



# Toronto 2015 BUDGET

## CAPITAL ANALYST NOTES



## City Planning

### 2015 – 2024 CAPITAL BUDGET AND PLAN OVERVIEW

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

The 2015–2024 Recommended Capital Plan of \$59.302 million provides funding for Legislated and Growth-Related projects that focus on achieving and reinforcing the on-going legislated and statute based requirements related to the City's Official Plan, Zoning By-Law and Archaeological Management Plan Phase II; in addition to undertaking various growth-related studies; and creating great public places.

## Highlights

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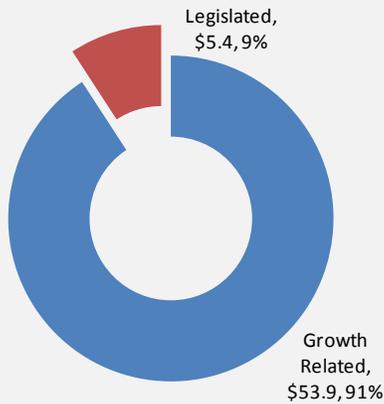
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### Capital Spending and Financing

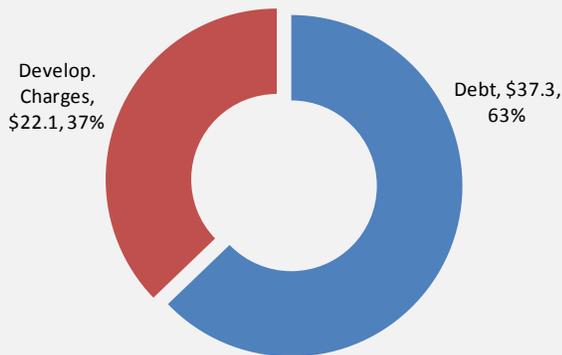
2015-2024 Capital Budget and Plan by Expenditures Category (\$Millions)



\$59.3 Million

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

\$59.3 Million



### Where does the money go?

The 2015–2024 Recommended Capital Budget and Plan totals \$59.302 million and provides funding for projects in six major areas:

- Official Plan Review.
- Zoning By-law
- Natural Heritage Inventory
- Archeological Management Plan Phase II
- Civic Improvement – Places
- Development Charge Funded Growth-Related Studies

### Where does the money come from?

City Planning's 10-Year Recommended Capital Plan is funded by 2 major sources, debt and development charges:

- New debt funding of \$37.252 million comprises 62.8% of City Planning's 10-year capital funding, which is below the debt guideline by \$0.448 million over the 10-year planning period as a result of adjustments to align annual cash flows with the Program's annual spending capacity.
- Additional capital financing of \$22.050 million or 37.2% will be provided from Development Charges based on the portion of projects that support growth in the City.

### State of Good Repair Backlog

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

**Key Challenges & Priority Actions**

**Support for Future Growth** – The continued focus of supporting future growth in the City through proactive planning initiatives.

- ✓ \$25.960 million in funding for growth related studies is included in the 10-Year Recommended Capital Plan to help guide the way the City grows.

**New Zoning By-law** – The need for support of legal challenges has extended project timelines into 2015.

- ✓ \$0.335 million in additional funding has been added to the 2015 Recommended Capital Budget to support on-going legal challenges at the Ontario Municipal Board.

**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 2015.

**2015 Capital Budget Highlights**

The 2015 Recommended Capital Budget for City Planning of \$7.395 million, including carry forward funding, will:

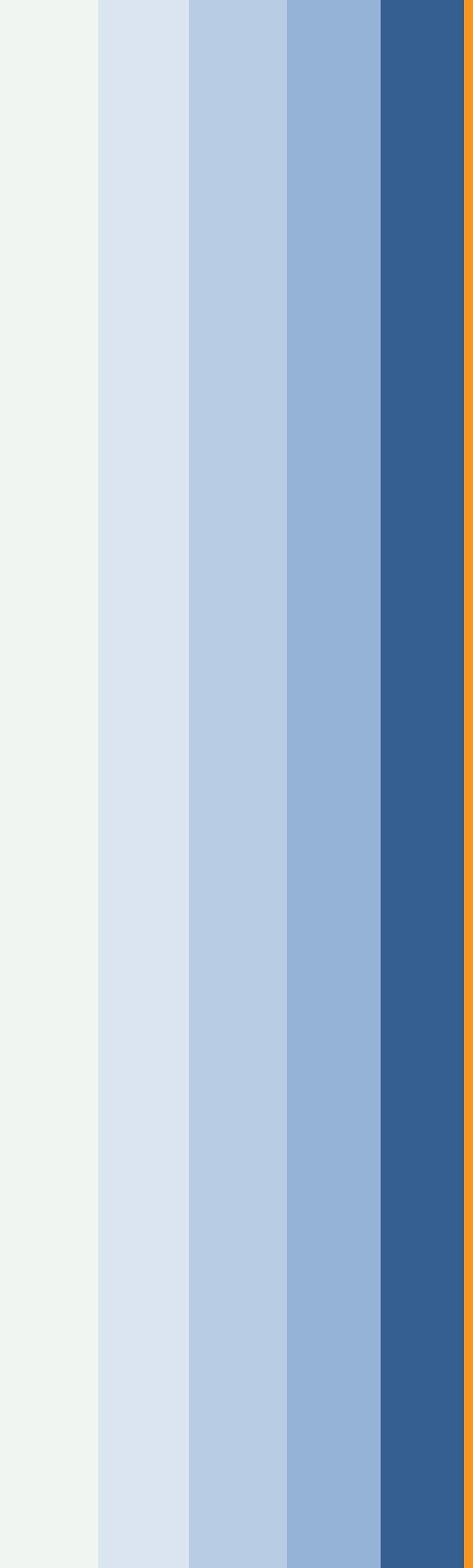
- ✓ \$2.940 million to begin 9 Places projects including streetscape improvements along Victoria Park and Lawrence Avenue West; upgrades to the Discovery Walk system; and support for a lighting installation on the Bloor Street Viaduct.
- ✓ \$0.335 million in 2015 to ensure appropriate legal and planning resources are available to continue to defend the City-wide Zoning Bylaw before the Ontario Municipal Board.
- ✓ \$3.990 million for Development Charge Funded Studies that will focus on undertaking growth related studies, including: Avenue Studies; Transportation & Transit Planning Studies; Local Area Studies; Secondary Plans; and for the first time in 2015 the ability to commence 5 Heritage Conservation District Studies.



## Recommendations

The City Manager and Chief Financial Officer recommend that:

1. City Council approve the 2015 Recommended Capital Budget for City Planning with a total project cost of \$6.726 million, and 2015 cash flow of \$7.395 million and future year commitments of \$0.831 million comprised of the following:
  - a) New Cash Flow Funds for:
    - i. 8 new / change in scope sub-projects with a 2015 total project cost of \$6.726 million that requires cash flow of \$5.895 million in 2015 and a future year cash flow commitments of \$0.831 million in 2016.
  - b) 2014 approved cash flow for 2 previously approved sub-projects with carry forward funding from 2014 into 2015 totalling \$1.500 million.
2. City Council approve the new debt service costs of \$0.053 in 2015 and incremental debt costs of \$0.338 million in 2016; and \$0.049 million for 2017; resulting from the approval of the 2015 Recommended Capital Budget, to be included in the 2015 and future year operating budgets.
3. City Council approve the 2016-2024 Recommended Capital Plan for City Planning totalling \$52.576 million in project estimates, comprised of \$5.585 million in 2016; \$5.903 million for 2017; \$5.931 million for 2018; \$5.803 million for 2019; \$5.834 million for 2020; \$5.768 million for 2021; \$5.768 million for 2022; \$5.768 million for 2023; and \$6.216 million in 2024; and
4. City Council approve 2.0 temporary capital positions for the delivery of 2015 capital projects and that the duration for each temporary position not exceed the life and funding of its respective project / sub-project.

