

Waterfront Revitalization Initiative

What We Do

The Waterfront Secretariat leads the Toronto Waterfront Revitalization Initiative on behalf of the City of Toronto. Secretariat staff work with federal and provincial partners and Waterfront Toronto to ensure the right structures, agreements, and supports are in place to advance revitalization in the Designated Waterfront Area (DWA).

The Secretariat's key functions include administering project funding, approving long-term funding proposals, coordinating development activities, obtaining approvals, and minimizing risk exposure for the government partnership.

Why We Do It

The revitalization of Toronto's waterfront is the largest urban redevelopment project underway in North America; it is one of the world's largest waterfront revitalization efforts. Through revitalization, the initiative unlocks underused land in Toronto's waterfront and transforms it into vibrant and sustainable mixed-use communities.

Budget At A Glance

STAFF RECOMMENDED 10-YEAR CAPITAL PLAN

\$Million	2019	2020-2028	Total
Gross Expenditures	\$12.2	\$354.7	\$366.9
Debt	\$1.5	\$51.8	\$53.3

Note: Excluding 2018 carry forward funding to 2019

Our Experience & Success

- Completed the Queens Quay Revitalization, with enhancements to the larger public realm and the Martin Goodman Trail.
- Created the waterfront parks, including Sugar Beach and Corktown Common.
- Transformed the West Don Lands and East Bayfront into a mixed-use neighbourhood, including 580 units of affordable housing.
- Added to Toronto's inventory of shoreline park space with the development of Port Union Waterfront Park and Mimico Waterfront Park.
- Opened a new sports field at Cherry Beach with two soccer and lacross fields to expand recreational opportunities on the waterfront.
- Completion of Union Station Second Platform to alleviate congestion and improve passenger safety.

Key Challenges

- Implementation of the Port Lands Flood Protection within the time constraints to retain the funding from the Tri-government Contribution Agreement signed on May 2018.
- Coordination of the infrastructure projects in the Lower Don.
- Continued implementation of Waterfront 1.0 projects in the West Don Lands and East Bayfront.
- Clarification of next steps for the Waterfront Revitalization Initiative.
- Securing additional funding for the Waterfront Transit through the Federal Public Transit Infrastructure Fund - Phase 2.

Priority Actions

- Continuing to work closely with Waterfront Toronto and partners to oversee revitalization in the Port Lands and in the Lower Don.
- Delivery of a child care and recreation centre in the East Bayfront community.
- Staff to report to Council in 2019 on the next phase of the waterfront revitalization, as well as the Quayside proposal.

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RECOMMENDATIONS

RECOMMENDATIONS

The City Manager and Chief Financial Officer & Treasurer recommend that:

1. City Council approve the 2019 Staff Recommended Capital Budget for Waterfront Revitalization Initiative with a total project cost of \$22.104 million, and 2019 cash flow of \$89.831 million and future year commitments of \$337.662 million comprised of the following:

a. New Cash Flow Funds for:

1. Nine new / change in scope sub-projects with a 2019 total project cost of \$22.104 million that requires a cash flow reduction of \$155.005 million in 2019 and future year cash flow commitments of \$52.499 million for 2020; \$63.327 million for 2021; \$24.979 million for 2022; \$35.131 million for 2023; and \$1.173 million for 2024;

2. Ten previously approved sub-projects with a 2019 cash flow of \$167.201 million; and future year cash flow commitments of \$119.140 million for 2020; \$26.057 million for 2021; \$14.756 million for 2022; and \$0.600 million for 2023;

b. 2018 approved cash flow for four previously approved sub-projects with carry forward funding from 2018 into 2019 totalling \$77.635 million.

2. City Council approve the 2020 - 2028 Staff Recommended Capital Plan for Waterfront Revitalization Initiative \$17.091 million in project estimates, comprised of \$8.985 million for 2020; \$5.376 million for 2021; and \$2.730 million for 2022.

3. All sub-projects with third party financing be approved conditionally, subject to the receipt of such financing in 2019 and if such funding is not forthcoming, their priority and funding be reassessed by City Council relative to other City-financed priorities and needs.

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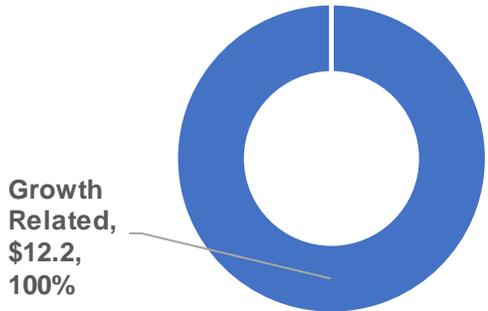


