



City Planning

2014 – 2023 CAPITAL BUDGET AND PLAN OVERVIEW

2014 – 2023 Capital Budget and Plan Highlights

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

The 2014–2023 Recommended Capital Budget and Plan provides \$60.361 million in funding for Legislated and Growth-Related projects that focus on achieving and reinforcing the on-going legislated/statue based requirements related to the City's Official Plan, Zoning By-law and Archaeological Master Plan; in addition to undertaking various growth-related studies; and creating great public places.

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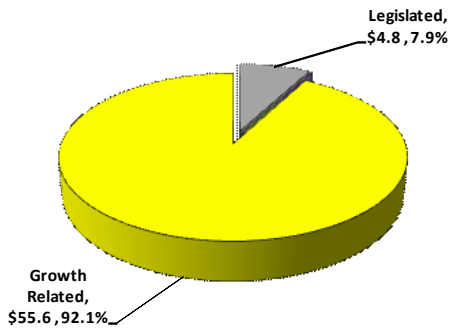
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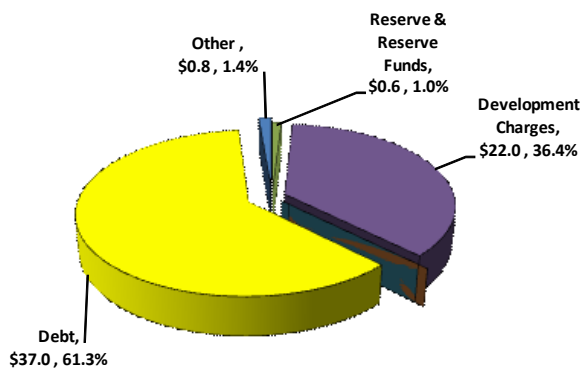
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Capital Spending and Financing

2014-2023 Capital Budget and Plan Expenditures
\$60.361 Million
(\$Million)



2014-2023 Capital Budget and Plan by Funding Source
\$60.361 Million
(\$Million)



Where does the money go?

The 2014–2023 Recommended Capital Budget and Plan totals \$60.361 million and provides funding for projects in six major areas:

- Official Plan Review
- Zoning By-law
- Natural Heritage Inventory
- Toronto Archeological Resources
- Civic Improvement – Places
- Development Charge Funded Growth-Related Studies

Where does the money come from?

The 10-Year Recommended Capital Plan requires new debt funding of \$36.984 million, which is above the debt affordability guideline by \$7.349 million as a result of Council's approval of adjusted service levels.

- Debt funding of \$36.984 million comprises 61.3% of City Planning's 10-year capital funding.
- Additional capital financing of \$21.962 million or 36.4% will be provided from Development Charges.
- Further sources of funding over the 10 years include \$0.815 million or 1.4% for Other funding (Section 37 funds) and \$0.600 million or 1.0% from the Section 16

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, is maintained by other City programs.

Key Challenges and Priority Actions

Service Level Review – Council approved 5 additional Avenue/Area studies each year from 2014-2023; 3 additional Heritage Conservation District (HCD) Studies/Plans in 2014; and 5 additional HCD's per year from 2015 onwards.

- ✓ \$12.000 million has been added to the 10-Year Recommended Capital Plan to implement the Council directed service levels.

New Zoning By-law – Council's re-adoption of the By-law has extended project timelines into 2014.

- ✓ \$0.455 million in additional funding has been added to the 2014 Recommended Capital Budget to support on-going legal challenges at the Ontario Municipal Board (OMB).

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.

- ✓ A list of alternative projects identifies work that is ready to proceed in the event that planned projects cannot move forward in 2014.

2014 Capital Budget Highlights

The 2014 Recommended Capital Budget for City Planning of \$10.392 million, including carry forward funding, will:

- Continue to meet legislated/statute-based requirements related to the City's Official Plan (\$0.300 million), Zoning By-law (\$0.755 million), and Archaeological Master Plan (\$0.050 million);
- Implement the *Civic Improvement - Places* Program (\$3.226 million) at 9 sites;
- Proceed with the design for the *John Street Revitalization* project (\$2.315 million)
- Carry on with improvements to *Front Street at Union Station* (\$0.600 million); and
- Provide funding for various growth-related planning studies (\$3.065 million), including 18 Avenue/Area and 3 additional Heritage Conservation District Studies/Plans.



II: RECOMMENDATIONS

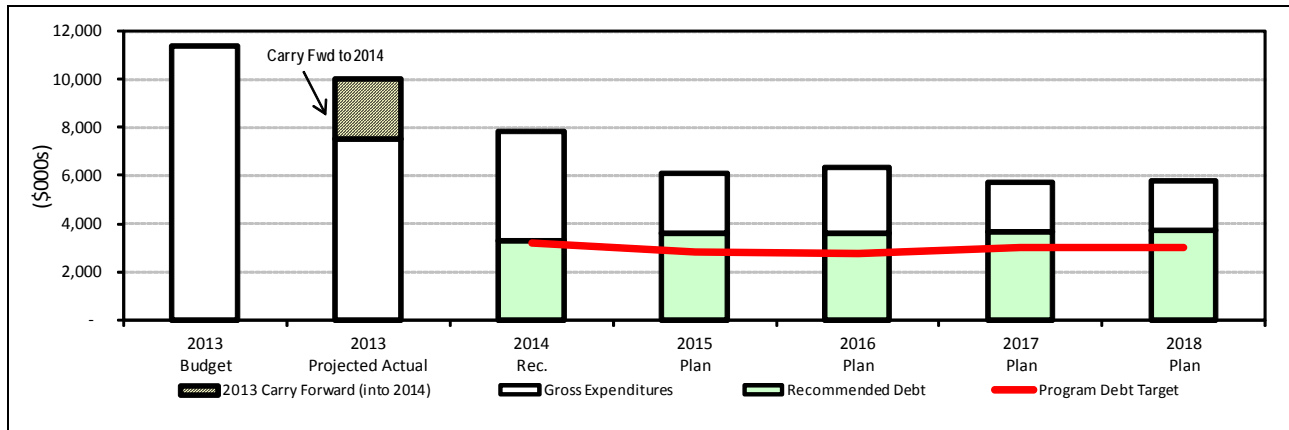
Recommendations

The City Manager and Chief Financial Officer recommend that:

1. City Council approve the 2014 Recommended Capital Budget for City Planning with a total project cost of \$5.714 million, and 2014 cash flow of \$10.392 comprised of the following:
 - a) New Cash Flow Funding for:
 - i) 11 new / change in scope sub-projects with a 2014 total project cost of \$5.714 million that requires cash flow of \$5.714 million in 2014;
 - ii) 2 previously approved sub-projects with a 2014 cash flow of \$2.178 million;
 - b) 2013 approved cash flow for 3 previously approved sub-projects with carry forward funding from 2013 into 2014 totaling \$2.500 million.
2. City Council approve new debt service costs of \$0.032 million in 2014 and incremental debt costs of \$0.190 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 City Planning totaling \$52.469 million in project estimates, comprised of \$6.142 million in 2015; \$6.347 million in 2016; \$5.770 million in 2017; \$5.800 million in 2018; \$5.733 million in 2019; \$5.763 million in 2020; \$5.638 million in 2021; \$5.638 million in 2022; and \$5.638 million in 2023.
4. City Council approve 5.5 temporary capital positions for the delivery of 2014 capital projects and that the duration for each temporary position not exceed the life and funding of its respective project / sub-project; and
5. The Chief Planner and Executive Director of City Planning be authorized to undertake projects included in the alternate 2014 Places sub-projects list should any planned project not be able to proceed in 2014.

