

# Toronto 2017 BUDGET



## CAPITAL BUDGET NOTES



## Waterfront Revitalization Initiative

### 2017 2026 CAPITAL BUDGET AND PLAN OVERVIEW

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

The Preliminary 10-Year Capital Plan now includes projects that move beyond the original \$500 million City share, utilizing \$1.306 billion in added investments through increased City funding, a private donation, anticipated contributions from the Federal and Provincial governments, as well as planned developer contributions.

The 2017–2026 Capital Budget and Plan provides \$1.382 billion in funding for Growth Related projects to complete the Fort York Pedestrian and Cycling Bridge, continue precinct implementation in the West Don Lands and East Bayfront, create new linear park space for downtown neighbourhoods and the Waterfront and begin construction of the previously unfunded Port Lands Flood Protection project.

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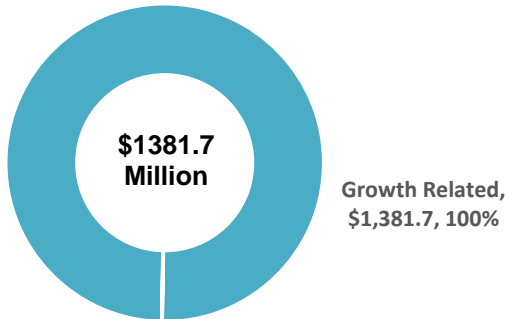
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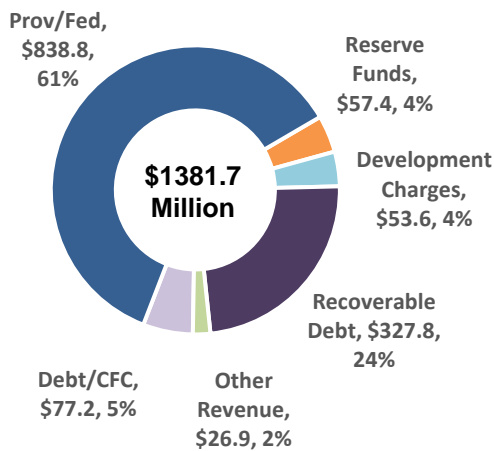
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**Capital Spending and Financing**

**2017-2026 Capital Budget and Plan  
By Project Category**



**By Funding Source**



**Where the money goes:**

The 2017–2026 Preliminary Capital Budget and Plan totalling \$1.382 billion provides funding entirely for Growth related projects.

- Growth related projects included in the Capital Plan are: capital work within the East Bayfront and West Don Lands Precincts, the Fort York Pedestrian and Cycle Bridge, The Bentway (Project: Under Gardiner) and Port Lands Flood Protection.

**Where the money comes from:**

The Preliminary 10-Year Capital Plan requires:

- Debt funding of \$77.236 million (5.6%), reflecting an increase in debt funding of \$39.672 million above originally established guidelines to increase investment for flood protection in the Port Lands.
- Recoverable debt funding of \$327.800 million (23.7%) that will also be utilized to support the City's share of the investment for flood protection in the Port Lands, with debt repaid through future development charge revenue and water rate revenues.
- Additional capital financing of \$57.386 million (4.2%) will be provided from reserve/reserve funds, primarily from the Capital Financing Reserve (\$27.1 million).
- Provincial and Federal and of \$411.250 million and \$427.500 million respectively to fund partnered projects.
- Additional funding from Development Charges (\$53.550 million or 3.9%); and Other Revenues (\$26.940 million or 1.9%).

**State of Good Repair Backlog**

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

**Our Key Issues & Priority Actions**

- **Next Phase of Waterfront Revitalization** – Waterfront Toronto’s \$1.500 billion tri- government investment is projected to be spent by the year 2022. Funding for the second phase of the Waterfront Revitalization Initiative is required to continue and deliver flood protection, waterfront transit, land servicing and public realm enhancements.
  - ✓ The Preliminary 10-Year Capital Plan invests an additional \$1.250 billion in capital funding to make significant gains towards the second phase of waterfront revitalization.
  - ✓ \$1.250 billion in new funding is included in the 10-Year Capital Plan for the Port Lands Flood Protection project to protect life and minimize property damage associated with a catastrophic flooding event of the Don River.
    - The project will also enable new development of lands currently restricted under provincial regulation and local planning controls; and
    - The proposed flood protection plan will also provide recreational and environmental benefits through the creation of new parks, naturalized areas and wildlife habitats.

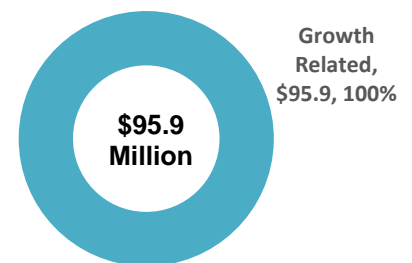


**2017 Capital Budget Highlights**

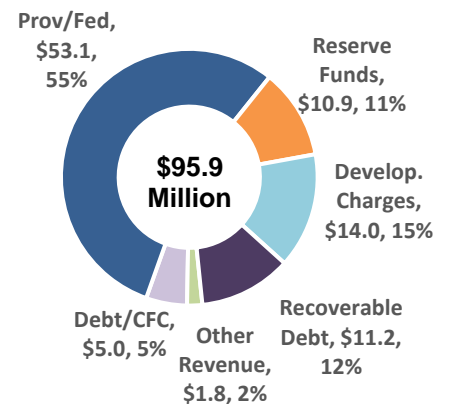
The 2017 Preliminary Capital Budget for the Waterfront Revitalization Initiative of \$95.942 million, excluding carry forward funding, will:

- Begin capital work on the Essroc Quay Lake Filling and Naturalization project (\$35.0 million) and the Port Lands Flood Protection project (\$40.3 million);
- Continue precinct implementation in the West Don Lands and East Bayfront (\$3.1 million); construction of The Bentway project (\$10.5 million); and planning for the waterfront transit network \$2.1M; and
- Complete the Fort York Pedestrian and Cycle Bridge (\$4.0 million).

**2017 Capital Budget By Project Category**



**By Funding Source**



## **Actions for Consideration**

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

1. City Council approve the 2017 Preliminary Capital Budget for the Waterfront Revitalization Initiative with a total project cost of \$1.185 billion, and 2017 cash flow of \$103.442 million and future year commitments of \$1.090 billion comprised of the following:
  - a) New Cash Flow Funds for:
    - i. 4 new / change in scope sub-projects with a 2017 total project cost of \$1.185 billion that requires cash flow of \$29.199 million in 2017 and future year cash flow commitments of \$230.764 million for 2018; \$302.484 million for 2019; \$286.410 million for 2020; \$193.423 million for 2021; \$89.999 million for 2022; and \$52.400 million for 2023;
    - ii. 7 previously approved sub-projects with a 2017 cash flow of \$66.743 million; and future year cash flow commitments of \$47.950 million for 2018; \$10.302 million for 2019; \$4.178 million for 2020; \$14.353 million for 2021; and \$14.262 million for 2022;
  - b) 2016 approved cash flow for 2 previously approved sub-projects with carry forward funding from 2016 into 2017 totalling \$7.500 million.
2. City Council approve the 2018 - 2026 Preliminary Capital Plan for the Waterfront Revitalization Initiative totalling \$39.195 million in project estimates, comprised of \$4.470 million for 2018; \$16.617 million for 2019; \$9.060 million for 2020; \$6.567 million for 2021; \$0.976 million for 2022; and \$1.505 million for 2023.
3. All sub-projects with third party financing be approved conditionally, subject to the receipt of such financing in 2017 and if such funding is not forthcoming, their priority and funding be reassessed by City Council relative to other City-financed priorities and needs.