2019 – 2028 STAFF RECOMMENDED CAPITAL BUDGET AND PLAN

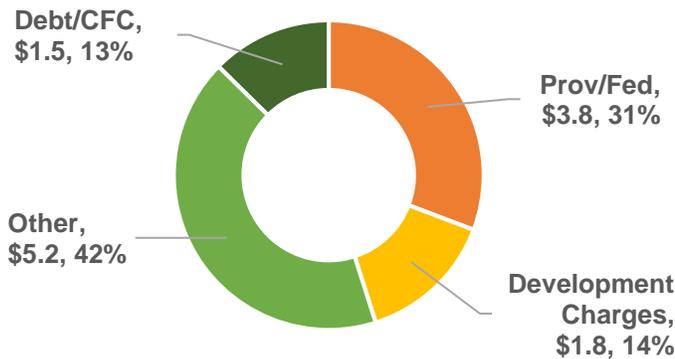
10-YEAR CAPITAL PLAN HIGHLIGHTS

2019 Staff Recommended Capital Budget \$12.2M

By Project Category

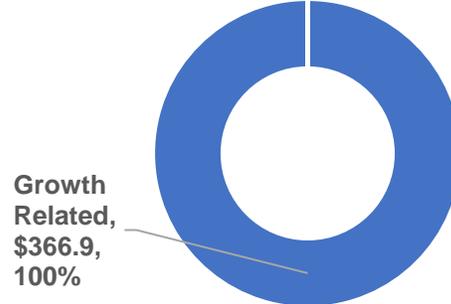


By Funding Source

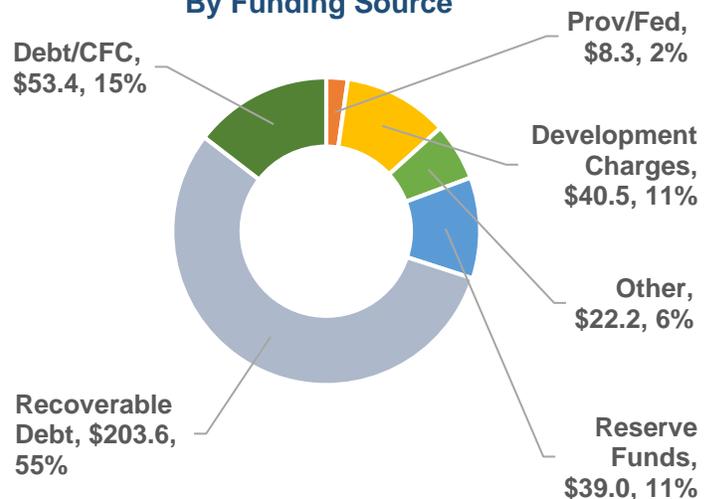


2019-2028 Staff Recommended Capital Budget and Plan \$366.9M

By Project Category



By Funding Source



1 YEAR

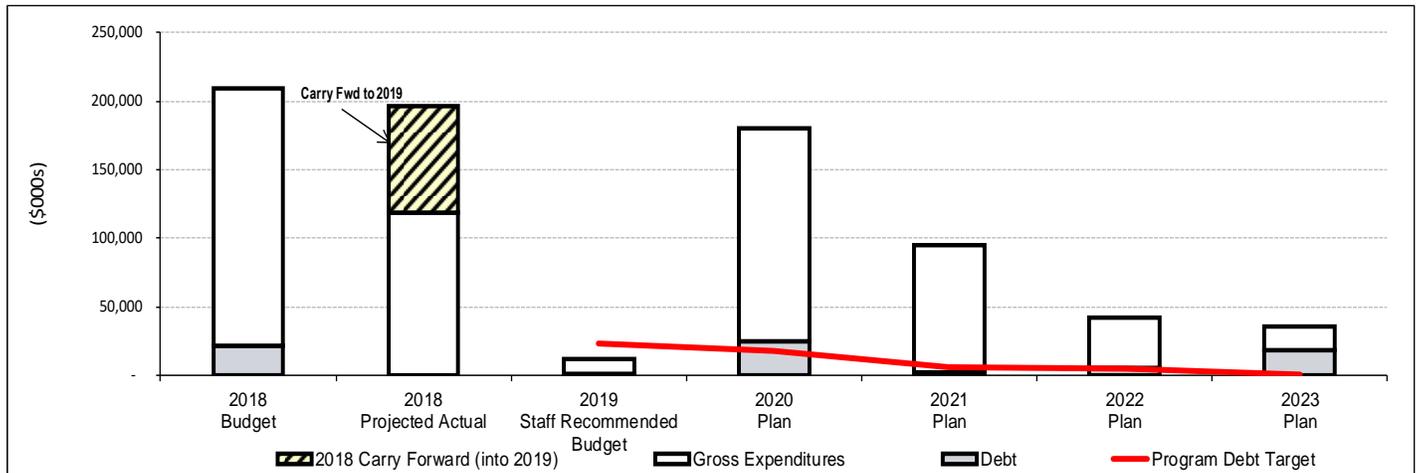
- **\$5.160M** Continue the infrastructure improvements in the East Bayfront and adding public art.
- **\$5.0M** Complete the *Cherry Street Stormwater and Lakefilling* to create a new landmass and stabilize the dock walls
- **\$0.741M** Continue the implementation of infrastructure improvements identified in Waterfront 1.0.
- **\$0.200M** Start the public realm improvement project *Leslie Street Greening*, adding green space to the east and west side of Leslie Street.

10 YEARS

- **\$260.5M** Implementation of the lakefilling and flood protection in the Port Lands to unlock underused lands for development.
- **\$32.311M** Addition of a regional sports centre to service the revitalized Port Lands.
- **\$27.854M** Infrastructure development and public art funding in the East Bayfront.
- **\$19.730M** Continuation of the Waterfront 1.0 infrastructure improvements in the East Bayfront, Central Waterfront and West Don Lands.
- **\$17.091M** To construct the *Bayside Phase 2 Water's Edge Promenade*.

