

Toronto 2017 BUDGET



CAPITAL BUDGET NOTES



City Planning

2017 2026 CAPITAL BUDGET AND PLAN OVERVIEW

City Planning helps to guide the way the city looks and grows by working with the community and other City divisions to set goals and policies for development, while taking into consideration important social, economic and environmental concerns.

The Preliminary 2017–2026 Recommended Capital Plan of \$62.432 million provides funding for Legislated and Growth-Related projects that focus on achieving and reinforcing the on-going legislated and statute based requirements related to the City's Official Plan, Zoning By-Law and Archaeological Management Plan Phase II; in addition to undertaking various growth-related studies; and creating great public places.

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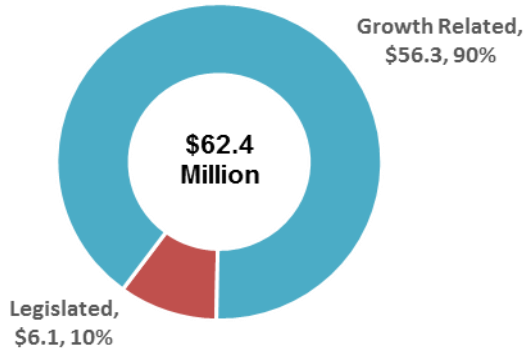
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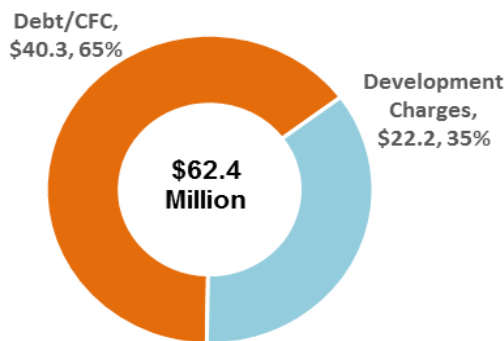
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Capital Spending and Financing

2017-2026 Preliminary Capital Budget and Plan By Project Category



By Funding Source



Where the money goes:

The 2017–2026 Preliminary Capital Budget and Plan totaling \$62.432 million provides funding for:

- Legislated projects of \$6.145 million for Official Plan Review, Zoning By-law, Natural Heritage Inventory Studies and Archeological Resources Plan Phase II.
- Growth related projects amount to \$56.287 million for Civic Improvement – Places and Development Charge funded studies including Growth related, Transportation & Transit Planning, Avenues/Areas and Heritage Conservation Districts.

Where does the money come from?

- Debt funding of \$40.274 million comprises 64.5% of City Planning's 10-year capital funding, which includes \$1.6 million in added investments above the original debt guideline for the Program to allow for continued investments in Growth Studies over the 10-year period.
- Additional capital financing of \$22.158 million or 35.5% will be provided from Development Charges based on the portion of projects that support growth in the City

State of Good Repair Backlog

A backlog for State of Good Repair work does not exist for City Planning since the Program has no inventory of capital assets. Any capital assets that City Planning may create, are maintained by other City Programs or Agencies.

Our Key Issues & Priority Actions

- **Support for Future Growth** – The continued focus of supporting future growth in the City through proactive planning initiatives.
 - ✓ \$56.287 million in funding for growth related project is included in the 10-Year Capital Plan to help guide the way the City grows.
 - ✓ This includes a \$1.5 million increased investment in Growth Studies to support local area studies across four service districts to develop a framework to guide future growth.
- **Civic Improvement Places Project** – Coordination with other City Programs is required for identified projects that will enhance the quality of the City’s open spaces within the road allowance.
 - ✓ Six to eight urban design projects in strategic locations across Toronto that are chosen every year so over time, all areas of the city receive the benefits of enhancements to the public realm.
 - ✓ The Preliminary 10-Year Capital Plan includes \$29.112 million in funding to advance on these projects.

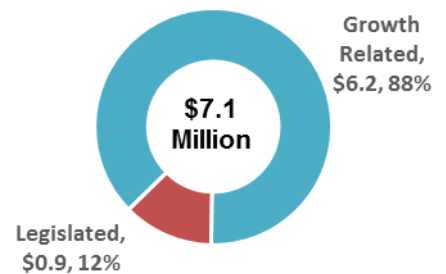


2017 Capital Budget Highlights

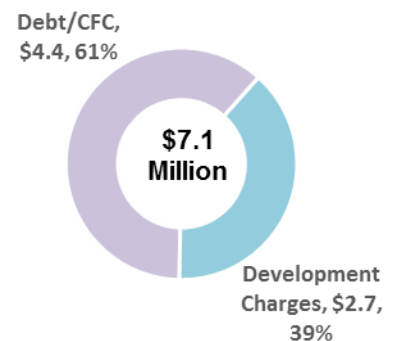
The 2017 Preliminary Capital Budget for City Planning of \$7.098 million, excluding carry forward funding, will:

- Support on-going legislated projects (\$0.880 million) for 5-Year review of the Official Plan, Natural Heritage Inventory & Integration Evaluation System and Toronto Archaeological Resources Plan Phase 2 -Implementation
- Continue Civic Improvement Program – Places (\$2.823 million) projects including various streetscape improvements city-wide.
- Continue to provide Development Charge Funded Studies (\$3.395 million) that will focus on undertaking growth related studies, including: Avenue Studies; Transportation & Transit Planning Studies; Local Avenue/Area Studies and Heritage Conservation District Studies.

2017 Prelim. Capital Budget By Project Category



By Funding Source



Actions for Consideration

Approval of the 2017 Preliminary Capital Budget as presented in these notes requires that:

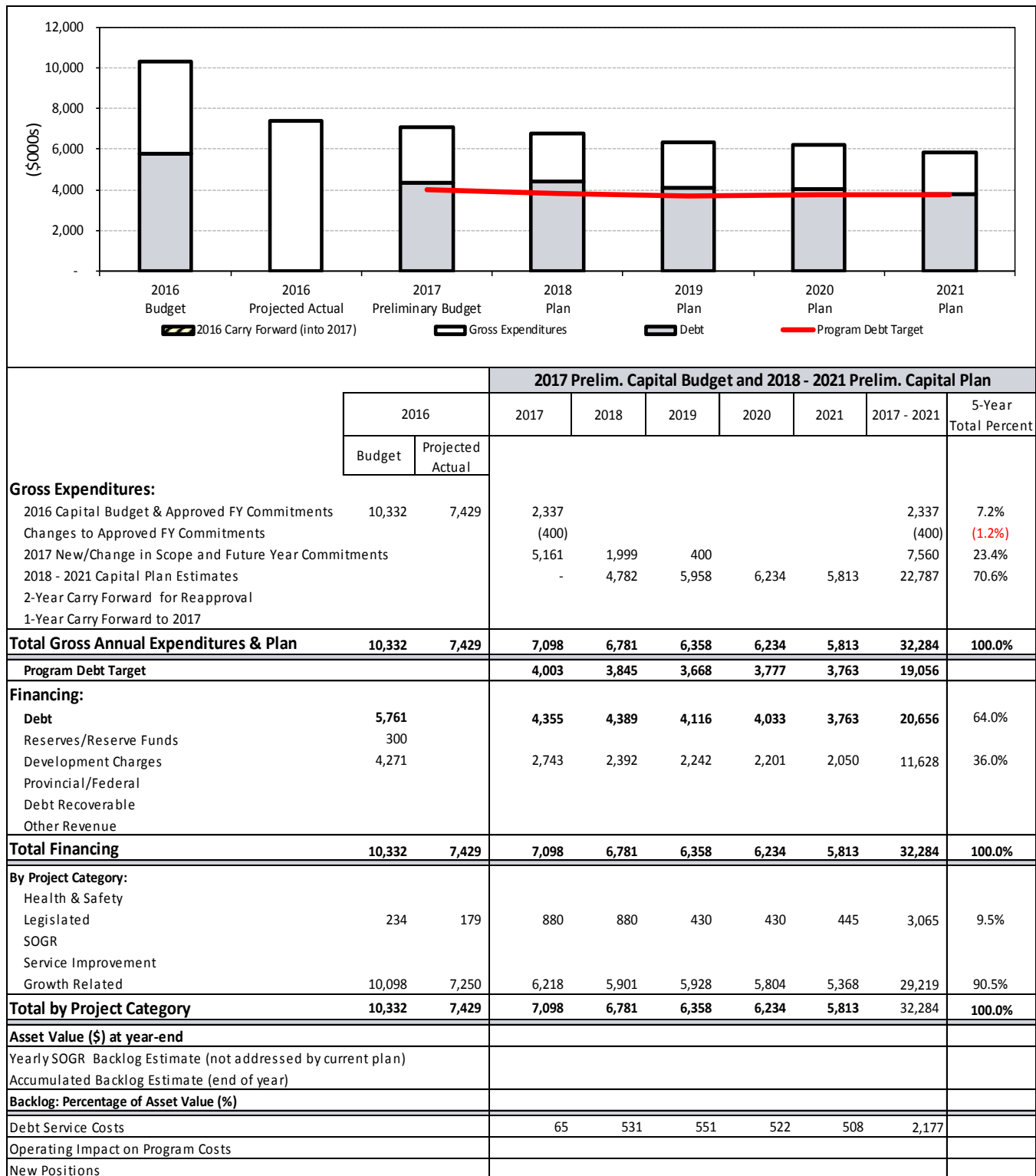
1. City Council approve the 2017 Preliminary Capital Budget for City Planning with a total project cost of \$7.560 million, and 2017 cash flow of \$7.098 million and future year commitments of \$2.399 million comprised of the following:
 - a) New Cash Flow Funds for:
 - i. 11 new sub-projects with a 2017 total project cost of \$7.560 million that requires cash flow of \$5.161 million in 2017 and future year cash flow commitments of \$1.999 million for 2018 and \$0.400 million for 2019; and,
 - ii. 3 previously approved sub-projects with a 2017 cash flow of \$1.937 million; with no future year cash flow commitments;
2. City Council approve the 2018 - 2026 Preliminary Capital Plan for City Planning totalling \$52.935 million in project estimates, comprised of \$4.782 million for 2018; \$5.958 million for 2019; \$6.234 million for 2020; \$5.813 million for 2021; \$5.768 million for 2022; \$5.768 million for 2023; \$6.216 million for 2024; \$6.216 million for 2025 and \$6.180 million in 2026.



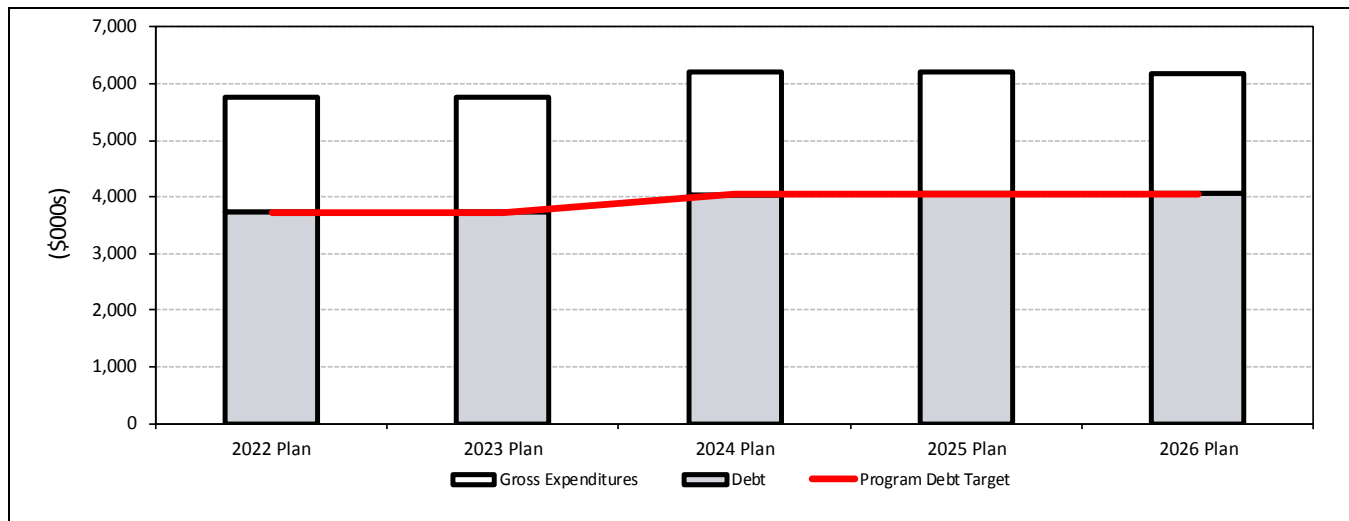
Part 1:

Preliminary 10-Year Capital Plan

**Table 1a
10-Year Capital Plan
2017 Preliminary Capital Budget and 2018 - 2021 Preliminary Capital Plan**



**Table 1b
10-Year Capital Plan
2022 - 2026 Preliminary Capital Plan**



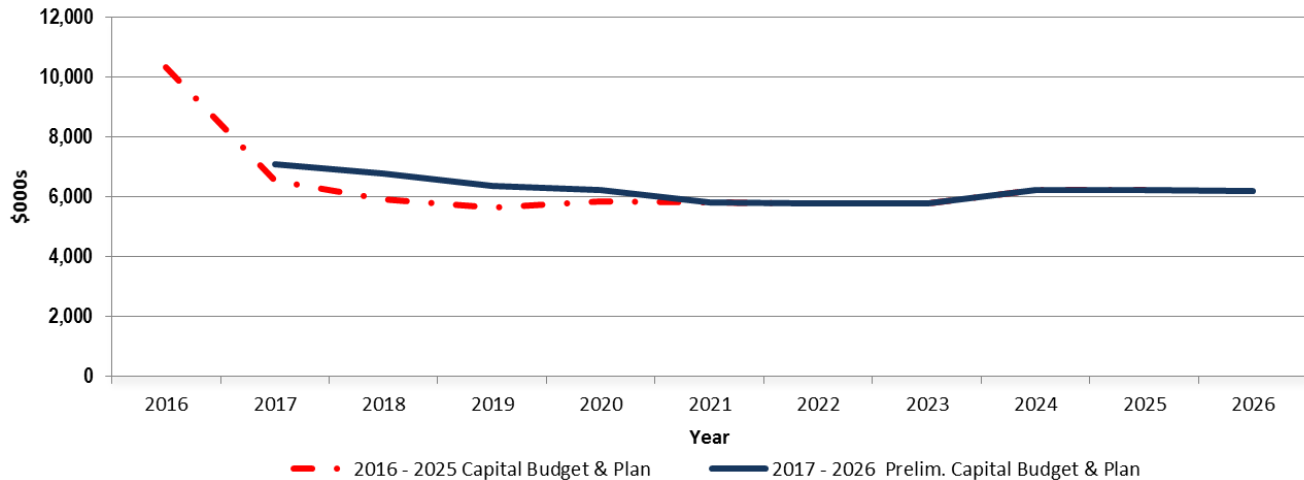
	2022 - 2026 Preliminary Capital Plan						10-Year Total Percent
	2022	2023	2024	2025	2026	2017 - 2026	
Gross Expenditures:							
2016 Capital Budget & Approved FY Commitments						2,337	3.7%
Changes to Approved FY Commitments						(400)	(0.6%)
2017 New/Change in Scope and Future Year Commitments						7,560	12.1%
2022 - 2026 Capital Plan Estimates	5,768	5,768	6,216	6,216	6,180	52,935	84.8%
2-Year Carry Forward for Reapproval							
Total Gross Annual Expenditures & Plan	5,768	5,768	6,216	6,216	6,180	62,432	100.0%
Program Debt Target	3,733	3,733	4,038	4,057	4,057	38,674	
Financing:							
Debt	3,733	3,733	4,038	4,057	4,057	40,274	64.5%
Reserves/Reserve Funds							
Development Charges	2,035	2,035	2,178	2,159	2,123	22,158	35.5%
Provincial/Federal							
Debt Recoverable							
Other Revenue							
Total Financing	5,768	5,768	6,216	6,216	6,180	62,432	100.0%
By Project Category:							
Health & Safety							
Legislated	445	445	880	880	430	6,145	9.8%
SOGR							
Service Improvement							
Growth Related	5,323	5,323	5,336	5,336	5,750	56,287	90.2%
Total by Project Category	5,768	5,768	6,216	6,216	6,180	62,432	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	478	475	481	514	516	4,641	
Operating Impact on Program Costs							
New Positions							