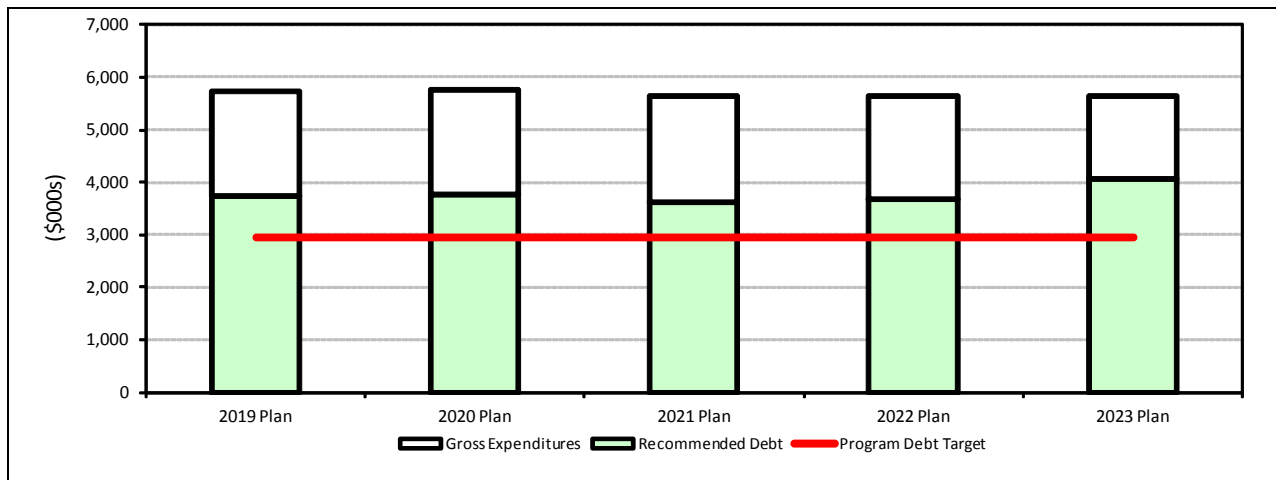
III: 10-YEAR CAPITAL PLAN

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



	2014 Budget and 2015 - 2018 Plan								5-Year Total Percent
	2013		2014	2015	2016	2017	2018	2014 - 2018	
	Budget	Projected Actual							
Gross Expenditures:									
2013 Capital Budget & Approved FY Commitments	11,422	7,563	2,178					2,178	6.8%
Recommended Changes to Approved FY Commitments									
2014 New/Change in Scope and Future Year Commitments			5,714					5,714	17.9%
2015- 2018 Capital Plan Estimates				6,142	6,347	5,770	5,800	24,059	75.3%
2-Year Carry Forward for Reapproval									
1-Year Carry Forward to 2014		2,500							
Total Gross Annual Expenditures & Plan	11,422	10,063	7,892	6,142	6,347	5,770	5,800	31,951	100.0%
Program Debt Target			3,200	2,825	2,750	3,030	3,030	14,835	
Financing:									
Recommended Debt			3,344	3,664	3,633	3,711	3,727	18,079	56.6%
Reserves/Reserve Funds			600					600	1.9%
Development Charges			3,133	2,478	2,714	2,059	2,073	12,457	39.0%
Provincial/Federal									
Debt Recoverable									
Other Revenue			815					815	2.6%
Total Financing			7,892	6,142	6,347	5,770	5,800	31,951	100.0%
By Project Category:									
Health & Safety									
Legislated			1,186	131	50	800	800	2,967	9.3%
SOGR									
Service Improvement									
Growth Related			6,706	6,011	6,297	4,970	5,000	28,984	90.7%
Total by Project Category			7,892	6,142	6,347	5,770	5,800	31,951	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			59	408	440	438	446	1,791	
Operating Impact on Program Costs									
New Positions									

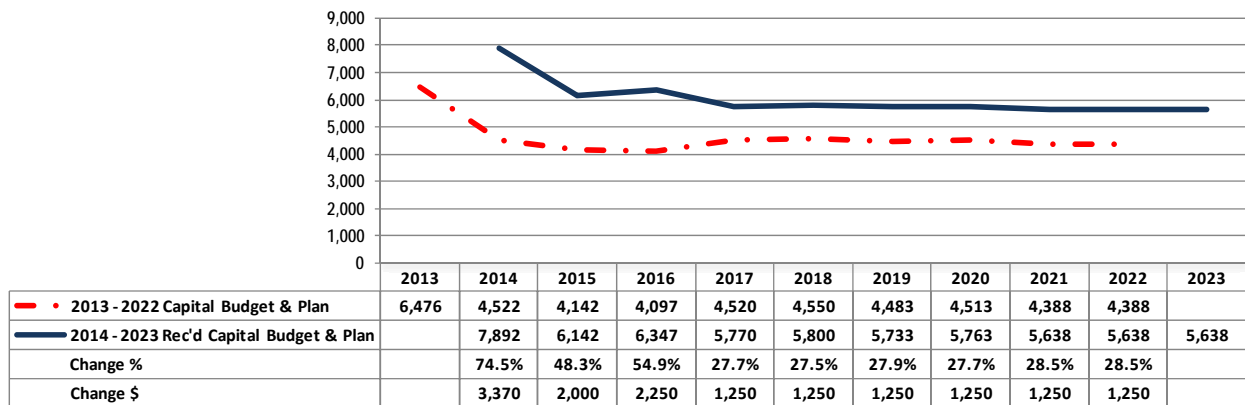
**10 - Year Capital Plan
2019 - 2023 Recommended Plan
(In \$000s)**



	2019 - 2023 Capital Plan							10-Year Total Percent
	2019	2020	2021	2022	2023	2014 - 2023		
Gross Expenditures:								
2013 Capital Budget & Approved FY Commitments						2,178		3.6%
Recommended Changes to Approved FY Commitments								
2014 New/Change in Scope and Future Year Commitments						5,714		9.5%
2019 - 2023 Capital Plan Estimates	5,733	5,763	5,638	5,638	5,638	52,469		86.9%
Total Gross Annual Expenditures & Plan	5,733	5,763	5,638	5,638	5,638	60,361		100.0%
Program Debt Target	2,960	2,960	2,960	2,960	2,960	29,635		
Financing:								
Recommended Debt	3,755	3,771	3,631	3,688	4,060	36,984		61.3%
Reserves/Reserve Funds						600		1.0%
Development Charges	1,978	1,992	2,007	1,950	1,578	21,962		36.4%
Provincial/Federal Debt Recoverable								
Other Revenue						815		1.4%
Total Financing	5,733	5,763	5,638	5,638	5,638	60,361		100.0%
By Project Category:								
Health & Safety								
Legislated SOGR	350	350	365	365	365	4,762		7.9%
Service Improvement								
Growth Related	5,383	5,413	5,273	5,273	5,273	55,599		92.1%
Total by Project Category	5,733	5,763	5,638	5,638	5,638	60,361		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	449	452	451	438	450	4,030		
Operating Impact on Program Costs								
New Positions								

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 \$15.120 million from the 2013 to 2022 Approved Capital Plan.

Changes to the 2013 – 2022 Approved Capital Plan arise from increased funding for Avenue/Area Studies and Heritage Conservation District Studies/Plans following Council's approval of increased service levels for City Planning; and the reprioritization of City Planning's capital projects, based on the following:

Major Changes to Previously Approved Projects:

- The *John Street Revitalization* project has a pre-approved cash flow funding commitment in 2014 of \$0.815 million that was added to the 2013 Capital Budget through a Notice of Motion at the November 13 and 14, 2013 City Council meeting. The additional funds are required to complete the detailed design and construction drawings for the John Street Revitalization.
- The *New Zoning By-law* project will require additional funding of \$0.455 million in 2014 to ensure appropriate legal and planning resources are available to defend the city-wide Zoning By-law before the Ontario Municipal Board.
 - In May 2011, Council repealed the New Zoning By-law No. 1156-2010 and requested staff to prepare a new draft of the By-law following consultation with all the appellants of the repealed By-law. The New Zoning By-law was approved at the April 3 and 4, 2013, City Council meeting. It was subsequently enacted by Council on May 9, 2013.
 - The increase in capital expenditures has been offset by increased Development Charge funding eligible for other City Planning projects.

- The *Development Charge Funded Studies* projects increases by \$2.250 million from 2014 to 2016 for additional growth studies. These projects focus on the implementation of the Official Plan and undertaking growth-related studies, including: Local Area Studies, Secondary Plans, Avenue Studies, and Transportation and Transit Planning Studies, all of which are eligible for a portion of Development Charge reserve funding.
 - The *Avenue Studies* sub-project was deleted in the 2014-2023 Recommended Capital Plan and the associated funding of \$3.600 million and scope of work for the *Avenue Studies* project was combined with the *Growth Studies* project in years 2014-2023.