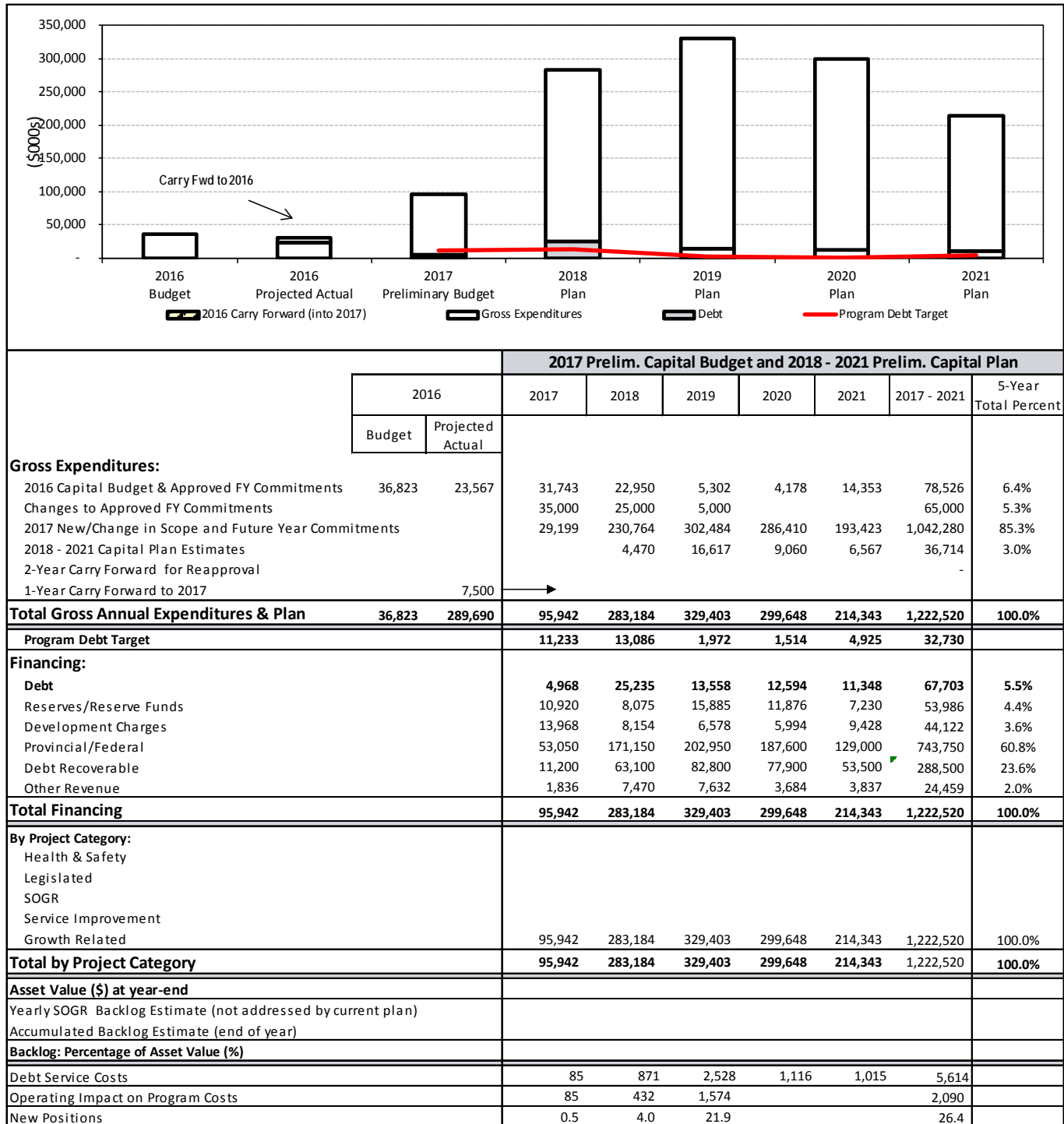


# Part 1:

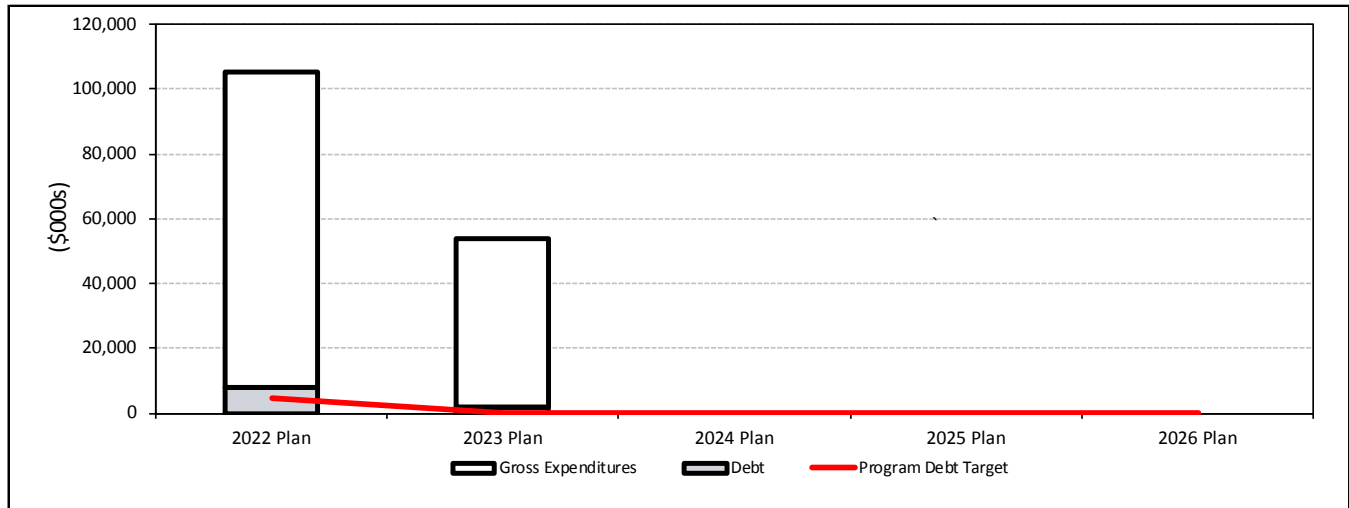
## Preliminary 10-Year Capital Plan



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



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



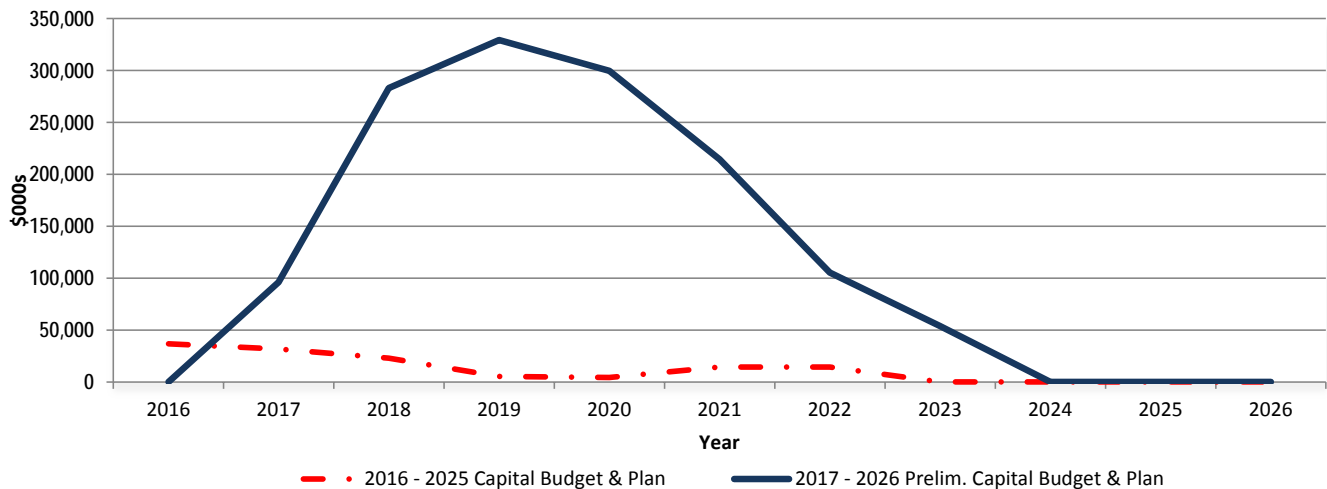
	2022 - 2026 Preliminary Capital Plan						10-Year Total Percent
	2022	2023	2024	2025	2026	2017 - 2026	
<b>Gross Expenditures:</b>							
2016 Capital Budget & Approved FY Commitments	14,262					92,788	6.7%
Changes to Approved FY Commitments						65,000	4.7%
2017 New/Change in Scope and Future Year Commitments	89,999	52,400				1,184,679	85.7%
2022 - 2026 Capital Plan Estimates	976	1,505				39,195	2.8%
2-Year Carry Forward for Reapproval							
<b>Total Gross Annual Expenditures &amp; Plan</b>	<b>105,237</b>	<b>53,905</b>				<b>1,381,662</b>	<b>100.0%</b>
<b>Program Debt Target</b>	<b>4,834</b>					<b>37,564</b>	
<b>Financing:</b>							
<b>Debt</b>	<b>7,833</b>	<b>1,700</b>				<b>77,236</b>	5.6%
Reserves/Reserve Funds	2,100	1,300				57,386	4.2%
Development Charges	9,428					53,550	3.9%
Provincial/Federal	60,000	35,000				838,750	60.7%
Debt Recoverable	24,900	14,400				327,800	23.7%
Other Revenue	976	1,505				26,940	1.9%
<b>Total Financing</b>	<b>105,237</b>	<b>53,905</b>				<b>1,381,662</b>	<b>100.0%</b>
<b>By Project Category:</b>							
Health & Safety							
Legislated							
SOGR							
Service Improvement							
Growth Related	105,237	53,905				1,381,662	100.0%
<b>Total by Project Category</b>	<b>105,237</b>	<b>53,905</b>				<b>1,381,662</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	979	693	76			7,362	
Operating Impact on Program Costs							2,090
New Positions							26.4

### Key Changes to the 2016 - 2025 Approved Capital Plan

The 2017 Preliminary Capital Budget and the 2018 – 2026 Preliminary Capital Plan reflects an increase of \$1.252 billion in capital funding from the 2016 - 2025 Approved Capital Plan.

The chart and table below provide a breakdown of the \$1.252 billion or 966% increase in the Capital Program on an annual basis from 2016 to 2026.

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



(\$000s)	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	10-Year Total
2016 - 2025	36,823	31,743	22,950	5,302	4,178	14,354	14,262					129,612
2017 - 2026		95,942	283,184	329,403	299,648	214,343	105,237	53,905				1,381,662
Change %		202.2%	1,133.9%	6,112.8%	7,072.0%	1,393.3%	637.9%					966.0%
Change \$		64,199	260,234	324,101	295,470	199,989	90,975	53,905				1,252,050

As made evident in the chart above, the \$1.252 billion increase in the Capital Program reflects significant increased capital investments in each year of the Plan.

As reflected in Table 2 on the following page, changes to the 2016 – 2025 Approved Capital Plan, specifically the \$1.289 billion increase in capital funding over the nine common years of the Capital Plans (2017 – 2025) arise from the inclusion of the following two projects within the Waterfront Revitalization Initiative's Capital Program:

- Increased capital investments in the City's waterfront based on Council's direction to include funding for the next phase of waterfront revitalization through:
  - ✓ The Port Lands Flood Protection project; and
  - ✓ The Essroc Quay Lake Filling and Naturalization project (a component of the larger flood protection project).