Key Changes to the 2016 - 2025 Approved Capital Plan

The 2017 Preliminary Capital Budget and the 2018 – 2026 Preliminary Capital Plan reflects a decrease of \$1.652 million in capital funding from the 2016 - 2025 Approved Capital Plan.

The chart and table below provide a breakdown of the \$1.652 million or 2.6% decrease in the Capital Program on an annual basis from 2016 to 2026.

Chart 1
Changes to the 2016 - 2025 Approved Capital Plan (In \$000s)



(\$000s)	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	10-Year Total
2016 - 2025	10,332	6,548	5,931	5,658	5,834	5,813	5,768	5,768	6,216	6,216		64,084
2017 - 2026		7,098	6,781	6,358	6,234	5,813	5,768	5,768	6,216	6,216	6,180	62,432
Change %		8.4%	14.3%	12.4%	6.9%	0.0%	0.0%	0.0%	0.0%	0.0%		(2.6%)
Change \$		550	850	700	400	0	0	0	0	0		(1,652)

As made evident in the chart above, the \$1.652 million decrease in the Capital Program is entirely attributed to a the difference in capital spending approved in 2016 as compared to planned capital investments in the year 2026.

As reflected in Table 2 on the following page, changes to the 2016 – 2025 Approved Capital Plan, specifically the \$2.5 million increase in capital funding over the nine common years of the Capital Plans (2017 – 2025) arise from the reprioritization of City Planning's capital projects based on the following factors:

- Increased investment in transportation and transit planning studies to support Council directed transit expansion priorities; and
- Added funding to continue to deliver Growth Studies, which have experienced increased costs over the last few years.

A summary of project changes for the years 2017 to 2025 totaling \$2.5 million are provided in Table 2 below:

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

\$000s	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2017 - 2025 Total
2016 - 2025 Capital Budget & Plan	10,332	6,548	5,931	5,658	5,834	5,813	5,768	5,768	6,216	6,216		53,752
2017 - 2026 Prelim.Cap, Budget & Plan		7,098	6,781	6,358	6,234	5,813	5,768	5,768	6,216	6,216	6,180	56,252
Capital Budget & Plan Changes (2017 - 2025)		550	850	700	400	-	-	-	-	-		2,500

	Total Project Cost	2017	2018	2019	2020	2021	2022	2023	2024	2025	2017 - 2025	2026	Revised Total Project Cost
Previously Approved													
<i>Five Year review of the Official Plan- Future Years</i>	N/A											300	N/A
<i>New Zoning Bylaw - OP Compliance Review</i>	N/A												N/A
<i>Natural Heritage Inventory & Integration Evaluation System</i>	N/A											80	N/A
<i>Toronto Archaeological Resources Plan Ph 2 -Future Yrs Implementation</i>	N/A											50	N/A
<i>Places - Future Years</i>	N/A											3,000	N/A
Development Charge Funded Studies													
<i>Transportation & Transit Planning Studies</i>	N/A											350	N/A
<i>Growth Studies</i>	N/A	(400)									(400)	1,100	N/A
<i>Avenue/Area Studies</i>	N/A											300	N/A
<i>Heritage Conservation District Studies</i>	N/A											1,000	N/A
Total Previously Approved		(400)									(400)	6,180	
New													
Development Charge Funded Studies													
<i>Add'l Transportation & Transit Planning Studies 2017</i>		250	250								500		500
<i>Replacement Growth Studies</i>		400									400		400
<i>Add'l Growth Studies 2017</i>		300	600	700	400						2,000		2,000
											-		-
Total New		950	850	700	400						2,900		2,900
Total Changes		550	850	700	400	-	-	-	-	-	2,500	6,180	2,900

Significant Capital Project Changes in City Planning:

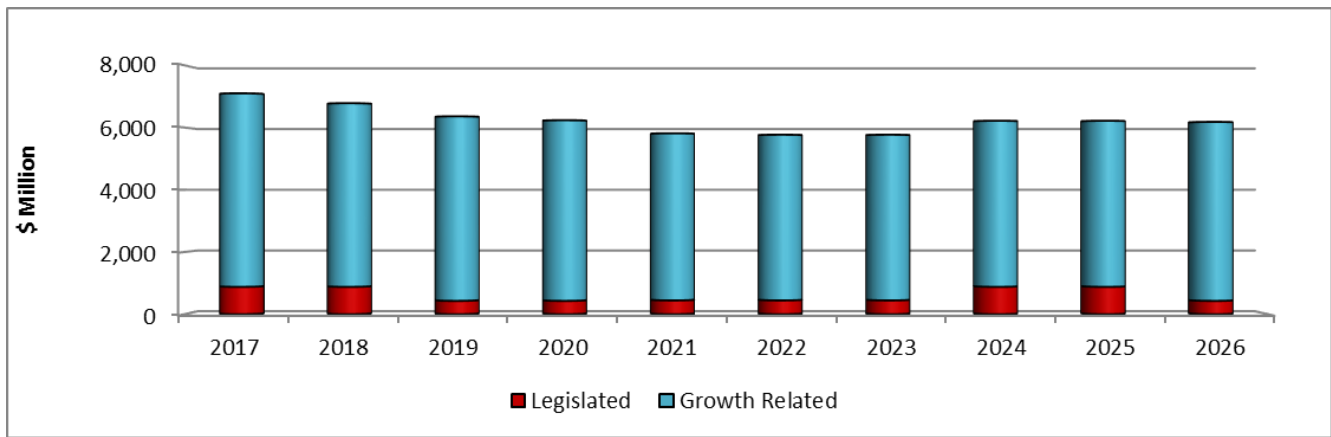
Cash flow funding for the following previously approved capital project has been adjusted based on emerging priorities, as outlined below:

New Projects:

- *Additional Growth Studies 2017 and Additional Transportation & Transit Planning Studies 2017* – Increased funding for both Growth Studies and Transportation and Transit Planning studies. The increased investment supports growing demands for studies, emergence of major, priority transit investments and the increasing cost of studies.

2017 – 2026 Preliminary Capital Plan

Chart 2
2017 – 2026 Preliminary Capital Plan by Project Category (In \$000s)



As illustrated in the chart above, the Preliminary 10-Year Capital Plan for City Planning of \$62.432 million provides funding for Legislative mandated projects at 9.8% with Growth Related projects representing the remaining 90.2% over the 10-year period.

- Growth Related projects include Civic Improvement projects such as *Places*, and projects funded by development charges such as *Growth Studies, Transportation & Transit Planning Studies, Avenue and Area Studies* and *Heritage Conservation District Studies*. City Planning’s objective is to help guide and manage the City’s growth and physical form; and the effects on the social, economic and natural environmental
- Legislative projects include *Review of the Official Plan, New Zoning Bylaws, Natural Heritage Inventory Studies* and the *Toronto Archaeological Resources Plan*. The variation in annual funding for Legislated projects results from the mandated timing requirements of various planning reviews.

