



Long-Term Care Homes and Services

I: 2014 – 2023 CAPITAL BUDGET AND PLAN OVERVIEW

2014 – 2023 Capital Budget and Plan Highlights

Long-Term Care Homes and Services (LTCHS) is responsible for maintaining 10 long-term care homes with an asset replacement value of \$248.8 million in a state of good repair for the delivery of long-term care services that meet the Ministry of Health and Long-Term Care safety compliance requirements.

The 10-year Recommended Capital Plan includes funding for the mandatory redevelopment of the 337-bed Kipling Acres long-term care home based on revised Provincial standards and requirements, capital maintenance for the 10 long-term care homes, and funding for a feasibility and planning study to explore opportunities to integrate LTCHS Capital Renewal Strategy with the *Seaton House Redevelopment* project to contribute to the larger George Street Revitalization.

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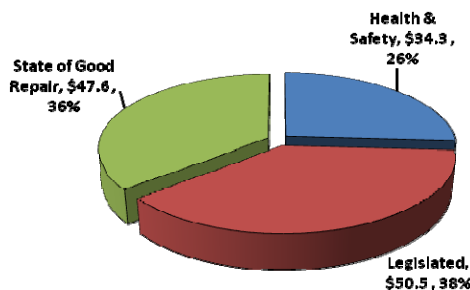
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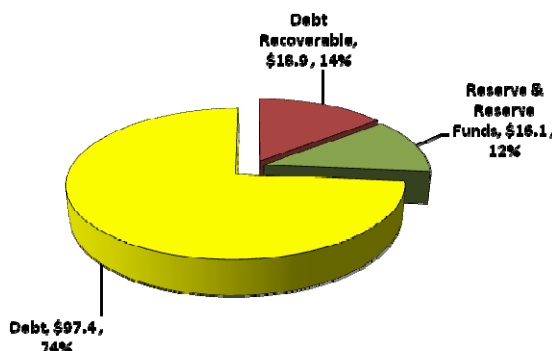
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Capital Spending and Financing

2014-2023 Capital Budget and Plan Expenditures
\$132.356 Million (\$Million)



2014-2023 Capital Budget and Plan by Funding Source
\$132.356 Million (\$Million)



Where does the money go?

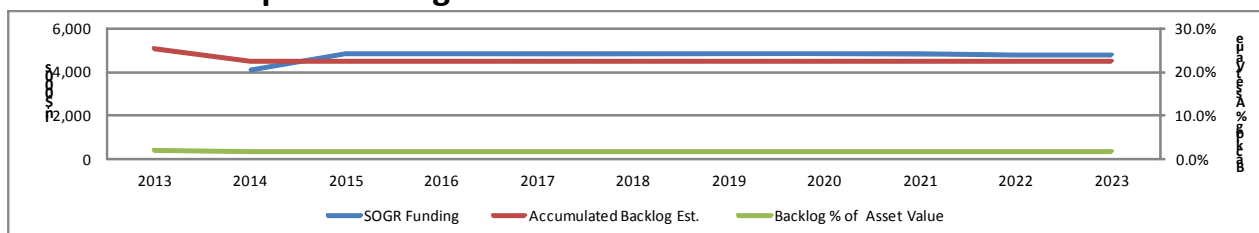
The 2014–2023 Recommended Capital Budget and Plan of \$132.356 million provides funding of \$50.450 million for 2 legislated projects: \$50.000 million for the legislated *Kipling Acres Redevelopment* project, currently under development and \$0.450 million to undertake a feasibility study for the *George Street Revitalization (LTC Homes)* project, \$34.274 million for Health and Safety projects and \$47.632 million for State of Good Repair (SOGR) projects.

Where does the money comes from?

The 10-year Recommended Capital Plan of \$132.356 million is primarily funded by debt which accounts for \$97.386 million or 73.6% of total financing. Debt funding for the first 5 years of the 10-Year Plan provides funding for the *Kipling Acres Redevelopment* projects, a feasibility study for the *George Street Revitalization (LTC Homes)* project, as well as for health and Safety, and SOGR projects.

Other sources of funding includes debt recoverable of \$18.920 million or 14.3% for the *145-bed Kipling Acres Redevelopment* project and \$16.050 million or 12.1% from the Homes for the Aged Capital Reserve Fund for Health and Safety and SOGR projects.

State of Good Repair Backlog



The 10-Year Recommended Capital Plan's spending on State of Good Repair is \$47.632 million, providing funding to support the Program's ongoing maintenance requirements. The accumulated backlog at the end of 2013 is estimated to be \$5.078 million or 2.0% of the asset replacement value of \$248.829 million. The backlog will be maintained at \$4.507 million or 1.8% of the asset replacement value at the end of the 10-year period.

Key Challenges and Priority Actions

Capital Renewal Strategy

The redevelopment of five out of six Category "B" or "C" homes remains a priority for LTCHS to meet MOHLTC legislative requirements.

- ✓ LTCHS will be reporting to the Community Development and Recreation Committee in December 2013 with an overview of its capital renewal strategy and service plan for the redevelopment of at least two priority homes, including options for integrating and co-locating services as part of George Street Revitalization.

Maintaining Assets in a State of Good Repair

The LTCH Act, which obligates older LTCH Homes to upgrade specific components of their physical plant, significantly impacts the day-to-day operations of all long-term care homes.

- ✓ As a result, LTCHS must maintain the homes in a state of good repair to avoid unexpected expenditures resulting from inspections.

Depletion of the Reserve Fund

The replenishment of Home for the Aged Reserve Fund continues to be a challenge as the Program will be unable to complete necessary upgrade and repairs at the homes and meet compliance with all legislated requirements without adequate funding.

- ✓ LTCHS and Financial Planning Staff will be monitoring the capital funding needs in the annual budget process.

2014 Recommended Capital Budget

The 2014 Recommended Capital Budget for Long-Term Care Homes and Services of \$33.741 million will:

- Complete the necessary SOGR and Health and Safety work at 10 long-term care homes (\$10.440 million);
- Construction of Kipling Acres Phase 1, 192 bed home, to be completed and occupied by the end of 2013, with demolition and finishes to be completed in 2014 (\$7.546 million);
- Begin construction work at Kipling Acres Phase 2, a 145 bed facility project with expected completion by 2016 (\$15.305 million); and
- Begin planning studies related to the George Street Revitalization (LTC Homes) project and LTCHS' capital renewal strategy (\$0.450 million).



II: RECOMMENDATIONS

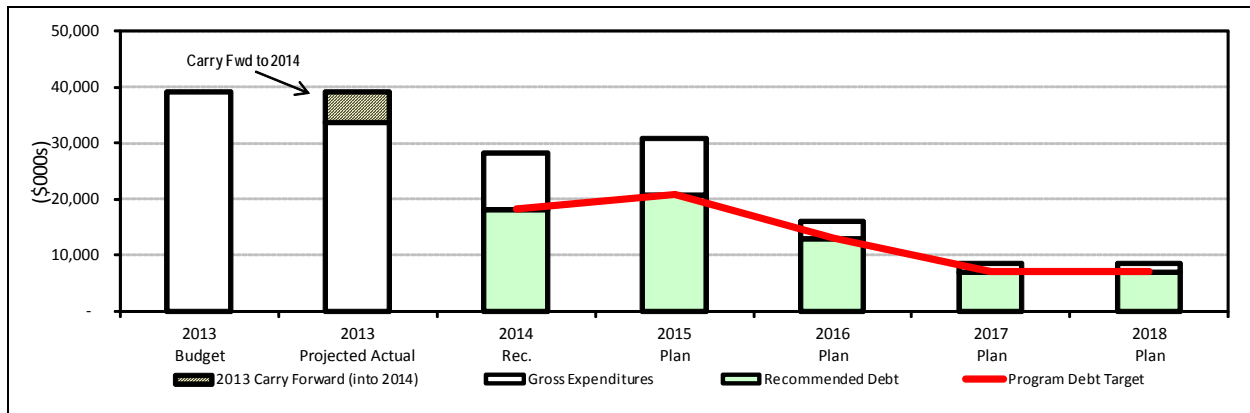
Recommendations

The City Manager and Chief Financial Officer recommend that:

1. City Council approve the 2014 Recommended Capital Budget for Long-Term Care Homes and Services with a total project cost of \$8.152 million, and 2014 cash flow of \$33.741 million and future year commitments of \$29.750 million comprised of the following:
 - a) New Cash Flow Funding for:
 - i) 5 new / change in scope sub-projects with a 2014 total project cost of \$8.152 million that requires cash flow of \$8.152 million in 2014;
 - ii) 2 previously approved sub-projects with a 2014 cash flow of \$20.250 million and a future year cash flow commitment of \$22.250 million in 2015; and \$7.500 million in 2016.
 - b) 2013 approved cash flow for 6 previously approved sub-projects with carry forward funding from 2013 into 2014 totaling \$5.339 million.
2. City Council approve new debt service costs of \$0.122 million in 2014 and incremental debt costs of \$0.714 million in 2015 resulting from the approval of the 2014 Recommended Capital Budget, to be included in the 2014 and future year operating budgets.
3. City Council approve the 2015-2023 Recommended Capital Plan for Long-Term Care Homes and Services totaling \$74.204 million in project estimates, comprised of \$8.690 million in 2015; \$8.690 million in 2016; \$8.690 million in 2017; \$8.690 million in 2018; \$8.690 million in 2019; \$7.727 million in 2020; \$7.727 million in 2021; \$7.650 million in 2022; and \$7.650 million in 2023.
4. City Council consider operating costs of \$2.100 million net and related increase of 118 positions in 2016, emanating from the approval of the 2014 Recommended Capital Budget for inclusion in the 2014 and future year operating budgets.