New Projects:

- The *Front Street Improvements at Union Station* project will require funds in 2014 for City Planning's commitment for streetscape and public realm elements associated with the Front Street West reconfiguration between Bay Street and York Street. The new project funding of \$0.600 million has a net zero impact as it is funded by the Section 16 Reserve Fund.
- The *Additional Avenue/Area Studies* project requires \$2.250 million over the 2014-2022 period, to be funded by \$0.900 million from debt and \$1.350 million from Development Charge funding. The funds are required for resources in order to meet the Council directed service levels of adding five additional Avenue or Area Studies in 2014 and in each subsequent year thereafter.
 - At the October 8, 9 and 10, 2013 meeting, City Council approved service levels for City Planning and directed that the necessary resources be added to the 2014-2023 Recommended Capital Plan.
- The *Additional Heritage Conservation District Studies* project requires \$8.500 million over the 2014-2022 period, fully funded by debt. The funds are required for resources in order to meet the Council directed service level of adding three additional Heritage Conservation District (HCD) Studies/Plans to the 2014 work plan, and to complete five HCD's per year in each subsequent year thereafter.
 - At the October 8, 9 and 10, 2013 meeting, City Council approved service level for City Planning and directed that the necessary resources be added to the 2014-2023 Recommended Capital Plan.

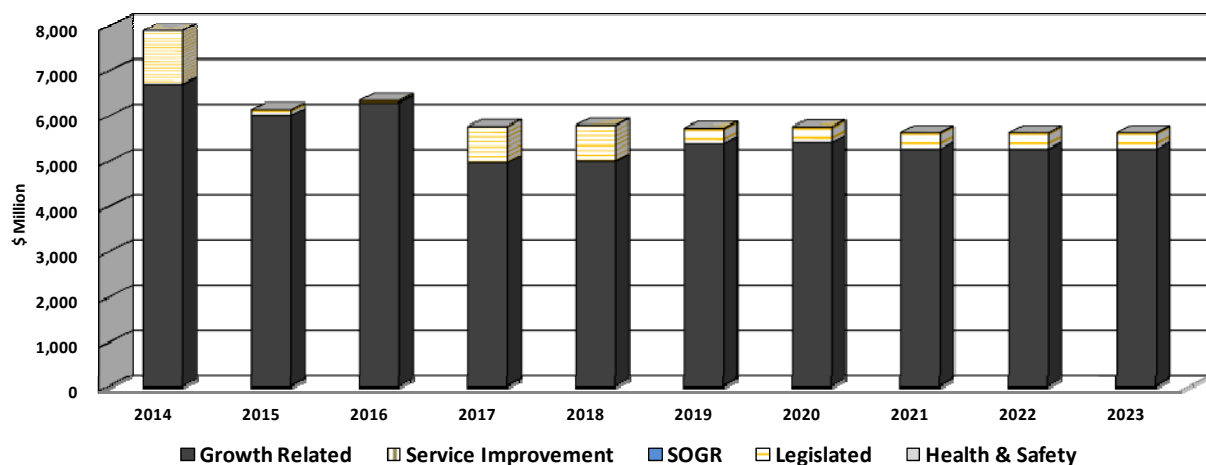
The following chart details the key project cash flow changes to the 2014 – 2022 Approved Capital Plan.

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

	Total Project Cost	2014		2015		2016		2017		2018		2014 - 2018		2014 - 2022		Revised Total Project
		Gross	Debt	Gross	Debt	Gross	Debt	Gross	Debt	Gross	Debt	Gross	Debt	Gross	Debt	
Previously Approved																
John Street Revitalization Official Plan	1,750	815										815		815		2,565
New Zoning Bylaw	2,400	-	(87)										(87)	(87)		2,400
Places	930	455	455									455	455	455	455	1,385
Development Charge Funded Studies	25,656		(311)		(302)		(288)		(269)		(253)		(1,423)		(1,423)	25,656
Transportation & Transit Planning Studies	2,030		(72)		(73)		(72)						(217)		(217)	2,030
Growth Studies	5,275	900	266	1,200	438	1,450	467	300	66	300	66	4,150	1,303	5,850	2,201	11,125
Avenue Studies	3,600	(400)	(288)	(450)	(324)	(450)	(324)	(300)	(216)	(300)	(216)	(1,900)	(1,368)	(3,600)	(2,588)	
Total Previously Approved	41,641	1,770	(37)	750	(261)	1,000	(217)		(419)		(403)	3,520	(1,337)	3,520	(1,659)	45,161
New																
Places																
Front Street Improvements at Union Station		600										600		600		600
Development Charge Funded Studies																
Transportation & Transit Planning Studies		250	250									250	250	250	250	250
Additional Avenue/Area Studies		250	100	250	100	250	100	250	100	250	100	1,250	500	2,250	900	2,250
Additional Heritage Conservation District Studies/Plans		500	500	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	4,500	4,500	8,500	8,500	8,500
Total New		1,600	850	1,250	1,100	1,250	1,100	1,250	1,100	1,250	1,100	6,600	5,250	11,600	9,650	11,600
Total Changes	41,641	3,370	813	2,000	839	2,250	883	1,250	681	1,250	697	10,120	3,913	15,120	7,991	56,761

2014 – 2023 Recommended Capital Plan

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



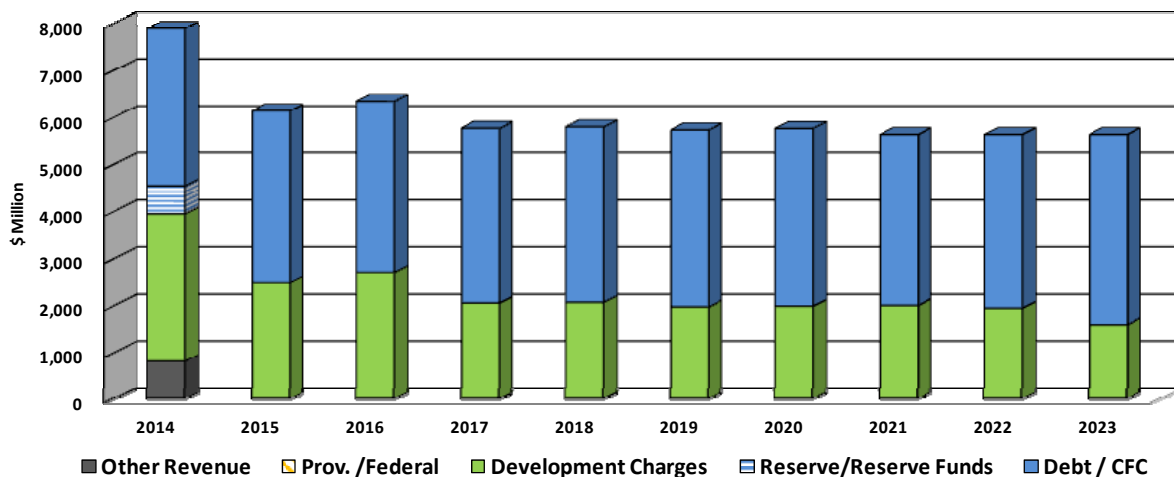
The 10-Year Recommended Capital Plan for City Planning of \$60.361 million provides funding for Legislated projects of \$4.762 million; and Growth Related projects of \$55.599 million.

- Capital funding for Legislated projects total \$2.967 million or 9.3% over the first five years and \$4.762 million or 7.9% over the 10-Year Recommended Capital Plan period.

 - These projects include the Five Year Review of the Official Plan and Municipal Comprehensive Review, legal support for the New Zoning By-law, and mapping of Natural Heritage Systems and areas of potential archaeological significance in Toronto.
 - Expenditures for Legislated projects decline in the 2015-2016 period as the Five Year Review of the Official Plan ends in 2014 and starts up again in 2017; and the *Natural Heritage Systems* project will be completed by 2015.
- Capital funding for Growth-Related projects total \$28.984 million or 90.7% over the first five years and \$55.599 million or 92.1% over the 10-Year Recommended Capital Plan period.

 - These projects include the *Civic Improvement – Places program, John Street Revitalization, and Development Charge Funded Studies*.
 - Expenditures for Growth-Related projects are higher in the first five years due to the following 2014 projects: *Design for John Street Revitalization, Front Street Improvements at Union Station, and Additional Transportation and Transit Planning Studies*.

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



The 10-Year Recommended Capital Plan of \$60.361 million will be financed by \$36.984 million of debt, \$21.962 million from Development Charges, \$0.815 million from Other funds (Section 37), and \$0.600 million from the Section 16 Reserve Fund.

- Debt accounts for \$18.079 million or 56.6% of the funding for the 2014 Budget and 2015 – 2018 Capital Plan and amounts to \$36.984 million or 61.3% of the 10-Year Recommended Capital Plan's funding sources.
- The recommended debt funding is above the 10-year debt affordability guideline of \$29.635 million allocated to the Program by \$7.349 million.