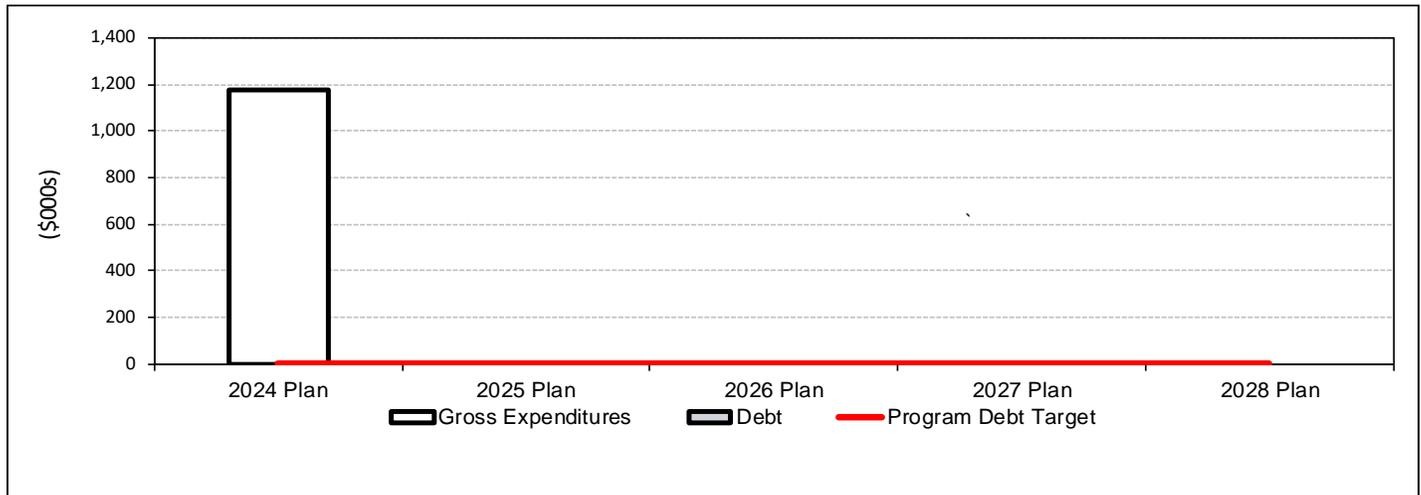
2019 – 2028 CAPITAL BUDGET & PLAN OVERVIEW

Chart 1: 10-Year Capital Plan Overview



		2019 Staff Recommended Capital Budget and 2020 - 2023 Capital Plan								
		2018		2019	2020	2021	2022	2023	2019 - 2023	5-Year Total Percent
		Budget	Projected Actual							
Gross Expenditures by Project Category:										
Health & Safety		-	-	-	-	-	-	-	-	-
Legislated		-	-	-	-	-	-	-	-	-
SOGR		-	-	-	-	-	-	-	-	-
Service Improvement		-	-	-	-	-	-	-	-	-
Growth Related		-	-	-	-	-	-	-	-	-
		209,222	-	12,196	180,624	94,760	42,465	35,731	365,776	100.0%
Total by Project Category		209,222	-	12,196	180,624	94,760	42,465	35,731	365,776	100.0%
Program Debt Target				23,396	18,051	6,504	5,328	600	53,879	
Financing:										
Debt		21,808		1,536	24,550	2,375	6,021	18,884	53,366	14.6%
Reserves/Reserve Funds		12,134		-	30,733	5,526	2,730	-	38,989	10.7%
Development Charges		16,429		1,750	11,818	5,225	10,235	11,471	40,499	11.1%
Provincial/Federal		44,792		3,750	4,541	-	-	-	8,291	2.3%
Debt Recoverable		112,900		-	101,300	77,900	20,000	4,400	203,600	55.7%
Other Revenue		1,158		5,160	7,682	3,734	3,479	976	21,031	5.7%
Total Financing		209,222		12,196	180,624	94,760	42,465	35,731	365,776	100.0%
By Status:										
2018 Capital Budget & Approved Future Year (FY) Commitments		209,222	118,379	167,201	119,140	26,057	14,756	600	327,754	89.6%
Changes to Approved FY Commitments				-	-	-	-	-	-	
2019 New/Change in Scope & FY Commitments				(155,005)	52,499	63,327	24,979	35,131	20,931	5.7%
2020 - 2023 Capital Plan Estimates					8,985	5,376	2,730	-	17,091	4.7%
2-Year Carry Forward for Reapproval										
1-Year Carry Forward to 2019			77,635							
Total Gross Annual Expenditures & Plan		209,222		12,196	180,624	94,760	42,465	35,731	365,776	100.0%
Asset Value (\$) at year-end										
Yearly SOGR Backlog Estimate (not addressed by current plan)				-	-	-	-	-	-	
Accumulated Backlog Estimate (end of year)				-	-	-	-	-	-	
Backlog: Percentage of Asset Value (%)										
Debt Service Costs				61	1,185	2,475	475	1,367	5,563	
Operating Impact on Program Costs				-	-	-	-	-	-	
New Positions				-	-	-	-	-	-	

Chart 2: 10-Year Capital Plan Overview (Continued)