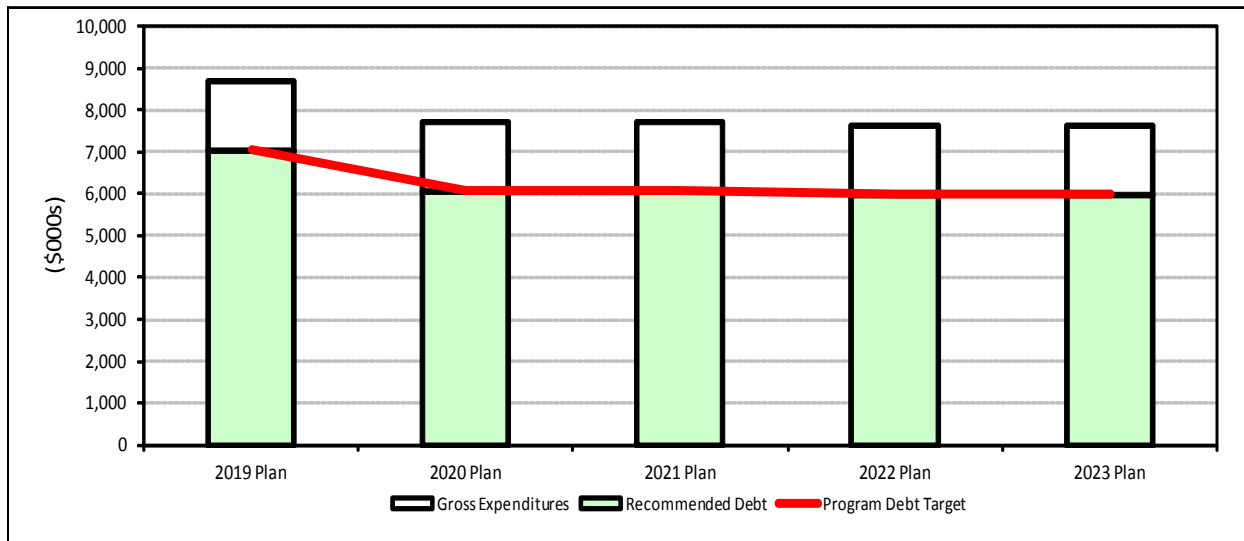
III: 10-YEAR CAPITAL PLAN

10 - Year Capital Plan 2014 Recommended Budget, 2015 – 2018 Recommended Plan (In \$000s)



	2013		2014 Budget and 2015 - 2018 Plan					2014 - 2018	5-Year Total Percent
	Budget	Projected Actual	2014	2015	2016	2017	2018		
Gross Expenditures:									
2013 Capital Budget & Approved FY Commitments	39,180	33,819	20,250	22,250	7,500			50,000	53.8%
Recommended Changes to Approved FY Commitments									
2014 New/Change in Scope and Future Year Commitments			8,152					8,152	8.8%
2015- 2018 Capital Plan Estimates				8,690	8,690	8,690	8,690	34,760	37.4%
2-Year Carry Forward for Reapproval									
1-Year Carry Forward to 2014		5,339							
Total Gross Annual Expenditures & Plan	39,180	39,158	28,402	30,940	16,190	8,690	8,690	92,912	100.0%
Program Debt Target			18,192	20,780	13,140	7,040	7,040	66,192	
Financing:									
Recommended Debt			18,192	20,780	13,140	7,040	7,040	66,192	71.2%
Reserves/Reserve Funds			1,200	1,650	1,650	1,650	1,650	7,800	8.4%
Development Charges									
Provincial/Federal									
Debt Recoverable			9,010	8,510	1,400			18,920	20.4%
Other Revenue									
Total Financing			28,402	30,940	16,190	8,690	8,690	92,912	100.0%
By Project Category:									
Health & Safety			3,602	3,836	3,836	3,836	3,836	18,946	20.4%
Legislated			20,700	22,250	7,500			50,450	54.3%
SOGR			4,100	4,854	4,854	4,854	4,854	23,516	25.3%
Service Improvement									
Growth Related									
Total by Project Category			28,402	30,940	16,190	8,690	8,690	92,912	100.0%
Asset Value (\$) at year-end	248,829		248,829	248,829	248,829	248,829	248,829		
Yearly SOGR Backlog Estimate (not addressed by current plan)			(571)						
Accumulated Backlog Estimate (end of year)	5,078		4,507	4,507	4,507	4,507	4,507		
Backlog: Percentage of Asset Value (%)	2.0%		1.8%	1.8%	1.8%	1.8%	1.8%		
Debt Service Costs			318	2,233	2,365	1,473	846	7,236	
Operating Impact on Program Costs					2,100			2,100	
New Positions					118			118	

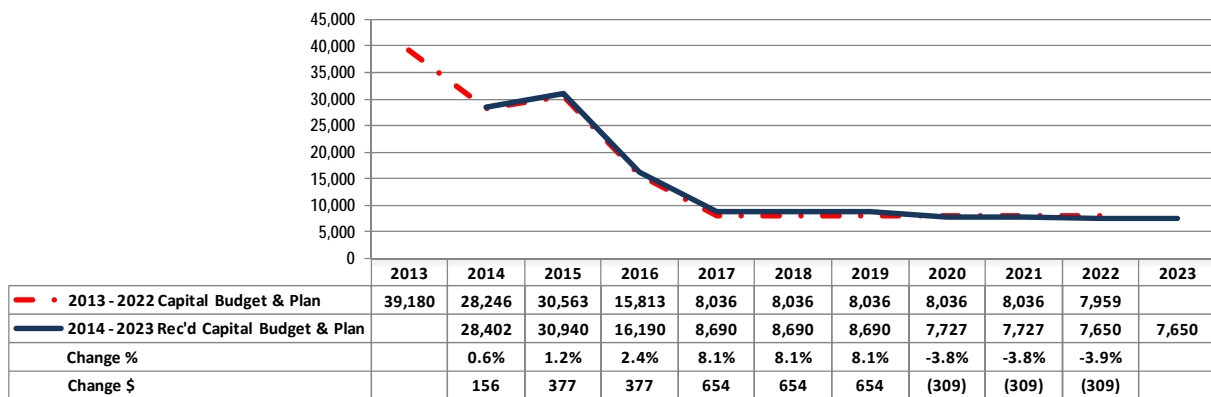
**10 - Year Capital Plan
2019 - 2023 Recommended Plan
(In \$000s)**



	2019 - 2023 Capital Plan							10-Year Total Percent
	2019	2020	2021	2022	2023	2014 - 2023		
Gross Expenditures:								
2013 Capital Budget & Approved FY Commitments						50,000		37.8%
Recommended Changes to Approved FY Commitments							8,152	6.2%
2014 New/Change in Scope and Future Year Commitments							74,204	56.1%
2019 - 2023 Capital Plan Estimates	8,690	7,727	7,727	7,650	7,650	74,204		56.1%
Total Gross Annual Expenditures & Plan	8,690	7,727	7,727	7,650	7,650	132,356		100.0%
Program Debt Target	7,040	6,077	6,077	6,000	6,000	97,386		
Financing:								
Recommended Debt	7,040	6,077	6,077	6,000	6,000	97,386		73.6%
Reserves/Reserve Funds	1,650	1,650	1,650	1,650	1,650	16,050		12.1%
Development Charges								
Provincial/Federal								
Debt Recoverable						18,920		14.3%
Other Revenue								
Total Financing	8,690	7,727	7,727	7,650	7,650	132,356		100.0%
By Project Category:								
Health & Safety	3,836	2,873	2,873	2,873	2,873	34,274		25.9%
Legislated						50,450		38.1%
SOGR	4,854	4,854	4,854	4,777	4,777	47,632		36.0%
Service Improvement								
Growth Related								
Total by Project Category	8,690	7,727	7,727	7,650	7,650	132,356		100.0%
Asset Value(\$) at year-end	248,829	248,829	248,829	248,829	248,829			
Yearly SOGR Backlog Estimate (not addressed by current plan)								
Accumulated Backlog Estimate (end of year)	4,507	4,507	4,507	4,507	4,507			
Backlog: Percentage of Asset Value (%)	1.8%	1.8%	1.8%	1.8%	1.8%			
Debt Service Costs	846	830	731	729	721	11,093		
Operating Impact on Program Costs						2,100		
New Positions						118		

Key Changes to the 2013 - 2022 Approved Capital Plan

Changes to the 2013 -2022 Approved Capital Plan
(In \$000s)



The 2014 Recommended Capital Budget and the 2015 - 2023 Recommended Capital Plan reflects an increase of \$1.945 million from the 2013 to 2022 Approved Capital Plan.

The changes to the 2013 – 2022 Approved Capital Plan arise from the review of the Capital projects included in the 10-Year plan, taking into account business readiness to proceed and capacity to spend.

- The cash flow funding for the Capital Maintenance Project has increased by \$1.517 million in order to address urgent building envelope repair needs as follows:
 - *Building Upgrades* – cash flow increase of \$1.172 million;
 - *Electrical* – cash flow funding decrease of \$0.208 million;
 - *Mechanical* – cash flow funding increase of \$0.346 million; and
 - *Specialty Systems* – cash flow funding increase of \$0.207 million.

The increase in funding will enable the Program to repair the homes' exteriors and interiors and complete repairs for mechanical, electrical, and specialty systems. Planned projects include work to ensure that health and safety issues are addressed and that the ten homes are maintained in a state of good repair and prevent future major cost pressures.

- In order to address the legislated requirement for the redevelopment and retrofitting of Category "B" & "C" homes over an estimated 10-15-year period and leverage Council's commitment to redevelop Seaton House, LTCHS added a new project for \$0.450 million, funded from debt, to conduct feasibility and planning studies to determine how LTCHS Capital Renewal Strategy can be integrated with the *Seaton House Redevelopment project* to contribute to the larger George Street Revitalization.