A summary of all project changes for the years 2017 to 2025 totalling \$1.289 billion is provided in Table 2 below:



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

\$000s	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2017 - 2025 Total
2016 - 2025 Capital Budget & Plan	36,823	31,743	22,950	5,302	4,178	14,354	14,262					92,789
2017 - 2026 Prelim. Capital Budget & Plan		95,942	283,184	329,403	299,648	214,343	105,237	53,905				1,381,662
<b>Capital Budget &amp; Plan Changes (2017 - 2025)</b>		64,199	260,234	324,101	295,470	199,989	90,975	53,905				<b>1,288,873</b>

	Total Project Cost	2017	2018	2019	2020	2021	2022	2023	2024	2025	2017 - 2025	2026	Revised Total Project Cost
<i>Previously Approved</i>													
<i>Precinct Implementation Projects</i>	183,737	(11,871)	4,264	3,584	5,010	(77)	(1)				909		184,646
<i>Project The Bentway</i>	25,000	500	(2,000)								(1,500)		23,500
<i>Essroc Quay Lake Filling and Naturalization</i>		35,000	25,000	5,000							65,000		65,000
<b>Total Previously Approved</b>	208,737	23,629	27,264	8,584	5,010	(78)	(1)				64,409		273,146
<i>New</i>													
<i>Urban Planning Resources</i>		270											270
<i>East Bayfront Public Art Plan</i>			328	328	976	976	976	1,505					5,089
<i>East Bayfront Local Infrastructure Charge</i>			4,142	7,304	2,708	2,861							17,015
<i>Bayside Phase 2 Water's Edge Promenade</i>				8,985	5,376	2,730							17,091
<i>Portlands Flood Protection</i>		40,300	228,500	298,900	281,400	193,500	90,000	52,400					1,185,000
<b>Total New</b>		40,570	232,970	315,517	290,460	200,067	90,976	53,905			1,224,465		-
<b>Total Changes</b>	<b>208,737</b>	<b>64,199</b>	<b>260,234</b>	<b>324,101</b>	<b>295,470</b>	<b>199,989</b>	<b>90,975</b>	<b>53,905</b>			<b>(1,288,874)</b>		<b>- 1,497,341</b>

**Significant Capital Project Changes in the Waterfront Revitalization Initiative:**

Cash flow funding for the following capital projects have been adjusted based on historical spending rates, capacity and expected progress and completion of the projects, as outlined below:

**Deferrals:**

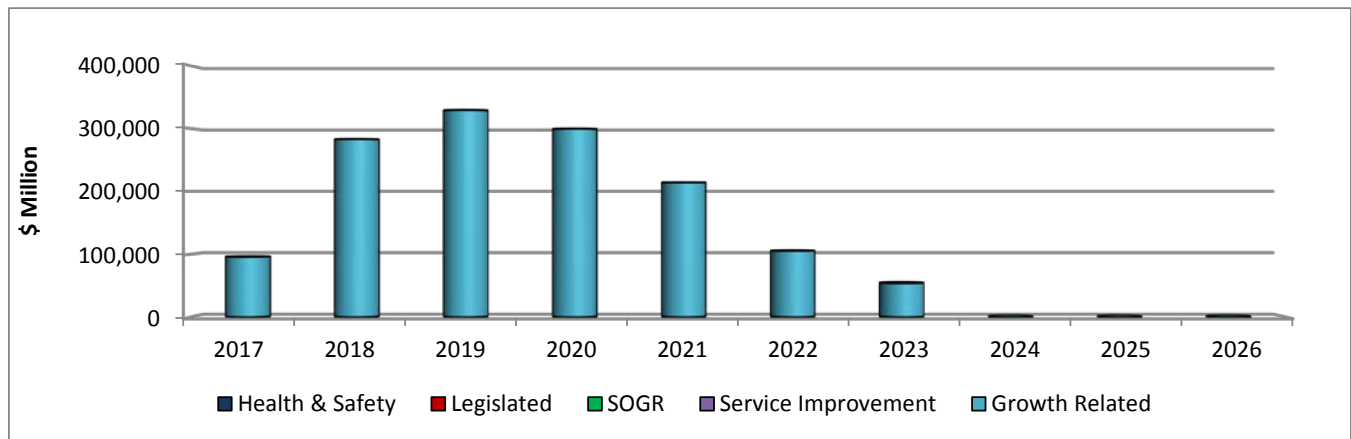
- *Precinct Implementation Project* – \$11.871 million in cash flows has been deferred from 2017 to future years based on the realignment of cash flows to anticipated years of expenditures.

**New Projects:**

- *Essroc Quay Lake Filling and Naturalization* project – At its meeting of November 8, 2016 City Council approved the creation of this capital project with \$65 million in cash flow funding between 2017 – 2019.
  - In September 2016, the Government of Canada, Province of Ontario and the City announced a proposed \$65 million in joint (50/25/25) funding to support the Essroc Quay Lake Filling and Naturalization project.
  - This project will allow for the creation of a new landmass around the current Essroc Quay through lake filling, as well as the implementation of stormwater management and shoreline features.
- *Port Lands Flood Protection* project – This new project that had previously been included in the City's list of unmet capital needs will ensure the protection of life and minimize property damage associated with a catastrophic flooding event of the Don River
  - The 2017 Preliminary Capital Budget and Plan includes \$395.0 million in additional City funding (\$1.185 billion gross) in keeping with City Council's direction to identify funding for the City's one-third share of the balance of the Port Lands Flood Protection project, with project implementation subject to securing the remaining two-thirds share through provincial and federal contributions.

## 2017 – 2026 Preliminary Capital Plan

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



As illustrated in the chart above, the Preliminary 10-Year Capital Plan for the Waterfront Revitalization Initiative of \$1.382 billion provides funding entirely for Growth Related projects over the 10-year period.

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

The following table details, by project category, the capital projects included in the 2017 – 2026 Preliminary Capital Budget and Plan for the Waterfront Revitalization Initiative:

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

	Total App'd Cash Flows to Date*	2017 Budget	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	2017 - 2026 Total	Total Project Cost
<b>Total Expenditures by Category</b>													
<b>Growth Related</b>													
<i>Precinct Implementation Projects</i>	149,705	5,272	11,614	8,886	5,188	121	105					31,186	180,891
<i>Transportation Initiatives - Fort York Pedestrian Bridge</i>	25,871	4,000			4,000	14,155	14,156					4,000	29,871
<i>Regional Sports Centre</i>			10,000									32,311	32,311
<i>East Bayfront Environmental Reserve</i>												10,000	10,000
<i>Urban Planning Resources</i>	1,866	270										270	2,136
<i>Waterfront Project Secretariat</i>	6,179	600	600									1,200	7,379
<i>Project The Bentway</i>	10,000	10,500	3,000									13,500	23,500
<i>East Bayfront Public Art Plan</i>			328	328	976	976	976	1,505				5,089	5,089
<i>East Bayfront Local Infrastructure Charge</i>			4,142	7,304	2,708	2,861						17,015	17,015
<i>Bayside Phase 2 Water's Edge Promenade</i>				8,985	5,376	2,730						17,091	17,091
<i>Essroc Quay Lake Filling and Naturalization</i>		35,000	25,000	5,000								65,000	65,000
<i>Port Lands Flood Protection</i>		40,300	228,500	298,900	281,400	193,500	90,000	52,400				1,185,000	1,185,000
<b>Total Expenditures by Category (excluding carry forward)</b>	<b>193,621</b>	<b>95,942</b>	<b>283,184</b>	<b>329,403</b>	<b>299,648</b>	<b>214,343</b>	<b>105,237</b>	<b>53,905</b>				<b>1,381,662</b>	<b>1,575,283</b>

## 2017 – 2026 Capital Projects

The Preliminary 10-Year Capital Plan supports the Waterfront Revitalization Initiatives objective of timely project delivery of Growth Related projects focusing on public investment in infrastructure, roads, parks and public spaces, community facilities, brownfield remediation, and building of sustainable communities on the waterfront

### Growth Related

- Growth Related projects total \$1.382 billion and comprise 100% of projects included in the 10-Year Capital Plan.

- *Precinct Implementation* (\$31.186 million):
  - Further advancement of East Bayfront and West Don Lands infrastructure, parks and public realm projects.
- *Transportation Initiative* (\$4.000 million) includes:
  - Construction of the Fort York Pedestrian Bridge, which will provide a key link between Stanley Park to the north and the western area of Fort York grounds to the south and will improve connections between the City, Fort York and the waterfront.
  - Construction began in late August 2016 and is expected to be completed by the end of 2017.
- *Sportsfields* (\$32.311 million) – Funding is provided to develop the Regional Sports Complex.
- *East Bayfront Environmental Reserve* (\$10.000 million) – The provision is required to be kept as a contingency to cover any potential third party claims against the Toronto Port Lands Company (formerly Toronto Economic Development Corporation (TEDCO) or the City associated with the transfer of certain lands in East Bayfront from TEDCO to the City.
- *The Bentway* (\$13.500 million) – Funding for this project is required to create linear park space that will stretch from Strachan Avenue to Spadina Avenue and will link seven downtown neighbourhoods to the waterfront by creating trails and open spaces underneath the Gardiner Expressway.
  - 90% design drawings were prepared in 2016 and construction is anticipated to begin in January 2017.
- *East Bayfront Public Art Master Plan* (\$5.089 million) - Implementation of a district-wide public art program.
  - The Plan consists of a number of installations to be commissioned in prominent public locations in East Bayfront.
- *East Bayfront Local Infrastructure Charge* (\$17.015 million) - Funding for stormwater management facilities, dockwall reinforcement, hydro infrastructure and external sanitary sewer infrastructure.
  - City of Toronto Zoning By-law No. 1049-2006 contains a provision requiring a local infrastructure contribution of \$69.86 per square metre of residential gross floor area to be collected from area developers through Section 37 agreements to fund these requirements.
- *Bayside Phase 2 Water's Edge Promenade* (\$17.091 million) - This project will enable the completion of the full length of the East Bayfront water's edge promenade.
- *Essroc Quay Lake Filling and Naturalization* project (\$65.000 million) - This stormwater management project and “quick-start” component of the larger flood protection project will create a new landmass around the current Essroc Quay through lake filling, and will improve storm water quality and shore line stabilization.
  - Essroc Quay is located on the south side of the Keating Channel, where it meets Toronto’s Inner Harbour.
  - Infilling Essroc Quay is an important element of safely conveying storm water at the mouth of the Don River.
  - This project is necessary to facilitate the future re-alignment of Cherry Street and construction of a new bridge with a higher span over the Keating Channel.

- Port Lands Flood Protection (\$1.185 billion) – This project is vital to protecting life and minimizing property damage associated with a catastrophic flooding event of the Don River.
  - The project will also enable new development of lands currently restricted under provincial regulation and local planning controls.
  - The proposed flood protection plan will also provide recreational and environmental benefits through the creation of new parks, naturalized areas and wildlife habitats.