	2024 - 2028 Staff Recommended Capital Plan							10-Year Total Percent
	2024	2025	2026	2027	2028	2019 - 2028		
Gross Expenditures by Project Category:								
Health & Safety	-	-	-	-	-	-	-	
Legislated	-	-	-	-	-	-	-	
SOGR	-	-	-	-	-	-	-	
Service Improvement	-	-	-	-	-	-	-	
Growth Related	1,173	-	-	-	-	-	366,949	100.0%
Total by Project Category	1,173	-	-	-	-	-	366,949	100.0%
Program Debt Target	-	-	-	-	-	-	53,879	
Financing:								
Debt	-	-	-	-	-	-	53,366	14.5%
Reserves/Reserve Funds	-	-	-	-	-	-	38,989	10.6%
Development Charges	-	-	-	-	-	-	40,499	11.0%
Provincial/Federal	-	-	-	-	-	-	8,291	2.3%
Debt Recoverable	-	-	-	-	-	-	203,600	55.5%
Other Revenue	1,173	-	-	-	-	-	22,204	6.1%
Total Financing	1,173	-	-	-	-	-	366,949	100.0%
By Status:								
2018 Capital Budget & Approved Future Year (FY) Commitments	-	-	-	-	-	-	327,754	89.3%
Changes to Approved FY Commitments	-	-	-	-	-	-	-	
2019 New/Change in Scope & FY Commitments	1,173	-	-	-	-	-	22,104	6.0%
2024 - 2028 Capital Plan Estimates	-	-	-	-	-	-	17,091	4.7%
2-Year Carry Forward for Reapproval	-	-	-	-	-	-	-	
Total Gross Annual Expenditures & Plan	1,173	-	-	-	-	-	366,949	100.0%
Asset Value(\$) at year-end	-	-	-	-	-	-	-	
Yearly SOGR Backlog Estimate (not addressed by current plan)	-	-	-	-	-	-	-	
Accumulated Backlog Estimate (end of year)	-	-	-	-	-	-	-	
Backlog: Percentage of Asset Value (%)								
Debt Service Costs	1,610	0	0	0	0	0	7,172	
Operating Impact on Program Costs	-	-	-	-	-	-	-	
New Positions	-	-	-	-	-	-	-	

Staff Recommended 10-Year Capital Plan by Project Category

Table 4: Summary of Capital Projects by Project Category

(In \$000s)	Total App'd Cash Flows to Date*	2019 Budget	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	2027 Plan	2028 Plan	2019 - 2028 Total	Total Project Cost
Total Expenditures by Category													
Growth Related													
<i>Bathurst Quay Public Realm</i>	1,042		1,098	200								1,298	2,340
<i>Bayside Phase 2 Water's Edge Promenade</i>			8,985	5,376	2,730							17,091	17,091
<i>Cherry Street Stormwater and Lakefilling</i>	60,000	5,000										5,000	65,000
<i>East Bayfront Environment Reserve Fund</i>			5,750									5,750	5,750
<i>EBF Local Infrastructure Charge</i>		4,500	7,304	2,708	2,503							17,015	17,015
<i>EBF Public Art Plan</i>		660	328	976	976	976	1,173					5,089	5,089
<i>Leslie Street Greening</i>		200										200	200
<i>Port Lands Flood Protection</i>	139,300		137,600	77,900	20,000	20,000						255,500	394,800
<i>Precinct Implementation Projects</i>	160,961	741	14,489	3,000	1,500							19,730	180,691
<i>Regional Sports Centre</i>				4,000	14,156	14,155						32,311	32,311
<i>The Bentway Pedestrian and Cycle Bridge</i>	12,111		4,200									4,200	12,111
<i>Urban Planning and Legal Resources</i>	2,621	495	270									765	3,386
<i>Waterfront Secretariat</i>	7,379	600	600	600	600	600						3,000	10,379
Sub-Total	383,414	12,196	180,624	94,760	42,465	35,731	1,173	-	-	-	-	366,949	750,363
Total Expenditures by Category (excluding carry forward from 2018)	383,414	12,196	180,624	94,760	42,465	35,731	1,173	-	-	-	-	366,949	750,363

*Life to Date approved cash flows are provided for multi-year capital projects with cash flow approvals prior to 2018, excluding ongoing capital projects (i.e. Civic Improvement projects)

2019 - 2028 Key Capital Projects

The 10-Year Staff Recommended Capital Plan supports the Waterfront Revitalization Initiative's 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 the building of sustainable communities on the waterfront. All projects in the Waterfront Revitalization Initiative 10-Year Capital Plan are considered growth related projects as the initiative unlocks underutilized land to new development. Included in the \$366.949 million Capital Plan are the following significant projects:

- The *Cherry Street Stormwater and Lakefilling project (\$5.0 million)*, a component of a larger Lands Flood Protection project, will create a new landmass around the south side of the Keating Channel through lake filling, improving storm water quality and stabilizing the shoreline.
- The *East Bayfront Environment Reserve Fund (\$5.750 million)* is a provision to cover any potential third party claims against the Toronto Port Lands Company (TPLC) or the City associated with transfer of certain lands in the East Bayfront from TPLC to the City.
- The *East Bayfront Local Infrastructure Charge (\$17.015 million)* is a provision for local infrastructure improvements funded by Section 37 contributions from developers in the East Bayfront area.
- The *East Bayfront Public Art Plan (\$5.089 million)* will fund public art installations in prominent public locations in the East Bayfront neighbourhood.
- The *Port Lands Flood Protection project (\$255.500 million)* to mitigate the flood risk of approximately 290 hectares of land around the mouth of the Don River, enabling the development of lands currently restricted by provincial regulation and local planning controls.
- The *Precinct Implementation Projects (\$19.730 million)* will advance the implementation of infrastructure, parks and public realm projects in the East Bayfront and West Don Lands. Through Waterfront 1.0, an investment of \$160.961 million was used to transform the eastern communities in the downtown waterfront.
- The *Regional Sports Centre (\$32.311 million)* will provide a community recreation facility in the newly developed Port Lands.