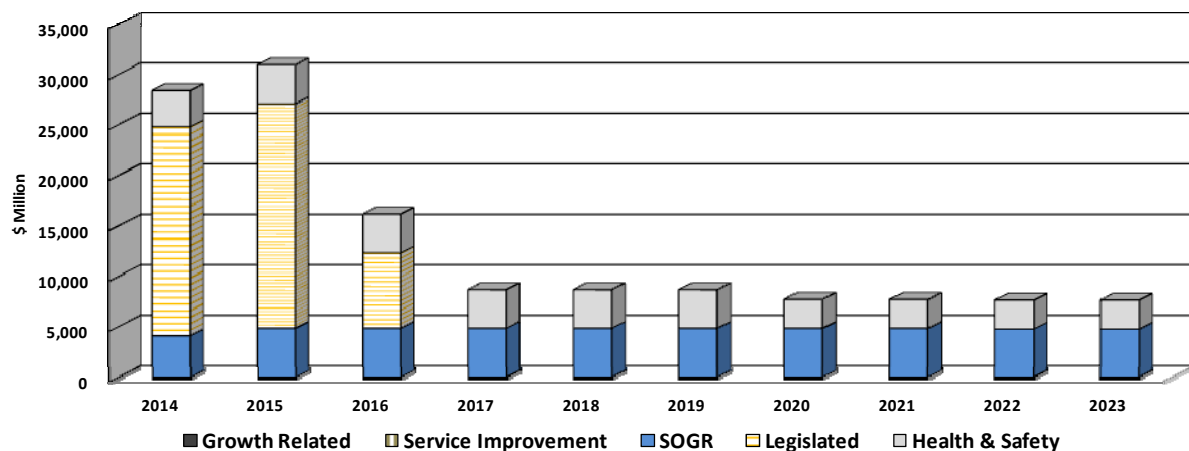
The following chart details the key project cash flow changes to the 2014 – 2023 Approved Capital Plan.

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

	Total Project Cost	2014	2015	2016	2017	2018	2014 - 2018	2014 - 2022	Revised Total Project Cost
		Gross	Gross	Gross	Gross	Gross	Gross	Gross	
Previously Approved									
<i>Building Upgrades</i>	33,240	1,121					1,121	1,172	35,911
<i>Electrical</i>	24,206	(1,184)	394	394	524	524	652	(208)	23,256
<i>Mechanical</i>	12,448	(458)	(9)	(9)	137	137	(202)	346	11,822
<i>Specialty Systems</i>	10,495	227	(8)	(8)	(7)	(7)	197	207	10,917
Total Previously Approved	80,389	(294)	377	377	654	654	1,768	1,517	81,906
New									
<i>George Street Revitalization (LTC Homes)</i>		450					450	450	450
Total New		450					450	450	450
Total Changes	80,389	156	377	377	654	654	2,218	1,967	82,356

2014 – 2023 Recommended Capital Plan

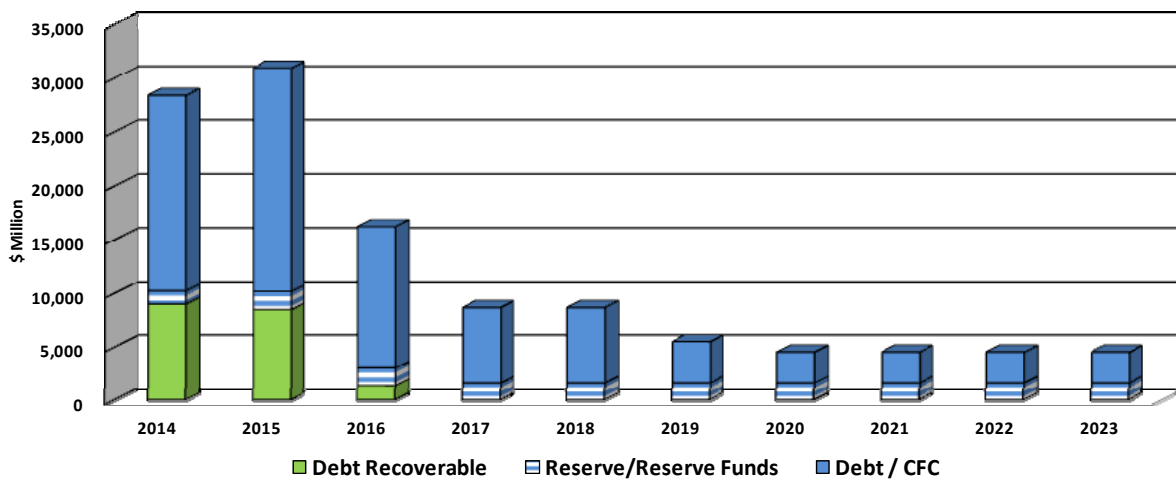
**2014 – 2023 Capital Plan by Project Category
(In \$000s)**



- The 10-Year Recommended Capital Plan for Long-Term Care Homes and Services of \$132.356 million provides funding for Health and Safety projects of \$34.274 million; Legislated projects of \$50.450 million; and State of Good Repair (SOGR) projects of \$47.632 million.
- Health and Safety projects total \$34.274 million or 25.9% of the 10-year Recommended Capital Plan's capital expenditures.
 - The projects are planned from 2014 through to 2023, and ensure that health and safety issues are addressed and that the 10 homes are maintained in a state of good repair to prevent further major costs from becoming necessary.
- Capital funding requirements for Legislated projects total \$50.450 million or 38.1% of the 10-year Recommended Capital Plan's project costs.

- The projects are planned from 2014 through to 2016, with \$50.000 million for work related to the 192-bed and 145-bed Kipling Acres redevelopment projects; and \$0.450 million for the *George Street Revitalization (LTC Home)* project feasibility study.
- SOGR projects total \$47.632 million and account for 36% of planned cash flow funding in the 10-year Recommended Capital Plan.
- The projects are planned from 2014 through to 2023. Funding includes state of good repair work to the homes' exterior and interiors, and repairs for building upgrades, mechanical, electrical and specialty systems.

**2014–2023 Capital Plan by Funding Source
(In \$000s)**



- The 10-Year Recommended Capital Plan of \$132.356 million will be funded by \$97.386 million of debt, \$16.050 from Reserve / Reserve funds, and \$18.920 million from debt recoverable.
- Debt accounts for \$66.192 million or 71.2% of the funding for the 2014 Budget and 2015 – 2018 Capital Plan and \$97.386 million or 73.6% of the 10-Year Recommended Capital Plan. Long-Term Care Homes and Services has met their debt target for both the 1-5 year and 10-year periods.
 - Debt funding for the first 5 years of the 10-year Recommended Capital Plan is primarily allocated to fund the Legislated *192-bed and 145-bed Kipling Acres Redevelopment*, feasibility study for the *George Street Revitalization (LTC Homes)* project, as well as for Health and Safety, and SOGR projects; and,
 - Debt funding for the second 5-years of the 10-year Recommended Capital plan period is allocated to Health and Safety and SOGR projects.
- Reserve and Reserve Funds constitute \$7.800 million or 8.4% of required funding in the first 5 years and \$16.050 million or 12.1% over 10 years.
 - Reserve Funds for the 10-year Recommended Capital Plan will fund Health and Safety and SOGR projects.

- Debt Recoverable constitutes \$18.920 million or 14.3% of total financing required for the 10-year Recommended Capital Plan.
 - Debt Recoverable is utilized entirely in the first 5 years of the 10-year Recommended Capital Plan period and is for the *145-bed Kipling Acres Redevelopment* project.
 - Provincial funding will be received on a per diem basis over a 25-year period and will begin once each phase of the Kipling Acres redevelopment is at full occupancy. This translates to the City receiving a combined amount of \$1.758 million per year for 25 years to recover the Provincial portion of debt costs for the Kipling Acres long-term care home.

Major Capital Initiatives by Category

Summary of Major Capital Initiatives by Category
(In \$000s)

	2014 Budget	2015 Plan	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2014 - 2023 Total
Other Major City Projects											
State of Good Repair (incl. H&S & Leg.)											
Building Upgrade	4,600	3,479	3,479	3,479	3,479	3,479	3,479	3,479	3,479	3,479	35,911
Electrical	1,306	2,884	2,884	2,884	2,884	2,884	1,921	1,921	1,844	1,844	23,256
Mechanical	500	1,258	1,258	1,258	1,258	1,258	1,258	1,258	1,258	1,258	11,822
Specialty Systems	1,296	1,069	1,069	1,069	1,069	1,069	1,069	1,069	1,069	1,069	10,917
Kipling Acres Redevelopment -192-bed	5,000										5,000
Kipling Acres Redevelopment -145-bed	15,250	22,250	7,500								45,000
George Street Revitalization (LTC Homes)	450										450
Sub-Total	28,402	30,940	16,190	8,690	8,690	8,690	7,727	7,727	7,650	7,650	132,356
Total	28,402	30,940	16,190	8,690	8,690	8,690	7,727	7,727	7,650	7,650	132,356

Major Capital Initiatives

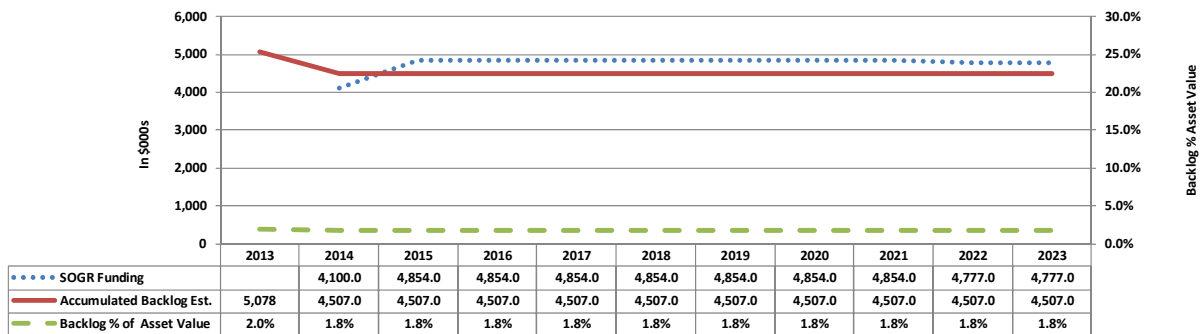
The 10-Year Recommended Capital Plan supports Long-Term Care Homes and Services' objectives to maintain the long-term care homes in a state of good repair, while providing funding for mandatory home redevelopment.