- This was the result of increasing the use of Development Charge (DC) funding for eligible projects based on the adoption of the 2013 DC By-law, in turn reducing debt capacity by \$3.401 million; and then subsequently adding \$10.750 million to the 10-Year Plan for additional studies: \$0.250 million in debt for Transportation and Transit Planning Studies, \$1.000 million in debt for Avenue/Area Studies, and \$9.500 million in debt for Heritage Conservation District Studies.
- Development Charges represent \$12.457 million or 39.0% for the first five years of the Capital Program and amounts to \$21.962 million or 36.4% of funding for the 10-Year Recommended Capital Plan.
 - The 2014-2023 Recommended Capital Plan includes an increase in Development Charge funding of \$7.508 million or 52% over the Development Charge funding in the 2013-2022 Approved Capital Budget.
 - Projects eligible for Development Charge funding under the 2013 DC By-law include the following: the *Five Year Review of the Official Plan*, *New Zoning By-law*, *Civic Improvement – Places*, *Growth Studies*, *Avenue/Area Studies*, and *Transportation and Transit Planning Studies*.
- Other Revenue constitute \$0.815 million or 1.4% of required funding over the 10 years.
 - The *Places* project in year 2014 is funded by \$0.815 million Other Revenue, the source of which is secured Section 37 funding.
- Reserve and Reserve Funds account for \$0.600 million or 1.0% of the 10-Year Recommended Capital Plan's funding sources.
 - The *Front Street Improvements at Union Station* project is funded solely from the Section 16 Reserve Fund in year 2014.

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
Total Expenditures by Category											
Legislated											
Official Plan	300			750	750	300	300				2,400
New Zoning By-Law	755							315	315	315	1,700
Natural Heritage Inventory Studies	81	81									162
Toronto Archaeological Resources Plan	50	50	50	50	50	50	50	50	50	50	500
Sub-Total	1,186	131	50	800	800	350	350	365	365	365	4,762
Growth Related											
John Street Revitalization	815										815
Places	3,326	2,771	2,807	2,830	2,860	2,893	2,923	2,923	2,923	2,923	29,179
Development Charge Studies	2,565	3,240	3,490	2,140	2,140	2,490	2,490	2,350	2,350	2,350	25,605
Sub-Total	6,706	6,011	6,297	4,970	5,000	5,383	5,413	5,273	5,273	5,273	55,599
Total Expenditures by Category	7,892	6,142	6,347	5,770	5,800	5,733	5,763	5,638	5,638	5,638	60,361

Major Capital Initiatives

The 10-Year Recommended Capital Plan supports City Planning's objectives of achieving on-going legislated requirements, conducting growth-related planning studies, and implementing the Program's Civic Improvement – Places program.

Legislated

▪ *Official Plan*

- The 10-Year Recommended Capital Plan provides \$2.400 million for the Planning Act's statutory five year review of the Official Plan Review and Municipal Comprehensive Review, which results in new policies to address new legislative requirements; research outcomes; and City Council directions.
- In 2014, additional statutory and non-statutory components of the Review will be brought forward as per the Council-approved work program. It is anticipated that Council's adoption of Official Plan amendments will require \$0.300 million of funding in 2014 for defence before the Ontario Municipal Board (OMB).
- The Five Year Review of the Official Plan ends in 2014 but starts up again in 2017 as required, resulting in a decrease in legislated projects in 2015-2016 and 2021-2023.

▪ *New Zoning By-law*

- The 10-Year Recommended Capital Plan provides \$1.700 million in funding, including new recommended funding of \$0.455 million in 2014, to finalize the new Zoning By-law and ensure that legal and planning resources are available to defend the By-law before the Ontario Municipal Board (OMB).
- The new city-wide Zoning By-law was adopted by City Council on April 3 and 4, 2013, and subsequently enacted by Council on May 9, 2013. Given its complexity, the OMB hearings for the new Zoning By-law will likely be larger in scope than the Official Plan hearing.

Growth Related

▪ *Places*

- The 10-Year Recommended Capital Plan provides \$13.994 million for the first five years and a total of \$28.579 million over the 10-year planning period for the Civic Improvements – Places projects.
- The *Civic Improvement - Places* program focuses on enhancing the quality of city-wide open spaces within the road allowance and improves their physical infrastructure with attention given to pedestrian comfort and safety.
- City Planning partners with other City Programs that are working on infrastructure projects such as street and sidewalk reconstruction. The Program provides both funding and design resources to enhance certain areas (for example: squares) or elements (for example: trail entrance features) of construction projects.

- *Development Charge Funded Studies*
 - The 10-Year Recommended Capital Plan provides \$25.605 million in funding for growth-related studies, including: Local Area Studies, Secondary Plans, Avenue Studies, and Transportation and Transit Planning Studies, all of which are eligible for a portion of Development Charge Reserve funding under the 2013 DC By-law.

State of Good Repair (SOGR) Backlog

The 10-Year Recommended 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: 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		(471.3)									(471.3)
Program Revenue		(471.3)									(471.3)
Program Costs (Net)											
Approved Positions		(5.5)									(5.5)
Total											
Program Gross Expenditure		(471.3)									(471.3)
Program Revenue		(471.3)									(471.3)
Program Costs (Net)											
Approved Positions		(5.5)									(5.5)

The 10-Year Recommended Capital Plan will decrease future year Operating Budgets by a total of \$0.471 million gross and \$0 net over the 2014 – 2023 period. Approved positions will decrease by 5.5 over the 10-year time frame.

The \$0.471 million of operating savings consists entirely of temporary positions funded from capital and required to deliver the New Zoning By-law project. Project completion is anticipated at the end of 2014.

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
New Projects -2014 New Zoning By-Law - Support for Legal Challenges				(5.5)								(5.5)		
Total Recommended (Net)				(5.5)								(5.5)		

Position Title	CAPTOR Project Number	# of Positions	Project Delivery		Salary and Benefits \$ Amount (\$000s)						
			Start Date	End Date (m/d/yr)	2014	2015	2016	2017	2018	2019 - 2023	
Director	URB906181-07	0.5	1/1/2014	1/31/2014	19.6						
Project Manager	URB906181-07	1.0	1/1/2014	12/31/2014	72.5						
Senior Planner	URB906181-07	1.0	1/1/2014	12/31/2014	124.6						
Planner	URB906181-07	1.0	1/1/2014	12/31/2014	106.1						
Assistant Planner	URB906181-07	1.0	1/1/2014	12/31/2014	83.0						
Support Assistant	URB906181-07	1.0	1/1/2014	12/31/2014	65.6						
Total		5.5			471.4						

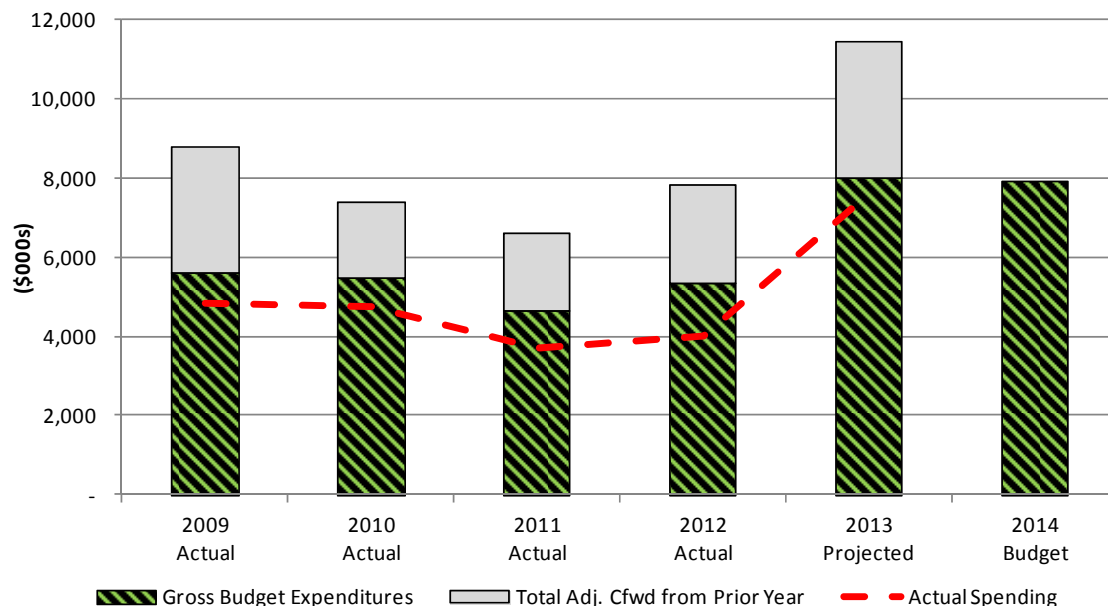
Approval of the 2014 – 2023 Recommended Capital Budget and Plan will require 5.5 temporary capital positions to deliver the following capital project:

- *New Zoning By-law - Support for Legal Challenges* – The project timeline has been extended into 2014 due to the repeal and re-adoption of the New Zoning By-law. Consequently, the 5.5 temporary positions requested for 2013 will be required to support the complex and timely Ontario Municipal Board (OMB) hearings in 2014.