The following table provides details by project category within the 2017 – 2026 Preliminary Capital Budget and Plan for City Planning:

Table 3
2017 - 2026 Capital Plan by Project Category (In \$000s)

	Total App'd Cash Flows to Date*	2017 Budget	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	2017 - 2026 Total	Total Project Cost	
Total Expenditures by Category														
Legislated														
<i>Five Year review of the Official Plan-Future Years</i>		750	750	300	300	-	-	-	750	750	300	3,900		
<i>New Zoning Bylaw - OP Compliance Review</i>		-	-	-	-	315	315	315	-	-	-	945		
<i>Natural Heritage Inventory & Integration Evaluation System</i>		80	80	80	80	80	80	80	80	80	80	800		
<i>Toronto Archaeological Resources Plan Ph 2 - Future Yrs Implementation</i>		50	50	50	50	50	50	50	50	50	50	500		
Sub-Total		880	880	430	430	445	445	445	880	880	430	6,145		
Growth Related														
<i>Places - Future Years</i>		2,823	2,851	2,883	2,914	2,923	2,923	2,923	2,936	2,936	3,000	29,112		
<i>Transportation & Transit Planning Studies</i>		250	250	250	250	250	250	250	250	250	350	2,600		
<i>Add'l Transportation & Transit Planning Studies 2017</i>		250	250	-	-	-	-	-	-	-	-	500		
<i>Growth Studies</i>		945	700	845	990	945	900	900	900	900	1,100	9,125		
<i>Replacement Growth Studies</i>		400	-	-	-	-	-	-	-	-	-	400		
<i>Add'l Growth Studies 2017</i>		300	600	700	400	-	-	-	-	-	-	2,000		
<i>Avenue/Area Studies</i>		250	250	250	250	250	250	250	250	250	300	2,550		
<i>Heritage Conservation District Studies</i>		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,000		
Sub-Total		6,218	5,901	5,928	5,804	5,368	5,323	5,323	5,336	5,336	5,750	56,287	-	
Total Expenditures by Category (excluding carry forward)		-	7,098	6,781	6,358	6,234	5,813	5,768	5,768	6,216	6,216	6,180	62,432	-

*Life to Date cash flows are provided for multi-year capital projects with prior to 2016, excluding ongoing capital projects (i.e. Civic Improvement projects)

2017 – 2026 Capital Projects

The Preliminary 10-Year Capital Plan supports City Planning's objectives to maximise capacity to deliver studies and related capital projects and improve alignment of capital budget capacity with study priorities.

Legislated

- Major Legislated projects include cash flow funding of \$6.145 million or 9.8% of the total Preliminary 10-Year Capital Plan.
 - *Five Year review of the Official Plan-Future Years (\$3.9 million)* – The 10-Year Capital Plan provides funding of \$3.9 million for the Planning Act's statutory review of the Five-Year Official Plan Review and Municipal Comprehensive Review, which results in new policies to address new legislative requirements; research outcomes; and City Council directions. The Five-Year Review of the Official Plan starts up again in 2017 as required until 2020, resulting in a decrease in legislated projects in 2021-2023.
 - *New Zoning Bylaw - OP Compliance Review (\$0.945 million)* – The 10-Year Capital Plan includes funding of \$0.945 million beginning in 2021 to commence the Official Plan Compliance Review.
 - *Natural Heritage Inventory & Integration Evaluation System (\$0.800 million)* – Funding for this project is allocated to develop accurate mapping, for Official Plan purposes, of the Natural Heritage System that involves evaluation of the system that integrates terrestrial, aquatic, hydrological and geological components; field inventory analysis of the natural habitat area including a comprehensive wetland inventory; development of GIS based mapping system and production of Official Plan maps; and, development of publically accessible, electronically-based program displaying inventory results and analysis.
 - *Toronto Archaeological Resources Plan (\$0.500 million)* – This project, based on the information developed in Phase I of the Archaeological Master Plan, continues to review specific sites identified as having significant archaeological potential to allow the City to further inventory, evaluate and develop capabilities for the management of archaeological heritage and implement Official Plan policies relating to such resources.
 - The 10-Year Capital Plan provides funding to continue to hire specialized consultants that provide services to finalize mapping details, and assist in plan implementation, training and research both internally and externally, and to monitor/update changes to the Management Plan as lands undergo review, assessment and development.

Growth Related

- Major Growth Related projects include cash flow funding of \$56.287 million or 90.2% of the total Preliminary 10-Year Capital Plan.
 - *Places - Future Years (\$29.112 million)* – These streetscape enhancement projects focus on creating urban places for the public's enjoyment in strategic locations across Toronto. Each year six to eight projects are undertaken in conjunction with larger infrastructure reconstruction projects that are part of the Transportation Services' Road Reconstruction Program.
 - The projects are chosen so that, over time, all areas of the city receive the benefits of these enhancements to the public realm.
 - By taking a strategic approach that coordinates the implementation of these modest urban design undertakings with other larger, scheduled municipal construction projects, the City can shape and enhance the urban environment in a cost-efficient manner while helping to fulfill the community's need

for better quality streets and sidewalks. Pedestrian comfort and safety are key considerations in the design of these public realm improvements.

- *Transportation & Transit Planning Studies (\$3.1 million)* – consist of the ongoing review of the City's transportation policies in the context of the Five Year Review of the Official Plan; including policies addressing integration with land use; streets and complete streets; active transportation; transportation demand management and parking; and goods movement. Work is also continuing to define a comprehensive future transit network for the City, and new cycling framework.
- *Growth Studies (\$11.525 million)* – respond to Council directed local area studies across City Planning's four service districts to develop a framework to guide future growth and development of the area.
- *Avenue/Area Studies (\$2.550 million)* – These studies are conducted to determine how to intensify along the City's Avenues in a way that is compatible with adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings;
- *Heritage Conservation District Studies (\$10 million)* – Studies that support the heritage planning framework in Ontario and the City of Toronto, ensuring that historically significant neighbourhoods and areas are protected, preserving the City's rich cultural heritage.
 - HCD study areas are prioritized taking into consideration areas that are currently undergoing an increased level of development activity and are at a higher immediate risk of the loss of cultural heritage value.
 - In 2017, the 10-Year Capital Plan will provide annual funding of \$1.000 million to build the base capacity to initiate and complete five Heritage Conservation Districts per year.
 - Going forward, City Planning will be expanding the purpose of this account to undertake heritage evaluation of properties for inclusion on the City's Heritage Register in any area under study by City Planning authorized by City Council.

2017 Preliminary Capital Budget and Future Year Commitments

Included as a sub-set of the 10-Year Capital Plan is the 2017 Preliminary Capital Budget and Future Year Commitments, that consists of 2017 and future year cash flow for projects previously approved by Council; adjustments to those previously approved projects; as well as new projects that collectively require Council approval to begin, continue or complete capital work.