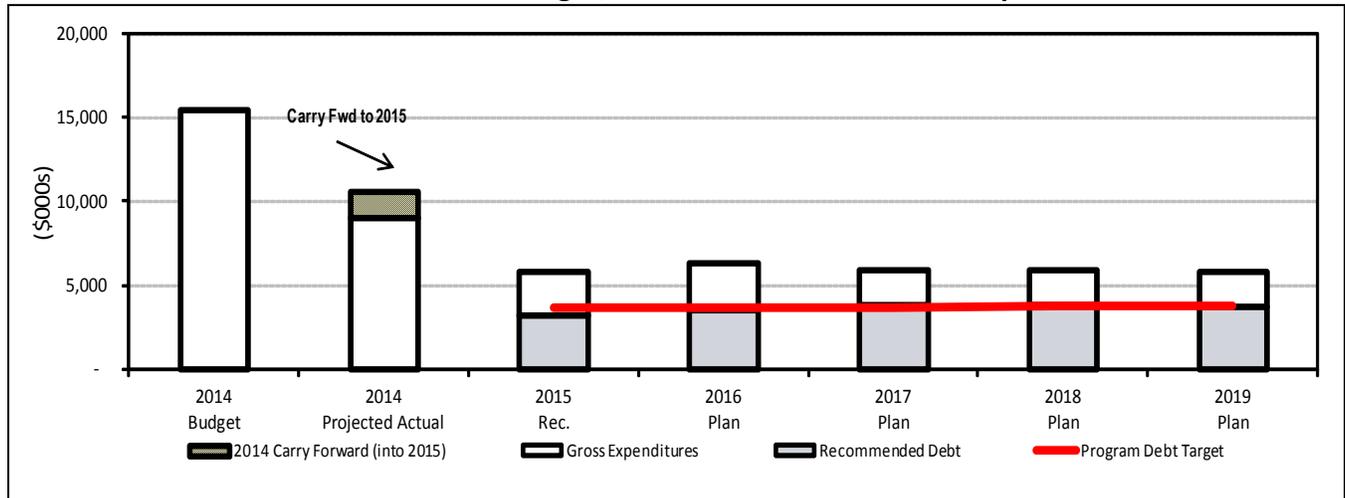


## **Part I:**

### 10-Year Capital Plan

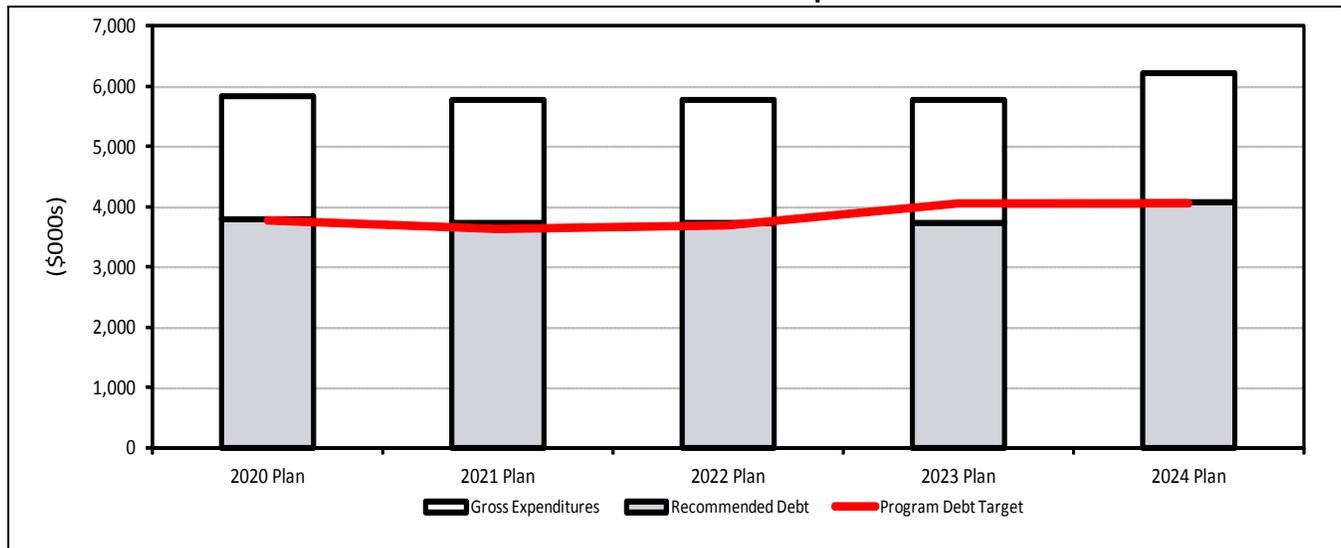
# 10 Year Capital Plan

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



		2015 Rec'd Capital Budget and 2016 - 2019 Rec'd Capital Plan								
		2014		2015	2016	2017	2018	2019	2015 - 2019	5-Year Total Percent
		Budget	Projected Actual							
<b>Gross Expenditures:</b>										
2014 Capital Budget & Approved FY Commitments		15,526	9,066							
Recommended Changes to Approved FY Commitments										
2015 New/Change in Scope and Future Year Commitments				5,895	831				6,726	22.5%
2016- 2019 Capital Plan Estimates				5,585		5,903	5,931	5,803	23,222	77.5%
2-Year Carry Forward for Reapproval										
1-Year Carry Forward to 2015		1,500								
<b>Total Gross Annual Expenditures &amp; Plan</b>		<b>15,526</b>	<b>10,566</b>	<b>5,895</b>	<b>6,416</b>	<b>5,903</b>	<b>5,931</b>	<b>5,803</b>	<b>29,948</b>	<b>100.0%</b>
<b>Program Debt Target</b>				<b>3,664</b>	<b>3,633</b>	<b>3,711</b>	<b>3,727</b>	<b>3,755</b>	<b>18,490</b>	
<b>Financing:</b>										
<b>Recommended Debt</b>				<b>3,218</b>	<b>3,563</b>	<b>3,830</b>	<b>3,845</b>	<b>3,761</b>	<b>18,217</b>	<b>60.8%</b>
Reserves/Reserve Funds										
Development Charges		2,677		2,853	2,073	2,086	2,042	11,731	39.2%	
Provincial/Federal										
Debt Recoverable										
Other Revenue										
<b>Total Financing</b>				<b>5,895</b>	<b>6,416</b>	<b>5,903</b>	<b>5,931</b>	<b>5,803</b>	<b>29,948</b>	<b>100.0%</b>
<b>By Project Category:</b>										
Health & Safety										
Legislated				465	130	880	880	430	2,785	9.3%
SOGR										
Service Improvement										
Growth Related				5,430	6,286	5,023	5,051	5,373	27,163	90.7%
<b>Total by Project Category</b>				<b>5,895</b>	<b>6,416</b>	<b>5,903</b>	<b>5,931</b>	<b>5,803</b>	<b>29,948</b>	<b>100.0%</b>
<b>Asset Value (\$) at year-end</b>										
Yearly SOGR Backlog Estimate (not addressed by current plan)										
Accumulated Backlog Estimate (end of year)										
<b>Backlog: Percentage of Asset Value (%)</b>										
Debt Service Costs				53	408	477	514	513	1,966	
Operating Impact on Program Costs										
New Positions										

**Table 1b**  
**2020 - 2024 Recommended Capital Plan**



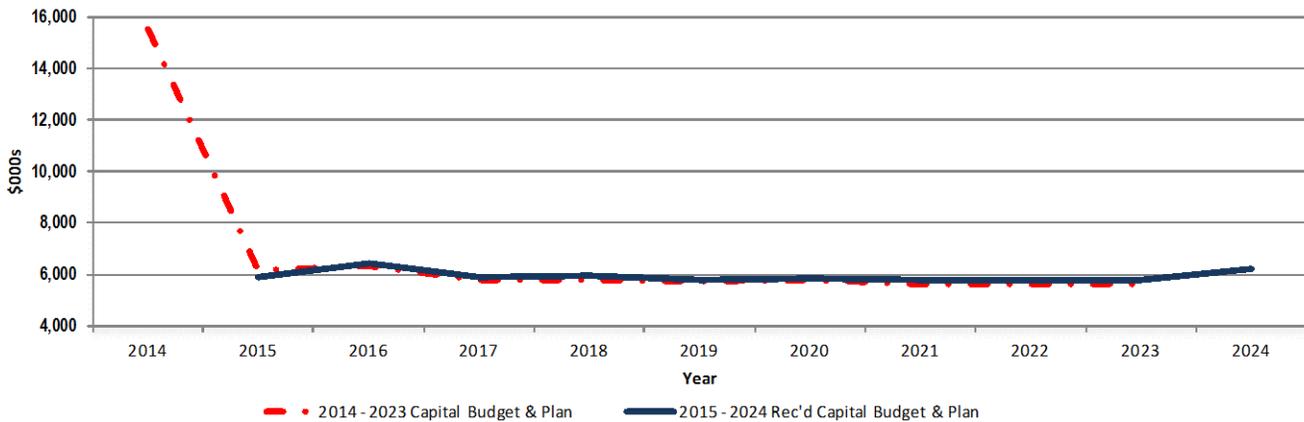
	2020 - 2024 Rec'd Capital Plan						10-Year Total Percent
	2020	2021	2022	2023	2024	2015 - 2024	
<b>Gross Expenditures:</b>							
2014 Capital Budget & Approved FY Commitments						6,726	11.3%
Recommended Changes to Approved FY Commitments							
2015 New/Change in Scope and Future Year Commitments							
2020 - 2024 Capital Plan Estimates	5,834	5,768	5,768	5,768	6,216	52,576	88.7%
<b>Total Gross Annual Expenditures &amp; Plan</b>	<b>5,834</b>	<b>5,768</b>	<b>5,768</b>	<b>5,768</b>	<b>6,216</b>	<b>59,302</b>	<b>100.0%</b>
<b>Program Debt Target</b>	<b>3,771</b>	<b>3,631</b>	<b>3,688</b>	<b>4,060</b>	<b>4,060</b>	<b>37,700</b>	
<b>Financing:</b>							
<b>Recommended Debt</b>	3,777	3,733	3,733	3,733	4,059	37,252	62.8%
Reserves/Reserve Funds							
Development Charges	2,057	2,035	2,035	2,035	2,157	22,050	37.2%
Provincial/Federal							
Debt Recoverable							
Other Revenue							
<b>Total Financing</b>	<b>5,834</b>	<b>5,768</b>	<b>5,768</b>	<b>5,768</b>	<b>6,216</b>	<b>59,302</b>	<b>100.0%</b>
<b>By Project Category:</b>							
Health & Safety							
Legislated	430	445	445	445	880	5,430	9.2%
SOGR							
Service Improvement							
Growth Related	5,404	5,323	5,323	5,323	5,336	53,872	90.8%
<b>Total by Project Category</b>	<b>5,834</b>	<b>5,768</b>	<b>5,768</b>	<b>5,768</b>	<b>6,216</b>	<b>59,302</b>	<b>100.0%</b>
<b>Asset Value(\$)</b> at year-end							
Yearly SOGR Backlog Estimate (not addressed by current plan)							
Accumulated Backlog Estimate (end of year)							
<b>Backlog: Percentage of Asset Value (%)</b>							
Debt Service Costs	505	505	500	500	508	4,484	
Operating Impact on Program Costs							
New Positions							

### Key Changes to the 2014 - 2023 Approved Capital Plan

The 2015 Recommended Capital Budget and the 2016 - 2024 Recommended Capital Plan reflects a decrease of \$8.693 million in capital funding over a 10 year period from the 2014 to 2023 Approved Capital Plan.

The table and chart below provide a breakdown of the \$8.693 million or 12.8% decrease in the Capital Program on an annual basis from 2014 to 2024.

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



(\$000s)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	10-Year Total
2014 - 2023 Capital Budget & Plan	15,526	6,142	6,347	5,770	5,800	5,733	5,763	5,638	5,638	5,638		67,995
2015 - 2024 Rec'd Capital Budget & Plan		5,895	6,416	5,903	5,931	5,803	5,834	5,768	5,768	5,768	6,216	59,302
Change %		-4.0%	1.1%	2.3%	2.3%	1.2%	1.2%	2.3%	2.3%	2.3%		-12.8%
Change \$		-247	69	133	131	70	71	130	130	130		-8,693

As made evident in the chart above, the \$8.693 million decrease in the Capital Program reflects a return to average funding levels for City Planning capital projects.