State of Good Repair (SOGR); Health and Safety and Legislated Projects

- Funding for state of good repair projects will enable the Program to repair the homes' exteriors and interiors, and complete repairs for mechanical, electrical, and specialty systems.
- Planned projects include work to ensure that health and safety issues are addressed and that the 10 homes are maintained in a state of good repair to prevent future major costs from becoming necessary. The maintenance program averages \$4.8 million per year starting in 2014.
- The largest capital project, the *Kipling Acres Redevelopment* (\$50.000 million) will be completed by the end of 2015 in two phases:
 - Kipling Acres Phase 1, a 192-bed facility, is expected to be occupied by the end of 2013 with the existing facility's demolition to be completed by early 2014,
 - The construction work at Kipling Acres Phase 2, a 145-bed facility project will begin in mid 2014 with expected completion by the end of 2015,
 - Upon completion, the redevelopment will provide beds for 337 residents, as previously.
- In order to address the provincial requirement for the redevelopment/retrofitting of all Category 'B' or 'C' homes, the 10-Year Recommended Capital Plan for LTCHS allocates funding of \$0.450 million to explore opportunities to integrate LTCHS Capital Renewal Strategy with the *Seaton House redevelopment* project to contribute to the larger George Street Revitalization.

State of Good Repair (SOGR) Backlog

**SOGR Funding & Backlog
(In \$000s)**



The 10-Year Recommended Capital Plan dedicates consistent cash flow funding for the State of Good Repair projects with funding of \$23.516 million in the first five years of the Plan and \$24.116 million over the last five years averaging \$4.763 million annually.

- Long-Term Care Homes and Services' SOGR strategy ensures the safety and protection of residents through the preservation and ongoing maintenance of the 10 homes' physical plants. The 10-year Recommended Capital Plan ensures heating/mechanical systems, outside repairs (i.e. windows, brickwork and paving), elevators and roofing are maintained and replaced as required.
 - While the homes will be maintained through state of good repair, new Provincial standards will require the redevelopment of 5 additional homes beyond Kipling Acres: Fudger House, Carefree Lodge, Castleview Wychwood Towers, Lakeshore Lodge, and Seven Oaks. The budget for the redevelopment of these homes has yet to be determined and has not been included in the 10-Year Recommended Capital plan.
- The accumulated backlog at the end of 2013 is estimated to be \$5.078 million or 2.0% of the asset replacement value of \$248.829 million and is maintained at \$4.507 million or 1.8% of the asset replacement value at the end of the 10-year period.

10-Year Capital Plan: Impact on the Operating Budget

Operating Impact Summary (In \$000s)

Program Costs, Revenues and Net (\$000s)	2014 Rec'd Budget	2015 Plan	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2014 - 2023 Total
2014 Recommended Capital Budget											
Program Gross Expenditure											
Program Revenue											
Program Costs (Net)											
Approved Positions											
2015 - 2023 Capital Plan											
Program Gross Expenditure			11,600.0								11,600.0
Program Revenue			9,500.0								9,500.0
Program Costs (Net)			2,100.0								2,100.0
Approved Positions			118.0								118.0
Total											
Program Gross Expenditure			11,600.0								11,600.0
Program Revenue			9,500.0								9,500.0
Program Costs (Net)			2,100.0								2,100.0
Approved Positions			118.0								118.0

The 10-Year Recommended Capital Plan will increase the 2016 Operating Budget by a total of \$2.100 million net and an additional 118 positions.

The increase is a result of the reopening of the completed 192-bed and 145-bed Kipling Acres redevelopments anticipated to commence by the end of 2015. Currently, 145 Kipling Acres beds are being held in abeyance and will be re-introduced into the system at the beginning of 2016. As a result, operating costs will increase by \$2.100 million in 2016.

The anticipated savings achieved through the elimination of the shift overlap, as per the Local 79 Collective Agreement, will fully offset the Kipling Acres operating cost increases.

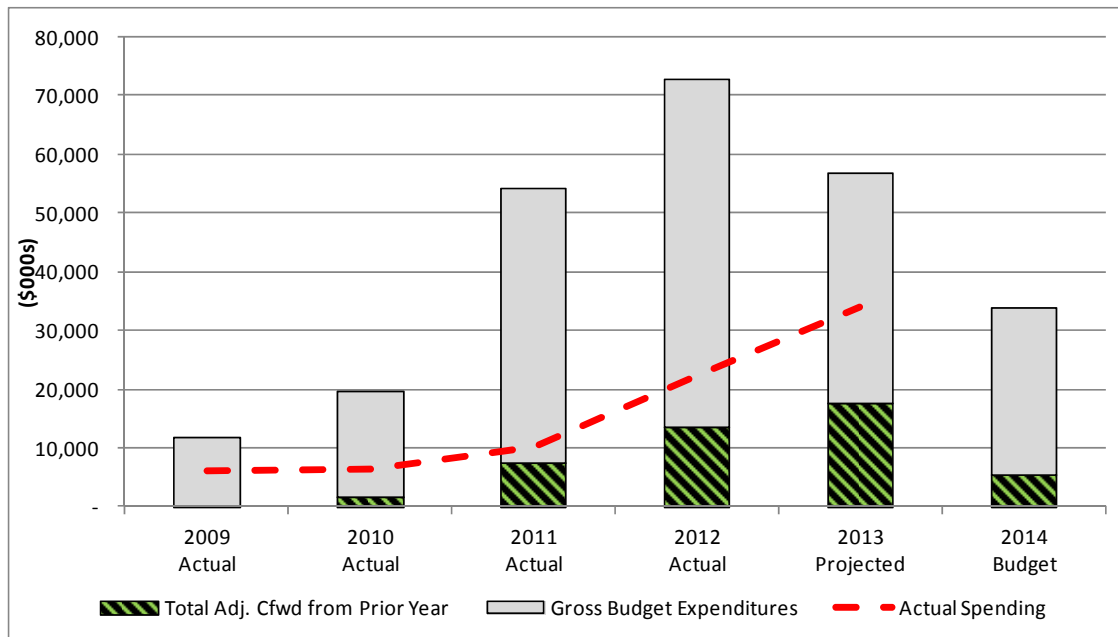
Net Operating Impact by Project (In \$000s)

Projects	2014 Rec'd Budget		2015 Plan		2016 Plan		2017 Plan		2018 Plan		2014 - 2018 Budget & Plan		2019 - 2023 Capital Plan	
	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions
Previously Approved projects														
Kipling Acres Redevelopment - 192 Bed					2,100.0	118.0					2,100.0	118.0		
Total Recommended (Net)					2,100.0	118.0					2,100.0	118.0		

Capacity to Spend

Capacity to Spend – Budget vs. Actual

(In \$000s)



- As noted in the graph above, and in the following table, Long-Term Care Homes and Services' spending ranged from a low of 21.42% to a high of 51.78% for the five-year period. Delays in signing of the Long-Term Care Homes Act, approval from the Ministry of Health and Long-Term Care, changes in project scope, and unexpected construction activities have all contributed to the lower rate of spending. Long-Term Care Homes and Services is projecting to be 86.32% spent at year end of 2013.
- The *Kipling Acres Redevelopment* projects incurred expenditures that resulted in an average spending rate of 14.31% during the period of 2009-2012. In 2012, it reached a high of 37.5% of the approved cash flow funding of \$49.958 million. The year-end under-expenditure was primarily attributed to delays in the construction schedule and a construction slowdown due to an incident in August 2012. Currently the project is progressing but delays have been experienced due to project scope and unexpected construction activities. Cash flow funding has been adjusted for 2014 to accurately reflect spending for the projects. In light of its performance to date, the *Kipling Acres Redevelopment* projects are projected to be 91.76% spent at year end.
- The site of the *145-bed Kipling Acres Redevelopment* project is to be situated on the existing Kipling Acres site, adjacent to the *193-bed Kipling Acres Redevelopment* project. The existing Kipling Acres building will be demolished in 2014, and construction of the 145-bed project will commence, on the site of the former building. Cash flow funding for Phase 2 is consistent with these planned project activities.
- The *Capital Maintenance* projects incurred expenditures that resulted in an average spending rate of 55.7% during the period of 2009-2012. In 2012, it reached a low of 29.5%

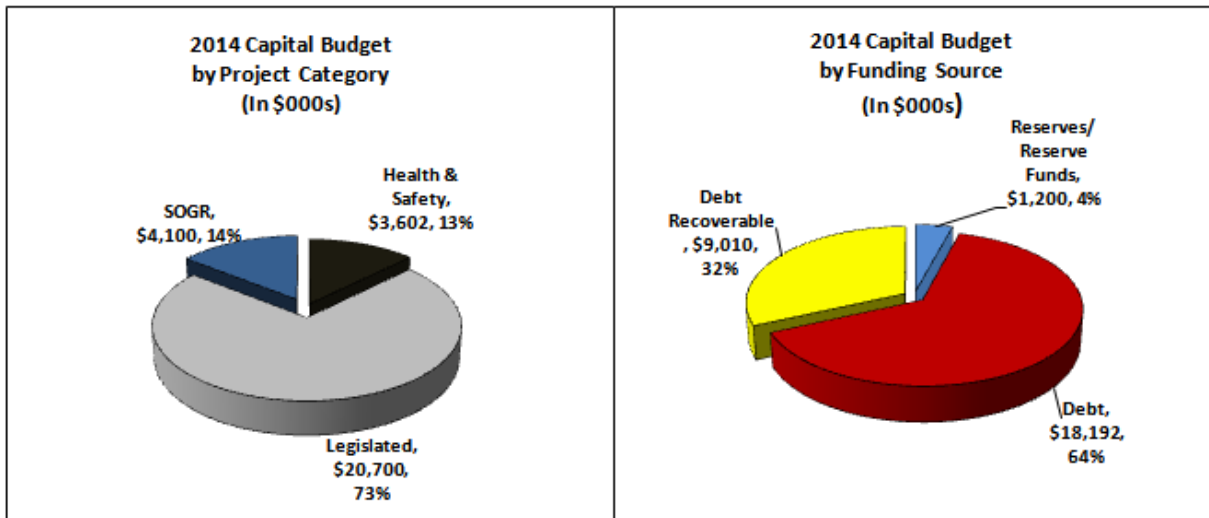
of the approved cash flow funding of \$6.585 million. The year-end under-expenditure was primarily attributed to delays in completing the design work in the *Life Safety* project (fire alarm replacement) caused by the complexity of the project and delays in completing *HVAC system upgrades* project, with start date later than planned resulting in suspension of the project during the winter. Later start date reflected complications in the contract document preparation. Cash flow funding has been adjusted for 2014 to accurately reflect spending rates for the projects, notably for SOGR projects related to Electrical repairs. In light of its performance to date, the *Capital Maintenance* projects are projected to be 63.8% spent at year end.