## **2017 Preliminary Capital Budget and Future Year Commitments**

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

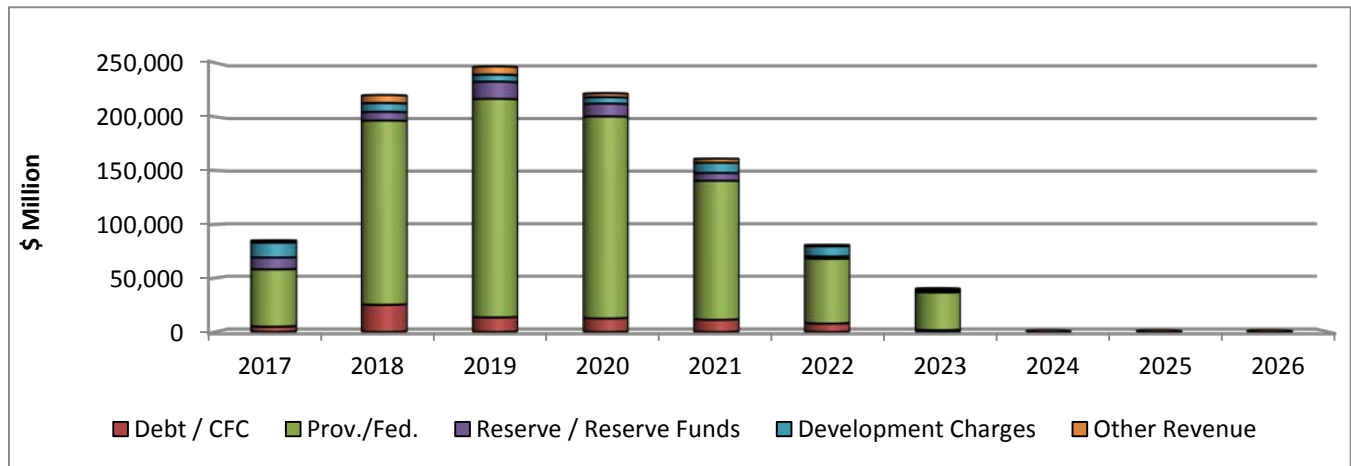
- Table 3a below lists the 2017 Preliminary Capital Budget and Future Year Commitments for the Waterfront Revitalization Initiative:

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

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total 2017 Cash Flow & FY Commits
<b>Expenditures:</b>											
Previously Approved											
<i>Sportsfields</i>				4,000	14,155	14,156					32,311
<i>Project The Bentway</i>	10,000	5,000									15,000
<i>Precinct Implementation Projects</i>	17,143	7,350	5,302	178	198	106					30,277
<i>Transportation Initiatives</i>	4,000										4,000
<i>Waterfront Project Secretariat</i>	600	600									1,200
<i>East Bayfront Environmental Reserve</i>		10,000									10,000
<i>Essroc Quay Lake Filling and Naturalization</i>	35,000	25,000	5,000								65,000
Subtotal	66,743	47,950	10,302	4,178	14,353	14,262					157,788
Change in Scope											
<i>Project The Bentway</i>	500	(2,000)									(1,500)
<i>Precinct Implementation Projects</i>	(11,871)	4,264	3,584	5,010	(77)	(1)					909
<i>Urban Planning Resources</i>	270										270
Subtotal	(11,101)	2,264	3,584	5,010	(77)	(1)					(321)
New w/Future Year											
<i>Port Lands Flood Protection</i>	40,300	228,500	298,900	281,400	193,500	90,000	52,400				1,185,000
Subtotal	40,300	228,500	298,900	281,400	193,500	90,000	52,400				1,185,000
<b>Total Expenditure</b>	<b>95,942</b>	<b>278,714</b>	<b>312,786</b>	<b>290,588</b>	<b>207,776</b>	<b>104,261</b>	<b>52,400</b>				<b>1,342,467</b>
<b>Financing:</b>											
Debt/CFC	4,968	25,235	13,558	12,594	11,348	7,833	1,700				77,236
Debt Recoverable	11,200	63,100	82,800	77,900	53,500	24,900	14,400				327,800
Other	1,836	3,000									4,836
Reserves/Res Funds	10,920	8,075	6,900	6,500	4,500	2,100	1,300				40,295
Development Charges	13,968	8,154	6,578	5,994	9,428	9,428					53,550
Provincial/Federal	53,050	171,150	202,950	187,600	129,000	60,000	35,000				838,750
<b>Total Financing</b>	<b>95,942</b>	<b>278,714</b>	<b>312,786</b>	<b>290,588</b>	<b>207,776</b>	<b>104,261</b>	<b>52,400</b>				<b>1,342,467</b>

- Approval of the 2017 Preliminary Capital Budget of \$95.942 million will result in the future year funding commitments of \$278.714 million in 2018, \$312.786 million in 2019, \$290.588 million in 2020, \$207.776 million in 2021, \$104.261 million in 2022 and \$52.400 million in 2023 for a total of 1.342 billion.

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



The Preliminary 10-Year Capital Plan of \$1.382 billion will be financed by the following sources:

- Debt accounts for \$77.236 million or 5.6% of the financing over the 10-year period.
  - The debt funding is above the 10-year debt affordability guidelines of \$37.564 million allocated to this Program by \$39.672 million, dedicated as one of the three funding tools utilized to support the added investment towards the City's Share of the Port Lands Flood Protection project.
    - Additional Waterfront Revitalization Initiative projects supported through debt funding include:
      - ✓ Precinct Implementation Projects (\$16.3 million);
      - ✓ Sportsfields (\$10.8 million); and
      - ✓ East Bayfront Environmental Reserve (\$10.0 million).
- Federal/Provincial Grants fund \$838.750 million or 60.7% of the Preliminary 10-Year Capital Plan's projected expenditures, which provides funding for the Essroc Quay and Port Lands Flood Protection projects.
- Reserve and Reserve Funds constitute \$57.386 million or 4.2% of required funding over 10 years for the following major projects:
  - Port Lands Flood Protection (\$27.1 million from the Capital Financing Reserve Fund);
  - Essroc Quay Lake Filling and Naturalization (\$10.725 million from the Toronto Water Capital Reserve); and
  - Bayside Phase 2 Water's Edge Promenade (\$17.091 million Parkland Dedication Reserve Fund).
- Recoverable Debt, which provides \$327.800 million or 23.7% of the Preliminary 10-Year Capital Budget and Plan's funding, is dedicated towards a portion of the City's share of the Port Lands Flood Protection project.
  - This recoverable debt will be repaid through future stream of funding contributed from:
    - ✓ Toronto Water rate revenue;
    - ✓ Stormwater Development Charges;
    - ✓ Wastewater Development Charges; and
    - ✓ Roads and Related Development Charges.
- Development Charges, which represent \$53.550 million or 3.9% of the Preliminary 10-Year Capital Budget and Plan's funding source, provide funding for eligible Growth related projects.



- Other sources of funding account for \$26.940 million or 1.9% of total funding and include donations for *The Bentway* as well as Zoning provisions requiring a local infrastructure contribution towards *East Bayfront Local Infrastructure* projects

**10-Year Capital Plan: Net Operating Budget Impact**

**Table 5  
Net Operating Impact Summary (In \$000s)**

Projects	2017 Budget		2018 Plan		2019 Plan		2020 Plan		2021 Plan		2017 - 2021		2017 - 2026	
	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions
<b>Previously Approved</b>														
<i>Parks, Forestry &amp; Recreation</i>	57.2	0.5	180.0	2.0	1,562.5	21.9					1,799.7	24.4	1,799.7	24.4
<i>Toronto Water</i>			240.0	2.0							240.0	2.0	240.0	2.0
<i>Transportation Services</i>	27.7		6.2		3.8						37.7		37.7	
<i>Solid Waste Management</i>			5.5		7.4						12.9		12.9	
<b>Total (Net)</b>	<b>84.9</b>	<b>0.5</b>	<b>431.7</b>	<b>4.0</b>	<b>1,573.7</b>	<b>21.9</b>					<b>2,090.3</b>	<b>26.4</b>	<b>2,090.3</b>	<b>26.4</b>

The Preliminary 10-Year Capital Plan will increase future year Operating Budgets for four City Programs by a total of \$2.090 million net over the 2017 – 2026 period, as shown in the table above.

This is comprised of funding for the following City Programs:

- Parks, Forestry and Recreation (PF&R)** - Over the 10-year period, \$1.800 million net and 24.4 seasonal positions will be required to maintain proposed new parks and recreation facilities that are to be delivered through the Waterfront Revitalization Initiative.
- Toronto Water** is anticipated to require \$0.240 million net and 2 permanent positions in 2018 to support infrastructure in East Bayfront and West Don Lands.
  - Toronto Water will fund through their Operating Budget, 20% of the City's share of funding for the Port Lands Flood Protection project through the servicing of recoverable debt.
- Transportation Services** - Over the 10-year period, \$0.038 million net will be required to maintain proposed new roads that are to be delivered through the Waterfront Revitalization Initiative.
- Solid Waste Management (SWM)** - \$0.013 million net is anticipated in future years for additional garbage and recycling bins to be implemented throughout the Waterfront.

These future operating impacts will be reviewed each year as part of the annual Operating Budget process.



# Part 2:

## Issues for Discussion

## Issues Impacting the 2017 Capital Budget

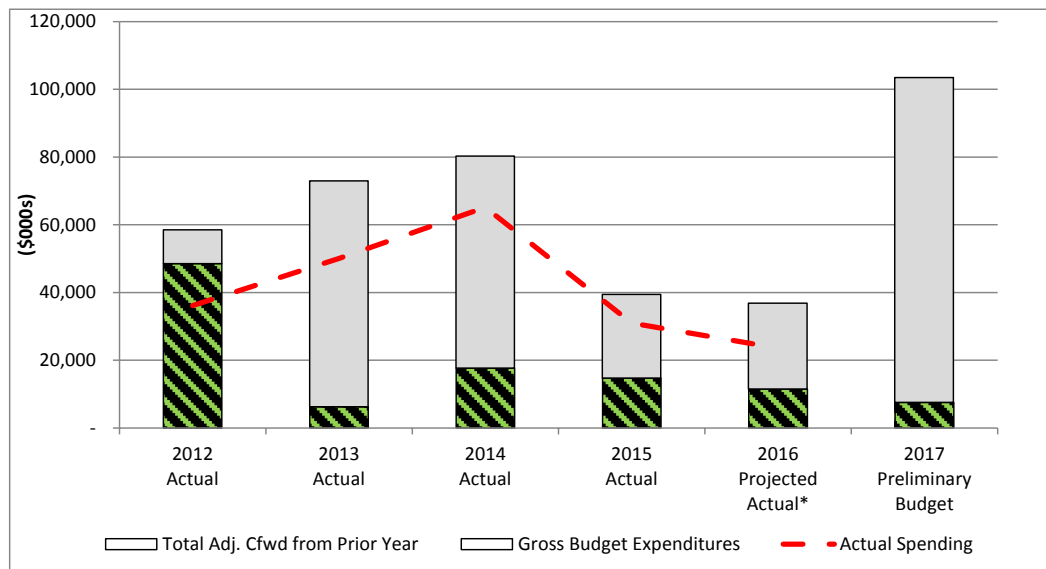
### Review of Capital Projects and Spending

- City Council, at its meeting of July 12, 2016 considered the report entitled "2017 Budget Process – Budget Directions and Schedule EX16.37" and directed staff to:
  - Submit their 2017 – 2026 Capital Budget and Plans requiring that annual cash flow funding estimates be examined to more realistically match cash flow spending to project activities and timing, especially in the first 5 years of the Capital Plan's timeframe.
- The 2017 – 2026 Capital Budget and Plan for the Waterfront Revitalization Initiative has been established following a review of capital requirements based on the reprioritization of capital needs; and a review of the Program's spending capacity and the readiness to proceed of planned projects.
  - The 10-Year Capital Plan includes the deferral of \$11.871million in 2017 cash flows to future years for Precinct Implementation Projects based on this review.
  - Cash Flows for the new Port Lands Flood Protection project also reflect a deferral of \$10 million in originally estimated 2017 cash flows to 2018 based on this review.
- The following tables illustrates rate of spending from 2012 to 2016 for the Waterfront Revitalization.