- The 2014 Capital Budget included two significant projects (John Street Revitalization and the Scarborough Civic Centre Library Streetscape) that will not require any new funding in 2015 and future years.

As reflected in Table 2 on the following page, changes to the 2014 – 2023 Approved Capital Plan, specifically the recommended \$0.617 million in increased capital funding in the nine common years of the Capital Plans (2015 – 2023) arise from the reprioritization of City Planning's capital projects, based on the following factors:

- Additional funding required to defend the City-wide Zoning Bylaw before the Ontario Municipal Board.
- The continued focus of supporting future growth in the City through proactive planning initiatives.
- Need to realign City Planning's 2015 Capital Budget with historical spending rates.

A summary of project changes for the years 2015 to 2023 totalling \$0.617 million are provided in Table 2 below:

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

\$000s	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015 - 2023 Total
2014 - 2023 Capital Budget & Plan	15,526	6,142	6,347	5,770	5,800	5,733	5,763	5,638	5,638	5,638		52,469
2015 - 2024 Rec'd Capital Budget & Plan		5,895	6,416	5,903	5,931	5,803	5,834	5,768	5,768	5,768	6,216	53,086
<b>Capital Budget &amp; Plan Changes (2015 - 2023)</b>		(247)	69	133	131	70	71	130	130	130		617

	Total Project Cost	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015 - 2023	2024	Revised Total Project
<i>Previously Approved</i>													
N/A													
<b>Total Previously Approved</b>													
<b>New</b>													
5-Year Review of the Official Plan - 2024												750	750
New Zoning Bylaw - Support for Legal Challenges	2,555	335									335		2,890
Places	N/A	(831)	(11)	(7)	(9)	(10)	(9)				(877)	2,936	N/A
<b>DC Funded Studies</b>													
Transportation & Transit Planning Studies	N/A	250		60	60			50	50	50	520	250	N/A
Growth Studies	N/A											900	N/A
Avenue/Area Studies	N/A											250	N/A
Heritage Conservation District Studies	N/A											1,000	N/A
Natural Heritage Inventory Studies	N/A	(1)	80	80	80	80	80	80	80	80	639	80	N/A
Archaeological Management Plan Phase II	N/A										-	50	N/A
<b>Total New</b>		(247)	69	133	131	70	71	130	130	130	617	6,216	
<b>Total Changes</b>		(247)	69	133	131	70	71	130	130	130	617	6,216	

**Significant Capital Project Changes in City Planning:**

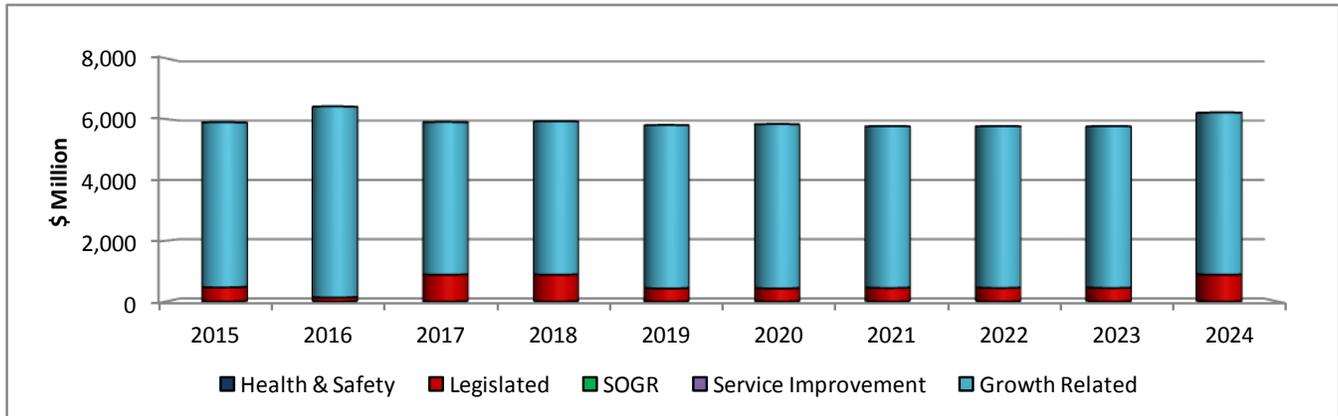
The following City Planning capital projects have been allocated increased funding to address key priorities outlined below:

- The *New Zoning Bylaw* project will require additional funding of \$0.335 million in 2015 to ensure appropriate legal and planning resources are available to continue to defend the City-wide Zoning Bylaw before the Ontario Municipal Board.
- Additional funding for *Transportation and Transit Planning Studies* is also recommended to allow for the ongoing review of transportation policies in the context of the Five Year Review of the Official Plan and to provide funding to continue to define a comprehensive future transit network for the City, and new cycling framework with a target approval date of early 2015.
- Annual funding beyond 2015 is recommended for the *Natural Heritage Inventory Studies* project to allow City Planning to continue to enhance public awareness and understanding of Toronto's natural environment and environmentally significant areas.

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

- The *Civic Improvements Places* project has been adjusted based on City Planning's historical spending capacity, taking into account \$1.0 million in 2014 funding that will be carried forward into 2015.
- To facilitate improved spending in 2015 and future years, the annual cash flows for Civic Improvement Places project has been revised to reflect multi-year spending, with 70% of the budget to be included in year 1 of the project and 30% made available for cash flow commitments in year 2. 2015 – 2024 Recommended Capital Plan

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



As illustrated in the chart above, the 10-Year Recommended Capital Plan for City Planning of \$59.302 million predominately provides funding for Growth Related projects, which represent 90.8% of total funding over the 10-year period.

- The level of funding for Growth Related projects is consistent with City Planning's objective to help guide and manage the City's growth and physical form; and the effects on the social, economic and natural environment.
- Legislated projects account for the remaining 9.2% of total funding, the majority of these projects are directed at achieving and reinforcing the on-going legislated and statute-based requirements related to the City's Official Plan and Zoning By-law. The variation in annual funding for Legislated projects results from the mandated timing requirements of various planning reviews.

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

	Total App'd Cash Flows to Date*	2015 Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2015 - 2024 Total	Rec'd Total Project Cost
<b>Total Expenditures by Category</b>													
<b>Legislated</b>													
<i>New Official Plan</i>													
5-Year Review of the Official Plan - 2017				750	750	300	300					2,100	2,100
5-Year Review of the Official Plan - 2024											750	750	
<i>New Zoning Bylaw</i>													
Support for Legal Challenges	2,555	335										335	2,890
Official Plan Compliance Review								315	315	315		945	945
Natural Heritage Inventory Studies	N/A	80	80	80	80	80	80	80	80	80	80	800	
Archaeological Management Plan Phase II	N/A	50	50	50	50	50	50	50	50	50	50	500	
<b>Sub-Total</b>		<b>465</b>	<b>130</b>	<b>880</b>	<b>880</b>	<b>430</b>	<b>430</b>	<b>445</b>	<b>445</b>	<b>445</b>	<b>880</b>	<b>5,430</b>	
<b>Growth Related</b>													
Places	N/A	1,940	2,796	2,823	2,851	2,883	2,914	2,923	2,923	2,923	2,936	27,912	
<i>Development Charge Funded Studies</i>													
Transportation & Transit Planning Studies	N/A	500	250	250	250	250	250	250	250	250	250	2,750	
Growth Studies	N/A	1,740	1,990	700	700	990	990	900	900	900	900	10,710	
Avenue/Area Studies	N/A	250	250	250	250	250	250	250	250	250	250	2,500	
Heritage Conservation District Studies	N/A	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,000	
<b>Sub-Total</b>		<b>5,430</b>	<b>6,286</b>	<b>5,023</b>	<b>5,051</b>	<b>5,373</b>	<b>5,404</b>	<b>5,323</b>	<b>5,323</b>	<b>5,323</b>	<b>5,336</b>	<b>53,872</b>	
<b>Total Expenditures by Category</b>		<b>5,895</b>	<b>6,416</b>	<b>5,903</b>	<b>5,931</b>	<b>5,803</b>	<b>5,834</b>	<b>5,768</b>	<b>5,768</b>	<b>5,768</b>	<b>6,216</b>	<b>59,302</b>	

\*Life to Date approved cash flows are provided for multi-year capital projects with cash flow approvals prior to 2015, excluding ongoing capital projects (i.e. Places projects)

## 2015 – 2024 Recommended Capital Projects

The 10-Year Recommended Capital Plan for City Planning is directed at achieving and reinforcing the on-going legislated and statute-based requirements related to the City's Official Plan, Zoning By-law and Archaeological Management Plan Phase II Plan, as well as conducting several growth-related planning studies and implementing the Program's Civic Improvement Program.