It is recommended that Council approve these 5.5 temporary capital positions for the delivery of new 2014 – 2023 capital projects / sub-projects and that the duration for each temporary position does not exceed the life of the funding of its respective capital projects / sub projects.

Capacity to Spend

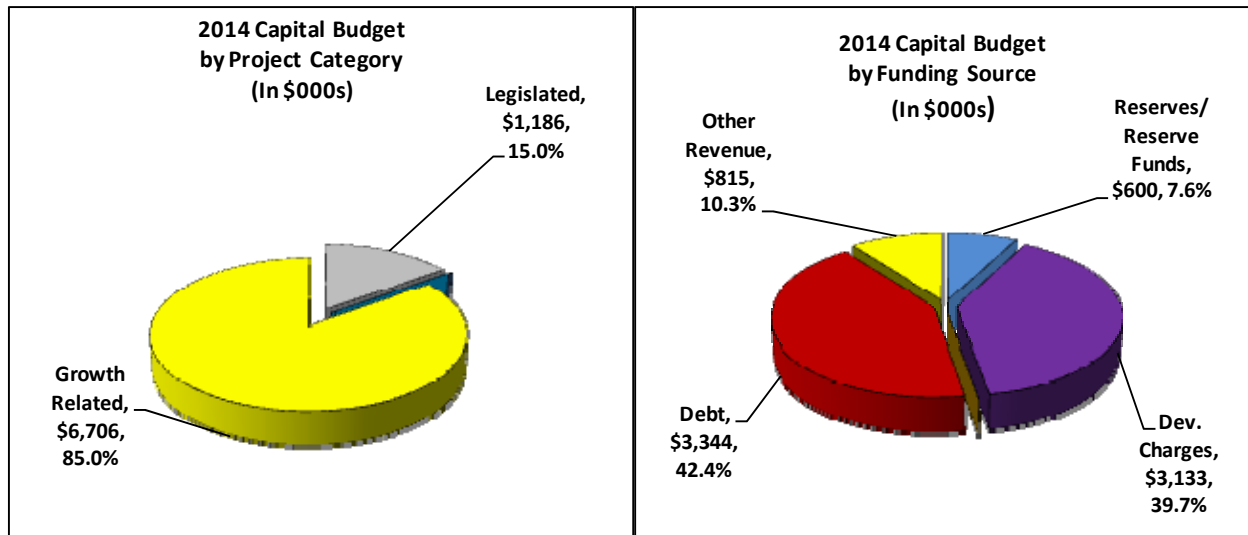
Capacity to Spend – Budget vs. Actual
(In \$000s)



-
- City Planning's spending capacity from 2009 to 2012, averaged \$4.327 million or 58.8% of its capital budget of \$30.465 million. The above average spending rate of 64.5% was achieved in 2010.
 - In 2011, the Program's capacity to complete all planned projects within the fiscal year was constrained due to a number of key staff vacancies.
 - The spending rate for City Planning's capital program is projected to continue on an upward trend from 51.4% in 2012 to 66.2% in 2013 due to the filling of vacancies.
 - The Civic Improvements - Places project, which represents, on average, 45% of the Program's Capital Budget is project expenditures since 2009, provides funding and design resources to other Programs. Readiness to proceed on projects is fully dependent on the construction plans and schedules from other Programs, including Transportation, Engineering and Construction Services, and Parks, Forestry and Recreation. In the event that budgeted work cannot proceed in the planned year, the Program will accelerate an alternative project with completed design requirements that is ready to proceed in the current year.
 - Regulatory and Council priority changes also impact the Program's ability to spend, however the Program is working to fill staff vacancies in order to meet these needs. As of November 2013, there were 17 vacancies or 4.8% of the total approved complement, representing a significant reduction in vacancies.
 - Staff will continue to monitor the spend rate of Civic Improvement – Places projects but at this time no cash flow reductions or deferrals are recommended following a review of the Program's capacity to spend.

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 \$7.892 million.

- Legislated projects account for \$1.186 million or 15.0% of the 2014 Capital Budget's project expenditures. These projects focus on achieving and reinforcing on-going legislated requirements related to the following:
 - Official Plan, New Zoning By-law, Natural Heritage Inventory Studies, and Toronto Archaeological Resources Plan.
- Growth-Related projects total \$6.706 million and represent 85.0% of the 2014 Capital Budget's project funding and include the following key projects:
 - The Civic Improvement – Places: This Program enhances the quality of city-wide open spaces within the road allowance by improving their physical infrastructure with emphasis on pedestrian comfort and safety.
 - Development Charge Funded Studies: These projects focus on the implementation of the Official Plan by undertaking Local Area Studies, Secondary Plans, Avenue Studies, and Transportation and Transit Planning Studies.
 - John Street Revitalization: This project includes the development of detailed design and construction drawings for the revitalization of John Street.
- The 2014 Capital Budget for City Planning is funded partially from debt, which accounts for 42.4% or \$3.344 million of total financing. This is above the debt affordability guideline of \$3.200 million set for this Program in 2014.

- The Program is above the debt target of \$3.200 million, due to the addition of funds for Transportation and Transit Planning Studies, Additional Avenue/Area Studies, and Additional Heritage Conservation District Studies, as directed by Council to increase the service levels for Avenue/Area Studies and Heritage Conservation District Studies/Plans.
- Development Charges fund \$3.133 million or 39.7% of the 2014 Capital Budget expenditures, and is allocated to the following eligible projects: Official Plan, New Zoning By-law, Places, and various Development Charge Funded Studies
- The Section 16 Reserve Fund finances \$0.600 million or 7.6% of the 2014 Capital Budget expenditures, solely allocated to the Front Street Improvements at Union Station project.
- Other Revenue accounts for \$0.815 million or 10.3% of the 2014 Capital Budget expenditures, and entirely funds the John Street Revitalization project. The source of Other Revenue is Section 37 funding.

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																
2013 Carry Forwards					2,500	2,500										2,500
Previously Approved Change in Scope		2,178		2,178		2,178										2,178
New			5,714	5,714		5,714										5,714
New w/Future Year																
Total Expenditure		2,178	5,714	7,892	2,500	10,392										10,392
Financing																
Debt		1,363	1,981	3,344	70	3,414										3,414
Other		815		815	1,500	2,315										2,315
Reserves/Res Funds			600	600		600										600
Development Charges Provincial/Federal			3,133	3,133	930	4,063										4,063
Total Financing (including carry forward funding)		2,178	5,714	7,892	2,500	10,392										10,392

City Planning's 2014 Recommended Capital Budget is \$10.392 million and provides \$2.500 million for projects with funds carried forward from 2013 to 2014, \$2.178 million for previously approved projects already underway, and \$5.714 million for new projects.

- The \$2.500 million of 2013 funding carried forward to 2014 is comprised of \$1.500 million for the John Street Revitalization project, \$0.500 million for the Civic Improvement – Places project, and \$0.500 million for Development Charge Funded Growth Studies, required for their completion.
- \$2.178 million is required in 2014 for previously approved projects including \$0.815 million for the design for the John Street Revitalization and \$1.363 million for the second year of a construction cycle for the Civic Improvement - Places program (see Part V on page 20 for a detailed listing of projects).
- The 2014 new project funding of \$5.714 million reflects funding requirements for all of the Program's Legislated and Growth-Related projects.