- Cash flows for the capital projects included in the 10-Year Recommended Capital Plan have been adjusted throughout the 10-Year planning period based on the Program's readiness to proceed and capacity to spend.

LTCHS Capital Spending Capacity					
(amounts in \$000's)					
Year	Budget	Actual/ Proj Exp	Variance	Spending Rate	
<u>2009 Actuals</u>					
Cap Maint	9,584	5,998	3,586	62.58%	
Redevelopn	2,000	0	2,000	0.00%	
Total 2009 Actuals	11,584	5,998	5,586	51.78%	
<u>2010 Actuals</u>					
Cap Maint	9,496	5,646	3,850	59.46%	
Redevelopn	8,500	810	7,690	9.53%	
Total 2010 Actuals	17,996	6,456	11,540	35.87%	
<u>2011 Actuals</u>					
Cap Maint	9,350	6,660	2,690	71.23%	
Redevelopn	37,550	3,384	34,166	9.01%	
Total 2011 Actuals	46,900	10,044	36,856	21.42%	
<u>2012 Actuals</u>					
Cap Maint	6,585	1,944	4,641	29.52%	
Redevelopn	52,416	20,288	32,128	38.71%	
Total 2012 Proj.	59,001	22,232	36,769	37.68%	
<u>2013 (Projected as of September 30, 2013)</u>					
Cap Maint	7,628	4,868	2,760	63.82%	
Redevelopn	31,552	28,951	2,601	91.76%	
Total 2013 Proj.	39,180	33,819	5,361	86.32%	

IV: 2014 RECOMMENDED CAPITAL BUDGET

2014 Capital Budget by Project Category and Funding Source



Note: Excludes carry forward funding

The 2014 Recommended Capital Budget, excluding funding carried forward from 2013 to 2014, requires new 2014 cash flow funding of \$28.402 million.

- State of Good Repair projects account for \$4.100 million or 14% of the 2014 Capital Budget's expenditures and include building safety upgrades and mechanical work on the homes.
- Health and Safety projects represent \$3.602 million or 13% of the 2014 Capital Budget and include electrical work on the homes.
- Legislated projects represent \$20.700 million or 73% of the 2014 Capital Budget's expenditures and include demolition work for the 192-bed Kipling Acres redevelopment, construction work for the 145-bed Kipling Acres redevelopment, and funding for a feasibility and planning study to explore opportunities to integrate LTCHS Capital Renewal Strategy with the *Seaton House Redevelopment* project to contribute to the larger George Street Revitalization.
- The 2014 Capital Budget for Long-Term Care Homes and Services is funded primarily from debt, which accounts for 64% or \$18.191 million financing which meets the debt affordability guideline of \$18.192 million set for this Program in 2014.
- Debt Recoverable accounts for \$9.010 million or 32% of the 2014 Capital Budget's funding sources.
- Reserve funds account for \$1.200 million or 4% of the 2014 Capital Budget expenditures.

2014 Recommended Cash Flow & Future Year Commitments

(In \$000s)

	2012 & Prior Year Carry Forward	2013 Previously Approved Cash Flow Commitments	2014 New Cash Flow Rec'd	2014 Total Cash Flow Rec'd	2013 Carry Forwards	Total 2014 Cash Flow (Incl 2013 C/Fwd)	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Cost
Expenditures																
Previously Approved		20,250		20,250	5,339	25,589	22,250	7,500								55,339
Change in Scope																
New			8,152	8,152		8,152										8,152
New w/Future Year																
Total Expenditure		20,250	8,152	28,402	5,339	33,741	22,250	7,500								63,491
Financing																
Debt		11,240	6,952	18,192	1,110	19,302	13,740	6,100								39,142
Other					1,480	1,480										1,480
Reserves/Res Funds			1,200	1,200	1,258	2,458										2,458
Debt Recoverable		9,010		9,010	1,491	10,501	8,510	1,400								20,411
Development Charges Provincial/Federal																
Total Financing (including carry forward funding)		20,250	8,152	28,402	5,339	33,741	22,250	7,500								63,491

The 2014 Recommended Capital Budget for Long-Term Care Homes and Services is \$33.741 million including carry forward funding of \$5.339, and provides \$20.250 million for two previously approved projects, already underway and \$8.152 million for 5 new projects.

New projects requiring \$8.152 in 2014 include projects for building envelope upgrades, electrical, mechanical, specialty system maintenance and \$0.450 million for a feasibility study to explore opportunities to integrate LTCHS Capital Renewal Strategy with the *Seaton House Redevelopment* project to contribute to the larger George Street Revitalization.

Approval of the 2014 Recommended Capital Budget will result in future year commitment of \$22.250 million in 2015, and \$7.500 million in 2016 for the Kipling Acres Redevelopment project.

2014 Recommended Capital Project Highlights

2014 Recommended Capital Project Highlights

(In \$000s)

Project	Total Project Cost	2014	2015	2016	2017	2018	2014 - 2018	2019	2020	2021	2022	2023	2014 - 2023 Total
Building Upgrades	35,911	6,400					6,400						6,400
Electrical Upgrades	23,256	1,786					1,786						1,786
Mechanical Upgrades	11,822	900					900						900
Specialty Systems	10,917	1,354					1,354						1,354
Kipling Acres Redevelopment - 192 beds	54,500	7,546					7,546						7,546
Kipling Acres Redevelopment - 145 beds	47,500	15,305	22,250	7,500			45,055						45,055
George Street Revitalization (LTC Homes)	450	450					450						450
Total (including carry forward funding)	184,356	33,741	22,250	7,500			63,491						63,491

The 2014 Recommended Capital Budget, including carry forward funding of \$5.339 million, provides funding of \$33.741 million to:

- Complete the necessary SOGR and Health and Safety work at 10 long-term care homes;
- Complete the redevelopment of Kipling Acres Phase 1 (192 bed facility) scheduled for occupancy by the end of 2013 and demolition of the existing facility;

- Begin feasibility and planning studies to explore opportunities to integrate LTCHS Capital Renewal Strategy with the *Seaton House Redevelopment* project to contribute to the larger George Street Revitalization; and
- Begin construction work at Kipling Acres Phase 2, a 145 bed facility with an expected completion by 2016.

V: ISSUES FOR DISCUSSION

Key Program Issues

Kipling Acres Redevelopment (192-bed and 145-bed)

The Province announced on July 31, 2007, plans to redevelop long-term care homes in Ontario over a 10-15 year period. The MOHLTC further provided an outline of its capital renewal strategy which is comprised of plans to redevelop all homes classified as a “B” or a “C” home. The City of Toronto has six homes classified as either a B or C home. Each of them will need to be redeveloped in the next 10-15 years through a multi-year redevelopment plan, on a prioritized basis. Kipling Acres is LTCHS’ most urgent priority for redevelopment due to its aging facility. As Kipling Acres is deemed to be a type B facility by the MOHLTC standards, the facility must be redeveloped. Not proceeding with the redevelopment would result in the Program being in non-compliance with the Province and could lead to financial penalties and even shutting down of Kipling Acres. Similarly, a delay in the redevelopment would also result in a significant increase in health and safety and SOGR costs.

An application for the redevelopment of Kipling Acres had been submitted to the Province (in July 2009) and Provincial approvals were received in early 2010.

Kipling Acres has a planned capacity of 337 long-term care beds. The first phase of the redevelopment of Kipling Acres is to develop a smaller home of 192 beds on the existing 10.5 acre site, and is scheduled for full occupancy at the end of 2013. The remaining 145 beds (out of the approved 337 beds for Kipling Acres) will be constructed in years 2014-2016 at the existing site once the 192-bed project has been completed and demolition of the existing facilities has occurred.

MOHLTC’s capital renewal strategy will provide partial funding for redevelopment of long-term care homes, however it is provided on a per diem basis and cash flowed over a 25-year period. Construction funding will be \$13.30 per diem for a 25 year period, which is currently under review by the MOHLTC. The additional \$1.00 per diem will be available for successful LEED (Leadership in Energy and Environmental Design) Silver Certification. Funding will begin once the home is at full occupancy, which is set for 2013. This translates to annual Provincial funding of \$1.002 million for the 192-bed redevelopment in years 2013-2038, and \$0.756 million for the 145-bed redevelopment in years 2016-2041, thereby requiring the City to fund \$99.750 million in debt in advance of Provincial funding receipts.

Upon completion of the redevelopment of 192 beds, and subsequently 145 beds, annual Provincial funding will be applied against debt charges in the Non-Program budget to reduce debt costs for the portion of debt advanced by the City on behalf of the Province.

As shown in table below, the total project cost of the 192-bed redevelopment project is \$54.500 million, of which \$25.053 million is funded by recoverable debt (Provincial subsidies), \$27.197 is funded from City debt, \$2.0 million is funded from the HFA Capital Reserve Fund and

\$0.250 is funded from a one-time funding grant from the Province related to the Kipling Acres downsizing.

The total project cost of the 145-bed redevelopment project is \$47.500 million, of which \$18.920 million is funded by recoverable debt (Provincial subsidies), and \$28.580 is funded from City debt.

Kipling Acres Phase 1, a 192 bed facility is expected to be occupied by the end of 2013 with the existing facility's demolition to be completed by early 2014.

The construction work at Kipling Acres Phase 2, a 145 bed facility project will begin in mid 2014 with expected completion by the end of 2015.