### ***Legislated***

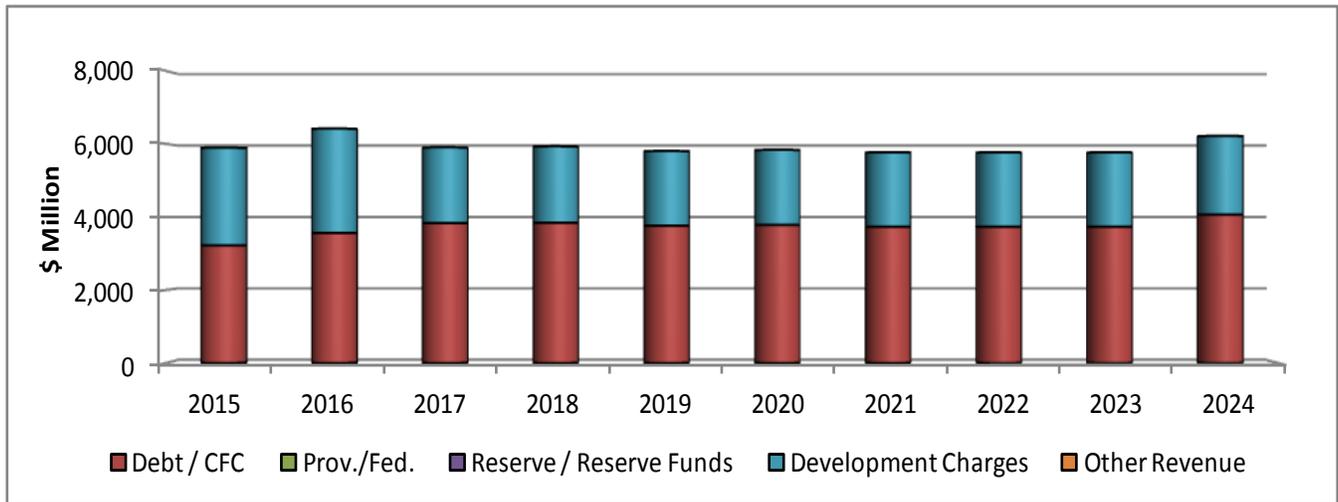
- *New Official Plan*
  - The 10-Year Recommended Capital Plan provides funding of \$2.850 million for the Planning Act's statutory five year review of the Official Plan Review and Municipal Comprehensive Review, which results in new policies to address new legislative requirements; research outcomes; and City Council directions.
  - The Five Year Review of the Official Plan is nearing completion. It 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 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.
  - The By-law regulates the use of land, the bulk, height, location, use of buildings and structures, the provision of parking spaces, loading spaces and other associated matters in the City of Toronto.
  - Given its complexity, the Ontario Municipal Board hearings for the new Zoning By-law will likely be larger in scope than the Official Plan hearing.
  - The 10-Year Recommended Capital Plan includes funding of \$1.280 million to ensure that legal and planning resources are available to defend the By-law before the Ontario Municipal Board as well as additional funding beginning in 2021 to commence the Official Plan Compliance Review.

### ***Growth Related***

- *Places*
  - These streetscape enhancement projects focus on creating urban places for the public's enjoyment in strategic locations across Toronto. Each year six to eight projects are undertaken in conjunction with larger infrastructure reconstruction projects that are part of the Transportation Services' Road Reconstruction Program.
  - The projects are chosen so that, over time, all areas of the city receive the benefits of these enhancements to the public realm.
  - By taking a strategic approach that coordinates the implementation of these modest urban design undertakings with other larger, scheduled municipal construction projects, the City can shape and enhance the urban environment in a cost-efficient manner while helping to fulfill the community's need for better quality streets and sidewalks. Pedestrian comfort and safety are key considerations in the design of these public realm improvements.

- The 2015 - 2024 Program allocates \$27.912 million for projects, ranging from streetscape improvements along Victoria Park and Lawrence Avenue West; and upgrades to the Discovery Walk system.
- In addition, the 2015 Program supports Pan Am-driven initiatives including a lighting installation on the Bloor Street Viaduct.
- *Development Charge Funded Studies*
  - These projects focus on the implementation of the Official Plan and conducting several growth-related studies including:
    - Transportation & Transit Planning Studies that consist of the ongoing review of the City's transportation policies in the context of the Five Year Review of the Official Plan; including policies addressing integration with land use; streets and complete streets; active transportation; transportation demand management and parking; and goods movement.
    - Work is also continuing to define a comprehensive future transit network for the City, and new cycling framework.
    - Growth Studies that responds to Council directed local area studies across City Planning's four service districts to develop a framework to guide future growth and development of the area.
    - Avenue Studies, which are conducted to determine how to intensify along the City's Avenues in a way that is compatible with adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings;
    - Heritage Conversation District Studies support the heritage planning framework in Ontario and the City of Toronto, ensuring that historically significant neighbourhoods and areas are protected, preserving the City's rich cultural heritage.
    - HCD study areas are prioritized taking into consideration areas that are currently undergoing an increased level of development activity and are at a higher immediate risk of the loss of cultural heritage value.
    - Beginning in 2015, the 10-Year Recommended Capital Plan will provide annual funding of \$1.000 million to build the base capacity to initiate and complete five Heritage Conservation Districts per year.

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



The 10-Year Recommended Capital Plan of \$59.302 million will be financed by the following sources:

- Debt, which accounts for \$37.252 million or 62.8% of the financing over the 10-year period.
  - The recommended debt funding is below the 10-year debt guideline of \$37.700 million allocated to the Program by \$0.448 million.
  - The Capital Program is below the debt target as a result of a combination of increasing the use of Development Charge funding based on project eligibility and adjustments to align annual cash flows with the Program's annual spending capacity.
- Development Charges represent the remaining \$22.050 million or 37.2% of funding for the 10-Year Recommended Capital Plan.
  - As noted previously, 90.8% of City Planning's Capital Program supports Growth Related projects. These projects have been reviewed to ensure that development charge funding is applied to fullest extent based on project eligibility and funding availability under rates approved as part of the 2013 DC By-law.

**State of Good Repair (SOGR) Backlog**

The 10-Year 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: Net Operating Budget Impact**

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

Projects	2015 Rec'd Budget		2016 Plan		2017 Plan		2018 Plan		2019 Plan		2015 - 2019		2015 - 2024	
	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions
<b>New Projects - 2015</b>														
New Zoning Bylaw - Support for Legal Challenges		(3.5)		(2.0)								(5.5)		(5.5)
<b>Total Recommended (Net)</b>		<b>(3.5)</b>		<b>(2.0)</b>								<b>(5.5)</b>		<b>(5.5)</b>

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

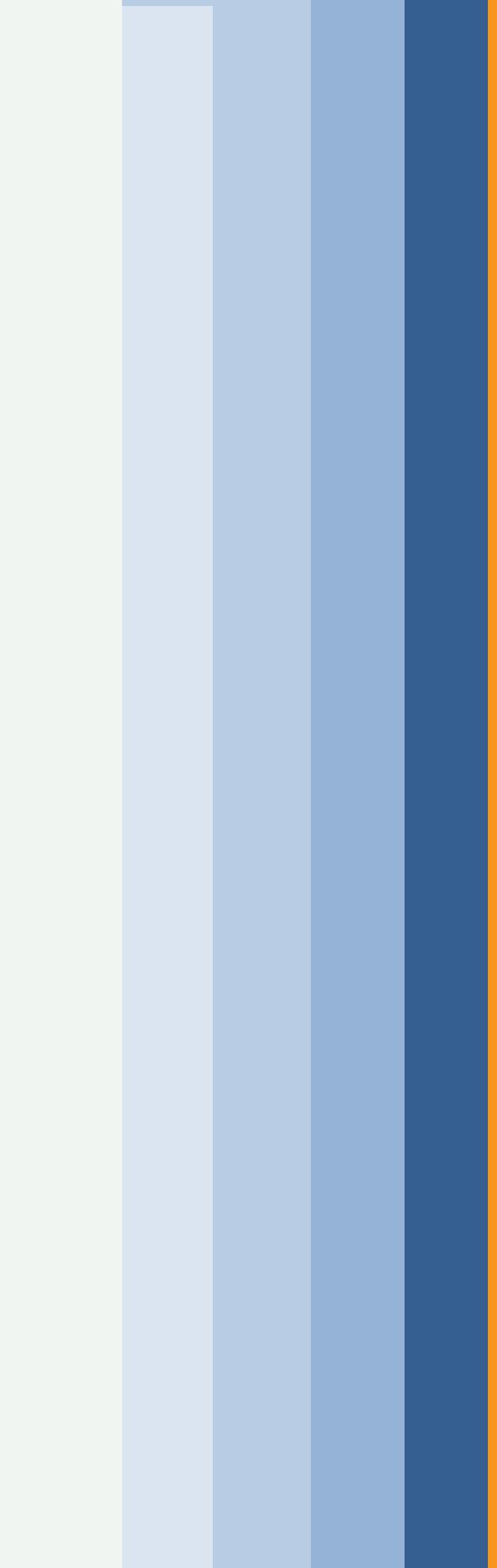
- The gross expenditure and position reductions result from the anticipated completion of the New Zoning By-law project in 2015, which required temporary positions for capital project delivery.

**Table 5  
Capital Project Delivery: Temporary Positions**

Position Title	CAPTOR Project Number	# of Positions	Project Delivery		Salary and Benefits \$ Amount( \$000s)						
			Start Date	End Date (m/d/yr)	2015	2016	2017	2018	2019	2020 - 2024	
Planner	URB906181-07	1.0	Extended	12/31/2015	108.3						
Support Assistant C	URB906181-07	1.0	Extended	12/31/2015	67.0						
<b>Total</b>		<b>2.0</b>			<b>175.4</b>						

Approval of the 2015 – 2024 Recommended Capital Budget and Plan will require the one-year extension of 2.0 temporary capital positions to deliver New Zoning By-law project, as outlined in the table above.

- It is recommended that Council approve the one-year extension of these 2.0 temporary capital positions for the delivery of the above capital projects and that the duration for each temporary position does not exceed the life of the funding of its respective capital projects.

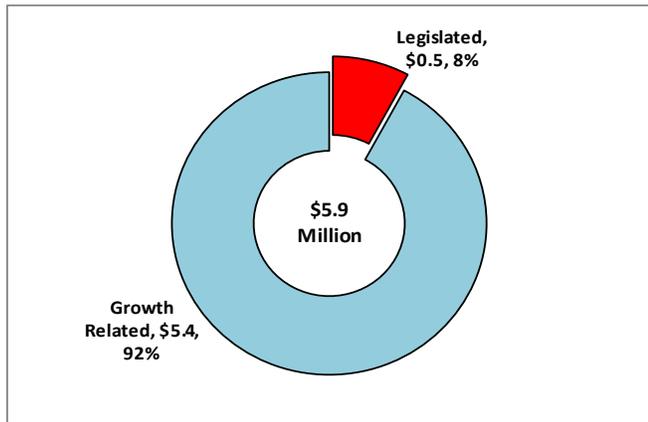


## **Part II:** 2015 Capital Budget

## 2015 Recommended Capital Budget

### 2015 Capital Budget by Project Category and Funding Source

2015 Capital Budget by Project Category  
(\$Millions)

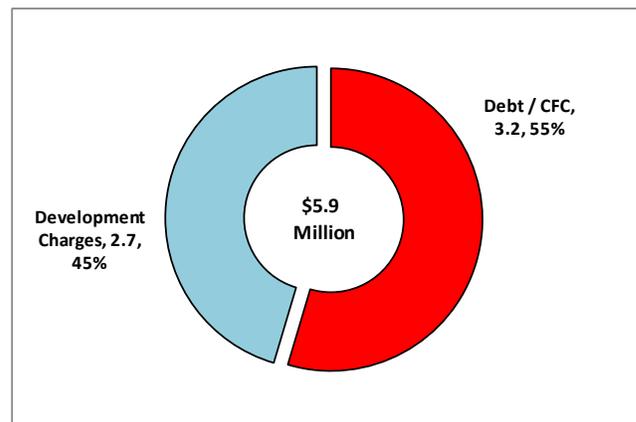


The 2015 Recommended Capital Budget, excluding funding carried forward from 2014 to 2015, requires cash flow funding of \$5.895 million.