- Approval of the 2014 Recommended Capital Budget does not require future year commitments to cash flow funding between 2015 and 2023.
- \$3.414 million or 32.9% of the 2014 Recommended Capital Budget is funded from debt. The remaining funding of \$6.978 million includes \$4.063 million from Development Charges, \$2.315 million from Other Revenue, and \$0.600 million from Reserve/Reserve Funds.
 - Of the \$4.063 million from Development Charges, \$0.300 million will fund the Official Plan project, \$0.540 million will fund the New Zoning By-law, \$1.681 million will fund the Civic Improvement - Places project, and \$1.542 million will fund Development Charge Funded Studies.
 - The \$0.600 million in financing from Reserve/Reserve Funds will fund the Front Street Improvements at Union Station.
 - Other Revenue, which is comprised entirely of Section 37 funding, in the amount of \$2.315 million will fund the John Street Revitalization project. Of the \$2.315 million, \$1.500 million represents funds carried forward from 2013 to 2014, and \$0.815 million for a previously approved 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
Official Plan	300	300					300						300
New Zoning By-Law	755	755					755						755
Natural Heritage Inventory & Integration Evaluation System	81	81					81						81
Toronto Archaeological Resources Plan	50	50					50						50
John Street Revitalization	2,315	2,315					2,315						2,315
Places	3,826	3,826					3,826						3,826
Development Charge Funded Studies	3,065	3,065					3,065						3,065
Total (including carry forward funding)	10,392	10,392					10,392						10,392

The 2014 Recommended Capital Budget provides funding of \$10.392 million to:

- Carry on with the Five Year Review of the Official Plan and Municipal Comprehensive Review required by the Provincial Growth Plan (\$0.300 million).
- Continue defending appeals to the new Zoning By-law at the Ontario Municipal Board (\$0.755 million).
- Proceed with the development of maps and web-based tools to capture the City's Natural Heritage Inventory and the submission of an Official Plan Amendment to designate these sites (\$0.081 million).
- Continue to identify and document areas of archaeological potential in Toronto (\$0.050 million).
- Complete the design for the Revitalization of John Street (\$2.315 million).

- Continue implementing key civic improvement projects that will enhance city-wide open spaces within the road allowance and improve their physical infrastructure with emphasis on pedestrian comfort and safety (\$3.826 million).
- Undertake various growth-related planning studies (\$3.065 million).

V: ISSUES FOR DISCUSSION

Key Program Issues

Civic Improvement - Places Projects

- Funding of \$2.726 million has been included in the 2014 Recommended Capital Budget for Civic Improvement – Places projects.
- The Places sub-projects recommended for 2014 include:

Place	Description	Estimated Cost
Wilson Ave, Bathurst Street to Laurentia Crescent, Ward 10	Streetscape improvements	\$380,000
Lawrence Avenue West, South Station Road, Ward 11	Improvement to the intersection	\$260,000
Pottery Road and Bayview Avenue, Ward 29	Pedestrian and Cycling bridge	\$280,000
Scarborough Civic Centre, Ward 38	Landscape associated with new library	\$630,000
Spadina Road, St. Clair West (bridge), Ward 21	Improvement to bridge	\$380,000
Parliament Street, (Lakeshore Boulevard) Ward 27	Gateway feature, improvement to bridge	\$130,000
Cherry Street, (Lakeshore Boulevard), Ward 27	Gateway feature, improvement to bridge	\$130,000
Fairford Avenue at Coxwell Intersection, Ward 30 & 32	Intersection improvements	\$286,000
Kipling over Humber Bridge, Ward 1	Improvement to bridge	\$250,000
	Grand Total	\$2,726,000

- City Planning has provided a list of alternate 2014 Places sub-projects to ensure work plan flexibility in the event capital work for budgeted Civic Improvement projects cannot proceed in the planned year. It is recommended that the Chief Planner and Executive Director of City Planning be authorized to undertake projects included in the alternate 2014 Places sub-projects list should any planned project not be able to proceed in 2014.

- The alternate 2014 Places sub-projects identified below are ready to proceed in the event that any recommended projects cannot proceed in 2014:

Place	Description	Estimated Cost
Parkside Drive, Lakeshore Boulevard to Bloor Street, Ward 13, 14	Streetscape improvements, lighting	\$150,000
The Queensway. Parkside Drive and Glendale Avenue, Ward 13, 14	Pedestrian lighting and railings	\$250,000
Danforth Avenue, Victoria Park to Main Street, Ward 31, 32	Streetscape improvements	\$200,000
Markham Road, Eglinton CNR to Kingston Road, Ward 38, 43	Boulevard improvement	\$150,000
Warden Avenue from Kingston Road to Danforth Avenue, Scarborough, Ward 35 & 36	Streetscape improvements	\$250,000
Spadina Road and Dupont Street, Ward 20	Improvement to bridge	\$150,000
Algonquin Bridge Road, Toronto Island, Ward 28	Improvement to bridge	\$100,000
Sherbourne Street North - Rosedale Valley, Ward 27	Improvement to bridge	\$250,000
Sewells Road at Rouge River, Ward 42	Improvement to bridge	\$200,000
Queens Park Crescent West, Ward 27	Improvement to bridge	\$250,000
Lawrence Avenue East, Kingston Road to Orton Park, Ward 43	Intersection and streetscape improvements	\$180,000
Bloor Street West, Old Mill Ter & Old Mill Road, Ward 13	Streetscape improvements	\$150,000
Transit Road, Wilson Avenue to William R Allen South ramp, Ward 9	Streetscape improvements	\$150,000
Humber College Boulevard, Ward 1	Streetscape improvements	\$180,000
Wellesley Street West, Yonge Street to Queen's Park Crescent, Ward 27	Streetscape improvements	\$350,000
Bayview Avenue, York Mills to Finch Avenue, Ward 23, 24	Streetscape improvements	\$300,000
Overlea Boulevard, from Don Mills Road to Millwood Road, Ward 26	Streetscape improvements	\$250,000

- City Planning anticipates greater capacity to deliver capital projects due to the Major Capital Infrastructure Coordination (MCIC) Unit in Cluster B, which provides on-going coordination support to City Planning and its partner Programs such as Transportation Services, Engineering and Construction Services, and Parks, Forestry and Recreation.

New Zoning By-law

- At its meeting of August 27, 2010, City Council approved the new Zoning By-law, which streamlines 43 existing City Zoning By-laws. City Council repealed the approved new Zoning By-law at its meeting of May 18, 2011 and directed that a new version of the Zoning By-law be prepared following consultation with all of the appellants of the repealed By-law. At its April 3 and 4, 2013 meeting, City Council approved the new Zoning By-law. The By-law was subsequently enacted by Council on May 9, 2013.
- Council's re-adoption of the By-law has extended project timelines into 2014 and additional funding of \$0.455 million is required for resources to support on-going legal challenges at the Ontario Municipal Board (OMB).

Issues Referred to the 2014 Capital Budget Process*Service Level Review Process*

- At its meeting of July 16, 17, 18 and 19, 2013, City Council, in consideration of item EX33.29 - Revised Budget Process for 2014, directed "that the review of divisional service levels and activities along with any Standing Committee recommendations be referred to the 2014 Budget process for consideration and to guide staff during the 2014 administrative budget review process."
- At the September 12, 2013 meeting, the Planning and Growth Management Committee received a service level presentation from City Planning. In consideration of the presentation, the Committee recommended that City Council direct the establishment of four service levels in City Planning:
 - The completion of 75% of "City Building Studies" to the timeline identified to the community or approved by Council;
 - The mandatory attendance of the community planner at a minimum of two public meetings for each OPA/Rezoning application at the request of the Ward Councillor;
 - Five additional Avenue or Area studies be added to the work plan for 2014, and time be built into the base budget so that the backlog of Avenue and Area Studies is completed by the time of the next Official Plan Review in five years; and
 - The initiation of three new Heritage Conservation District Studies be added to the Division's work plan for 2014, to be started as the three Heritage Conservation District currently forecast for completion are concluding; and build the base capacity to initiate and complete five Heritage Conservation Districts per year.
- At the October 8, 9 and 10, 2013 meeting, City Council approved the four service levels for City Planning and directed that the necessary resources be added to the 2014 Recommended Capital and Operating Budget.
- The 2014-2023 Recommended Capital Plan includes \$12.000 million to provide for capital resources to meet two of the Council directed service levels:

-
- An additional \$2.500 million in funding over the 10-Year Plan is recommended, representing \$0.250 million each year, to add five additional Avenue or Area Studies in 2014 and in each subsequent year thereafter.
 - An additional \$9.500 million in funding over the 10-Year Plan period is recommended, reflecting \$0.500 million in 2014 and \$1.000 million in each year thereafter, to add three additional Heritage Conservation District (HCD) Studies/Plans to the 2014 work plan, and to complete five HCD per year in each subsequent year after that.
 - The 2014 Recommended Operating Budget also includes an increase of \$0.788 million in funding, with 2015 annualized impacts of \$0.554 million to fund 12 new positions to deliver Council approved increased level of service.
 - As a result of these additions, City Planning will have sufficient funds and capacity to undertake a total of 18 Avenue/Area Studies per year and 3 additional Heritage Conservation District Studies/Plans per year.