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

Category	2012			2013			2014			2015			2016			Spending Rate 5 Year 2012-2016 Avg. %
	Budget	Actual	Spending Rate %	Budget	Actual	Spending Rate %	Budget	Actual	Spending Rate %	Budget	Actual	Spending Rate %	Budget	Projected Actual *	Spending Rate %	
Growth Related	58,492	36,113	61.7%	72,913	50,045	68.6%	80,252	65,146	81.2%	39,393	30,951	78.6%	36,823	23,567	64.0%	71.5%

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



- Capital spending will continue to be reviewed throughout 2017 and any further adjustments to annual cash flows will be made as part of the 2018 Budget process.

### **Port Lands Flood Protection**

- At its meeting of November 8, 2016, City Council adopted a report entitled, *Port Lands Flood Protection – Due Diligence and Next Steps*. In adopting the report, Council approved the creation of the *Essroc Quay Lake Filling and Naturalization* capital project with a total project cost of \$65.000 million, which includes \$16.250 million in City funding.
  - The Essroc stormwater management project reflects a “quick-start” component of the larger flood protection project.
  - In consideration of this report, Council also directed staff to identify funding for the City’s one-third share of the balance of the flood protection project through the 2017 Budget process, with the balance of funding to be secured through federal and provincial contributions.
- The 2017 – 2026 Waterfront Revitalization Initiative Capital Plan includes funding and recoveries for the Essroc Quay Lake Filling and Naturalization project (\$65.000 million total and \$16.250 in City funding), cash flowed over three years (2017 through 2019).
- The 10-Year Capital Plan also includes funding and recoveries for the balance of Port Lands Flood Protection (\$1.185 billion total and \$395 million City share), cash flowed over seven years (2017 through 2023).
- Staff will report on the status of federal and provincial funding contributions in Q2 of 2017. Staff anticipate that federal and provincial funding would be directed through the federal government's Green Infrastructure Fund, the details of which will be announced in, or shortly after, the 2017 federal and provincial budgets.
- While project implementation is subject to securing the remaining two-thirds share through provincial and federal contributions, an initial \$10.000 million will be applied in advance of the receipt of Federal and provincial funding commitments through the use of City funding contributed to the project.
  - This funding will allow Waterfront Toronto, working with City Programs, the Toronto Region Conservation Authority and the Toronto Port Lands Company, to advance the design of the project so that the project schedule can be maintained.

### **Review of Waterfront Secretariat**

- At its meeting of July 7, 2015 City Council adopted a report titled, *Waterfront Strategic Review*, with recommendations to support, in principle, the undertaking of a second phase of waterfront revitalization supported by tri-government funding and governance.
- The Executive Committee also requested a review of the Waterfront Secretariat (WS) structure with a focus on operational and administrative efficiencies as well as improved coordination and reduction of duplication with other city programs and agencies, including Waterfront Toronto (WT).  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX7.6>
- Waterfront Secretariat staff will be reporting on the Waterfront Secretariat’s structure, administration and working relationship with City Programs and Agencies in early 2017.

### **Flow Through Funding for East Bayfront Projects**

- The Preliminary 10-Year Capital Plan for the Waterfront Revitalization Initiative includes flow-through funding contributions from developers for Waterfront Toronto (WT) to implement three projects: the East Bayfront Public Art Master Plan; the East Bayfront Local Infrastructure project; and the Bayside Phase 2 Water’s Edge Promenade.

- The East Bayfront Public Art Master Plan and East Bayfront Local Infrastructure project are to be funded through Section 37 contributions, while the Bayside Phase 2 Water's Edge Promenade is to be funded through parkland dedication revenues. Funding will flow to WT only when these funds are received by the City from the participating developers.
- City Council authority for these transactions originates from the July 2006 approval of the East Bayfront Business and Implementation Plan, as well as the December 2015 approval of the East Bayfront Public Art Plan.  
<http://www.toronto.ca/legdocs/2006/agendas/committees/pof/pof060718/it067.pdf>  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE12.30>
- In 2016, significant progress was made in resolving the OMB appeals related to privately-owned lands in the East Bayfront. Two property owners have settled with the City; the remaining two are very close to settling. As a result, various funds that will flow from the privately owned lands to WT are now being included in the Waterfront Toronto Long Term Funding Plan (LTFFP).
  - These include Section 37 contributions (a local infrastructure charge and a 1% public art payment) and parkland dedication revenues, to be provided to WT for the front-ending of local infrastructure and parks in East Bayfront.
  - Under the current policy, budgets will be amended once funding has been secured and a motion is brought before City Council for approval. This was done in 2016 for the first development contributions to the East Bayfront Public Art Master Plan.

Further Details of the tree projects are as follows:

- *East Bayfront Public Art Master Plan*
  - The East Bayfront Public Art Master Plan was approved by Council on December 9, 2015. It authorized City staff to release funds to WT for implementation of a district-wide public art program.
  - The Plan consists of a number of installations to be commissioned in prominent public locations in East Bayfront. For publicly-owned lands, Section 37 contributions will flow directly to WT. For privately-owned lands, the City will secure public art funds from developers through Section 37 agreements, collected at the building permit stage.
  - Once payments are made, authority will be sought for the funds to be released to WT.
- *East Bayfront Local Infrastructure Charge*
  - The East Bayfront Business and Implementation Plan was approved by Council on July 25-27, 2006 and outlines a financial model to be utilized to fund local infrastructure in East Bayfront. City of Toronto Zoning By-law No. 1049-2006 contains a provision requiring a local infrastructure contribution of \$69.86 per square metre of residential gross floor area to be collected from area developers through Section 37 agreements.
  - Once funding is secured, authority will be sought for the funds to be released to WT. The funding is for stormwater management facilities, dockwall reinforcement, hydro infrastructure and external sanitary sewer infrastructure.
- *Bayside Phase 2 Water's Edge Promenade*
  - In addition to a local infrastructure charge, the approved 2006 East Bayfront Business and Implementation Plan provides for WT to satisfy all parkland dedication requirements in the precinct, and to receive parkland dedication fees from privately-owned development sites.

- \$17.0 million will be directed to WT once these funds have been secured; WT will use these funds on the Bayside Phase 2 Water's Edge Promenade. This project will allow WT to complete the full length of the East Bayfront water's edge promenade.
- Any parkland dedication fees collected by the City over \$17 million will remain with the City.

**Unmet Capital Projects Included in the Preliminary 10-Year Capital Plan**

The following is a list of capital projects that are now included in the Preliminary 10-Year Capital Plan as a result of cash flow realignment, freeing up the debt capacity to accommodate unmet needs within the Program:

**Funded Projects**  
**\$000s**

Project Description	Total Project Expenditure	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Essroc Quay Lake Filling and Naturalization	65,000	35,000	25,000	5,000							
Port Lands Flood Protection	1,185,000	40,300	228,500	298,900	281,400	193,500	90,000	52,400			
<b>Total</b>	<b>1,250,000</b>		<b>253,500</b>	<b>303,900</b>	<b>281,400</b>	<b>193,500</b>	<b>90,000</b>	<b>52,400</b>			

6. Capital projects to implement approved Council priorities.

**Issues Impacting the 10-Year Capital Plan**

**Unmet Needs**

While the City has made advancements on further reducing unfunded Waterfront Revitalization Initiative capital priority projects, the following is a list of the remaining \$2.112 billion in Waterfront capital projects that are not included in the 2017-2026 Preliminary Capital Plan due to debt affordability constraints:

**Unmet Capital Needs**  
**\$000s**

Project Description	Total Project Expenditure	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Waterfront Transit	1,612,000		265,000	265,000	265,000	265,000	138,000	138,000	138,000	138,000	
Public Realm Initiatives	350,000				50,000	50,000	50,000	50,000	50,000	50,000	50,000
Land Servicing Waterfront 2.0	150,000				10,000	20,000	24,000	24,000	24,000	24,000	24,000
<b>Total</b>	<b>2,112,000</b>		<b>265,000</b>	<b>265,000</b>	<b>325,000</b>	<b>335,000</b>	<b>212,000</b>	<b>212,000</b>	<b>212,000</b>	<b>212,000</b>	<b>74,000</b>

6. Capital projects to implement approved Council priorities.

- Preliminary estimates for unmet capital needs associated with the Waterfront Revitalization Initiative include \$1.612 billion for waterfront transit, \$350 million for public realm initiatives and \$150 million for land servicing.
  - The capital needs associated with waterfront transit will be detailed at the conclusion of the Waterfront Transit Reset – a comprehensive review of transit needs and network improvement opportunities from Long Branch to Woodbine Avenue. Staff have been directed to report on this initiative by the end of Q2 of 2017.
  - Public realm initiatives include a number of waterfront park projects including: the Jack Layton Ferry Terminal, Lake Ontario Park, Lower Yonge Park, York Street Ramp Park, 318 Queens Quay and Bathurst Quay.
  - Land servicing projects are related to the next phases of the West Don Lands and East Bayfront, as well as the Keating Channel precinct. These projects are a less immediate than flood protection and transit. Staff will report on these projects in more detail through the 2018 Budget process. In the meantime, staff will refine project capital cost estimates and investigate opportunities for cost recovery through development charges, parkland dedication, infrastructure funding programs, private donations, sponsorships and other sources.