2018 CAPITAL PERFORMANCE

2018 Project Delivery

During 2018, the following project advancements were delivered through the Waterfront Revitalization Initiative capital budget:

- Broke ground on the Cherry Street Stormwater and Lakefilling project in Winter 2017/2018.
- Signed the Tri-government Contribution Agreement for the Port Lands Flood Protection project, committing the City's share of funding of \$417 million towards the \$1.25 billion investment in the Port Lands.
- Advanced the detailed design process for the Port Lands Flood Protection.
- Completed the first phase of The Bentway in August 2018; delivered the Use Agreement for the Bentway for Council endorsement in January 2018.
- Installed the two bridges known as the Garrison Crossing, connecting Trinity Bellwoods to Fort York to enhance the surrounding communities.
- Started site investigations and detailed design work for Bathurst Quay public realm improvements and rehabilitation of the western channel dockwall, enhancing the safety of community users.
- Established a channel for interagency coordination of Lower Don capital projects.

2018 Financial Performance

Table 6: Budget vs. Actual by Project Category

Project Category (In \$ Millions)	2017			2018			2019	
	Budget	Actual	Spending Rate %	Budget	Projected Actual *	Spending Rate %	Staff Recommended Capital Budget (excl. 1 Yr Carry Forward)	Staff Recommended Capital Budget (incl. 1 Yr Carry Forward)
Growth Related	109.604	49.946	45.6%	209.220	118.379	56.6%	12.196	89.831
Total	109.604	49.946	45.6%	209.220	118.379	56.6%	12.196	89.831

Note - 2018 projection based on the Q3 capital variance submission

- The capital budget for the Waterfront Revitalization Initiative nearly doubled in 2018 from the prior year with commencement of flood protection in the Port Lands. As the *Port Lands Flood Protection* project represents 60% of the Waterfront Revitalization Initiative's Capital Budget, delays relating to this project had a significant impact on the program's capital spending rate. In 2018, the project was delayed as a result of negotiations related to the Tri-government Contribution Agreement (signed in May), as well as longer than anticipated procurement timelines. As a result, the 2018 approved *Port Lands Flood Protection* cash flow of \$125.9 million is projected to be only 53.7% spent in 2018, with the balance of the project to be carried forward into 2019.

For additional information regarding the 2018 Q3 capital variances and year-end projections for Waterfront Revitalization Initiative, please refer to the attached link for the report entitled "Capital Variance Report for the Nine-Month Period Ended September 30, 2018" adopted by City Council at its meeting on December 13, 2018.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.CC1.8>

Impact of the 2018 Capital Variance on the 2019 Staff Recommended Capital Budget

- As the project schedule for the *Port Lands Flood Protection* was recently refined by Waterfront Toronto, therefore, Waterfront Revitalization Initiative 2019 – 2028 Capital Budget and Plan reflects updated cash flows to align with the proposed delivery schedule. Cash flows estimates of \$149.1 million have been deferred from 2019 into 2020 and later while the balance of unspent 2018 funds will be carried forward to 2019, reducing the 2019 Capital Budget to \$89.831 million (including carry forward funding).



ISSUES FOR DISCUSSION

ISSUES IMPACTING THE 2019 BUDGET

2019 Budget Overview

10-Year Capital Plan:

- The 2018 Council Approved Capital Budget for the Waterfront Revitalization Initiative of \$209.222 million was largely allocated to the flood protection of the Port Lands with two significant projects, *Cherry Street Stormwater and Lakefilling* and the *Port Lands Flood Protection*, representing 79% of the 2018 Approved Capital Budget. With delays in the procurement process for the *Port Lands Flood Protection*, the project spend was lower than anticipated and is expected to be carried forward into 2019.
- The Staff Recommended 2019 - 2028 Capital Plan for the Waterfront Revitalization Initiative is a total of \$444,584 million, including carry forward funding. Through the Capital Plan, the City will complete the first phase of revitalizing the Port Lands by implementing the flood protection infrastructure, as well as completing the Waterfront 1.0 projects such as infrastructure and public improvements in the East Bayfront and West Don Lands that were part of the City's initial investment towards the waterfront revitalization. In addition, the Public Transit Infrastructure Fund (PTIF) will allow for the fabrication of *The Bentway Pedestrian and Cycle Bridge*, to be suspended over Fort York Boulevard adjacent to existing Bentway improvements.
- The 2019 – 2028 Capital Plan's cash flow funding estimates have been adjusted to align with the project delivery schedules. Key changes are summarized below:
 - Deferral of \$149.1 million of cash flow from 2019 for the *Port Lands Flood Protection*, redistributed throughout 2020 to 2023, matching the City's funding with Waterfront Toronto's project schedule and funding requirements.
 - Adjustments made to the *Precinct Implementation Projects* including a cash flow acceleration for the East Bayfront Community Centre and a deferral for improvements along the Queens Quay East and Parliament Street intersection.
 - Adjustments made to *The Bentway Pedestrian and Cycle Bridge* project to revise the cash flow, carrying forward a balance of \$7.4 million into 2019 and committing the balance of \$4.2 million to 2020.
- As the initial steps to ready the Port Lands for revitalization, an additional investment of approximately \$383.819 million is required towards infrastructure improvements. These infrastructure improvements range from road improvements, park spaces, community services and storm water drainage. In addition, a higher order of transit is required to service this growth area, and to connect the waterfront communities with the city. Further details can be found below in the "Unmet Needs" section.

Capital Unmet Needs Not Included in the 2019 – 2028 Staff Recommended Capital Budget and Plan

Below in Table 8 are the "Unmet Capital Needs" identified by Waterfront Secretariat that require additional debt funding to proceed. The projects identified below cannot be accommodated within the City's current debt targets given the limitations on debt servicing costs and therefore were not included in the 10-Year Capital Plan. These projects will be included on the list of unfunded "Capital Priorities" considered for future year budget processes.