Kipling Acres Redevelopment													
	Cash Flows							Total Project Cost	Funding				Total Project Funding
	2010	2011	2012	2013	2014	2015	2016		Recoverable debt	Debt	Reserve	Other*	
192-Bed Redevelopment (Existing Site)													
Kipling Acres Construction		2,198	15,800	22,002				40,000	25,053	14,697		250	
Architectural Study & Fees	810	1,143	100	446				2,500		500	2,000		
Demolition			1,109	891				2,000		2,000			
Scope Change (Demolition)					5,000			5,000		5,000			
Contingency			3	3,497				3,500		3,500			
Landscaping				1,000				1,000		1,000			
Adult Day Program/Child Care construction			500					500		500			
Total Kipling Acres 192-bed redevelopment	810	3,341	17,512	27,836	5,000			54,500	25,053	27,197	2,000	250	
145-Bed Redevelopment Existing Site)													
Kipling Acres Site Accomodation			208	792				1,000		1,000			
Kipling Acres 145 bed construction					15,000	22,000	7,500	44,500	18,920	25,580			
Kipling Acres 145 bed professional services				1,478	250	250		2,000		2,000			
Total Kipling Acres 145-Bed Redevelopment			230	2,270	15,250	22,250	7,500	47,500	18,920	28,580			
TOTAL KA 337 Bed Redevelopment Cost	810	3,341	17,742	30,106	20,250	22,250	7,500	102,000	43,973	55,777	2,000	250	

Future Year Issues

Capital Renewal Strategy and George Street Revitalization (LTC Homes)

As per MOHLTC Capital Renewal Strategy that requires the redevelopment of all Ontario "B" and "C" long-term care homes, the Program will be required to redevelop 5 of its long-term care homes (excluding Kipling Acres): Fudger House, Carefree Lodge, Castleview Wychwood Towers, Lakeshore Lodge, and Seven Oaks. The costs to redevelop these facilities are significant and will require substantial planning, including feasibility studies and are therefore not included in the 10-Year Recommended Plan.

LTCHS is in the process of developing a "Capital Renewal Strategy" for the redevelopment of 5 long-term care homes with a report to the Budget Committee through the Community Development Committee on December 4, 2013. As directed by City Council on July 16, 2013 in the report "Update and Next Steps of Proposed Redevelopment of Seaton House and Revitalization of George Street", LTCHS will report on options to integrate the SSHA redevelopment of Seaton House and revitalization of George Street with the LTCHS' overall capital renewal strategy and service plan to more effectively address the needs of an aging vulnerable population in downtown Toronto. The report will include the following:

- proposed business model;
- minimum financial requirements to reconstruct the type B and C classified long-term care homes and integrate these with the *George Street Revitalization (LTC Homes)* project;
- timing of expenditures and bed development; and
- implications on state of good repair backlog of not proceeding in the next ten years.

The 10-year Recommended Capital Plan provides funding of \$0.450 million in 2014 to conduct feasibility and planning studies to explore opportunities to integrate LTCHS Capital Renewal Strategy with the *Seaton House Redevelopment* project to contribute to the larger George Street Revitalization.

Maintaining Assets in a State of Good Repair

It is crucial that physical plants of long-term care homes be maintained to ensure the safety, security and comfort of residents, provide staff with safe work environments and meet compliance with all legislated requirements.

The LTCH Act obligates older LTC Homes to upgrade specific components of their physical plants requiring LTCHS to maintain the homes in a state of good repair to avoid unexpected repairs following inspections.

The 10-Year Recommended Capital Plan dedicates consistent cash flow funding for the State of Good Repair projects with funding of \$23.516 million in the first five years of the plan and \$24.116 million over the last five years averaging \$4.763 million annually, to ensure the safety and protection of residents through the preservation and ongoing maintenance of the 10 homes' physical plants.

The accumulated backlog at the end of 2013 is estimated to be \$5.078 million or 2.0% of the asset replacement value of \$248.829 million and is maintained at \$4.507 million or 1.8% of the asset replacement value for the rest of the 10-Year period.

The Program's capital maintenance plan is backed by comprehensive building condition assessment (completed by Hallsal in 2011) of the structural, electrical and mechanical systems of 9 of the 10 homes, which excludes Kipling Acres as it is currently under redevelopment.

Depletion of the Reserve Fund

The Program's Home for the Aged Reserve Fund provides funding for capital maintenance at the 10 long-term care homes through Operating contributions or one-time Ministry of Health and Long-Term Care (MOHLTC) funding payments and grants. As identified in Appendix 6 – 2014 Reserve / Reserve Fund Review, it is projected that the fund will steadily decrease over the 10 years, and will be nearing depletion with a balance of \$0.397 million at the end of 2023. Without these reserve funds, the Program will be unable to complete necessary upgrade and repairs at the homes and meet compliance with all legislated requirements.

- ✓ LTCHS and Financial Planning staff will be monitoring the capital funding needs in the annual budget process.

Appendix 1

2013 Performance

2013 Key Accomplishments

In 2013, Long-Term Care Homes and Services accomplished the following:

- ✓ Completed Capital Maintenance/SOGR Projects including Life Safety System replacements at Lakeshore Lodge and Bendale Acres, resident security enhancements at all homes, various interior finishes, including handrails, flooring and bathing areas, and HVAC upgrades at Seven Oaks.
- ✓ Continued work on the 192-bed facility, which is expected to be occupied by the end of 2013 and the existing facility's demolition to be completed by early 2014.
- ✓ Completed the construction design documents for the 145-bed facility.

2013 Capital Variance Review

2013 Budget to Actual Comparison (In \$000s)

2013 Approved	Actuals as of Sept. 30, 2013 (3rd Quarter Variance)		Projected Actuals at Year End		Unspent Balance	
	\$	% Spent	\$	% Spent	\$ Unspent	% Unspent
39,180	18,475	47.2%	33,819	86.3%	5,361	13.7%

Capital expenditures for the nine month period ending September 30, 2013 totaled \$18.475 million or 47.2% of the 2013 Approved Capital Budget of \$39.180 million. LTCHS is projecting year-end spending of \$33.819 million or 86.3% of the 2013 Approved Capital Budget.

Of the projected under-spending of \$5.361 million by year-end, approximately \$5.339 million will be carried forward to 2014.

The projected year-end under-spending is largely attributable to the following projects:

- *Capital Maintenance* project: As of September 30th, 2013, the Program spent \$1.395 million or 18.29% of the 2013 approved cash flow of \$7.628 million for the project. As a result of delays in awarding/tendering contracts, LTCHS is projecting to spend \$4.868 million or 63.8% of the total 2013 approved cash flow for the project by year-end. Approximately \$2.738 million will be carried forward to 2013.
- The *Kipling Acres Redevelopment* project's capital expenditures totalled \$16.774 million representing 54.7% of the 2013 approved cash flow of \$30.661 million during the nine-month period ended September 30, 2013. The project is progressing well on site and occupancy for the 192-bed phase is expected in December 2013. Major demolition is expected to be completed by March 2014.
 - Development of the remaining 145-bed phase will proceed on the existing Kipling Acres location upon completion of the 192-bed phase. Architects are developing the design

and contract documents for the 145-bed phase. It is estimated that \$28.060 million or 91.5% of the 2013 approved cash flow will be spent by year-end. Approximately \$2.601 million of 2013 funding will be carried forward to 2014.

- Spending related to the *Long-Term Care Homes Act* project totalled \$0.306 million representing 34.3% of the 2013 approved cash flow of \$0.891 million during the nine months ended September 30, 2013. It is estimated that \$0.891 million or 100% of the 2013 approved cash flow will be spent by year-end.

Appendix 2

10-Year Recommended Capital Plan Project Summary (In \$000s)

Project	2014	Plan									2014 - 2023
	Budget	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Building Upgrades	6,400	3,479	3,479	3,479	3,479	3,479	3,479	3,479	3,479	3,479	37,711
Electrical Upgrades	1,786	2,884	2,884	2,884	2,884	2,884	1,921	1,921	1,844	1,844	23,736
Mechanical Upgrades	900	1,258	1,258	1,258	1,258	1,258	1,258	1,258	1,258	1,258	12,222
Specialty System Upgrades	1,354	1,069	1,069	1,069	1,069	1,069	1,069	1,069	1,069	1,069	10,975
Kipling Acres Redevelopment - 192 bed	7,546										7,546
Kipling Acres Redevelopment - 145 bed	15,305	22,250	7,500								45,055
George Street Revitalization (LTC Homes)	450										450
Total (Including carry forward funding)	33,741	30,940	16,190	8,690	8,690	8,690	7,727	7,727	7,650	7,650	137,695

Appendix 3

2014 Recommended Capital Budget; 2015 to 2023 Capital Plan

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3; 2014 Recommended Capital Budget; 2015 to 2023 Capital Plan