The 2015 Capital Budget expenditures are allocated to the following project categories:

- *Legislated (\$0.465 million, 8%)*
  - Funding for Legislated projects in 2015 is primarily required for the support for legal challenges of the *Zoning Bylaw*.
- *Growth (\$5.430 million, 92%)*
  - In 2015, Growth projects continue to drive the City Planning Capital Budget.
  - Excluding funding to be carried forward from 2014, \$3.490 million is recommended to support the continued development of *Development Charge Funded Studies* and the remaining \$1.940 million will be utilized for *Civic Improvement – Places* projects that will result in streetscape enhancements across the City.

2015 Capital Budget by Funding Source  
(\$Millions)



The 2015 Recommended Capital Budget is financed primarily by:

- *Debt (\$3.218 million, 55%)*
  - \$3.218 million of debt financing is \$0.446 million below the debt guideline of \$3.664 million set for this Program in 2015.
  - The Program is below the debt target primarily as a result of aligning 2015 cash flow for the *Places* project with the Program's historical spending capacity.
- *Development Charges (\$2.677 million, 45%)*
  - Development Charges funding has been maximized in 2015 based on the eligible growth component of capital projects and the availability of funds within the current rates and development activity.
  - Development charge funding is allocated to the *New Zoning By-law; Places; Development Charge Funded Studies* projects.

**Table 6**  
**2015 Recommended Cash Flow & Future Year Commitments (In \$000s)**

	2014 Carry Forward Funding	2015 Rec'd Cash Flow	Total 2015 Cash Flow (Incl 2014 C/Fwd)	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total 2015 Rec'd Cash Flow & FY Commits
<b>Expenditures</b>													
Previously Approved	1,500		1,500										1,500
Change in Scope													
New		3,955	3,955										3,955
New w/Future Year		1,940	1,940	831									2,771
<b>Total Expenditure</b>	<b>1,500</b>	<b>5,895</b>	<b>7,395</b>	<b>831</b>									<b>8,226</b>
<b>Financing</b>													
Debt	1,000	3,218	4,218	450									4,668
Reserves/Res Funds													
Development Charges	500	2,677	3,177	381									3,558
Provincial/Federal													
<b>Total Financing (including carry forward funding)</b>	<b>1,500</b>	<b>5,895</b>	<b>7,395</b>	<b>831</b>									<b>8,226</b>

Approval of the 2015 Recommended Capital Budget of \$7.395 million will result in the following:

- \$1.500 million in 2014 funding that will be carried forward into 2015 for completion of *Places* and *Growth Studies* projects that commenced in 2014.
- New project funding of \$3.955 million to support the 2015 cash flow requirements for ongoing capital projects such as *Development Charge Funded Studies*; *Natural Heritage Inventory Studies*; and the *Archaeological Management Plan Phase II*.
- Recommended multi-year funding of \$1.940 million in 2015 which will require future year commitments of \$0.831 in 2016 for *Places* projects, as new initiatives that will commence in 2015 are anticipated to be completed in 2016.

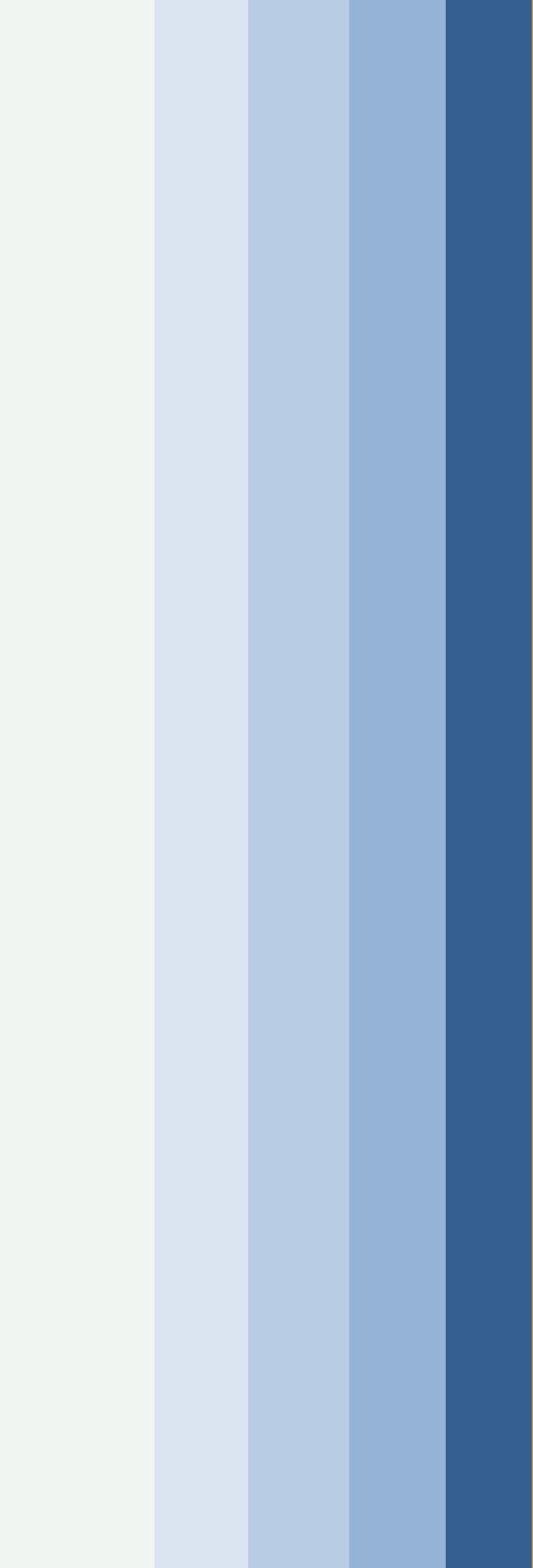
2015 Recommended Capital Project Highlights

**Table 7**  
**2015 Recommended Capital Project Highlights (in \$000s)**

Project	Total Project Cost	2015	2016	2017	2018	2019	2015 - 2019	2020	2021	2022	2023	2024	2015 - 2024 Total
<b>Development Charge Funded Studies</b>													
Transportation & Transit Planning Studies	N/A	500					500						500
Growth Studies	N/A	2,240					2,240						2,240
Avenue/Area Studies	N/A	250					250						250
Heritage Conservation District Studies	N/A	1,000					1,000						1,000
Natural Heritage Inventory Studies	N/A	80					80						80
Places	N/A	2,940	831				3,771						3,771
New Zoning Bylaw - Support for Legal Challenges	2,890	335					335						335
Archaeological Management Plan Phase II	N/A	50					50						50
<b>Total (including carry forward funding)</b>		<b>7,395</b>	<b>831</b>				<b>8,226</b>						<b>8,226</b>

The 2015 Recommended Capital Budget, including funds carried forward from 2014 into 2015, provides funding of \$7.395 million to:

- Continue the progress of ongoing capital projects such as *Development Charge Funded Studies* and *Civic Improvement Places* projects that focus on guiding the way the City looks and grows.
- Complete the \$2.890 million *New Zoning Bylaw* project by providing additional funding of \$0.335 million in 2015 to ensure legal and planning resources are available to continue to defend the Bylaw at the Ontario Municipal Board.



## **Part III:**

Issues for Discussion

## Issues for Discussion

### Issues Impacting the 2015 Capital Budget

#### *Civic Improvement - Places Projects*

- \$2.771 million in funding is included the 2015 Recommended Capital Budget and 2016 commitments for Civic Improvement – Places projects to commence in 2015.
- The Places sub-projects recommended to begin in 2015 include:

<b>Places - 2015 Projects (\$000s)</b>		
<b>Place</b>	<b>Description</b>	<b>Estimated Cost</b>
Danforth Ave, Woodbine to Dawes, Ward 31, 32	Street Tree Railings	\$270.0
Lawrence Ave West from Allen Exp S.W. Ramp to Dufferin, Ward 15	Streetscape improvement	\$247.0
Victoria Park, Patrick Blvd to Farmcrest DR, Ward 33, 34	Streetscape improvement	\$147.0
Dundas and Carlaw, Ward 30	Parkette with Parks & Recreation	\$247.0
Lower Don Improvements, Ward 28	Stairs at Gerrard & Dundas, Pottery Road Pedestrian Bridge	\$854.0
Bloor Street Viaduct, Ward 27, 29, 30	Prince Edward Viaduct lighting	\$547.0
Methuen Avenue Parkette, Baby Point, Ward 13	Parkette	\$100.0
Humber Bay Shores Park Trail, Ward 6	Nodes along multi-use trail	\$259.0
Discovery Walk, City-wide	Upgrades to Discovery Walk System	\$100.0
	<b>Total:</b>	<b>\$2,771.0</b>

- City Planning has also provided a list of alternate 2015 Places sub-projects to ensure work plan flexibility in the event capital work for budgeted Civic Improvement projects cannot proceed in the planned year. The alternate 2015 Places sub-projects identified below are ready to proceed in the event that any recommended projects cannot proceed in 2015:

<b>Places - 2015 Alternative Projects (\$000s)</b>		
<b>Place</b>	<b>Description</b>	<b>Estimated Cost</b>
Overlea, Don River Charles Hiscott Bridge Ward 26	Improvement to bridge and entrances	\$270.0
Dufferin St, Eglinton Ave to Jane Osler Blvd Ward 15	Streetscape improvement	\$150.0
Keele St, Steeles Ave to Sheppard Ave, Ward 8, 9	Streetscape improvement	\$200.0
The Donway East, The Donway West, Lawrence Ave to Don Mills, Ward 25, 34	Streetscape improvement	\$150.0
Bayview Ave, York Mills to Lawrence, Ward 25	Streetscape improvement	\$120.0
Pharmacy Ave, Edge Park Ave to Eglinton Ave East, Ward 35	Streetscape improvement	\$200.0
Warden Ave, Sheppard East to Ellesmere Rd, Ward 40	Streetscape improvement	\$100.0
McCowan Rd, Alton Tower Crcl to Hydro Limit, Ward 41	Streetscape improvement	\$200.0

**List Continued on the Following page**

Places - 2015 Alternative Projects (\$000s)		
Place	Description	Estimated Cost
Victoria Park, Steeles Ave to Finch Ave, Ward 24, 39	Streetscape improvement	\$150.0
Birchmount Rd, Ellesmere Rd to Exford Dr, Ward 37	Streetscape improvement	\$100.0
Warden Ave, Steeles to Bambergh Crcl, Ward 39	Streetscape improvement	\$150.0
River Street / Bayview Ramps, Ward 28	Streetscape improvement	\$150.0
Algonquin Bridge Rd, Toronto Island , Ward 28	Bridge improvements	\$120.0
Pape Ave, Donlands to O'Connor Dr, Ward 29	Streetscape improvement	\$150.0
O'Connor Dr, Broadview Ave to Greenwood Ave, Ward 29	Streetscape improvement	\$100.0
Coxwell Ave, Queen Street East to Gerrard East, Ward 32	Streetscape improvement	\$150.0
Dundas Street West Bathurst to University, Ward 20	Streetscape improvement	\$200.0
Bay St, Queen St E to Lakeshore Blvd, Ward 28	Streetscape improvement	\$200.0
The Queensway at Humber River, Ward 13	Bridge improvements	\$200.0
Parkside Dr. Lakeshore Boulevard to Spring Rd Ward 13, 14	Streetscape improvement, lighting	\$150.0
Scarlett Road, Eglinton Ave West to Lawrence Ave West, Ward 2, 4	Streetscape improvement	\$150.0
Dundas St West, Etobicoke Creek to Neilson Dr Ward 3, 5	Streetscape improvement	\$150.0
Lawrence Ave W, Royal York Rd to Scarlett Rd, Ward 2	Streetscape improvement	\$80.0
St Clair Ave W, Weston Rd, Ward 11	Streetscape improvement	\$250.0
The Queensway from Kipling to Lady Bank Ave , Ward 5	Streetscape improvement	\$150.0
Dundas St West from Kipling Ave to the east Mall , Ward 5	Streetscape improvement	\$150.0
The Queensway from North Queen Street to Etobicoke Creek, Ward 5	Streetscape improvement	\$150.0
Oakwood Ave from Vaughan rd to Eglinton Ave West, Ward 15	Streetscape improvement	\$150.0
Oakwood Ave from St Clair Ave West to Rogers Rd Ward 17	Streetscape improvement	\$150.0
Rexdale Blvd from Kipling Ave to west of Islington, Ward 2	Streetscape improvement	\$150.0
Hwy 27 from north of Humber River to Steeles Ave W, Ward 1	Streetscape improvement	\$150.0

#### *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 2015 and additional funding of \$0.335 million is required for resources to support on-going legal challenges at the Ontario Municipal Board (OMB).

## Issues Impacting the 10-Year Capital Plan

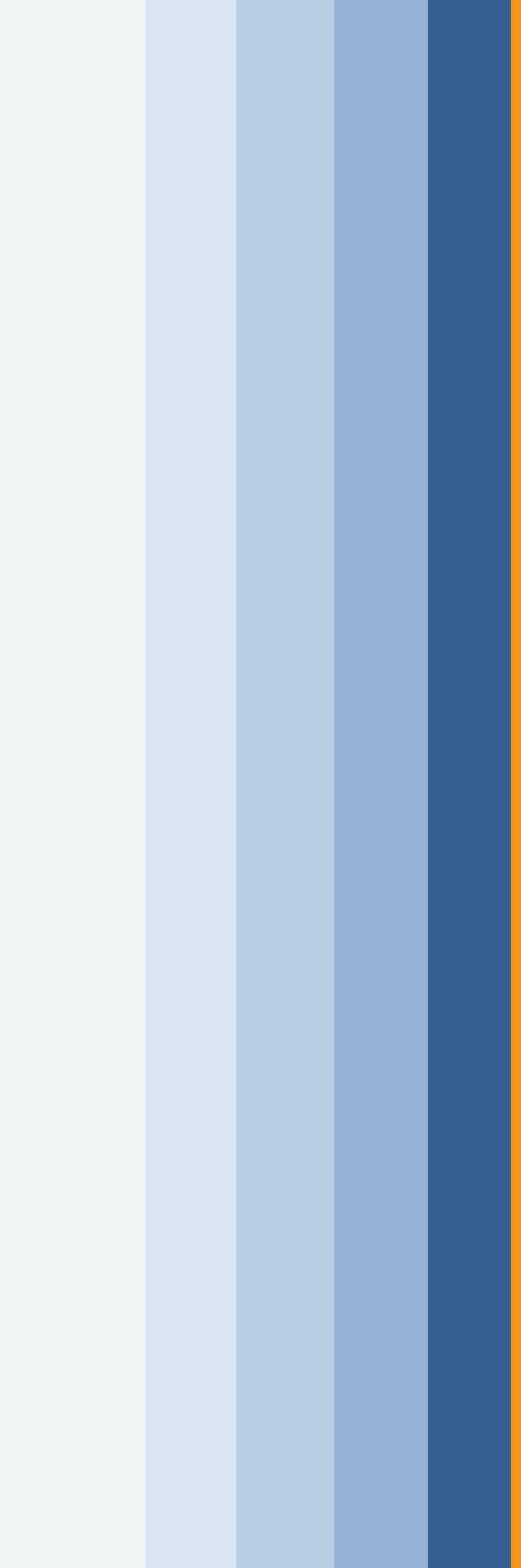
### *Transit Expansion Initiatives*

- The 2015 - 2024 Recommended Capital Budget and Plan for the **Corporate Initiatives Capital Program** (external to the City Planning Capital Program) includes funding of \$5.500 million from 2015 to 2017 for the new *Transit Expansion Initiatives* capital project.
- This capital funding will support consultant costs; consultation elements of potential environmental assessments; and feasibility studies of potential transit expansion projects. This capital project will also provide funding for 4 temporary Transit Planning position within the City Planning Division.
- The Transit Expansion Initiatives project will also provide funding in 2015 to support the review of the SmartTrack plan.

## Issues Referred to the 2015 Capital Budget Process

### *Prior Year Service Level 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 following which was to be implemented in 2015:
  - Build the base capacity to initiate and complete 5 Heritage Conservation Districts per year.
- The 2015-2024 Recommended Capital Plan includes \$10.000 million (\$1.000 million annually) to provide for capital resources to initiate and complete the Council directed 5 Heritage Conservation Districts per year.
  - The \$1.000 million in recommended annual cash flows for Heritage Conservation District Studies, which begin in 2015 reflect an increase of \$0.500 million from the 2014 approved cash flow of \$0.500 million.
  - This increase in annual cash flow will allow City Planning to increase the amount of studies that they can initiate from 3 studies to 5 studies.



# **Appendices**

## Appendix 1

### 2014 Performance

#### 2014 Key Accomplishments

In 2014, City Planning accomplished the following:

- Commenced or completed several Civic Improvement – Places projects including the Lakeshore bridge over Etobicoke Creek; the Edgewood Parkette; the intersection of Ranee Avenue and the Allen Road; first phase of Kingston Road- Birchmount to Warden; the Spadina Road bridge over Nordheimer ravine; and the intersection of Bay Street and Davenport Road.
- Official Plan Amendment 231 which contains new policies related to Employment and new land use designations was submitted to the Province for approval.
- Ontario Municipal Board pre-hearings and mediation commenced on the Official Plan Heritage policies (Official Plan Amendment 199).
- Official Plan Amendment 214 which amended the Section 37 policies to facilitate the provision of affordable rented residential condominiums came into full force as of February 24, 2014.
- A number of other city-wide initiatives, as directed by Planning and Growth Management Committee (PGMC) / Council or stemming directly from discussions with appellants to By-law 569-2013, led to draft bylaws and their statutory public meetings in the first half of 2014 for:
  - Marihuana Production Facilities;
  - Residential Apartment Commercial zone;
  - Revisions to zoning regulations for Group Homes; and
  - Technical amendments to Bylaw 569-2013 to address appeals (4 by-law amendments).
- A proposed Official Plan amendment has been prepared to designate 69 new environmentally significant areas (ESAs) on Map 12 of the Official Plan and four community meetings were held in the Fall of 2014.
  - A consultant study to develop management zones for publicly owned ESAs is underway in conjunction with Parks, Forestry and Recreation. Materials to enhance public awareness, including a small version of a larger photography book documenting ESAs and surrounding natural parklands.
- The EGLINTONconnects Planning Study was completed and approved by Council in May 2014. It includes a new vision for the 19 kilometre length of the Eglinton Crosstown LRT which will be implemented over time through 21 recommendations for travelling, greening and building on Eglinton
- Completion of the Dufferin Street Avenue Study that examined mixed land use and built form potential along Dufferin Street, between Highway 401 to just south of Lawrence Avenue West.
- The commencement and/or completion of various Growth Studies (Local Area) including the McCowan Precinct Plan – Streets and Block Plan Study; the Midtown in Focus - A Streets, Parks and Open Space Master Plan for Yonge Eglinton; the Sherway Area Study; and the Port Lands Planning Framework.

- The completion of three Heritage Conservation District studies for King-Spadina, the Garden District and the St. Lawrence Neighbourhood (King-Parliament-Old Town).