Table 8: Unmet Capital Needs Not Included in the Staff Recommended 10-Year Capital Plan

Project Description (In \$ Millions)	Total Project	Non-Debt Funding	Debt Required	Cash Flow (In \$ Millions)										
				2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
NOT INCLUDED														
<i>Non Port Lands Infrastructure and Public Realm</i>	300.000	270.000	30.000	-	-	37.500	37.500	37.500	37.500	37.500	37.500	37.500	37.500	37.500
<i>Port Lands Infrastructure and Public Realm</i>														
<i>Community Infrastructure and Parks</i>	182.000	163.800	18.200	-	-	-	5.000	5.000	48.000	48.000	18.000	12.000	46.000	
<i>Stormwater Infrastructure</i>	73.000	65.700	7.300	-	0.500	0.500	2.000	2.500	2.000	-	-	13.500	52.000	
<i>Transportation Infrastructure</i>	87.819	48.784	39.035	-	1.982	3.576	16.138	18.038	5.100	-	12.063	29.989	0.750	
<i>Water Infrastructure</i>	41.000	36.900	4.100	-	1.500	1.500	7.500	10.000	8.500	1.500	1.000	2.000	7.500	
<i>Waterfront Transit</i>	488.158	273.369	214.789	0.243	9.032	33.555	55.296	87.812	102.287	107.350	78.300	14.283		
Total Unmet Needs (Not Included)	1,171.977	858.553	313.424	0.243	13.014	76.631	123.434	160.850	203.387	194.350	146.863	109.272	143.750	

- Non Port Lands Infrastructure and Public project* is proposed to further development of the Central Waterfront, East Bayfront and the West Don Lands precincts. \$300.0 million is estimated to provide necessary funding starting in year

2021 for the delivery of new park space at the foot of Yonge Street, updating the Jack Layton Ferry Terminal, implementing north-south connections, creating a promenade in Central Waterfront and flood protection for a small triangle of land at Broadview Avenue and Eastern Avenue.

- The *Port Lands Infrastructure and Public Realm project* requires a total of \$383.8 million to implement key infrastructure into the Port Lands district as the area undergoes a renewal and expansion over the next 50 years. The infrastructure needs were identified in the Port Lands and South of Eastern Transportation and Servicing Master Plan (TSMP) and included the following:
 - *Community Infrastructure and Parks (\$182.0 million)* will provide local services in the Port Lands and Unilever precincts such as parks, community centre, child care services, social services, and a fire station.
 - *Storm Water Infrastructure (\$73.0 million)* will advance the storm water mitigation across the Port Lands and Unilever precincts, and implement pumping stations and other storm water assets.
 - *Transportation Infrastructure (\$87.8 million)* focuses on enhancing transportation in the Unilever Precinct, South of Eastern, the Film Studio District, East Port and South of the Ship Channel. Included in the costs are significant hydro and transmission infrastructure relocation.
 - *Water Infrastructure (\$41.0 million)* will implement sanitary sewers and water main upgrades across the Port Lands and Unilever precincts.
- Through the report *Port Lands Planning Initiatives – Interim Report PG21.4*, City Council directed applicable projects that enable the development of the Port Lands and the Unilever Precinct to be included in the development charge by-law review. It is anticipated development charges can be utilized to cover growth related costs and for the balance of costs to be funded by debt. 90% of the costs have been estimated to be funded by development charges, leaving \$68.635 million to be funded by debt.
- The *Waterfront Transit* project will expand the waterfront transit network from as west of Long Branch to east of Woodbine Avenue over a ten-year period with service upgrades in the following years. Major projects include transit right-of-way extension from the Exhibition Loop to the Dufferin Gate Loop, improving the connection from Union Station to Queens Quay East, and to create an LRT right-of-way Queens Quay from Bay Street to Parliament Street.
 - The City's cost towards the project is estimated at \$488.158 million, representing a 27% contribution towards the total project, with the balance of the project costs anticipated to be funded by the federal and provincial bodies.
 - City Staff plan to report to Council on transit priorities for Phase 2 of the Federal Public Transit Infrastructure Fund in Q2 of 2019 and will provide further updates on the waterfront transit.

ISSUES IMPACTING FUTURE YEARS

Next Phase of Waterfront Revitalization

- Since the inception of Waterfront Toronto in 2003, approximately \$1.5 billion in funding from the governments of Canada, Ontario and Toronto was invested in revitalizing the City's waterfront. City funding and revenues from land development continue to be invested into the Waterfront 1.0 projects and are anticipated to be completed by 2024.
- A key waterfront priority is to renew and expand the Port Lands to enable the creation of new mixed-use communities, subsequently increasing the level of servicing for film, industrial and port users while promoting employment growth in the area. An additional investment of \$1.25 billion was committed by the governments of Canada, Ontario and Toronto on June 28, 2017 towards the flood protection of the Port Lands, comprising of *Cherry Street Stormwater and Lakefilling* and the *Port Lands Flood Protection* to setup the initial infrastructure needs.
- An update to Council is anticipated in the second half of 2019 to report on the next phase of the waterfront revitalization, including status updates of current projects, priorities, funding strategies and an analysis of the role of Waterfront Toronto relative to City divisions, CreateTO and other agencies.

Quayside

- Sidewalk Labs was selected by Waterfront Toronto to become an innovation and funding partner for the development of Quayside, climate positive, mixed-use community in the East Bayfront. A Master Innovation and Development Plan (MIDP) is currently being developed by Sidewalk Labs and is anticipated to be released by the second half of 2019 with proposals for Quayside and the designated waterfront area.
- As Sidewalk Labs develops the MIDP, City staff have been engaged to provide preliminary input to shape the vision and the proposals to reflect city's best interest, priorities and regulations.
- Waterfront Toronto and Sidewalk Labs are managing issues related to data government and privacy, which have been subject to considerable public and media scrutiny.
- City staff will prepare a response to the MIDP in the second half of 2019 with the appropriate next steps.