# Appendices

# Appendix 1

## 2016 Performance

### 2016 Key Accomplishments

In 2016, the Waterfront Revitalization Initiative made significant progress and/or accomplished the following:

- ✓ Completion of Lower Yonge Precinct Plan
- ✓ Completion of Port Lands Flood Protection due diligence report
- ✓ Completion of Union Station second platform (deficiencies)
- ✓ Completion of Fort York Pedestrian and Cycle Bridge design (now under construction)
- ✓ Gardiner East EA completed for Ministry of Environment and Climate Change review
- ✓ Secured Federal and Provincial government funding for 'quick start' component of Port Lands Flood Protection – Essroc Quay Lake Filling and Naturalization project

### 2016 Financial Performance

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

2016 Budget	As of Sept. 30, 2016		Projected Actuals at Year-End		Unspent Balance	
	\$	% Spent	\$	% Spent	\$ Unspent	% Unspent
36,823	12,066	32.8%	23,567	64.0%	13,256	36.0%

\* Based on 2016 Third Quarter Capital Variance Report

The Waterfront Revitalization Initiative is forecasted to spend \$23.567 million or 64% of its 2016 Approved Capital Budget by year-end. Underspending is predominately attributed to *Transportation Initiatives* projects and *The Bentway*.

For additional information regarding the 2016 Q3 capital variances and year-end projections for the Waterfront Revitalization Initiative, please refer to the attached link for the report entitled "*Capital Variance Report for the Nine-Month Period Ended September 30, 2016*" considered by City Council at its meeting on December 13, 2016. <http://www.toronto.ca/legdocs/mmis/2016/ex/bgrd/backgroundfile-98504.pdf>

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

- Funding of \$7.500 million is being carried forward to the 2017 Capital Budget for the following two Growth Related projects based on the Program's 2016 capital spending performance:
  - Transportation Initiatives - \$4.000 million to complete the Fort York Pedestrian and Cycle. Construction began in late August 2016 and is expected to be completed by the end of 2017; and
  - The Bentway - \$3.500 million to continue work on this project, 90% design drawings have been prepared and construction is scheduled to begin in January 2017.

## Appendix 2

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

Project	Total Project Cost	Prior Year Carry Forward	2017	2018	2019	2020	2021	2017 - 2021	2022	2023	2024	2025	2026	2017 - 2026 Total
<b>Growth Related:</b>														
<i>Precinct Implementation Projects</i>	180,891		5,272	11,614	8,886	5,188	121	31,081	105					31,186
<i>Transportation Initiatives</i>	29,871	4,000	4,000					8,000						8,000
<i>Sportsfields</i>	32,311					4,000	14,155	18,155	14,156					32,311
<i>East Bayfront Environmental Reserve</i>	10,000			10,000				10,000						10,000
<i>Urban Planning Resources</i>	2,136		270					270						270
<i>Waterfront Project Secretariat</i>	7,379		600	600				1,200						1,200
<i>Project The Bentway</i>	23,500	3,500	10,500	3,000				17,000						17,000
<i>East Bayfront Public Art Plan</i>	5,089			328	328	976	976	2,608	976	1,505				5,089
<i>East Bayfront Local Infrastructure Charge</i>	17,015			4,142	7,304	2,708	2,861	17,015						17,015
<i>Bayside Phase 2 Water's Edge Promenade</i>	17,091				8,985	5,376	2,730	17,091						17,091
<i>Essroc Quay Lake Filling and Naturalization</i>	65,000		35,000	25,000	5,000			65,000						65,000
<i>Port Lands Flood Protection</i>	1,185,000		40,300	228,500	298,900	281,400	193,500	1,042,600	90,000	52,400				1,185,000
<b>Total</b>		<b>7,500</b>	<b>95,942</b>	<b>283,184</b>	<b>329,403</b>	<b>299,648</b>	<b>214,343</b>	<b>1,230,020</b>	<b>105,237</b>	<b>53,905</b>				<b>1,389,162</b>

## Appendix 3

### 2017 Preliminary Capital Budget; 2018 to 2026 Preliminary Capital Plan

## CITY OF TORONTO

## Gross Expenditures (\$000's)

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

## Waterfront Revitalization Initiative

Sub- Priority	Project No. SubProj No.	Project Name Sub-project Name	Ward	Stat.	Cat.	Current and Future Year Cash Flow Commitments						Current and Future Year Cash Flow Commitments Financed By													
						2017	2018	2019	2020	2021	Total 2017-2021	Total 2022-2026	Total 2017-2026	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
<u>WFT906728 Toronto Waterfront Revitalization Initiative</u>																									
11	15	Precinct Implementation Projects	CW	S2	05	17,143	7,350	5,302	178	198	30,171	106	30,277	0	0	14,840	0	0	0	0	0	0	15,437	0	30,277
27	27	Waterfront Project Secretariat	CW	S2	05	600	600	0	0	0	1,200	0	1,200	0	0	0	0	1,200	0	0	0	0	0	0	1,200
37	37	East Bayfront Environmental Reserve	CW	S2	05	0	10,000	0	0	0	10,000	0	10,000	0	0	0	0	0	0	0	0	10,000	0	10,000	
19	48	Transportation Initiatives	CW	S2	05	8,000	0	0	0	0	8,000	0	8,000	0	0	6,664	0	0	0	1,336	0	0	0	0	8,000
40	53	Urban Planning Resources 17 Adj	CW	S3	05	270	0	0	0	0	270	0	270	0	0	0	0	270	0	0	0	0	0	0	270
0	72	Sportsfields 2016 Budget	CW	S2	05	0	0	0	4,000	14,155	18,155	14,156	32,311	0	0	21,520	0	0	0	0	0	10,791	0	0	32,311
0	80	Project The Bentway	CW	S2	05	13,500	5,000	0	0	0	18,500	0	18,500	0	0	9,000	0	1,000	0	0	8,500	0	0	0	18,500
0	81	EBF Public Art Plan	28	S6	05	0	328	328	976	976	2,608	2,481	5,089	0	0	0	0	0	0	5,089	0	0	0	0	5,089
0	82	EBF Local Infrastructure Charge	28	S6	05	0	4,142	7,304	2,708	2,861	17,015	0	17,015	0	0	0	0	0	0	17,015	0	0	0	0	17,015
0	83	Project The Bentway 2016 Budget Adjustment	CW	S3	05	500	-2,000	0	0	0	-1,500	0	-1,500	0	0	0	0	0	0	0	-1,500	0	0	0	-1,500
0	88	Bayside Phase 2 Water's Edge Promenade	28	S6	05	0	0	8,985	5,376	2,730	17,091	0	17,091	0	0	0	0	17,091	0	0	0	0	0	0	17,091
0	89	Precinct Implementation Projects 17 Adj	CW	S3	05	-11,871	4,264	3,584	5,010	-77	910	-1	909	0	0	1	0	0	0	0	0	908	0	0	909
Sub-total						28,142	29,684	25,503	18,248	20,843	122,420	16,742	139,162	0	0	52,025	0	19,561	0	23,440	7,000	37,136	0	139,162	
<u>WFT908417 Port Lands Flood Protection</u>																									
0	1	Essroc Quay Lake Filling and Naturalization	30	S2	05	35,000	25,000	5,000	0	0	65,000	0	65,000	16,250	32,500	5,525	10,725	0	0	0	0	0	0	0	65,000
0	2	Port Lands Flood Protection	30	S5	05	40,300	228,500	298,900	281,400	193,500	1,042,600	142,400	1,185,000	395,000	395,000	0	27,100	0	0	0	0	40,100	327,800	1,185,000	
Sub-total						75,300	253,500	303,900	281,400	193,500	1,107,600	142,400	1,250,000	411,250	427,500	5,525	37,825	0	0	0	0	40,100	327,800	1,250,000	
<b>Total Program Expenditure</b>						103,442	283,184	329,403	299,648	214,343	1,230,020	159,142	1,389,162	411,250	427,500	57,550	37,825	19,561	0	23,440	7,000	77,236	327,800	1,389,162	

**CITY OF TORONTO**

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

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

Waterfront Revitalization Initiative					Current and Future Year Cash Flow Commitments and Estimates						Current and Future Year Cash Flow Commitments and Estimates Financed By												
Sub- Priority	Project No. SubProj No.	Project Name Sub-project Name	Ward	Stat. Cat.	2017	2018	2019	2020	2021	Total 2017-2021	Total 2022-2026	Total 2017-2026	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
Financed By:																							
		Provincial Grants & Subsidies			22,150	82,450	100,850	93,800	64,500	363,750	47,500	411,250	411,250	0	0	0	0	0	0	0	0	0	411,250
		Federal Subsidy			30,900	88,700	102,100	93,800	64,500	380,000	47,500	427,500	0	427,500	0	0	0	0	0	0	0	0	427,500
		Development Charges			17,968	8,154	6,578	5,994	9,428	48,122	9,428	57,550	0	0	57,550	0	0	0	0	0	0	0	57,550
		Reserves (Ind. "XQ" Ref.)			9,050	7,475	6,900	6,500	4,500	34,425	3,400	37,825	0	0	0	37,825	0	0	0	0	0	0	37,825
		Reserve Funds (Ind."XR" Ref.)			1,870	600	8,985	5,376	2,730	19,561	0	19,561	0	0	0	0	19,561	0	0	0	0	0	19,561
		Other1 (Internal)			1,336	4,470	7,632	3,684	3,837	20,959	2,481	23,440	0	0	0	0	0	0	23,440	0	0	0	23,440
		Other2 (External)			4,000	3,000	0	0	0	7,000	0	7,000	0	0	0	0	0	0	0	7,000	0	0	7,000
		Debt			4,968	25,235	13,558	12,594	11,348	67,703	9,533	77,236	0	0	0	0	0	0	0	0	77,236	0	77,236
		Debt - Recoverable			11,200	63,100	82,800	77,900	53,500	288,500	39,300	327,800	0	0	0	0	0	0	0	0	0	327,800	327,800
<b>Total Program Financing</b>					103,442	283,184	329,403	299,648	214,343	1,230,020	159,142	1,389,162	411,250	427,500	57,550	37,825	19,561	0	23,440	7,000	77,236	327,800	1,389,162