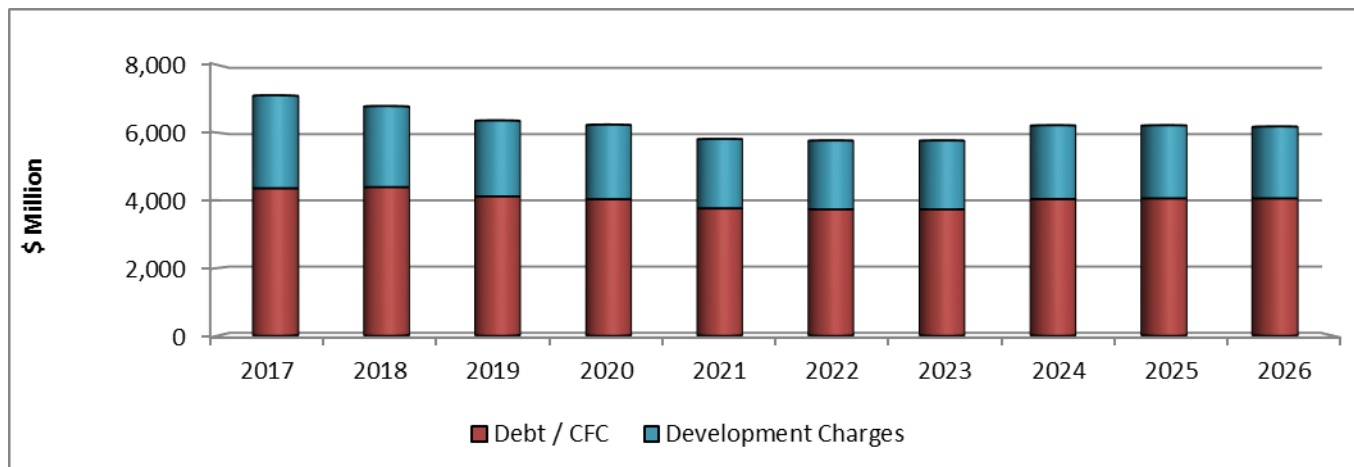
- Approval of the 2017 Preliminary Capital Budget of \$7.098 million will result in the future year funding commitments of \$1.999 million in 2018 and \$0.400 million in 2019.

Table 3a below lists the 2017 Preliminary Capital Budget and Future Year Commitments for City Planning:

**Table 3a
2017 Cash Flow & Future Year Commitments (In \$000s)**

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total 2017 Cash Flow & FY Commits
Expenditures:											
Previously Approved											-
<i>Places</i>	842										842
<i>Growth Studies</i>	595										595
<i>Heritage Conservation District Studies</i>	500										500
Subtotal	1,937	-	-	-	-	-	-	-	-	-	1,937
New w/Future Year											
<i>Five Year review of the Official Plan</i>	750										750
<i>Places</i>	1,981	849									2,830
<i>Transportation & Transit Planning Studies</i>	250										250
<i>Add'l Transportation & Transit Planning Studies</i>	250										250
<i>Growth Studies</i>	350	350									700
<i>Replacement Growth Studies</i>	400										400
<i>Add'l Growth Studies 2017</i>	300	300	400								1,000
<i>Avenue/Area Studies</i>	250										250
<i>Heritage Conservation District Studies</i>	500	500									1,000
<i>Natural Heritage Inventory & Integration Evaluation System</i>	80										80
<i>Toronto Archaeological Resources Plan Ph 2 -Future Yrs Implementation</i>	50										50
Subtotal	5,161	1,999	400	-	-	-	-	-	-	-	7,560
Total Expenditure	7,098	1,999	400	-	-	-	-	-	-	-	9,497
Financing:											
Debt/CFC	4,355	1,338	256								5,949
Debt Recoverable											-
Other											-
Reserves/Res Funds											-
Development Charges	2,743	661	144								3,548
Provincial/Federal											-
Total Financing	7,098	1,999	400	-	-	-	-	-	-	-	9,497

**Chart 3
2017 – 2026 Preliminary Capital Plan by Funding Source (In \$000s)**



The Preliminary 10-Year Capital Plan of \$62.432 million cash flow funding will be financed by the following sources:

- Debt accounts for \$40.274 million or 64.5% of the financing over the 10-year period.
 - The debt funding is above the 10-year debt affordability guidelines of \$38.674 million allocated to this Program by \$1.6 million, to allow for an increased level of investment in Growth Studies, which had been identified as an unfunded capital priority.
- Development Charges represent \$22.158 million or 35.5% of the Preliminary 10-Year Capital Budget and Plan's funding source:
 - As noted previously, 90.2% of City Planning'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 DC By-law.

State of Good Repair (SOGR) Backlog

The 10-Year Capital Plan does not include any funding for State of Good Repair work for City Planning since the Program has no inventory of capital assets. Capital assets that are created through City Planning are maintained by other City programs.

10-Year Capital Plan: Net Operating Budget Impact

The 10-Year Capital Plan does not result in any operating impacts.



Part 2:

Issues for Discussion

Issues Impacting the 2017 Capital Budget

Review of Capital Projects and Spending

City Council, at its meeting of July 12, 2016, considered the report entitled "2017 Budget Process – Budget Directions and Schedule EX16.37" and directed staff to:

"Submit their 2017 – 2026 Capital Budget and Plans requiring that annual cash flow funding estimates be examined to more realistically match cash flow spending to project activities and timing, especially in the first 5 years of the Capital Plan's timeframe."

The whole decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EX16.37>

- The 2017-2026 Capital Budget and Plan continues to make progress in adjusting cash flow to project timelines as, specifically, insuring future cash flow commitments are available to allow for the award of multi-year contracts, improving current and future year spend rates
- This progress is reflected in Table 7 below, which illustrates stronger spending year-over year since 2014. The recent incline in these rates is attributable to recent improvements in project management, budgeting and planning, including:
 - Adding staff to facilitate studies, particularly for heritage services;
 - Reducing the budget for project areas that were continually underspent at year-end; and
 - Spreading cash flow over actual project timelines.
- From 2012 to 2016, City Planning delivered an average of 57% of its approved Capital budget, split between legislated projects, which averaged at 68.9% spent, and growth projects, (studies and civic improvements) which averaged 48.9% spent. Given the new approaches implemented in 2014 and onwards especially for growth projects, it is useful to focus on the more recent spending information.
 - Whereas the spend rate for legislated services has increased every year since the beginning of the period considered, from 61.0% in 2012 to a projected spend rate of 75.2% in 2016, growth projects were 33.9% spent in 2014 and are projected to improve to 71.8% in 2016.

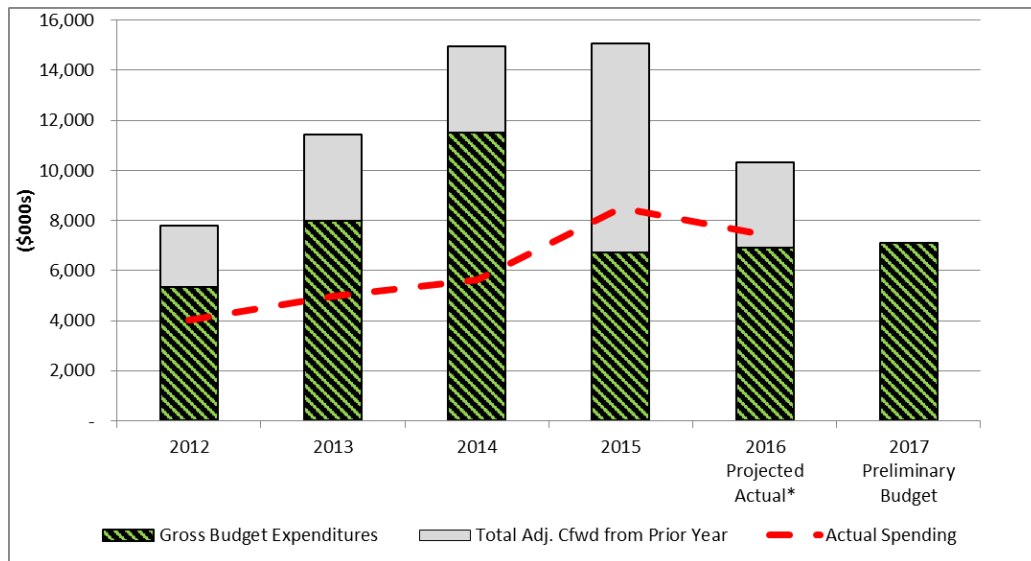
Further, the budget for legislated projects shrank by 91.8%, whereas the growth projects budget increased by 46.8% over the five year period, which may have exasperated the spending rate issue in practical terms.