Value for Money Audit of Waterfront Toronto

- On December 5, 2018, the Office of the Auditor General of Ontario (OAGO) released their 2018 Annual Report which included a value for money audit of Waterfront Toronto. The audit reviewed all aspects of waterfront revitalization from Waterfront Toronto's agreement with Sidewalk Labs on the Quayside project.
- Waterfront Toronto has stated that it is committed to taking all necessary and appropriate steps to use the audit recommendations and observations to improve its operations.
- Through the Waterfront Revitalization Initiative Intergovernmental Steering Committee, City staff will work with the other levels of government to comprehensively review the OAGO report, and to provide direction and guidance as appropriate to Waterfront Toronto.
- City staff anticipate reporting to the Executive Committee on the findings of the OAGO audit, as part of a report on the next phase of waterfront revitalization that is anticipated in the second half of 2019.

REPORTING ON MAJOR CAPITAL PROJECTS: STATUS UPDATE

In compliance with the Auditor General's recommendations to strengthen accountability, additional status reporting on all major capital projects is required. The following projects have been reported on a quarterly basis during 2018:

Transportation Initiatives

Project Overview and Deliverables

- The multi-phase project delivers various transportation focused initiatives to the City, with the Gardiner East EA (\$8.5 million) completed in 2017 and approved by the Ontario Ministry of Environment, as well as the Gardiner Yonge/York/Bay Ramp Removal EA (\$1.6 million) completed in 2013.
- The final phase of the project involves the construction of the Garrison Crossing (\$21.3 million), formerly known as the Fort York Pedestrian and Cycle Bridge. Linking Stanley Park in Trinity Bellwoods to the Garrison Commons in Fort York, the bridge will strengthen the connectivity and accessibility of the neighbouring communities in the City, Fort York and the waterfront.
- Delivered as a joint project with CreateTO (formerly Build Toronto) and the City, Garrison Crossing offers an innovative design to fabricate the two bridges with duplex stainless steel.

Financial Update

Project name (In \$000s)	Initial Approval Date	Approved Project Cost	Life to Date Expenditures as at Dec 31, 2017	2018		2019	2020	Projection To End of Project	Status	End Date		On Budget	On Time
				Budget	Year-End Projection *	Budget	Plan			Planned	Revised		
Transportation Initiatives	2014	31,448	21,632	9,816	9,139			30,770	Significant Delay	Dec-17	May-19	Ⓞ	Ⓡ

* 2018 year-end projection based on the Q3 capital variance

On Budget	On Time
> 70% of Approved Project Cost	Ⓞ On/Ahead of Schedule
Between 50% and 70%	Ⓜ Minor Delay < 6 months
< 50% or >100% of Approved Project Cost	Ⓡ Significant Delay > 6 months

Project Status

- In 2018, the bridge components were fabricated offsite and delivered for assembly. Over the second half of the year, the north and south bridges were installed over two Metrolinx rail corridors. With the bridges installed, work is focused on completing the South Stanley Park and Ordinance Triangle Park to base park condition.

2019 Plan

- The project is scheduled to be completed in Spring 2019, with work on the parks and multi-use trails. A carry forward for the balance of unspent 2018 funds is anticipated and will be formally requested through a separate report.

Key Project Challenges

- The project was faced with multiple constraints such as rail authority approvals, budget restrictions, tight timelines, and the need to balance stakeholder priorities. As a result, the preliminary design concepts underwent revisions to develop a detailed proposal for tender. The project was initially scheduled to be completed in 2017, however, the complexity of the project and the design has extended the project delivery time to Spring of 2019.

Cherry Street Stormwater and Lakefilling

Project Overview and Deliverables

- A component of the flood protection in the Port Lands, the lake filling will create a new landmass on the south side of the Keating Channel to improve water quality, optimize water and storm water infrastructure, and to create new naturalized open spaces and aquatic habitat. In addition, the project will realign Cherry Street and lead to a new bridge over the Keating Channel.

- The project is part of a \$1.25 billion joint investment with funding from the City of Toronto, Government of Ontario and the Government of Canada, and will be delivered by Waterfront Toronto.

Financial Update

Project name (In \$000s)	Initial Approval Date	Approved Project Cost	Life to Date Expenditures as at Dec 31, 2017	2018		2019	2020	Projection To End of Project	Status	End Date		On Budget	On Time
				Budget	Year-End Projection *	Budget	Plan			Planned	Revised		
Cherry Street Stormwater and Lakefilling	2016	65,000	19,163	40,837	29,000	5,000		53,163	On Track	Dec-19	Mar-20	Ⓞ	Ⓜ

* 2018 year-end projection based on the Q3 capital variance

On Budget	On Time
> 70% of Approved Project Cost	Ⓞ On/Ahead of Schedule
Between 50% and 70%	Ⓜ Minor Delay < 6 months
< 50% or >100% of Approved Project Cost	Ⓡ Significant Delay > 6 months

Project Status

- Construction began in late 2017 with advancement made in 2018 towards lakefilling on the south side of Essroc Quay, completing the first phase of lakefilling. The second phase of lakefilling will continue through to March 2019 and construction of a dockwall continues.