## 2014 Financial Performance

**Table 8**  
**2014 Budget Variance Analysis (In \$000's)**

2014 Approved	As of Sept. 30, 2014		Projected Actuals at Year End		Unspent Balance	
\$	\$	% Spent	\$	% Spent	\$ Unspent	% Unspent
15,526	2,600	16.7%	9,066	58.4%	6,459	41.6%

\*Based on the Third Quarter Variance Report

## 2014 Experience

City Planning incurred expenditures of \$2.600 million or 16.7% of its 2014 Approved Capital Budget of \$15.526 million for the period ended September 30, 2014; and spending is projected to be \$9.066 million or 58.4% by year end.

The Program spent \$2.600 million as of the end of the nine months on the following projects that are on track:

- The *Five Year Review of the Official Plan* project's capital expenditures totalled \$0.067 million representing 11.2% of the 2014 approved cash flow of \$0.6 million during the nine months ended September 30, 2014. This project provides funding for the Planning Act's statutory Five Year Review of the Official Plan as well as a Municipal Comprehensive Review. It is anticipated that \$0.6 million or 100% of the 2014 approved cash flow will be spent by year-end; and
- The *New Zoning By-Law Support for Legal Challenges* project's capital expenditures totalled \$0.599 million representing 79.3% of the 2014 approved cash flow of \$0.755 million during the nine months ended September 30, 2014. This project provides funding for the Zoning By-law Planning and Legal teams and is forecasted to be on schedule and completed by the end of 2015. It is estimated that \$0.755 million or 100% will be spent by year-end.

The under-spending for the first nine months of 2014 is mainly driven by delays in the following projects:

- The *Civic Improvement - Places* project's capital expenditures totalled \$0.521 million representing 11.6% of the 2014 approved cash flow of \$4.477 million during the first nine months of 2014. This project includes design work to enhance open spaces within the road allowance in coordination with divisional capital works programs. It is estimated that \$3.028 million or 67.6% of the 2014 approved cash flow will be spent by year-end, with spending of the remaining cash flow funding and completion of all 2014 projects anticipated for summer of 2015;
- The *Development Charge Funded Studies* project's capital expenditures totaled \$1.110 million representing 23.4% of the 2014 approved cash flow of \$4.742 million during the nine month period ended September 30, 2014. It is estimated that \$2.847 million or 60.0% of the 2014 approved cash flow will be spent by year-end. The projected 2014 under-spending results from various studies that are underway, which anticipate to be completed and fully spent in 2015; and

- The *John Street Revitalization* project's capital expenditures totalled \$0.252 million representing 9.8% of the 2014 approved cash flow of \$2.565 million during the first nine months of 2014. The project is currently underway with project completion expected in 2015. It is estimated that \$0.750 million or 29.2% of the 2014 approved cash flow will be spent by year-end.

**Impact of the 2014 Capital variance on the 2015 Recommended Budget**

- Funding of \$1.500 million is being carried forward to the 2015 Recommended Capital Budget for two Growth Related projects: \$1.000 million for *Civic Improvement – Places* projects; and \$0.500 million for *Development Charge Funded Growth Studies*.

## Appendix 2

Table 9  
2015 Rec'd Capital Budget; 2016 to 2024 Rec'd Capital Plan (\$000s)

Project	Total Project Cost	2015	2016	2017	2018	2019	2015 - 2019	2020	2021	2022	2023	2024	2015 - 2024 Total
<b>Development Charge Funded Studies</b>													
Transportation & Transit Planning Studies	N/A	500	250	250	250	250	1,500	250	250	250	250	250	2,750
Growth Studies	N/A	2,240	1,990	700	700	990	6,620	990	900	900	900	900	11,210
Avenue/Area Studies	N/A	250	250	250	250	250	1,250	250	250	250	250	250	2,500
Heritage Conservation District Studies	N/A	1,000	1,000	1,000	1,000	1,000	5,000	1,000	1,000	1,000	1,000	1,000	10,000
Natural Heritage Inventory Studies	N/A	80	80	80	80	80	400	80	80	80	80	80	800
Places	N/A	2,940	2,796	2,823	2,851	2,883	14,293	2,914	2,923	2,923	2,923	2,936	28,912
<b>New Official Plan</b>													
5-Year Review of the Official Plan - 2017	2,100			750	750	300	1,800	300					2,100
5-Year Review of the Official Plan - 2024	2,100											750	750
<b>New Zoning Bylaw</b>													
Support for Legal Challenges	2,890	335					335						335
Official Plan Compliance Review	945								315	315	315		945
Archaeological Management Plan Phase II	N/A	50	50	50	50	50	250	50	50	50	50	50	500
<b>Total (including carry forward funding)</b>		<b>7,395</b>	<b>6,416</b>	<b>5,903</b>	<b>5,931</b>	<b>5,803</b>	<b>31,448</b>	<b>5,834</b>	<b>5,768</b>	<b>5,768</b>	<b>5,768</b>	<b>6,216</b>	<b>60,802</b>

## Appendix 3

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

**CITY OF TORONTO**

**Gross Expenditures (\$000's)  
Appendix 3**

**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														
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing			
<u>URB906067 NEW OFFICIAL PLAN</u>																										
1	10	FIVE YEAR REVIEW OF THE OFFICIAL PLAN-FUTURE YEARS	CW	S5	02	0	0	750	750	300	1,800	1,050	2,850	0	0	1,026	0	0	0	0	0	0	1,824	0	2,850	
Sub-total						0	0	750	750	300	1,800	1,050	2,850	0	0	1,026	0	0	0	0	0	0	1,824	0	2,850	
<u>URB906181 NEW ZONING BYLAW</u>																										
1	7	SUPPORT FOR LEGAL CHALLENGES	CW	S5	02	335	0	0	0	0	335	0	335	0	0	201	0	0	0	0	0	0	134	0	335	
2	9	OP Compliance Review	CW	S5	02	0	0	0	0	0	0	945	945	0	0	339	0	0	0	0	0	0	606	0	945	
Sub-total						335	0	0	0	0	335	945	1,280	0	0	540	0	0	0	0	0	0	740	0	1,280	
<u>URB906188 PLACES - FUTURE YEARS</u>																										
0	3	PLACES - Ongoing FY2013	CW	S2	05	1,000	0	0	0	0	1,000	0	1,000	0	0	0	0	0	0	0	0	0	1,000	0	1,000	
2	8	PLACES - Ongoing	CW	S5	05	1,940	2,796	2,823	2,851	2,883	13,293	14,619	27,912	0	0	12,813	0	0	0	0	0	0	15,099	0	27,912	
Sub-total						2,940	2,796	2,823	2,851	2,883	14,293	14,619	28,912	0	0	12,813	0	0	0	0	0	0	16,099	0	28,912	
<u>URB906386 DEVELOPMENT CHARGE FUNDED STUDIES</u>																										
0	19	Transportation & Transit Planning Studies-FutureYr	CW	S5	05	500	250	250	250	250	1,500	1,250	2,750	0	0	1,170	0	0	0	0	0	0	1,580	0	2,750	
0	32	Growth Studies - Future years	CW	S5	05	1,740	1,990	700	700	990	6,120	4,590	10,710	0	0	4,750	0	0	0	0	0	0	5,960	0	10,710	
1	39	Growth Studies 2014	CW	S2	05	500	0	0	0	0	500	0	500	0	0	500	0	0	0	0	0	0	0	0	500	
4	42	Avenue/Area Studies	CW	S5	05	250	250	250	250	250	1,250	1,250	2,500	0	0	1,020	0	0	0	0	0	0	1,480	0	2,500	
5	43	Heritage Conservation District Studies	CW	S5	05	1,000	1,000	1,000	1,000	1,000	5,000	5,000	10,000	0	0	731	0	0	0	0	0	0	9,269	0	10,000	
Sub-total						3,990	3,490	2,200	2,200	2,490	14,370	12,090	26,460	0	0	8,171	0	0	0	0	0	0	18,289	0	26,460	
<u>URB906673 NATURAL HERITAGE INVENTORY STUDIES</u>																										
1	12	Inventory & Integration Evaluation System	CW	S5	02	80	80	80	80	80	400	400	800	0	0	0	0	0	0	0	0	0	800	0	800	
Sub-total						80	80	80	80	80	400	400	800	0	0	0	0	0	0	0	0	0	0	800	0	800
<u>URB906901 TORONTO ARCHAEOLOGICAL RESOURCES P</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	0	500	0	500	
Sub-total						50	50	50	50	50	250	250	500	0	0	0	0	0	0	0	0	0	0	500	0	500
<b>Total Program Expenditure</b>						<b>7,395</b>	<b>6,416</b>	<b>5,903</b>	<b>5,931</b>	<b>5,803</b>	<b>31,448</b>	<b>29,354</b>	<b>60,802</b>	<b>0</b>	<b>0</b>	<b>22,550</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>38,252</b>	<b>0</b>	<b>60,802</b>

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

**CITY OF TORONTO**

Gross Expenditures (\$000's)

**Appendix 3**

**City Planning**

		Current and Future Year Cash Flow Commitments and Estimates									Current and Future Year Cash Flow Commitments and Estimates Financed By														
		2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing						
Sub- Priority	Project No. SubProj No.	Project Name Sub-project Name	Ward	Stat.	Cat.																				
Financed By:																									
		Development Charges				3,177	2,853	2,073	2,086	2,042	12,231	10,319	22,550	0	0	22,550	0	0	0	0	0	0	0	0	22,550
		Debt				4,218	3,563	3,830	3,845	3,761	19,217	19,035	38,252	0	0	0	0	0	0	0	0	38,252	0	38,252	
		<b>Total Program Financing</b>				7,395	6,416	5,903	5,931	5,803	31,448	29,354	60,802	0	0	22,550	0	0	0	0	0	38,252	0	60,802	

- Status Code Description**  
 S2 S2 Prior Year (With 2015 and/or Future Year Cashflow)  
 S3 S3 Prior Year - Change of Scope 2015 and/or Future Year Cost(Cashflow)  
 S4 S4 New - Stand-Alone Project (Current Year Only)  
 S5 S5 New (On-going or Phased Projects)  
 S6 S6 New - Future Year (Commencing in 2016 & Beyond)
- Category Code Description**  
 01 Health and Safety C01  
 02 Legislated C02  
 03 State of Good Repair C03  
 04 Service Improvement and Enhancement C04  
 05 Growth Related C05  
 06 Reserved Category 1 C06  
 07 Reserved Category 2 C07