Appendix 1

2013 Performance

2013 Key Accomplishments

In 2013, City Planning accomplished the following:

- ✓ Advancing the Official Plan and Municipal Comprehensive Reviews, including Council adoption of new heritage and public realm policies; and analysis and consultation on employment lands, affordable housing and transportation components;
- ✓ Preparing and defending the New Zoning By-law adopted by Council May 2013;
- ✓ Engaged in numerous transportation initiatives including: Agincourt Secondary Plan Review, Highland Creek Environmental Assessment, and Sheppard Corridor Monitoring.
- ✓ Undertook various area-based studies including: Port Lands Planning Framework, Eglinton Connects Planning Study, Mimico by-the-Lake Secondary Plan, Yonge Street North Area Study, and Bathurst Street Study.
- ✓ Engaged in the following Council-initiatives, including the casino review, local appeal bodies, Development Charges Study, Seniors Strategy, Open Data, Pan Am Games projects, and Rouge Valley National Urban Park Landholder Agreement;
- ✓ Completed 7 Civic Improvement – Places projects at a cost \$2.700 million, including Scarlett Road - Bridge over Humber; Dufferin Street – Springhurst Avenue to Queen Street West; Lawrence East – McCowan Road and Markham Road; Keele Street - West Acres Drive to Lawrence Avenue West; Kingston Road: Manse Road to Asterfield Drive; Bloor Street West: Bathurst Street to Lansdowne Avenue; and Lakeshore Bridge over Etobicoke Creek.

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	\$ Unspent	% Unspent
11,422	2,147	18.8%	7,563	66.2%	3,860	33.8%

Capital expenditures for the 9 months ending September 30, 2013 totaled \$2.147 million or 18.8% of the 2013 Approved Capital Budget of \$11.422 million; and spending is forecasted to be \$7.563 million or 66.2% by year-end.

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

- The Development Charge Funded Studies project's capital expenditures totalled \$0.306 million representing 9.3% of the 2013 approved cash flow of \$3.275 million during the nine month period ended September 30, 2013. Project spending is lower than planned for this period due to finalization of procurement documents. It is estimated that \$2.176 million or 66.4% of the 2013 approved cash flow will be spent by year-end;
- The Civic Improvement - Places project's capital expenditures totalled \$0.662 million representing 18.0% of the 2013 approved cash flow of \$3.681 million during the nine month period ended September 30, 2013. The rate of spending is lower in the first three quarters of the year because the majority of spending occurs during the summer construction season from June to September, with a settlement of invoices in the October to December period. It is anticipated that \$2.981 million or 81.0% of the 2013 approved cash flow funding will be spent by year end; and
- The John Street Revitalization project did not incur any capital expenditures as of September 30, 2013, due to delays in the procurement process. Project completion is expected by December 31, 2014 and it is projected that \$0.088 million or 5.0% of the 2013 approved cash flow will be spent by year-end.

2013 Carry Forward Funding into 2014

- Funding of \$2.500 million is being carried forward to the 2014 Recommended Capital Budget for three Growth-Related projects: \$1.500 million for the John Street Revitalization, \$0.500 million for the Civic Improvement - Places project, and \$0.500 million for the Development Charge Funded Growth Studies.

Appendix 2

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

Project	2014 Budget	Plan									2014 - 2023	
		2015	2016	2017	2018	2019	2020	2021	2022	2023		
Official Plan	300.0			750.0	750.0	300.0	300.0					2,400.0
New Zoning By-Law	755.0							315.0	315.0	315.0		1,700.0
Natural Heritage Inventory & Integration Evaluation System	81.0	81.0										162.0
Toronto Archaeological Resources Plan	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0		500.0
John Street Revitalization	2,315.0											2,315.0
Places	3,826.0	2,771.0	2,807.0	2,830.0	2,860.0	2,893.0	2,923.0	2,923.0	2,923.0	2,923.0		29,679.0
Development Charge Funded Studies	3,065.0	3,240.0	3,490.0	2,140.0	2,140.0	2,490.0	2,490.0	2,350.0	2,350.0	2,350.0		26,105.0
Total (Including carry forward funding)	10,392.0	6,142.0	6,347.0	5,770.0	5,800.0	5,733.0	5,763.0	5,638.0	5,638.0	5,638.0		62,861.0

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

City Planning

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>URB906901 TORONTO ARCHAEOLOGICAL RESOURCES F</u>																									
1	9	Future Years Implementation	CW	S5	02	50	50	50	50	50	250	250	500	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	500	0	500	
<u>URB906181 NEW ZONING BYLAW</u>																									
1	7	SUPPORT FOR LEGAL CHALLENGES	CW	S5	02	755	0	0	0	0	755	0	755	0	0	540	0	0	0	0	0	215	0	755	
2	9	OP Compliance Review	CW	S6	02	0	0	0	0	0	0	945	945	0	0	226	0	0	0	0	0	719	0	945	
Sub-total						755	0	0	0	0	755	945	1,700	0	0	766	0	0	0	0	0	0	934	0	1,700
Total Program Expenditure						10,392	6,142	6,347	5,770	5,800	34,451	28,410	62,861	0	0	22,892	0	600	0	2,315	0	37,054	0	62,861	

CITY OF TORONTO

Gross Expenditures (\$000's)

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

City Planning					Current and Future Year Cash Flow Commitments and Estimates							Current and Future Year Cash Flow Commitments and Estimates Financed By									
Sub-Project No.	Project Name	Ward Stat. Cat.	2014	2015	2016	2017	2018	Total 2014-2018	Total 2019-2023	Total 2014-2023	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Capital from Current Funds	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
Financed By:																					
	Development Charges		4,063	2,478	2,714	2,059	2,073	13,387	9,505	22,892	0	0	22,892	0	0	0	0	0	0	22,892	
	Reserve Funds (Ind."XR" Ref.)		600	0	0	0	0	600	0	600	0	0	0	0	600	0	0	0	0	600	
	Other1 (Internal)		2,315	0	0	0	0	2,315	0	2,315	0	0	0	0	0	2,315	0	0	0	2,315	
	Debt		3,414	3,664	3,633	3,711	3,727	18,149	18,905	37,054	0	0	0	0	0	0	0	37,054	0	37,054	
Total Program Financing			10,392	6,142	6,347	5,770	5,800	34,451	28,410	62,861	0	0	22,892	0	600	0	2,315	0	37,054	0	62,861

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

City Planning

						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By												
Sub-Project No.	Project Name	Ward	Stat.	Cat.	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>PLN907911 John Street Revitalization</u>																									
0	1	Design - John Street Revitalization	20	S2	05	2,315	0	0	0	0	2,315	0	2,315	0	0	0	0	0	0	2,315	0	0	0	2,315	
Sub-total						2,315	0	0	0	0	2,315	0	2,315	0	0	0	0	0	0	2,315	0	0	0	2,315	
<u>URB906067 NEW OFFICIAL PLAN</u>																									
1	10	FIVE YEAR REVIEW OF THE OFFICIAL PLAN-FUTURE YEARS	CW	S5	02	300	0	0	0	0	300	0	300	0	0	300	0	0	0	0	0	0	0	300	
Sub-total						300	0	0	0	0	300	0	300	0	0	300	0	0	0	0	0	0	0	300	
<u>URB906188 PLACES - FUTURE YEARS</u>																									
0	3	PLACES - Ongoing FY2013	CW	S2	05	1,363	0	0	0	0	1,363	0	1,363	0	0	0	0	0	0	0	1,363	0	0	1,363	
0	5	Previously Approved Commitment for Future Years	CW	S2	05	500	0	0	0	0	500	0	500	0	0	430	0	0	0	0	0	70	0	500	
1	6	Front Street Improvements at Union Station	CW	S4	05	600	0	0	0	0	600	0	600	0	0	0	600	0	0	0	0	0	0	600	
2	7	PLACES - Ongoing	CW	S5	05	1,363	0	0	0	0	1,363	0	1,363	0	0	1,251	0	0	0	0	0	112	0	1,363	
Sub-total						3,826	0	0	0	0	3,826	0	3,826	0	0	1,681	0	600	0	0	0	1,545	0	3,826	
<u>URB906386 DEVELOPMENT CHARGE FUNDED STUDIES</u>																									
1	39	Growth Studies 2014	CW	S4	05	1,315	0	0	0	0	1,315	0	1,315	0	0	750	0	0	0	0	0	565	0	1,315	
2	38	Transportation & Transit Planning Studies 2014	CW	S4	05	250	0	0	0	0	250	0	250	0	0	142	0	0	0	0	0	108	0	250	
3	37	Additional Transportation&Transit Planning Studies	CW	S4	05	250	0	0	0	0	250	0	250	0	0	0	0	0	0	0	0	250	0	250	
4	40	Additional Avenue/Area Studies	CW	S5	05	250	0	0	0	0	250	0	250	0	0	150	0	0	0	0	0	100	0	250	
5	41	Additional Heritage Conservation District Studies	CW	S5	05	500	0	0	0	0	500	0	500	0	0	0	0	0	0	0	0	500	0	500	
35	35	Growth Studies 2013	CW	S2	05	500	0	0	0	0	500	0	500	0	0	500	0	0	0	0	0	0	0	500	
Sub-total						3,065	0	0	0	0	3,065	0	3,065	0	0	1,542	0	0	0	0	0	1,523	0	3,065	
<u>URB906181 NEW ZONING BYLAW</u>																									
1	7	SUPPORT FOR LEGAL CHALLENGES	CW	S5	02	755	0	0	0	0	755	0	755	0	0	540	0	0	0	0	0	215	0	755	
Sub-total						755	0	0	0	0	755	0	755	0	0	540	0	0	0	0	0	0	215	0	755
Total Program Expenditure						10,261	0	0	0	0	10,261	0	10,261	0	0	4,063	0	600	0	2,315	0	3,283	0	10,261	