Status Code	Description
S2	S2 Prior Year (With 2017 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2017 and/or Future Year Cost(Cashflow)
S4	S4 New - Stand-Alone Project (Current Year Only)
S5	S5 New (On-going or Phased Projects)
S6	S6 New - Future Year (Commencing in 2018 & Beyond)

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



## Appendix 4

### 2017 Cash Flow and Future Year Commitments

**CITY OF TORONTO**

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

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

<b>Waterfront Revitalization Initiative</b>						<b>Current and Future Year Cash Flow Commitments</b>							<b>Current and Future Year Cash Flow Commitments Financed By</b>											
<u>Sub-Project No.</u>	<u>Project Name</u>	<u>Ward</u>	<u>Stat.</u>	<u>Cat.</u>						<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>Provincial Grants and Subsidies</b>	<b>Federal Subsidy</b>	<b>Development Charges</b>	<b>Reserves</b>	<b>Reserve Funds</b>	<b>Capital from Current</b>	<b>Other 1</b>	<b>Other 2</b>	<b>Debt - Recoverable Debt</b>	<b>Total Financing</b>		
Priority	SubProj No.	Sub-project Name				2017	2018	2019	2020	2021	2017-2021	2022-2026	2017-2026											
<b>WFT906728 Toronto Waterfront Revitalization Initiative</b>																								
11	15	Precinct Implementation Projects	CW	S2	05	17,143	7,350	5,302	178	198	30,171	106	30,277	0	0	14,840	0	0	0	0	15,437	0	30,277	
27	27	Waterfront Project Secretariat	CW	S2	05	600	600	0	0	0	1,200	0	1,200	0	0	0	0	1,200	0	0	0	0	1,200	
37	37	East Bayfront Environmental Reserve	CW	S2	05	0	10,000	0	0	0	10,000	0	10,000	0	0	0	0	0	0	0	10,000	0	10,000	
19	48	Transportation Initiatives	CW	S2	05	8,000	0	0	0	0	8,000	0	8,000	0	0	6,664	0	0	0	1,336	0	0	8,000	
40	53	Urban Planning Resources 17 Adj	CW	S3	05	270	0	0	0	0	270	0	270	0	0	0	0	270	0	0	0	0	270	
0	72	Sportsfields 2016 Budget	CW	S2	05	0	0	0	4,000	14,155	18,155	14,156	32,311	0	0	21,520	0	0	0	0	0	10,791	0	32,311
0	80	Project The Bentway	CW	S2	05	13,500	5,000	0	0	0	18,500	0	18,500	0	0	9,000	0	1,000	0	0	8,500	0	18,500	
0	83	Project The Bentway 2016 Budget Adjustment	CW	S3	05	500	-2,000	0	0	0	-1,500	0	-1,500	0	0	0	0	0	0	0	-1,500	0	-1,500	
0	89	Precinct Implementation Projects 17 Adj	CW	S3	05	-11,871	4,264	3,584	5,010	-77	910	-1	909	0	0	1	0	0	0	0	0	908	0	909
<b>Sub-total</b>						<b>28,142</b>	<b>25,214</b>	<b>8,886</b>	<b>9,188</b>	<b>14,276</b>	<b>85,706</b>	<b>14,261</b>	<b>99,967</b>	<b>0</b>	<b>0</b>	<b>52,025</b>	<b>0</b>	<b>2,470</b>	<b>0</b>	<b>1,336</b>	<b>7,000</b>	<b>37,136</b>	<b>0</b>	<b>99,967</b>
<b>WFT908417 Port Lands Flood Protection</b>																								
0	1	Essroc Quay Lake Filling and Naturalization	30	S2	05	35,000	25,000	5,000	0	0	65,000	0	65,000	16,250	32,500	5,525	10,725	0	0	0	0	0	65,000	
0	2	Port Lands Flood Protection	30	S5	05	40,300	228,500	298,900	281,400	193,500	1,042,600	142,400	1,185,000	395,000	395,000	0	27,100	0	0	0	40,100	327,800	1,185,000	
<b>Sub-total</b>						<b>75,300</b>	<b>253,500</b>	<b>303,900</b>	<b>281,400</b>	<b>193,500</b>	<b>1,107,600</b>	<b>142,400</b>	<b>1,250,000</b>	<b>411,250</b>	<b>427,500</b>	<b>5,525</b>	<b>37,825</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40,100</b>	<b>327,800</b>	<b>1,250,000</b>	
<b>Total Program Expenditure</b>						<b>103,442</b>	<b>278,714</b>	<b>312,786</b>	<b>290,588</b>	<b>207,776</b>	<b>1,193,306</b>	<b>156,661</b>	<b>1,349,967</b>	<b>411,250</b>	<b>427,500</b>	<b>57,550</b>	<b>37,825</b>	<b>2,470</b>	<b>0</b>	<b>1,336</b>	<b>7,000</b>	<b>77,236</b>	<b>327,800</b>	<b>1,349,967</b>

Report Phase 3 - Program 38 Waterfront Revitalization Initiative Program Phase 3 Part B Sub-Project Status S2 Part C Sub-Project Status S2,S3,S4,S5 Sub-Project Category 01,02,03,04,05,06,07 User Fields ALL

## CITY OF TORONTO

## Gross Expenditures (\$000's)

## Appendix 4 – 2017 Cash Flow and Future Year Commitments

## Waterfront Revitalization Initiative

Sub- Priority	Project No. SubProj No.	Project Name Sub-project Name	Ward	Stat.	Cat.	Current and Future Year Cash Flow Commitments and Estimates						Current and Future Year Cash Flow Commitments and Estimates Financed By														
						2017	2018	2019	2020	2021	Total 2017-2021	Total 2022-2026	Total 2017-2026	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing			
Financed By:																										
		Provincial Grants & Subsidies				22,150	82,450	100,850	93,800	64,500	363,750	47,500	411,250	411,250	0	0	0	0	0	0	0	0	0	0	0	411,250
		Federal Subsidy				30,900	88,700	102,100	93,800	64,500	380,000	47,500	427,500	0	427,500	0	0	0	0	0	0	0	0	0	0	427,500
		Development Charges				17,968	8,154	6,578	5,994	9,428	48,122	9,428	57,550	0	0	57,550	0	0	0	0	0	0	0	0	0	57,550
		Reserves (Ind. "XQ" Ref.)				9,050	7,475	6,900	6,500	4,500	34,425	3,400	37,825	0	0	0	37,825	0	0	0	0	0	0	0	0	37,825
		Reserve Funds (Ind."XR" Ref.)				1,870	600	0	0	0	2,470	0	2,470	0	0	0	2,470	0	0	0	0	0	0	0	0	2,470
		Other1 (Internal)				1,336	0	0	0	0	1,336	0	1,336	0	0	0	0	0	0	1,336	0	0	0	0	0	1,336
		Other2 (External)				4,000	3,000	0	0	0	7,000	0	7,000	0	0	0	0	0	0	0	7,000	0	0	0	0	7,000
		Debt				4,968	25,235	13,558	12,594	11,348	67,703	9,533	77,236	0	0	0	0	0	0	0	0	0	77,236	0	77,236	
		Debt - Recoverable				11,200	63,100	82,800	77,900	53,500	288,500	39,300	327,800	0	0	0	0	0	0	0	0	0	0	327,800	327,800	
<b>Total Program Financing</b>						103,442	278,714	312,786	290,588	207,776	1,193,306	156,661	1,349,967	411,250	427,500	57,550	37,825	2,470	0	1,336	7,000	77,236	327,800	1,349,967		

Status Code	Description
S2	S2 Prior Year (With 2017 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2017 and/or Future Year Cost(Cashflow)
S4	S4 New - Stand-Alone Project (Current Year Only)
S5	S5 New (On-going or Phased Projects)

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

## Appendix 5

### 2017 Preliminary Capital Budget with Financing Detail

(Phase 3) 38-Waterfront Revitalization Initiative Sub-Project Category: 01,02,03,04,05,06,07 Type: B Sub-Project Status: S2 Type: C Sub-Project Status: S2,S3,S4,S5



**CITY OF TORONTO**  
**Appendix 5 – 2017 Capital Budget with Financing Detail**  
**Waterfront Revitalization Initiative**  
**Sub-Project Summary**

**Project/Financing**

Priority Project Project Name

Priority	Project	Project Name	Start Date	Completion Date	2017	Financing									
					Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable
<b>0</b>	<b>WFT906728</b>	<b>Toronto Waterfront Revitalization Initiative</b>													
0	80	Project The Bentway	10/09/2015	10/09/2015	13,500	0	0	9,000	0	1,000	0	0	3,500	0	0
0	83	Project The Bentway 2016 Budget Adjustment	06/14/2016	06/14/2016	500	0	0	0	0	0	0	0	500	0	0
0	89	Precinct Implementation Projects 17 Adj	11/08/2016	11/08/2016	-11,871	0	0	-4,942	0	0	0	0	0	-6,929	0
11	15	Precinct Implementation Projects	01/01/2004	12/31/2024	17,143	0	0	7,246	0	0	0	0	0	9,897	0
19	48	Transportation Initiatives	01/18/2001	12/31/2018	8,000	0	0	6,664	0	0	0	1,336	0	0	0
27	27	Waterfront Project Secretariat	01/01/2002	12/31/2017	600	0	0	0	0	600	0	0	0	0	0
40	53	Urban Planning Resources 17 Adj	09/01/2007	12/31/2011	270	0	0	0	0	270	0	0	0	0	0
		<b>Project Sub-total:</b>			<b>28,142</b>	<b>0</b>	<b>0</b>	<b>17,968</b>	<b>0</b>	<b>1,870</b>	<b>0</b>	<b>1,336</b>	<b>4,000</b>	<b>2,968</b>	<b>0</b>
<b>0</b>	<b>WFT908417</b>	<b>Port Lands Flood Protection</b>													
0	1	Essroc Quay Lake Filling and Naturalization	10/24/2016	10/24/2016	35,000	8,750	17,500	0	8,750	0	0	0	0	0	0
0	2	Port Lands Flood Protection	10/24/2016	10/24/2016	40,300	13,400	13,400	0	300	0	0	0	0	2,000	11,200
		<b>Project Sub-total:</b>			<b>75,300</b>	<b>22,150</b>	<b>30,900</b>	<b>0</b>	<b>9,050</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,000</b>	<b>11,200</b>
		<b>Program Total:</b>			<b>103,442</b>	<b>22,150</b>	<b>30,900</b>	<b>17,968</b>	<b>9,050</b>	<b>1,870</b>	<b>0</b>	<b>1,336</b>	<b>4,000</b>	<b>4,968</b>	<b>11,200</b>