Long Term Care Homes Services

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											
						2014	2015	2016	2017	2018	Total 2014-2018	Total 2019-2023	Total 2014-2023	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
<u>HOM907345 BUILDING UPGRADES</u>																								
0	3	HEALTH & SAFETY FUTURE YEARS	CW	S6	01	0	650	650	650	650	2,600	3,250	5,850	0	0	0	0	5,850	0	0	0	0	0	5,850
0	4	SOGR FUTURE YEARS	CW	S6	03	0	2,829	2,829	2,829	2,829	11,316	14,145	25,461	0	0	0	0	9,000	0	0	0	16,461	0	25,461
0	6	2013 SOGR	CW	S2	03	1,800	0	0	0	0	1,800	0	1,800	0	0	0	0	1,200	0	600	0	0	0	1,800
0	7	2014 H&S BUILDING UPGRADES	CW	S4	01	1,200	0	0	0	0	1,200	0	1,200	0	0	0	0	1,200	0	0	0	0	0	1,200
0	8	2014 SOGR BUILDING UPGRADES	CW	S4	03	3,400	0	0	0	0	3,400	0	3,400	0	0	0	0	0	0	0	0	3,400	0	3,400
Sub-total						6,400	3,479	3,479	3,479	3,479	20,316	17,395	37,711	0	0	0	0	17,250	0	600	0	19,861	0	37,711
<u>HOM907346 ELECTRICAL</u>																								
0	3	SOGR FUTURE YEARS	CW	S6	03	0	810	810	810	810	3,240	3,896	7,136	0	0	0	0	0	0	0	0	7,136	0	7,136
0	7	HEALTH & SAFETY FUTURE YEARS	CW	S6	01	0	2,074	2,074	2,074	2,074	8,296	6,518	14,814	0	0	0	0	0	0	0	0	14,814	0	14,814
0	8	2013 H&S	CW	S2	01	480	0	0	0	0	480	0	480	0	0	0	0	0	0	480	0	0	0	480
0	9	2014 H&S LIFE SAFETY SYSTEMS	CW	S4	01	1,306	0	0	0	0	1,306	0	1,306	0	0	0	0	0	0	0	0	1,306	0	1,306
Sub-total						1,786	2,884	2,884	2,884	2,884	13,322	10,414	23,736	0	0	0	0	0	0	480	0	23,256	0	23,736
<u>HOM907347 MECHANICAL</u>																								
0	2	HEALTH & SAFETY FUTURE YEARS	CW	S6	01	0	887	887	887	887	3,548	4,435	7,983	0	0	0	0	0	0	0	0	7,983	0	7,983
0	3	SOGR FUTURE YEARS	CW	S6	03	0	371	371	371	371	1,484	1,855	3,339	0	0	0	0	0	0	0	0	3,339	0	3,339
0	10	2013 SOGR	CW	S2	03	400	0	0	0	0	400	0	400	0	0	0	0	0	0	400	0	0	0	400
0	11	2014 SOGR - PLUMBING INFRASTRUCTURE	CW	S4	03	500	0	0	0	0	500	0	500	0	0	0	0	0	0	0	0	500	0	500
Sub-total						900	1,258	1,258	1,258	1,258	5,932	6,290	12,222	0	0	0	0	0	0	400	0	11,822	0	12,222
<u>HOM907348 SPECIALTY SYSTEMS</u>																								
0	1	2009 H&S ELEVATOR UPGRADES	CW	S2	01	58	0	0	0	0	58	0	58	0	0	0	0	58	0	0	0	0	0	58
0	2	HEALTH & SAFETY FUTURE YEARS	CW	S6	01	0	225	225	225	225	900	1,125	2,025	0	0	0	0	0	0	0	0	2,025	0	2,025
0	3	SOGR FUTURE YEARS	CW	S6	03	0	844	844	844	844	3,376	4,220	7,596	0	0	0	0	0	0	0	0	7,596	0	7,596
0	12	2014 H&S ELEVATOR MODERNIZATIONS	CW	S4	01	200	0	0	0	0	200	0	200	0	0	0	0	0	0	0	0	200	0	200
0	13	2014 SOGR KITCHEN & LAUNDRY	CW	S4	03	200	0	0	0	0	200	0	200	0	0	0	0	0	0	0	0	200	0	200

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3; 2014 Recommended Capital Budget; 2015 to 2023 Capital Plan

Long Term Care Homes Services

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													
						2014	2015	2016	2017	2018	Total 2014-2018	Total 2019-2023	Total 2014-2023	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
HOM907348 SPECIALTY SYSTEMS																									
0	14	2014 H&S SECURITY SAFETY EQUIPMENT	CW	S4	01	896	0	0	0	0	896	0	896	0	0	0	0	0	0	0	0	896	0	896	
Sub-total						1,354	1,069	1,069	1,069	1,069	5,630	5,345	10,975	0	0	0	0	58	0	0	0	10,917	0	10,975	
HOM907634 Kipling Acres Redevelopment																									
0	2	Kipling Acres Site (Phase 1)	02	S2	02	1,491	0	0	0	0	1,491	0	1,491	0	0	0	0	0	0	0	0	1,491	0	1,491	
0	7	Kipling Acres Contingency Plan	02	S2	02	1,055	0	0	0	0	1,055	0	1,055	0	0	0	0	0	0	0	1,055	0	1,055		
0	10	Kipling Acres Site (Phase 1) - Scope Change	02	S2	02	5,000	0	0	0	0	5,000	0	5,000	0	0	0	0	0	0	0	5,000	0	5,000		
Sub-total						7,546	0	0	0	0	7,546	0	7,546	0	0	0	0	0	0	0	0	6,055	1,491	7,546	
HOM907695 Kipling Acres Site 2 (Phase 3)																									
0	1	Kipling Acres Site 2 Site Accommodation (Phase 3)	CW	S2	02	33	0	0	0	0	33	0	33	0	0	0	0	0	0	0	33	0	33		
0	2	Kipling Acres 145 bed construction (Phase 3)	CW	S2	02	12,500	22,000	7,500	0	0	42,000	0	42,000	0	0	0	0	0	0	0	23,080	18,920	42,000		
0	3	Kipling Acres 145 bed Professional Services (Ph 3)	CW	S2	02	272	250	0	0	0	522	0	522	0	0	0	0	0	0	0	522	0	522		
0	5	Kipling Acres 145 bed construction (Phase 3)	CW	S2	02	2,500	0	0	0	0	2,500	0	2,500	0	0	0	0	0	0	0	2,500	0	2,500		
Sub-total						15,305	22,250	7,500	0	0	45,055	0	45,055	0	0	0	0	0	0	0	0	26,135	18,920	45,055	
HOM907941 2014-2019 GEORGE STREET REVITALIZATION																									
0	7	2014 GSR (LTC Homes) Feasibility Study	27	S4	02	450	0	0	0	0	450	0	450	0	0	0	0	0	0	0	450	0	450		
Sub-total						450	0	0	0	0	450	0	450	0	0	0	0	0	0	0	0	450	0	450	
Total Program Expenditure						33,741	30,940	16,190	8,690	8,690	98,251	39,444	137,695	0	0	0	0	17,308	0	1,480	0	98,496	20,411	137,695	

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3; 2014 Recommended Capital Budget; 2015 to 2023 Capital Plan

Long Term Care Homes Services

		Current and Future Year Cash Flow Commitments and Estimates									Current and Future Year Cash Flow Commitments and Estimates Financed By													
		2014	2015	2016	2017	2018	Total 2014-2018	Total 2019-2023	Total 2014-2023	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing					
Sub- Priority	Project No. SubProj No.	Project Name Sub-project Name	Ward	Stat.	Cat.																			
Financed By:																								
		Reserve Funds (Ind."XR" Ref.)				2,458	1,650	1,650	1,650	1,650	9,058	8,250	17,308	0	0	0	0	17,308	0	0	0	0	0	17,308
		Other1 (Internal)				1,480	0	0	0	0	1,480	0	1,480	0	0	0	1,480	0	0	0	0	0	1,480	
		Debt				19,302	20,780	13,140	7,040	7,040	67,302	31,194	98,496	0	0	0	0	0	0	0	98,496	0	98,496	
		Debt - Recoverable				10,501	8,510	1,400	0	0	20,411	0	20,411	0	0	0	0	0	0	0	0	20,411	20,411	
		Total Program Financing				33,741	30,940	16,190	8,690	8,690	98,251	39,444	137,695	0	0	0	0	17,308	0	1,480	0	98,496	20,411	137,695

Status Code	Description
S2	S2 Prior Year (With 2014 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2014 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 2015 & 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

2014 Recommended Cash Flow and Future Year Commitments

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4; 2014 Recommended Cash Flow and Future Year Commitments

Long Term Care Homes Services

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												
						2014	2015	2016	2017	2018	Total 2014-2018	Total 2019-2023	Total 2014-2023	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
<u>HOM907345 BUILDING UPGRADES</u>																									
0	6	2013 SOGR	CW	S2	03	1,800	0	0	0	0	1,800	0	1,800	0	0	0	0	1,200	0	600	0	0	0	1,800	
0	7	2014 H&S BUILDING UPGRADES	CW	S4	01	1,200	0	0	0	0	1,200	0	1,200	0	0	0	0	1,200	0	0	0	0	0	1,200	
0	8	2014 SOGR BUILDING UPGRADES	CW	S4	03	3,400	0	0	0	0	3,400	0	3,400	0	0	0	0	0	0	0	3,400	0	0	3,400	
Sub-total						6,400	0	0	0	0	6,400	0	6,400	0	0	0	0	2,400	0	600	0	3,400	0	6,400	
<u>HOM907346 ELECTRICAL</u>																									
0	8	2013 H&S	CW	S2	01	480	0	0	0	0	480	0	480	0	0	0	0	0	0	480	0	0	0	480	
0	9	2014 H&S LIFE SAFETY SYSTEMS	CW	S4	01	1,306	0	0	0	0	1,306	0	1,306	0	0	0	0	0	0	0	1,306	0	0	1,306	
Sub-total						1,786	0	0	0	0	1,786	0	1,786	0	0	0	0	0	0	480	0	1,306	0	1,786	
<u>HOM907347 MECHANICAL</u>																									
0	10	2013 SOGR	CW	S2	03	400	0	0	0	0	400	0	400	0	0	0	0	0	0	400	0	0	0	400	
0	11	2014 SOGR - PLUMBING INFRASTRUCTURE	CW	S4	03	500	0	0	0	0	500	0	500	0	0	0	0	0	0	0	0	500	0	500	
Sub-total						900	0	0	0	0	900	0	900	0	0	0	0	0	0	400	0	500	0	900	
<u>HOM907348 SPECIALTY SYSTEMS</u>																									
0	1	2009 H&S ELEVATOR UPGRADES	CW	S2	01	58	0	0	0	0	58	0	58	0	0	0	0	58	0	0	0	0	0	58	
0	12	2014 H&S ELEVATOR MODERNIZATIONS	CW	S4	01	200	0	0	0	0	200	0	200	0	0	0	0	0	0	0	0	200	0	200	
0	13	2014 SOGR KITCHEN & LAUNDRY	CW	S4	03	200	0	0	0	0	200	0	200	0	0	0	0	0	0	0	0	200	0	200	
0	14	2014 H&S SECURITY SAFETY EQUIPMENT	CW	S4	01	896	0	0	0	0	896	0	896	0	0	0	0	0	0	0	0	896	0	896	
Sub-total						1,354	0	0	0	0	1,354	0	1,354	0	0	0	0	58	0	0	0	1,296	0	1,354	
<u>HOM907634 Kipling Acres Redevelopment</u>																									
0	2	Kipling Acres Site (Phase 1)	02	S2	02	1,491	0	0	0	0	1,491	0	1,491	0	0	0	0	0	0	0	0	0	1,491	1,491	
0	7	Kipling Acres Contingency Plan	02	S2	02	1,055	0	0	0	0	1,055	0	1,055	0	0	0	0	0	0	0	1,055	0	0	1,055	
0	10	Kipling Acres Site (Phase 1) - Scope Change	02	S2	02	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						7,546	0	0	0	0	7,546	0	7,546	0	0	0	0	0	0	0	0	6,055	1,491	7,546	
<u>HOM907695 Kipling Acres Site 2 (Phase 3)</u>																									
0	1	Kipling Acres Site 2 Site Accommodation (Phase 3)	CW	S2	02	33	0	0	0	0	33	0	33	0	0	0	0	0	0	0	0	33	0	33	