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4: 2014 Recommended Cash Flow and Future Year Commitments

City Planning					Current and Future Year Cash Flow Commitments and Estimates							Current and Future Year Cash Flow Commitments and Estimates Financed By									
Sub-Project No.	Project Name	Ward Stat. Cat.	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	
Financed By:																					
	Development Charges		4,063	0	0	0	0	4,063	0	4,063	0	0	4,063	0	0	0	0	0	0	0	4,063
	Reserve Funds (Ind."XR" Ref.)		600	0	0	0	0	600	0	600	0	0	0	0	600	0	0	0	0	0	600
	Other1 (Internal)		2,315	0	0	0	0	2,315	0	2,315	0	0	0	0	0	0	2,315	0	0	0	2,315
	Debt		3,283	0	0	0	0	3,283	0	3,283	0	0	0	0	0	0	0	0	3,283	0	3,283
Total Program Financing			10,261	0	0	0	0	10,261	0	10,261	0	0	4,063	0	600	0	2,315	0	3,283	0	10,261

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) 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: 2014 Recommended Capital Project with Financing Details
City Planning
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>PLN907911 John Street Revitalization</u>													
0	1 Design - John Street Revitalization	12/19/2012	12/19/2012	2,315	0	0	0	0	0	0	2,315	0	0	0
	Project Sub-total:			2,315	0	0	0	0	0	0	2,315	0	0	0
0	<u>URB906067 NEW OFFICIAL PLAN</u>													
1	10 FIVE YEAR REVIEW OF THE OFFICIAL PLAN-FUTURE YE	1/1/2013	12/31/2023	300	0	0	300	0	0	0	0	0	0	0
	Project Sub-total:			300	0	0	300	0	0	0	0	0	0	0
0	<u>URB906188 PLACES - FUTURE YEARS</u>													
0	3 PLACES - Ongoing FY2013	1/1/2012	12/31/2023	1,363	0	0	0	0	0	0	0	0	1,363	0
0	5 Previously Approved Commitment for Future Years	10/15/2012	10/15/2012	500	0	0	430	0	0	0	0	0	70	0
1	6 Front Street Improvements at Union Station	1/1/2014	12/31/2014	600	0	0	0	0	600	0	0	0	0	0
2	7 PLACES - Ongoing	1/1/2014	12/31/2023	1,363	0	0	1,251	0	0	0	0	0	112	0
	Project Sub-total:			3,826	0	0	1,681	0	600	0	0	0	1,545	0
0	<u>URB906386 DEVELOPMENT CHARGE FUNDED STUDIES</u>													
1	39 Growth Studies 2014	1/1/2014	12/31/2014	1,315	0	0	750	0	0	0	0	0	565	0
2	38 Transportation & Transit Planning Studies 2014	1/1/2014	12/31/2015	250	0	0	142	0	0	0	0	0	108	0
3	37 Additional Transportation&Transit Planning Studies	1/1/2014	12/31/2014	250	0	0	0	0	0	0	0	0	250	0
4	40 Additional Avenue/Area Studies	1/1/2014	12/31/2023	250	0	0	150	0	0	0	0	0	100	0
5	41 Additional Heritage Conservation District Studies	1/1/2014	12/31/2023	500	0	0	0	0	0	0	0	0	500	0
35	35 Growth Studies 2013	1/1/2013	12/31/2013	500	0	0	500	0	0	0	0	0	0	0
	Project Sub-total:			3,065	0	0	1,542	0	0	0	0	0	1,523	0
2	<u>URB906181 NEW ZONING BYLAW</u>													
1	7 SUPPORT FOR LEGAL CHALLENGES	1/1/2009	12/31/2014	755	0	0	540	0	0	0	0	0	215	0
	Project Sub-total:			755	0	0	540	0	0	0	0	0	215	0
Program Total:				10,261	0	0	4,063	0	600	0	2,315	0	3,283	0

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 - Corporate

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	
Development Charge Reserve Fund Development Studies - XR2120/Account to be Created	Beginning Balance as of Jan. 1, 2013	6,286	5,531	4,468	4,350	4,612	5,494	6,145	7,320	8,508	9,699	10,958	
	Contributions / (Withdrawals)												
	Official Plan		(300)			(210)	(210)	(84)	(84)				(888)
	New Zoning By-Law		(540)							(113)	(113)		(766)
	Development Charge Funded Studies		(1,042)	(1,206)	(1,426)	(550)	(550)	(566)	(566)	(552)	(496)	(458)	(7,412)
Total Withdrawals		(3,070)	(1,882)	(1,206)	(1,426)	(760)	(760)	(650)	(650)	(665)	(609)	(458)	(9,066)
Contributions / Interest		2,315	1,175	1,444	1,688	1,772	1,801	1,825	1,838	1,856	1,868	1,905	17,172
Total Program Contributions / (Withdrawals)			(707)	238	262	1,012	1,041	1,175	1,188	1,191	1,259	1,447	8,106
Other program / Agency Net Withdrawals and Contributions			(356)	(356)		(130)	(390)						(1,232)
Total Reserve Fund Balance at Year-End			4,468	4,350	4,612	5,494	6,145	7,320	8,508	9,699	10,958	12,405	6,874

* Based on the 3rd Quarter Variance Report

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		
Development Charge Reserve Fund Civic Improvements - XR2121/Account to be Created	Beginning Balance as of Jan. 1, 2013	3,202	2,654	2,353	2,250	2,328	2,463	2,608	2,757	2,902	3,062	3,232		
	Contributions / (Withdrawals)													
	Places - Ongoing		(1,251)	(1,272)	(1,288)	(1,299)	(1,313)	(1,328)	(1,342)	(1,342)	(1,341)	(1,120)	(12,896)	
	Total Withdrawals		(2,347)	(1,251)	(1,272)	(1,288)	(1,299)	(1,313)	(1,328)	(1,342)	(1,342)	(1,341)	(1,120)	(12,896)
	Contributions / Interest		1,799	950	1,169	1,366	1,434	1,458	1,477	1,487	1,502	1,511	1,541	13,895
Total Program Contributions / (Withdrawals)			(301)	(103)	78	135	145	149	145	160	170	421	999	
Other program / Agency Net Withdrawals and Contributions														
Total Reserve Fund Balance at Year-End			2,353	2,250	2,328	2,463	2,608	2,757	2,902	3,062	3,232	3,653	999	

* Based on the 3rd Quarter Variance Report

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	
Section 16 Reserve Fund - XR3031	Beginning Balance as of Jan. 1, 2013	3,983	2,261	1,661	1,661	1,661	1,661	1,661	1,661	1,661	1,661	1,661	
	Contributions / (Withdrawals)												
	Front Street Improvements at Union Station		(600)										(600)
	Total Withdrawals		(1,750)	(600)									(600)
	Contributions / Interest		28										
Total Program Contributions / (Withdrawals)			(600)										(600)
Other program / Agency Net Withdrawals and Contributions													
Total Reserve Fund Balance at Year-End			1,661	1,661	1,661	1,661	1,661	1,661	1,661	1,661	1,661	1,661	(600)

* Based on the 3rd Quarter Variance Report