Table 7 - Capital Spending Rates (In \$000s)

Category	2012			2013			2014			2015			2016			Spending Rate 5 Year 2012-2016 Avg. %
	Budget	Actual	Spending Rate %	Budget	Actual	Spending Rate %	Budget	Actual	Spending Rate %	Budget	Actual	Spending Rate %	Budget	Projected Actual *	Spending Rate %	
Legislated	2861	1744	61.0%	2,684	1,734	64.6%	1,486	1,066	71.7%	858	635	74.0%	234	176	75.2%	65.9%
Growth Related	4,938	2,265	45.9%	8,738	3,237	37.0%	13,454	4,561	33.9%	14,196	7,849	55.3%	10,098	7,253	71.8%	48.9%
Total	7,799	4,009	51.4%	11,422	4,971	43.5%	14,940	5,627	37.7%	15,054	8,484	56.4%	10,332	7,429	71.9%	51.3%

Note - 2016 Projection based on the 2016 Q3 Capital Variance Report

Capacity to Spend - Budget vs. Actual (In \$000s)



Capital spending will continue to be monitored and reported through quarterly variance reporting, any further adjustments required to future year cash flows based on the Programs capacity to spend along with the readiness of projects to proceed will be reflected as part of the 2018 Budget process.

Issues Impacting the 10-Year Capital Plan

Unmet Needs

- Part of the 2017-2026 Capital Budget and Plan reflects that two years of additional growth studies that were migrated from the unfunded list to the Preliminary 10-Year Capital Plan in order to keep pace with the market rate for these consulting services.
 - The additional investment of \$1.6 million into the Capital Program was applied towards additional funding for Growth Studies in the years 2017 and 2018.
- The table below details City Planning's remaining unmet capital needs that have not been included in the 10-Year capital Plan due to affordability constraints:

Project Description	Total Project Expenditure	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Growth Studies	9,300.0			600.0	900.0	1,300.0	1,300.0	1,300.0	1,300.0	1,300.0	1,300.0
Total	9,300.0	-	-	600.0	900.0	1,300.0	1,300.0	1,300.0	1,300.0	1,300.0	1,300.0

- \$9.300 million in Growth Studies remain on the unfunded list of projects from 2019-2026.



Appendices

Appendix 1

2016 Performance

2016 Key Accomplishments

In 2016, City Planning made significant progress and/or accomplished the following:

- ✓ Commenced or completed several Civic Improvement–Places projects including: Lower Don Improvements - Pottery bridge and trail nodes; River Street - River Street and Bayview median; Humber Bay Shores - Palace Pier Court pedestrian and cycling trail node; Coxwell and Dundas – Raindrop Park; Methuem Avenue Parkette; and Parliament Street Parkettes.
- ✓ Obtained Provincial approval of new Official Plan policies with respect to the Environment and Neighbourhood policies.
- ✓ Successfully obtained partial approval by the OMB of OPA 231, revising Official Plan policies for Employment lands.
- ✓ Successfully obtained partial approval by the OMB of By-law 569-2013.
- ✓ Advanced key growth area studies and Secondary Plan planning frameworks including Yonge-Eglinton, Humbertown, TOCore and Queen Street East.
- ✓ Provided responses to Provincial initiatives including the coordinated Review of the Provincial Growth Plan, Greenbelt Plan, Review of the Ontario Municipal Board and Bill 7 which includes proposed legislation dealing with Inclusionary Zoning.
- ✓ Brought forward revised planning policies bringing the Official Plan into conformity with the Provincial Greenbelt Plan.
- ✓ Successful Ontario Municipal Board mediation for the Central Tech Dome.
- ✓ Secured resolution of Mimico by the Lake Secondary Plan at the Ontario Municipal Board.
- ✓ Advanced implementation of the Humber College North and South Campus Master Plans.
- ✓ The completion of three Heritage Conservation District (HCD) Plans for Historic Yonge, Garden District, and King Spadina. Additionally, completed the Distillery District HCD Study.
- ✓ Under the direction of PGMC, Steeles Redlea Regeneration Area Study underwent another year of study, and was adopted by Council in November.
- ✓ Continued to implement the Kingston Road Avenue Study, East of Victoria Park Ave.
- ✓ Completed the third draft of Townhouse and Low-rise Apartment Guidelines. The Guidelines are a collaborative effort with East district staff and Urban Design.
- ✓ Advanced various institutional projects across the Scarborough district, including: University of Toronto, Scarborough Campus; the Highland Hall Administration Building and Centennial College; Centennial Student Residence and Culinary Arts Building.
- ✓ Completion of detailed design and start of construction for the Fort York pedestrian and cycle bridge.
- ✓ Completion of framework for programming, operations and maintenance of the Bentway (Under Gardiner).

- ✓ Completion of Port Lands flood protection due diligence analysis, including tri-governmental funding of the Essroc Quay 'quick start' storm water component.
- ✓ Advanced work on complete streets interchange design to plan for a more urban evolution around 400 series interchanges.
- ✓ Advanced significant work on transit expansion plans across the city including: Scarborough Subway Extension; SmartTrack; Downtown Relief Line; and Waterfront Transit Reset.
- ✓ Advanced REImagine Yonge the Environmental Assessment currently being conducted by the City of Toronto looking at opportunities to improve the streetscape and public realm along Yonge Street from Sheppard Avenue to Finch Avenue.
- ✓ Advanced numerous Transit Station Focus Areas along Eglinton LRT.

2016 Financial Performance

2016 Budget Variance Analysis (in \$000's)

2016 Budget	As of Sept. 30, 2016		Projected Actuals at Year-End		Unspent Balance	
\$	\$	% Spent	\$	% Spent	\$ Unspent	% Unspent
10,332	2,975	28.8%	7,429	71.9%	2,903	28.1%

* Based on 2016 Third Quarter Capital Variance Report

City Planning is forecasted to spend \$7.429 million or 71.9% of its 2016 Approved Capital Budget with underspending primarily attributed to spending in Civic Improvement projects.

For additional information regarding the 2016 Q3 capital variances and year-end projections for City Planning, please refer to the attached link for the report entitled "Capital Variance Report for the Nine-Month Period Ended September 30, 2016" considered by City Council at its meeting on December 13, 2016.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.BU26.5>

Impact of the 2016 Capital Variance on the 2017 Preliminary Capital Budget

- A detailed review of the 2017 – 2026 Preliminary Capital Budget and Plan has been conducted and the necessary adjustments has been made to the timing of cash flow funding as well as future year cash flow approvals for unique and major capital projects, which can be major contributors to annual variances. By approving cash flow funding commitments in future years, a higher rate of spending is anticipated for both 2017 and future years.

