	0	0	0	5,000	0	5,000
		Sub-total				31,436	34,620	19,155	24,925	14,956	125,092	200	125,292	0	0	49,360	0	4,969	0	0	0	70,963	0	125,292
Total Program Expenditure						31,436	34,620	19,155	24,925	14,956	125,092	200	125,292	0	0	49,360	0	4,969	0	0	0	70,963	0	125,292

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4: 2015 Recommended Cash Flow and Future Year Commitments

Waterfront Revitalization Initiative						Current and Future Year Cash Flow Commitments and Estimates						Current and Future Year Cash Flow Commitments and Estimates Financed By												
Sub-Project No.	Project Name	Ward	Stat.	Cat.		2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
Financed By:																								
Development Charges						5,927	19,383	6,242	8,904	8,904	49,360	0	49,360	0	0	49,360	0	0	0	0	0	0	49,360	
Reserve Funds (Ind."XR" Ref.)						2,569	600	600	600	600	4,969	0	4,969	0	0	0	4,969	0	0	0	0	0	4,969	
Debt						22,940	14,637	12,313	15,421	5,452	70,763	200	70,963	0	0	0	0	0	0	0	70,963	0	70,963	
Total Program Financing						31,436	34,620	19,155	24,925	14,956	125,092	200	125,292	0	0	49,360	0	4,969	0	0	0	70,963	0	125,292

Status Code	Description
S2	S2 Prior Year (With 2015 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2015 and/or Future Year Cost(Cashflow)
S4	S4 New - Stand-Alone Project (Current Year Only)
S5	S5 New (On-going or Phased Projects)

Category Code	Description
01	Health and Safety C01
02	Legislated C02
03	State of Good Repair C03
04	Service Improvement and Enhancement C04
05	Growth Related C05
06	Reserved Category 1 C06
07	Reserved Category 2 C07

Appendix 5

2015 Recommended Capital Budget with Financing Detail

(Phase 2) 38-Waterfront Revitalization Initiative Sub-Project Category: 01,02,03,04,05,06,07 Type: B Sub-Project Status: S2 Type: C Sub-Project Status: S2,S3,S4,S5



CITY OF TORONTO
Appendix 5: 2015 Recommended Capital Budget with Financing Detail
Waterfront Revitalization Initiative
Sub-Project Summary

Project/Financing Priority Project	Project Name	Start Date	Completion Date	2015	Financing									
				Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable
0	WFT906728 Toronto Waterfront Revitalization Initiative													
0	72 Sportsfields 2015 Budget Adj	09/11/2013	09/11/2013	-4,177	0	0	-2,782	0	0	0	0	0	-1,395	0
0	73 Transportation Initiatives 15 Adj	05/16/2014	05/16/2014	-13,481	0	0	-8,979	0	0	0	0	0	-4,502	0
0	74 Union Station	10/01/2014	10/01/2014	1,559	0	0	421	0	0	0	0	0	1,138	0
0	75 Strategic Review	10/03/2014	10/03/2014	400	0	0	0	0	0	0	0	0	400	0
0	77 Lower Don Flood Protection	12/03/2014	12/03/2014	5,000	0	0	0	0	0	0	0	0	5,000	0
1	1 Waterfront Toronto Corporate Costs	07/18/2001	12/31/2018	1,725	0	0	0	0	1,725	0	0	0	0	0
2	64 Union Station Previously Approved Commitment	10/17/2012	10/17/2012	2,193	0	0	0	0	0	0	0	0	2,193	0
4	44 Port Lands Preparation	07/18/2001	12/31/2012	100	0	0	0	0	0	0	0	0	100	0
5	11 Port Union 2015 Budget Adjustment	01/01/2003	12/31/2010	-100	0	0	0	0	0	0	0	0	-100	0
6	6 Port Lands Preparation 2015 Adjustment	07/18/2001	12/31/2012	-100	0	0	0	0	0	0	0	0	-100	0
6	45 Port Union	01/01/2003	12/31/2014	100	0	0	0	0	0	0	0	0	100	0
9	13 Precinct Planning Studies	01/01/2003	12/31/2008	1,259	0	0	0	0	0	0	0	0	1,259	0
10	65 Precinct Implementation 15 Adj	10/17/2012	10/17/2012	-2,390	0	0	-3,510	0	0	0	0	0	1,120	0
11	15 Precinct Implementation Projects	01/01/2004	12/31/2024	12,814	0	0	6,024	0	0	0	0	0	6,790	0
13	66 Precinct Implementation Project	10/17/2012	10/17/2012	3,000	0	0	0	0	0	0	0	0	3,000	0
19	48 Transportation Initiatives	01/18/2001	12/31/2018	17,975	0	0	11,971	0	0	0	0	0	6,004	0
24	24 Sports Fields & Facilities & Parks Development	01/01/2004	12/31/2017	4,177	0	0	2,782	0	0	0	0	0	1,395	0
26	26 Technical Studies	07/18/2001	12/31/2010	538	0	0	0	0	0	0	0	0	538	0
27	27 Waterfront Project Secretariat	01/01/2002	12/31/2017	600	0	0	0	0	558	0	0	0	42	0
28	70 Waterfront Project Secretariat 2015 Adjustment	05/13/2013	05/13/2013	-26	0	0	0	0	16	0	0	0	-42	0
40	40 Urban Planning Resources	09/01/2007	12/31/2011	270	0	0	0	0	270	0	0	0	0	0
	Project Sub-total:			31,436	0	0	5,927	0	2,569	0	0	0	22,940	0
	Program Total:			31,436	0	0	5,927	0	2,569	0	0	0	22,940	0