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4; 2014 Recommended Cash Flow and Future Year Commitments

Long Term Care Homes Services

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											
						2014	2015	2016	2017	2018	Total 2014-2018	Total 2019-2023	Total 2014-2023	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
<u>HOM907695 Kipling Acres Site 2 (Phase 3)</u>																								
0	2	Kipling Acres 145 bed construction (Phase 3)	CW	S2	02	12,500	22,000	7,500	0	0	42,000	0	42,000	0	0	0	0	0	0	0	23,080	18,920	42,000	
0	3	Kipling Acres 145 bed Professional Services (Ph 3)	CW	S2	02	272	250	0	0	0	522	0	522	0	0	0	0	0	0	0	522	0	522	
0	5	Kipling Acres 145 bed construction (Phase 3)	CW	S2	02	2,500	0	0	0	0	2,500	0	2,500	0	0	0	0	0	0	0	2,500	0	2,500	
Sub-total						15,305	22,250	7,500	0	0	45,055	0	45,055	0	0	0	0	0	0	0	26,135	18,920	45,055	
<u>HOM907941 2014-2019 GEORGE STREET REVITALIZATION</u>																								
0	7	2014 GSR (LTC Homes) Feasibility Study	27	S4	02	450	0	0	0	0	450	0	450	0	0	0	0	0	0	0	450	0	450	
Sub-total						450	0	0	0	0	450	0	450	0	0	0	0	0	0	0	0	450	0	450
Total Program Expenditure						33,741	22,250	7,500	0	0	63,491	0	63,491	0	0	0	0	2,458	0	1,480	0	39,142	20,411	63,491

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4; 2014 Recommended Cash Flow and Future Year Commitments

Long Term Care Homes Services

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									
						2014	2015	2016	2017	2018	Total 2014-2018	Total 2019-2023	Total 2014-2023	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2
Financed By:																					
Reserve Funds (Ind."XR" Ref.)						2,458	0	0	0	0	2,458	0	2,458	0	0	0	0	0	0	2,458	
Other1 (Internal)						1,480	0	0	0	0	1,480	0	1,480	0	0	1,480	0	0	1,480		
Debt						19,302	13,740	6,100	0	0	39,142	0	39,142	0	0	0	0	39,142	0	39,142	
Debt - Recoverable						10,501	8,510	1,400	0	0	20,411	0	20,411	0	0	0	0	0	20,411	20,411	
Total Program Financing						33,741	22,250	7,500	0	0	63,491	0	63,491	0	2,458	0	1,480	0	39,142	20,411	63,491

Status Code Description

S2	S2 Prior Year (With 2014 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2014 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

2014 Recommended Capital Project with Financing Details

(Phase 2) 14-Long Term Care Homes Services

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; 2014 Recommended Capital Project with Financing Details
Long Term Care Homes Services
Sub-Project Summary

Project/Financing Priority Project	Project Name	Start Date	Completion Date	2014	Financing												
				Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable			
0	<u>HOM90734</u>																
	<u>BUILDING UPGRADES</u>																
0	6 2013 SOGR	1/1/2013	12/31/2013	1,800	0	0	0	0	1,200	0	600	0	0	0	0	0	0
0	7 2014 H&S BUILDING UPGRADES	1/1/2014	12/31/2014	1,200	0	0	0	0	1,200	0	0	0	0	0	0	0	0
0	8 2014 SOGR BUILDING UPGRADES	1/1/2014	12/31/2015	3,400	0	0	0	0	0	0	0	0	3,400	0	0	0	0
	Project Sub-total:			6,400	0	0	0	0	2,400	0	600	0	3,400	0	0	0	0
0	<u>HOM90734</u>																
	<u>ELECTRICAL</u>																
0	8 2013 H&S	1/1/2013	12/31/2013	480	0	0	0	0	0	0	480	0	0	0	0	0	0
0	9 2014 H&S LIFE SAFETY SYSTEMS	1/1/2014	12/31/2015	1,306	0	0	0	0	0	0	0	0	1,306	0	0	0	0
	Project Sub-total:			1,786	0	0	0	0	0	0	480	0	1,306	0	0	0	0
0	<u>HOM90734</u>																
	<u>MECHANICAL</u>																
0	10 2013 SOGR	1/1/2013	12/31/2013	400	0	0	0	0	0	0	400	0	0	0	0	0	0
0	11 2014 SOGR - PLUMBING INFRASTRUCTURE	1/1/2014	12/31/2014	500	0	0	0	0	0	0	0	0	500	0	0	0	0
	Project Sub-total:			900	0	0	0	0	0	0	400	0	500	0	0	0	0
0	<u>HOM90734</u>																
	<u>SPECIALTY SYSTEMS</u>																
0	1 2009 H&S ELEVATOR UPGRADES	1/1/2009	12/31/2009	58	0	0	0	0	58	0	0	0	0	0	0	0	0
0	12 2014 H&S ELEVATOR MODERNIZATIONS	1/1/2014	12/31/2015	200	0	0	0	0	0	0	0	0	200	0	0	0	0
0	13 2014 SOGR KITCHEN & LAUNDRY	1/1/2014	12/31/2014	200	0	0	0	0	0	0	0	0	200	0	0	0	0
0	14 2014 H&S SECURITY SAFETY EQUIPMENT	1/1/2014	12/31/2015	896	0	0	0	0	0	0	0	0	896	0	0	0	0
	Project Sub-total:			1,354	0	0	0	0	58	0	0	0	1,296	0	0	0	0
0	<u>HOM90763</u>																
	<u>Kipling Acres Redevelopment</u>																
0	2 Kipling Acres Site (Phase 1)	1/1/2010	12/31/2012	1,491	0	0	0	0	0	0	0	0	0	0	1,491	0	0
0	7 Kipling Acres Contingency Plan	1/1/2010	12/31/2012	1,055	0	0	0	0	0	0	0	0	1,055	0	0	0	0
0	10 Kipling Acres Site (Phase 1) - Scope Change	1/1/2011	12/31/2012	5,000	0	0	0	0	0	0	0	0	5,000	0	0	0	0
	Project Sub-total:			7,546	0	0	0	0	0	0	0	0	6,055	1,491	0	0	0
0	<u>HOM90769</u>																
	<u>Kipling Acres Site 2 (Phase 3)</u>																
0	1 Kipling Acres Site 2 Site Accommodation (Phase 3)	1/1/2011	12/31/2013	33	0	0	0	0	0	0	0	0	33	0	0	0	0
0	2 Kipling Acres 145 bed construction (Phase 3)	1/1/2011	12/31/2013	12,500	0	0	0	0	0	0	0	0	3,490	9,010	0	0	0
0	3 Kipling Acres 145 bed Professional Services (Ph 3)	1/1/2011	12/31/2015	272	0	0	0	0	0	0	0	0	272	0	0	0	0
0	5 Kipling Acres 145 bed construction (Phase 3)	1/1/2011	12/31/2016	2,500	0	0	0	0	0	0	0	0	2,500	0	0	0	0
	Project Sub-total:			15,305	0	0	0	0	0	0	0	0	6,295	9,010	0	0	0

(Phase 2) 14-Long Term Care Homes Services

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; 2014 Recommended Capital Project with Financing Details

Long Term Care Homes Services

Sub-Project Summary

Project/Financing				2014	Financing											
Priority	Project	Project Name	Start Date	Completion Date	Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable	
<u>0</u>	<u>HOM907941</u>	<u>2014-2019 GEORGE STREET REVITALIZATION (LTC HOMES)</u>														
0		7 2014 GSR (LTC Homes) Feasibility Study	10/16/2013	10/16/2013	450	0	0	0	0	0	0	0	0	0	450	0
		Project Sub-total:			450	0	0	0	0	0	0	0	0	0	450	0
Program Total:					33,741	0	0	0	0	2,458	0	1,480	0	19,302	10,501	

- Status Code Description**
- S2 S2 Prior Year (With 2014 and/or Future Year Cashflow)
 - S3 S3 Prior Year - Change of Scope 2014 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

2014 Reserve / Reserve Fund Review (In \$000s)

Reserve/Reserve Fund Review - Program Specific

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2013 *	Contributions / (Withdrawals)										2014 - 2023 Total Contributions / (Withdrawals)
			2014 Rec'd Budget	2015 Plan	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	
XR2103 Homes for the Aged Reserve	Beginning Balance as of Jan. 1, 2013	1,685	1,857	2,116	1,875	1,709	1,618	1,427	1,211	1,070	879	688	
	(Withdrawals)												
	Capital Maintenance Draw	(3,478)	(1,200)	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)	(16,050)
	Total Withdrawals	(3,478)	(1,200)	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)	(16,050)
	Contributions												
	Structural Compliance Premium	1,640	1,349	1,349	1,349	1,349	1,349	1,349	1,349	1,349	1,349	1,349	13,490
	Interest Income	10	10	10	10	10	10	10	10	10	10	10	100
	One-time MOHLTC Funding and Grants	2,000	100	50	125	200	100	75	150	100	100		1,000
	Total Contributions	3,650	1,459	1,409	1,484	1,559	1,459	1,434	1,509	1,459	1,459	1,359	14,590
	Total Reserve Fund Balance at Year-End	1,857	2,116	1,875	1,709	1,618	1,427	1,211	1,070	879	688	397	

* Based on the 3rd Quarter Variance Report