Appendix 2

2017 Preliminary Capital Budget; 2018 to 2026 Preliminary Capital Plan (\$000s)

Project	Total Project Cost	2017	2018	2019	2020	2021	2017 - 2021	2022	2023	2024	2025	2026	2017 - 2026 Total
Legislated:													
<i>Five Year review of the Official Plan-Future Years</i>		750	750	300	300	-	2,100	-	-	750	750	300	3,900
<i>New Zoning Bylaw - OP Compliance Review</i>		-	-	-	-	315	315	315	315	-	-	-	945
<i>Natural Heritage Inventory & Integration Evaluation System</i>		80	80	80	80	80	400	80	80	80	80	80	800
<i>Toronto Archaeological Resources Plan Ph 2 - Future Yrs Implementation</i>		50	50	50	50	50	250	50	50	50	50	50	500
Sub-Total		880	880	430	430	445	3,065	445	445	880	880	430	6,145
Growth Related:													
<i>Places - Future Years</i>		2,823	2,851	2,883	2,914	2,923	14,394	2,923	2,923	2,936	2,936	3,000	29,112
<i>Transportation & Transit Planning Studies</i>		250	250	250	250	250	1,250	250	250	250	250	350	2,600
<i>Add'l Transportation & Transit Planning Studies 2017</i>		250	250	-	-	-	500	-	-	-	-	-	500
<i>Growth Studies</i>		945	700	845	990	945	4,425	900	900	900	900	1,100	9,125
<i>Replacement Growth Studies</i>		400	-	-	-	-	400	-	-	-	-	-	400
<i>Add'l Growth Studies 2017</i>		300	600	700	400	-	2,000	-	-	-	-	-	2,000
<i>Avenue/Area Studies</i>		250	250	250	250	250	1,250	250	250	250	250	300	2,550
<i>Heritage Conservation District Studies</i>		1,000	1,000	1,000	1,000	1,000	5,000	1,000	1,000	1,000	1,000	1,000	10,000
Sub-Total		6,218	5,901	5,928	5,804	5,368	29,219	5,323	5,323	5,336	5,336	5,750	56,287
Total		7,098	6,781	6,358	6,234	5,813	32,284	5,768	5,768	6,216	6,216	6,180	62,432

Appendix 3

2017 Preliminary Capital Budget; 2018 to 2026 Preliminary Capital Plan

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3 – 2017 Preliminary Capital Budget; 2018 to 2026 Preliminary Capital Plan

City Planning						Current and Future Year Cash Flow Commitments						Current and Future Year Cash Flow Commitments Financed By													
Sub- Priority	Project No. SubProj No.	Project Name Sub-project Name	Ward	Stat.	Cat.	2017	2018	2019	2020	2021	Total 2017-2021	Total 2022-2026	Total 2017-2026	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
	URB906901	TORONTO ARCHAEOLOGICAL RESOURCES P																							
1	11	Implementation	CW	S5	02	50	50	50	50	50	250	250	500	0	0	0	0	0	0	0	0	0	500	0	500
		Sub-total				50	50	50	50	50	250	250	500	0	0	0	0	0	0	0	0	0	500	0	500
Total Program Expenditure						7,098	6,781	6,358	6,234	5,813	32,284	30,148	62,432	0	0	22,158	0	0	0	0	0	40,274	0	62,432	

Report Phase 2 - Program 51 City Planning Program Phase 2 Sub-Project Category 01,02,03,04,05,06,07 Part B Sub-Project Status S2,S5,S6 Part C Sub-Project Status S2,S3,S4

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3 – 2017 Preliminary Capital Budget; 2018 to 2026 Preliminary Capital Plan**City Planning**

Sub- Project No. Project Name Priority SubProj No. Sub-project Name Ward Stat. Cat.						Current and Future Year Cash Flow Commitments and Estimates						Current and Future Year Cash Flow Commitments and Estimates Financed By										
						2017	2018	2019	2020	2021	Total 2017-2021	Total 2022-2026	Total 2017-2026	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt
Financed By:																						
Development Charges						2,743	2,392	2,242	2,201	2,050	11,628	10,530	22,158	0	0	0	0	0	0	0	22,158	
Debt						4,355	4,389	4,116	4,033	3,763	20,656	19,618	40,274	0	0	0	0	0	40,274	0	40,274	
Total Program Financing						7,098	6,781	6,358	6,234	5,813	32,284	30,148	62,432	0	0	22,158	0	0	0	40,274	0	62,432

Status Code	Description
S2	S2 Prior Year (With 2017 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2017 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 2018 & 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

2017 Cash Flow and Future Year Commitments

CITY OF TORONTO

Gross Expenditures (\$000's)
Appendix 4 – 2017 Cash Flow and Future Year Commitments

City Planning

Sub- Priority	Project No. SubProj No.	Project Name Sub-project Name	Ward	Stat.	Cat.	Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By													
						2017	2018	2019	2020	2021	Total 2017-2021	Total 2022-2026	Total 2017-2026	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing			
URB906067 NEW OFFICIAL PLAN																										
1	12	FIVE YEAR REVIEW OF THE OFFICIAL PLAN	CW	S5	02	750	0	0	0	0	750	0	750	0	0	270	0	0	0	0	0	0	480	0	750	
Sub-total						750	0	0	0	0	750	0	750	0	0	270	0	0	0	0	0	0	480	0	750	
URB906188 PLACES - CIVIC IMPROVEMENTS																										
2	9	PLACES - Previously approved	CW	S2	05	842	0	0	0	0	842	0	842	0	0	387	0	0	0	0	0	0	455	0	842	
2	10	PLACES	CW	S5	05	1,981	849	0	0	0	2,830	0	2,830	0	0	1,299	0	0	0	0	0	0	1,531	0	2,830	
Sub-total						2,823	849	0	0	0	3,672	0	3,672	0	0	1,686	0	0	0	0	0	0	0	1,986	0	3,672
URB906386 DEVELOPMENT CHARGE FUNDED STUDIES																										
0	45	Growth Studies - previously approved	CW	S2	05	595	0	0	0	0	595	0	595	0	0	237	0	0	0	0	0	0	358	0	595	
5	47	Heritage Conservation District - previously approv	CW	S2	05	500	0	0	0	0	500	0	500	0	0	38	0	0	0	0	0	0	462	0	500	
0	48	Transportation & Transit Planning Studies	CW	S5	05	250	0	0	0	0	250	0	250	0	0	90	0	0	0	0	0	0	160	0	250	
0	49	Growth Studies	CW	S5	05	350	350	0	0	0	700	0	700	0	0	252	0	0	0	0	0	0	448	0	700	
4	50	Avenue/Area Studies	CW	S5	05	250	0	0	0	0	250	0	250	0	0	90	0	0	0	0	0	0	160	0	250	
5	51	Heritage Conservation District Program	CW	S5	05	500	500	0	0	0	1,000	0	1,000	0	0	75	0	0	0	0	0	0	925	0	1,000	
0	52	Replacement-Growth Studies	CW	S4	05	400	0	0	0	0	400	0	400	0	0	360	0	0	0	0	0	0	40	0	400	
0	55	Additional Growth Studies 2017	CW	S5	05	300	300	400	0	0	1,000	0	1,000	0	0	360	0	0	0	0	0	0	640	0	1,000	
0	56	Additional Transportation & Transit Studies 2017	CW	S5	05	250	0	0	0	0	250	0	250	0	0	90	0	0	0	0	0	0	160	0	250	
Sub-total						3,395	1,150	400	0	0	4,945	0	4,945	0	0	1,592	0	0	0	0	0	0	0	3,353	0	4,945
URB906673 NATURAL HERITAGE INVENTORY STUDIES																										
1	13	Inventory & Integration Evaluation System	CW	S5	02	80	0	0	0	0	80	0	80	0	0	0	0	0	0	0	0	0	80	0	80	
Sub-total						80	0	0	0	0	80	0	80	0	0	0	0	0	0	0	0	0	0	80	0	80
URB906901 TORONTO ARCHAEOLOGICAL RESOURCES P																										
1	11	Implementation	CW	S5	02	50	0	0	0	0	50	0	50	0	0	0	0	0	0	0	0	0	50	0	50	
Sub-total						50	0	0	0	0	50	0	50	0	0	0	0	0	0	0	0	0	0	50	0	50
Total Program Expenditure						7,098	1,999	400	0	0		9,497	0	9,497	0	0	3,548	0	0	0	0	0	0	5,949	0	9,497

Report Phase 2 - Program 51 City Planning Program Phase 2 Part B Sub-Project Status S2 Part C Sub-Project Status S2,S3,S4,S5 Sub-Project Category 01,02,03,04,05,06,07 User Fields ALL