Status Code Description
 S2 S2 Prior Year (With 2015 and/or Future Year Cashflow)
 S3 S3 Prior Year - Change of Scope 2015 and/or Future Year Cost(Cashflow)
 S4 S4 New - Stand-Alone Project (Current Year Only)
 S5 S5 New (On-going or Phased Projects)

Category Code Description
 01 Health and Safety C01
 02 Legislated C02
 03 State of Good Repair C03
 04 Service Improvement and Enhancement C04
 05 Growth Related C05
 06 Reserved Category 1 C06
 07 Reserved Category 2 C07

Appendix 6

Reserve / Reserve Fund Review

Table 9: Reserve / Reserve Fund Review - Corporate (\$000s)

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2014 *	Contributions / (Withdrawals)										2015 - 2024 Total Contributions / (Withdrawals)
			2015 Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	
Strategic Infrastructure Partnership Reserve Fund - XR1714	Beginning Balance	141,810	141,810	140,966	140,366	139,766	139,166	138,566	138,566	138,566	138,566	138,566	
	(Withdrawals)												
	Waterfront Project Secretariat		(574)	(600)	(600)	(600)	(600)						(2,974)
	Urban Planning Resources		(270)										(270)
	Total Withdrawals		(844)	(600)	(600)	(600)	(600)						(3,244)
Total Contributions													
Total Reserve Fund Balance at Year-End		141,810	140,966	140,366	139,766	139,166	138,566	138,566	138,566	138,566	138,566	138,566	(3,244)

* Based on the 9 Month Variance Report

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2014 *	Contributions / (Withdrawals)										2015 - 2024 Total Contributions / (Withdrawals)
			2015 Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	
Development Charge Reserve Fund Roads & Related - XR2110	Beginning Balance	42,004	18,749	37,764	67,650	99,031	130,933	163,263	195,807	228,679	261,753	295,489	
	(Withdrawals)												
	Precinct Implementation Projects - Queens Quay Revitalization		(2,514)										(2,514)
	Total Withdrawals	(48,368)	(2,514)										(2,514)
	Total Contributions	25,112	21,529	29,886	31,381	31,902	32,330	32,544	32,872	33,074	33,736	34,411	313,665
Total Reserve Fund Balance at Year-End		18,749	37,764	67,650	99,031	130,933	163,263	195,807	228,679	261,753	295,489	329,900	311,151

* Based on the 9 Month Variance Report

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2014 *	Contributions / (Withdrawals)										2015 - 2024 Total Contributions / (Withdrawals)
			2015 Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	
Development Charge Reserve Fund Transit - XR2109	Beginning Balance	27,147	45,273	86,550	144,012	201,056	262,834	325,442	388,465	452,124	516,175	581,507	
	(Withdrawals)												
	Union Station		(421)										(421)
	Precinct Implementation Projects - East Bayfront Transit			(414)	(3,726)								(4,140)
	Total Withdrawals	(30,307)	(421)	(414)	(3,726)								(4,561)
Total Contributions	48,433	41,698	57,876	60,770	61,778	62,608	63,023	63,659	64,051	65,332	66,638	607,433	
Total Reserve Fund Balance at Year-End		45,273	86,550	144,012	201,056	262,834	325,442	388,465	452,124	516,175	581,507	648,145	602,872

* Based on the 9 Month Variance Report

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2014 *	Contributions / (Withdrawals)										2015 - 2024 Total Contributions / (Withdrawals)
			2015 Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	
Development Charge Reserve Fund Parks & Recreation - XR2114	Beginning Balance	63,141	71,672	91,269	104,654	136,161	161,831	187,941	223,137	258,650	294,326	330,716	
	(Withdrawals)												
	Precinct Implementation Projects - East Bayfront Community Centre			(9,990)									(9,990)
	Transportation Initiatives - Fort York Pedestrian Bridge		(2,993)	(8,978)									(11,971)
	Sports Fields & Facilities & Parks Development				(2,516)	(8,904)	(8,904)						(20,324)
	Total Withdrawals	(18,798)	(2,993)	(18,968)	(2,516)	(8,904)	(8,904)						(42,285)
Total Contributions	27,329	22,590	32,353	34,023	34,574	35,014	35,196	35,513	35,676	36,390	37,118	338,447	
Total Reserve Fund Balance at Year-End		71,672	91,269	104,654	136,161	161,831	187,941	223,137	258,650	294,326	330,716	367,834	296,162

* Based on the 9 Month Variance Report