Status Code	Description
S2	S2 Prior Year (With 2017 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2017 and/or Future Year Cost\Cashflow)
S4	S4 New - Stand-Alone Project (Current Year Only)
S5	S5 New (On-going or Phased Projects)

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

# Appendix 6

## Reserve / Reserve Fund Review

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

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as	Contributions / (Withdrawals)										
			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2017 - 2026
Gardiner West Public Realm Improvement (XR3034)	Beginning Balance	10,000	10,000	8,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	
	Withdrawals (-)												
	Project The Bentway (Under		(1,500)	(3,000)									(4,500)
	Total Withdrawals		(1,500)	(3,000)	-	-	-	-	-	-	-	-	(4,500)
	Contributions (+)												
	Total Contributions												
	Other Program/Agency Net Withdrawals (-) and Contributions (+)												
	Total Reserve Fund Balance at Year-End	10,000	8,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	

\* Based on the 2016 Q3 Variance Report

### Reserve / Reserve Fund Review - Corporate (\$000s)

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2016 *	Contributions / (Withdrawals)										2017 - 2026 Total Contributions / (Withdrawals)
			2017 Budget	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	
Development Charges Reserve Fund - Transit (XR2109)	Beginning Balance	64,272	64,272	124,403	183,634	246,242	309,265	372,924	436,975	502,307	568,945	636,916	
	Withdrawals (-)												
	Precinct Implementation Project East Bayfront Transit		(639)	(2,547)									(3,186)
	Total Withdrawals		(639)	(2,547)	-	-	-	-	-	-	-	-	(3,186)
	Contributions (+)		60,770	61,778	62,608	63,023	63,659	64,051	65,332	66,638	67,971	69,330	645,160
	Total Contributions		60,770	61,778	62,608	63,023	63,659	64,051	65,332	66,638	67,971	69,330	645,160
	Total Reserve Fund Balance at Year-End	64,272	124,403	183,634	246,242	309,265	372,924	436,975	502,307	568,945	636,916	706,246	

\* Based on the 2016 Q3 Variance Report

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2016 *	Contributions / (Withdrawals)										2017 - 2026 Total Contributions
			2017 Budget	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	
Development Charges Reserve Fund - Parks & Recreation (XR2114)	Beginning Balance	495	495	21,189	54,431	84,117	113,319	139,404	165,652	202,042	239,160	277,020	
	Withdrawals (-)												
	Project Bentway (Under Gardiner)		(9,000)										(9,000)
	Precinct Implementation Project East Bayfront Community Centre			(1,332)	(5,328)	(3,330)							(9,990)
	Precinct Implementation Project Aitken Place Park		(1,665)										(1,665)
	Fort York Pedestrian and Cycle Bridge		(2,664)										(2,664)
	Regional Sports Centre					(2,664)	(9,428)	(9,428)					(21,520)
	Total Withdrawals		(13,329)	(1,332)	(5,328)	(5,994)	(9,428)	(9,428)	-	-	-	-	(44,839)
	Contributions (+)		34,023	34,574	35,014	35,196	35,513	35,676	36,390	37,118	37,860	38,617	359,981
		Total Contributions		34,023	34,574	35,014	35,196	35,513	35,676	36,390	37,118	37,860	38,617
	Total Reserve Fund Balance at Year-End	495	21,189	54,431	84,117	113,319	139,404	165,652	202,042	239,160	277,020	315,637	

\* Based on the 2016 Q3 Variance Report

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as	Contributions / (Withdrawals)										
			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2017 - 2026
Development Charges Reserve Fund - Stormwater (XR2404 & XR2113)	Beginning Balance	17,704	17,704	22,848	23,802	27,852	33,187	38,575	43,997	49,527	55,168	60,931	
	Withdrawals (-)												
	Essroc Quay Lake Filling and Naturalization			(4,275)	(1,250)								(5,525)
	Total Withdrawals			(4,275)	(1,250)	-	-	-	-	-	-	-	(5,525)
	Contributions (+)		5,144	5,229	5,300	5,335	5,388	5,422	5,530	5,641	5,763	5,868	54,620
	Total Contributions		5,144	5,229	5,300	5,335	5,388	5,422	5,530	5,641	5,763	5,868	54,620
	Total Reserve Fund Balance at Year-End	17,704	22,848	23,802	27,852	33,187	38,575	43,997	49,527	55,168	60,931	66,799	

\* Based on the 2016 Q3 Variance Report



**Reserve / Reserve Fund Review – Corporate – (Continued)**  
**(\$000s)**

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as	Contributions / (Withdrawals)											
			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2017 - 2026	
Parkland Acquisition Reserve Fund - City Wide Development (XR2211)	Beginning Balance	41,269	41,269	45,413	50,642	46,957	46,916	49,574	54,996	60,526	66,167	71,930		
	Withdrawals (-)													
	Project Bentway (Under Gardiner)		(1,000)											
	East Bay Front Waters Edge				(8,985)	(5,376)	(2,730)						(17,091)	
	<b>Total Withdrawals</b>		<b>(1,000)</b>	<b>-</b>	<b>(8,985)</b>	<b>(5,376)</b>	<b>(2,730)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(17,091)</b>
	Contributions (+)		5,144	5,229	5,300	5,335	5,388	5,422	5,530	5,641	5,763	5,868	54,620	
<b>Total Contributions</b>		<b>5,144</b>	<b>5,229</b>	<b>5,300</b>	<b>5,335</b>	<b>5,388</b>	<b>5,422</b>	<b>5,530</b>	<b>5,641</b>	<b>5,763</b>	<b>5,868</b>	<b>54,620</b>		
<b>Total Reserve Fund Balance at Year-End</b>		<b>41,269</b>	<b>45,413</b>	<b>50,642</b>	<b>46,957</b>	<b>46,916</b>	<b>49,574</b>	<b>54,996</b>	<b>60,526</b>	<b>66,167</b>	<b>71,930</b>	<b>77,798</b>		

\* Based on the 2016 Q3 Variance Report

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2016 *	Contributions / (Withdrawals)										
			2017 Budget	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	2017 - 2026 Total Contributions / (Withdrawals)
Water Capital Reserve Funds (XR6003)	Beginning Balance	552,661	552,661	543,911	541,936	541,936	541,936	541,936	541,936	541,936	541,936	541,936	
	Withdrawals (-)												
	Essroc Quay Lake Filling and Naturalization		(8,750)	(1,975)									(10,725)
	<b>Total Withdrawals</b>		<b>(8,750)</b>	<b>(1,975)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(10,725)</b>
	Contributions (+)												
	<b>Total Contributions</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Other Program/Agency Net Withdrawals (-) and Contributions (+)													
<b>Total Reserve Fund Balance at Year-End</b>		<b>552,661</b>	<b>543,911</b>	<b>541,936</b>	<b>541,936</b>	<b>541,936</b>	<b>541,936</b>	<b>541,936</b>	<b>541,936</b>	<b>541,936</b>	<b>541,936</b>	<b>541,936</b>	

\* Based on the 2016 Q3 Variance Report

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2016 *	Contributions / (Withdrawals)										
			2017 Budget	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	2017 - 2026 Total Contributions / (Withdrawals)
Strategic Infrastructure Partnership Reserve Fund (XR1714)	Beginning Balance	85,749	85,749	84,879	84,279	84,279	84,279	84,279	84,279	84,279	84,279	84,279	
	Withdrawals (-)												
	Waterfront Secretariat		(600)	(600)									(1,200)
	Urban Planning Resources		(270)										(270)
	<b>Total Withdrawals</b>		<b>(870)</b>	<b>(600)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(1,470)</b>
	Contributions (+)												
<b>Total Contributions</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
Other Program/Agency Net Withdrawals (-) and Contributions (+)													
<b>Total Reserve Fund Balance at Year-End</b>		<b>85,749</b>	<b>84,879</b>	<b>84,279</b>	<b>84,279</b>	<b>84,279</b>	<b>84,279</b>	<b>84,279</b>	<b>84,279</b>	<b>84,279</b>	<b>84,279</b>	<b>84,279</b>	

\* Based on the 2016 Q3 Variance Report

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2016 *	Contributions / (Withdrawals)										
			2017 Budget	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	2017 - 2026 Total Contributions / (Withdrawals)
Capital Financing Reserve (XQ0011)	Beginning Balance	314,000	304,000	325,000	256,000	148,000	124,000	178,000	234,000	64,000	2,000	46,000	
	Withdrawals (-)												
	Essroc Quay Lake Filling and Naturalization		(300)	(5,500)	(6,900)	(6,500)	(4,500)	(2,100)	(1,300)				(27,100)
	<b>Total Withdrawals</b>		<b>(300)</b>	<b>(5,500)</b>	<b>(6,900)</b>	<b>(6,500)</b>	<b>(4,500)</b>	<b>(2,100)</b>	<b>(1,300)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(27,100)</b>
	Contributions (+)	153,000	160,000	115,000	100,000	100,000	100,000	100,000	100,000	75,000	75,000	75,000	1,000,000
	<b>Total Contributions</b>	<b>153,000</b>	<b>160,000</b>	<b>115,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>1,000,000</b>
Other Program/Agency Net Withdrawals (-) and Contributions (+)	(163,000)	(139,700)	(178,500)	(201,100)	(117,500)	(41,500)	(41,900)	(268,700)	(137,000)	(31,000)	(59,000)	(1,215,900)	
<b>Total Reserve Fund Balance at Year-End</b>		<b>304,000</b>	<b>325,000</b>	<b>256,000</b>	<b>148,000</b>	<b>124,000</b>	<b>178,000</b>	<b>234,000</b>	<b>64,000</b>	<b>2,000</b>	<b>46,000</b>	<b>63,000</b>	

\* Based on the 2016 Q3 Variance Report