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4 – 2017 Cash Flow and Future Year Commitments**City Planning**

Sub- Project No. Project Name Priority SubProj No. Sub-project Name Ward Stat. Cat.		Current and Future Year Cash Flow Commitments and Estimates						Current and Future Year Cash Flow Commitments and Estimates Financed By												
		2017	2018	2019	2020	2021	Total 2017-2021	Total 2022-2026	Total 2017-2026	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		2,743	661	144	0	0	3,548	0	3,548	0	0	3,548	0	0	0	0	0	0	0	3,548
Debt		4,355	1,338	256	0	0	5,949	0	5,949	0	0	0	0	0	0	0	0	5,949	0	5,949
Total Program Financing		7,098	1,999	400	0	0	9,497	0	9,497	0	0	3,548	0	0	0	0	0	5,949	0	9,497

Status Code	Description
S2	S2 Prior Year (With 2017 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2017 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

2017 Preliminary Capital Budget with Financing Detail

(Phase 2) 51-City Planning

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 – 2017 Capital Budget with Financing Detail
City Planning
Sub-Project Summary

Project/Financing

Priority Project Project Name

Priority	Project	Project Name	Start Date	Completion Date	2017	Financing									
					Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable
0	URB906067	NEW OFFICIAL PLAN													
1	12	FIVE YEAR REVIEW OF THE OFFICIAL PLAN	01/01/2017	12/31/2026	750	0	0	270	0	0	0	0	0	480	0
		Project Sub-total:			750	0	0	270	0	0	0	0	0	480	0
0	URB906188	PLACES - CIVIC IMPROVEMENTS													
2	9	PLACES - Previously approved	01/01/2017	12/31/2017	842	0	0	387	0	0	0	0	0	455	0
2	10	PLACES	01/01/2017	12/31/2026	1,981	0	0	909	0	0	0	0	0	1,072	0
		Project Sub-total:			2,823	0	0	1,296	0	0	0	0	0	1,527	0
0	URB906386	DEVELOPMENT CHARGE FUNDED STUDIES													
0	45	Growth Studies - previously approved	01/01/2017	12/31/2017	595	0	0	237	0	0	0	0	0	358	0
0	48	Transportation & Transit Planning Studies	01/01/2017	12/31/2026	250	0	0	90	0	0	0	0	0	160	0
0	49	Growth Studies	01/01/2017	12/31/2026	350	0	0	126	0	0	0	0	0	224	0
0	52	Replacement-Growth Studies	01/01/2017	12/01/2017	400	0	0	360	0	0	0	0	0	40	0
0	55	Additional Growth Studies 2017	01/01/2017	12/31/2018	300	0	0	108	0	0	0	0	0	192	0
0	56	Additional Transportation & Transit Studies 2017	11/18/2016	11/18/2016	250	0	0	90	0	0	0	0	0	160	0
4	50	Avenue/Area Studies	01/01/2017	12/31/2026	250	0	0	90	0	0	0	0	0	160	0
5	47	Heritage Conservation District - previously approv	01/01/2017	12/31/2017	500	0	0	38	0	0	0	0	0	462	0
5	51	Heritage Conservation District Program	01/01/2017	12/31/2026	500	0	0	38	0	0	0	0	0	462	0
		Project Sub-total:			3,395	0	0	1,177	0	0	0	0	0	2,218	0
0	URB906673	NATURAL HERITAGE INVENTORY STUDIES													
1	13	Inventory & Integration Evaluation System	01/01/2017	12/31/2026	80	0	0	0	0	0	0	0	0	80	0
		Project Sub-total:			80	0	0	0	0	0	0	0	0	80	0
0	URB906901	TORONTO ARCHAEOLOGICAL RESOURCES PLAN PHASE II													
1	11	Implementation	01/01/2017	12/31/2026	50	0	0	0	0	0	0	0	0	50	0
		Project Sub-total:			50	0	0	0	0	0	0	0	0	50	0
		Program Total:			7,098	0	0	2,743	0	0	0	0	0	4,355	0

Status Code	Description
S2	S2 Prior Year (With 2017 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2017 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

Category Code Description

06 Reserved Category 1 C06

07 Reserved Category 2 C07

Appendix 6

Reserve / Reserve Fund Review

Reserve / Reserve Fund – Program Specific (\$000s)

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2016 *	Contributions / (Withdrawals)										2017 - 2026 Total Contributions / (Withdrawals)
			2017 Budget	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	
Development Charge Reserve Fund Developmental Studies - XR2120	Beginning Balance (Withdrawals)	8,252	7,355	7,771	8,409	9,240	10,151	11,230	12,343	13,468	14,473	15,516	7,355
	Official Plan		(270)	(270)	(108)	(108)				(270)	(270)	(108)	(1,404)
	New Zoning By-Law						(113)	(113)	(113)				(339)
	DC Funded Studies												-
	Transportation & Transit Planning	(460)	(90)	(90)	(90)	(90)	(90)	(90)	(90)	(90)	(90)	(126)	(936)
	Add'l Transportation & Transit Planning Studies		(90)	(90)									(180)
	Growth Studies	(1,668)	(340)	(252)	(304)	(356)	(340)	(324)	(324)	(324)	(324)	(396)	(3,284)
	Growth Studies (Replace)		(144)										(144)
	Growth Studies (Add'l)		(108)	(216)	(252)	(144)							(720)
	Avenue/Area Study	(192)	(90)	(90)	(90)	(90)	(90)	(90)	(90)	(90)	(90)	(108)	(918)
	Heritage Conservation District Studies	(57)	(70)	(63)	(63)	(63)	(63)	(63)	(63)	(63)	(63)	(63)	(637)
	(To) From Operating	(247)	(70)	(63)	(63)	(63)	(63)	(63)	(63)	(63)	(63)	(63)	(637)
	Total Withdrawals	(2,625)	(1,271)	(1,134)	(970)	(914)	(759)	(743)	(743)	(900)	(900)	(864)	(9,198)
Contributions													-
Interst Income	39												-
Other contributions 1	1,688	1,688	1,772	1,801	1,825	1,838	1,856	1,868	1,905	1,943	1,982	18,478	
Total Contributions	1,727	1,688	1,772	1,801	1,825	1,838	1,856	1,868	1,905	1,943	1,982	18,478	
Total Reserve Fund Balance at Year-End		7,355	7,771	8,409	9,240	10,151	11,230	12,343	13,468	14,473	15,516	16,634	16,634

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2016 *	Contributions / (Withdrawals)										2017 - 2026 Total Contributions / (Withdrawals)
			2017 Budget	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	
Development Charge Reserve Fund Civic Improvements - XR2121	Beginning Balance (Withdrawals)	3,188	2,969	3,107	3,256	3,410	3,559	3,719	3,888	4,087	4,311	4,565	2,969
	Places - Ongoing	(1,583)	(1,296)	(1,309)	(1,323)	(1,338)	(1,342)	(1,342)	(1,342)	(1,348)	(1,350)	(1,380)	(13,370)
	(To) From Operating	(3)											-
													-
	Total Withdrawals	(1,586)	(1,296)	(1,309)	(1,323)	(1,338)	(1,342)	(1,342)	(1,342)	(1,348)	(1,350)	(1,380)	(13,370)
	Contributions												
Interst Income													-
Other contributions 1	1,366	1,434	1,458	1,477	1,487	1,502	1,511	1,541	1,572	1,604	1,636	15,222	
Total Contributions	1,366	1,434	1,458	1,477	1,487	1,502	1,511	1,541	1,572	1,604	1,636	15,222	
Total Reserve Fund Balance at Year-End		2,969	3,107	3,256	3,410	3,559	3,719	3,888	4,087	4,311	4,565	4,821	4,821

* Based on the 2016 Q3 Variance Report