## Appendix 4

### 2015 Recommended Cash Flow and Future Year Commitments

**CITY OF TORONTO**

**Gross Expenditures (\$000's)  
Appendix 4**

**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													
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
<u>URB906181 NEW ZONING BYLAW</u>																									
1	7	SUPPORT FOR LEGAL CHALLENGES	CW	S5	02	335	0	0	0	0	335	0	335	0	0	201	0	0	0	0	0	134	0	335	
Sub-total						335	0	0	0	0	335	0	335	0	0	201	0	0	0	0	0	134	0	335	
<u>URB906188 PLACES - FUTURE YEARS</u>																									
0	3	PLACES - Ongoing FY2013	CW	S2	05	1,000	0	0	0	0	1,000	0	1,000	0	0	0	0	0	0	0	1,000	0	1,000		
2	8	PLACES - Ongoing	CW	S5	05	1,940	831	0	0	0	2,771	0	2,771	0	0	1,271	0	0	0	0	1,500	0	2,771		
Sub-total						2,940	831	0	0	0	3,771	0	3,771	0	0	1,271	0	0	0	0	0	2,500	0	3,771	
<u>URB906386 DEVELOPMENT CHARGE FUNDED STUDIES</u>																									
0	19	Transportation & Transit Planning Studies-FutureYr	CW	S5	05	500	0	0	0	0	500	0	500	0	0	300	0	0	0	0	0	200	0	500	
0	32	Growth Studies - Future years	CW	S5	05	1,740	0	0	0	0	1,740	0	1,740	0	0	1,044	0	0	0	0	0	696	0	1,740	
1	39	Growth Studies 2014	CW	S2	05	500	0	0	0	0	500	0	500	0	0	500	0	0	0	0	0	0	0	500	
4	42	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	43	Heritage Conservation District Studies	CW	S5	05	1,000	0	0	0	0	1,000	0	1,000	0	0	92	0	0	0	0	0	908	0	1,000	
Sub-total						3,990	0	0	0	0	3,990	0	3,990	0	0	2,086	0	0	0	0	0	1,904	0	3,990	
<u>URB906673 NATURAL HERITAGE INVENTORY STUDIES</u>																									
1	12	Inventory & Integration Evaluation System	CW	S5	02	80	0	0	0	0	80	0	80	0	0	0	0	0	0	0	0	80	0	80	
Sub-total						80	0	0	0	0	80	0	80	0	0	0	0	0	0	0	0	0	80	0	80
<u>URB906901 TORONTO ARCHAEOLOGICAL RESOURCES P</u>																									
1	9	Future Years Implementation	CW	S5	02	50	0	0	0	0	50	0	50	0	0	0	0	0	0	0	0	50	0	50	
Sub-total						50	0	0	0	0	50	0	50	0	0	0	0	0	0	0	0	0	50	0	50
<b>Total Program Expenditure</b>						<b>7,395</b>	<b>831</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,226</b>	<b>0</b>	<b>8,226</b>	<b>0</b>	<b>0</b>	<b>3,558</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,668</b>	<b>0</b>	<b>8,226</b>

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

**CITY OF TORONTO**

**Gross Expenditures (\$000's)**

**Appendix 4**

**City Planning**

		Current and Future Year Cash Flow Commitments and Estimates									Current and Future Year Cash Flow Commitments and Estimates Financed By									
		2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
Sub- Priority	Project No. SubProj No.	Project Name Sub-project Name	Ward	Stat.	Cat.															
Financed By:																				
		Development Charges				3,177	381	0	0	0	3,558	0	3,558	0	0	0	0	0	0	3,558
		Debt				4,218	450	0	0	0	4,668	0	4,668	0	0	0	0	4,668	0	4,668
		<b>Total Program Financing</b>				7,395	831	0	0	0	8,226	0	8,226	0	0	0	0	4,668	0	8,226

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

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

## Appendix 5

### 2015 Recommended Capital Budget with Financing Detail

(Phase 2) 51-City Planning Sub-Project Category: 01,02,03,04,05,06,07 Type:B Status:S2,S5,S6 Type:C Status:S2,S3,S4



**CITY OF TORONTO**  
**Appendix 3 - 2015 Recommended Capital Projects with Financing Details**

**City Planning**  
**Sub-Project Summary**

**Appendix 5**

**Project/Financing**

**Priority Project Project Name**

Priority	Project	Project Name	Start Date	Completion Date	2015 Cash Flow	Financing								
						Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt
<b>0 URB906188 PLACES - FUTURE YEARS</b>														
0	3	PLACES - Ongoing FY2013	01/01/2012	12/31/2023	1,000	0	0	0	0	0	0	0	1,000	0
2	8	PLACES - Ongoing	01/01/2015	12/31/2024	1,940	0	0	890	0	0	0	0	1,050	0
<b>Project Sub-total:</b>					2,940	0	0	890	0	0	0	0	2,050	0
<b>0 URB906386 DEVELOPMENT CHARGE FUNDED STUDIES</b>														
0	19	Transportation & Transit Planning Studies-FutureYr	01/01/2015	12/31/2024	500	0	0	300	0	0	0	0	200	0
0	32	Growth Studies - Future years	01/01/2015	12/31/2024	1,740	0	0	1,044	0	0	0	0	696	0
1	39	Growth Studies 2014	01/01/2014	12/31/2014	500	0	0	500	0	0	0	0	0	0
4	42	Avenue/Area Studies	01/01/2015	12/31/2024	250	0	0	150	0	0	0	0	100	0
5	43	Heritage Conservation District Studies	01/01/2015	12/31/2024	1,000	0	0	92	0	0	0	0	908	0
<b>Project Sub-total:</b>					3,990	0	0	2,086	0	0	0	0	1,904	0
<b>0 URB906673 NATURAL HERITAGE INVENTORY STUDIES</b>														
1	12	Inventory & Integration Evaluation System	01/01/2014	12/31/2015	80	0	0	0	0	0	0	0	80	0
<b>Project Sub-total:</b>					80	0	0	0	0	0	0	0	80	0
<b>0 URB906901 TORONTO ARCHAEOLOGICAL RESOURCES PLAN PHASE II</b>														
1	9	Future Years Implementation	01/01/2015	12/31/2024	50	0	0	0	0	0	0	0	50	0
<b>Project Sub-total:</b>					50	0	0	0	0	0	0	0	50	0
<b>2 URB906181 NEW ZONING BYLAW</b>														
1	7	SUPPORT FOR LEGAL CHALLENGES	01/01/2014	12/31/2015	335	0	0	201	0	0	0	0	134	0
<b>Project Sub-total:</b>					335	0	0	201	0	0	0	0	134	0
<b>Program Total:</b>					7,395	0	0	3,177	0	0	0	0	4,218	0

Status Code	Description
S1	S1 Prior Year (No 2015 and/or Future Year Cost/Cashflow Budget Impact)
S2	S2 Prior Year (With 2015 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2015 and/or Future Year Cost/Cashflow)
S4	S4 New - Stand-Alone Project (Current Year Only)
S5	S5 New (On-going or Phased Projects)
S6	S6 New - Future Year (Commencing in 2016 & Beyond)
S7	S7 Other 1
S8	S8 Other 2

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

## Appendix 6

### Reserve / Reserve Fund Review

**Table 10: Reserve / Reserve Fund Review - Corporate (\$000s)**

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2014 *	Contributions / (Withdrawls)										2015 - 2024 Total Contributions / (Withdrawls)	
			2015 Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan		
Development Charge Reserve Fund	Beginning Balance	7,706	5,367	4,796	4,914	5,909	6,933	8,039	9,158	10,321	11,496	12,708		
	(Withdrawls)													
Development Studies - XR2120	Official Plan				(270)	(270)	(108)	(108)				(270)	(1,026)	
	New Zoning Bylaw		(201)							(113)	(113)	(113)	(540)	
	DC Funded Studies												-	
	Transportation & Transit Planning Studies		(300)	(150)	(90)	(90)	(90)	(90)	(90)	(90)	(90)	(90)	(1,170)	
	Growth Studies		(1,044)	(1,194)	(252)	(252)	(356)	(356)	(324)	(324)	(324)	(324)	(4,750)	
	Avenue/Area Studies		(150)	(150)	(90)	(90)	(90)	(90)	(90)	(90)	(90)	(90)	(1,020)	
	Heritage Conservation District Studies		(92)	(76)	(75)	(75)	(75)	(75)	(76)	(76)	(76)	(35)	(731)	
	Total Withdrawls	(3,800)	(1,787)	(1,570)	(777)	(777)	(719)	(719)	(693)	(693)	(693)	(809)	(9,237)	
Total Contributions	1,461	1,216	1,688	1,772	1,801	1,825	1,838	1,856	1,868	1,905	1,943	17,712		
Other Program / Agency Net (Withdrawls) and Contributions														
Total Reserve Fund Balance at Year-End			5,367	4,796	4,914	5,909	6,933	8,039	9,158	10,321	11,496	12,708	13,842	8,475

\* Based on the 9 Month Variance Report

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2014 *	Contributions / (Withdrawls)										2015 - 2024 Total Contributions / (Withdrawls)	
			2015 Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan		
Development Charge Reserve Fund	Beginning Balance	3,131	1,588	1,682	1,765	1,903	2,052	2,206	2,355	2,515	2,684	2,883		
	(Withdrawls)													
Civic Improvements - XR2121	Places		(890)	(1,283)	(1,296)	(1,309)	(1,323)	(1,338)	(1,342)	(1,342)	(1,342)	(1,348)	(12,813)	
	Total Withdrawls	(2,699)	(890)	(1,283)	(1,296)	(1,309)	(1,323)	(1,338)	(1,342)	(1,342)	(1,342)	(1,348)	(12,813)	
	Total Contributions	1,156	984	1,366	1,434	1,458	1,477	1,487	1,502	1,511	1,541	1,572	14,332	
Other Program / Agency Net (Withdrawls) and Contributions														
Total Reserve Fund Balance at Year-End			1,588	1,682	1,765	1,903	2,052	2,206	2,355	2,515	2,684	2,883	3,107	1,519

\* Based on the 9 Month Variance Report