2019 Plan

- The project is anticipated to be completed by March 2020 as lakefilling to create the new land form and dockwall construction continues. The City's contribution towards the project has been cash flowed to 2019 and any unspent funds from 2018 will be carried forward in a separate report.

Key Project Challenges

- Timely completion of the project is a high priority as it risks the funding from the Canada-Ontario bilateral agreement for the Clean Water and Wastewater Fund (CWWF). Federal and Provincial contributions total \$48.8 million for this cost-shared project.

Port Lands Flood Protection

Project Overview and Deliverables

- To unlock approximately 290 hectares of land for revitalization, including residential and commercial development, the project will provide vital flood protection through the naturalizing the mouth of the Don River and other measures, including establishing a natural greenway and adjacent valley wall feature.
- The project is part of a \$1.25 billion joint investment with funding from the City of Toronto, Government of Ontario and the Government of Canada, and will be delivered by Waterfront Toronto.

Financial Update

Project name (In \$000s)	Initial Approval Date	Approved Project Cost	Life to Date Expenditures as at Dec 31, 2017	2018		2019	2020	Projection To End of Project	Status	End Date		On Budget	On Time
				Budget	Year-End Projection *	Budget	Plan			Planned	Revised		
Port Lands Flood Protection	2016	394,800	14,443	125,900	67,600	69,100	137,600	394,800	Significant Delay	Dec-23	Mar-24	Ⓜ	Ⓜ

* 2018 year-end projection based on the Q3 capital variance

On Budget	On Time
> 70% of Approved Project Cost	Ⓞ On/Ahead of Schedule
Between 50% and 70%	Ⓜ Minor Delay < 6 months
< 50% or >100% of Approved Project Cost	Ⓡ Significant Delay > 6 months

Project Status

- Site preparation, construction staging, soil treatment and excavation are underway on a kilometre-long river valley, a natural spillway, and a new mouth for the Don River. The project completion date is anticipated for March 2024; the project delivery dates were refined through the Tri-government Contribution Agreement signed in May 2018.

2019 Plan

- Site excavation and demolition will continue in 2019, with planned milestones including the completion of the first phase of the river valley, the start of the Cherry Street north bridge and the realignment of Cherry Street.

Key Project Challenges

- With the scale and the complexity of the project, risk management is key. An Executive Steering Committee meets monthly to monitor the project budget and schedule, and strategizes on risk mitigation. The City of Toronto actively participates in the steering committee as well as representatives from Waterfront Toronto and Toronto and Region Conservation Authority (TRCA). The federal and provincial governments continue to monitor the project as observers of the steering committee.
- The City of Toronto will be contributing \$416.7 million towards the flood protection of the Port Lands, including the lakefilling at Cherry Street, representing one third of the \$1.25 billion total investment into the lands. City funding is cash flowed to fund the initial years of the project, as reflected in the 2019-2028 Capital Plan. Waterfront Secretariat will continue to work closely with Waterfront Toronto to determine the funding needs and will make necessary cash flow changes through the City's annual budget process.

The Bentway

Project Overview and Deliverables

- Formerly known as Project: Under Gardiner, the initiative will transform over four hectares of land under the Gardiner Expressway, from west of Strachan Avenue to Spadina Avenue into a vibrant public space with year-round programming.
- The project is funded by a private \$25.0 million donation from the Judy and Wilmot Matthews Foundation, delivered through Waterfront Toronto with oversight from the City of Toronto. The City contributed \$10.0 million in funding through the Parkland Dedication Reserve Fund, allowing \$10.0 million of the private donation to be dedicated to an eight year contribution to programming, operations and maintenance of the public space.

Financial Update

Project name (In \$000s)	Initial Approval Date	Approved Project Cost	Life to Date Expenditures as at Dec 31, 2017	2018		2019	2020	Projection To End of Project	Status	End Date		On Budget	On Time
				Budget	Year-End Projection *	Budget	Plan			Planned	Revised		
The Bentway	2015	23,500	20,500	3,000	3,000			23,500	Completed	Dec-18		Ⓞ	Ⓞ

* 2018 year-end projection based on the Q3 capital variance

On Budget	On Time
> 70% of Approved Project Cost	Ⓞ On/Ahead of Schedule
Between 50% and 70%	Ⓢ Minor Delay < 6 months
< 50% or >100% of Approved Project Cost	Ⓡ Significant Delay > 6 months

Project Status

- In January 2018, the 1.75 kilometre skate trail was opened to the public and the first phase of the project was completed in August 2018 with the opening of the Strachan Gate.

2019 Plan

- The first phase of the project is now complete. Future phases of The Bentway are being planned to extend the project across Fort York Boulevard in the east, towards Spadina Avenue.

The Bentway Pedestrian and Cycle Bridge

Project Overview and Deliverables

- To provide a safe crossing for pedestrians and cyclists, a suspended bridge over Fort York Boulevard is planned to be constructed between Strachan Avenue and Spadina Avenue, enhancing the connectivity of the nearby communities, public spaces and trails as well as traffic safety.
- The project is funded by the Federal Public Transit Infrastructure Fund (PTIF) – Phase 1, Ontario Municipal Commuter Cycling Program, and City funding, with Waterfront Toronto to deliver the project.

Financial Update

Project name (In \$000s)	Initial Approval Date	Approved Project Cost	Life to Date Expenditures as at	2018		2019	2020	Projection To End of Project	Status	End Date		On Budget	On Time
				Budget	Year-End Projection	Budget	Plan			Planned	Revised		
The Bentway Pedestrian and Cycle Bridge	2018	12,111		12,111	511	7,400	4,200	12,111	Significant Delay	Feb-20		Ⓡ	Ⓢ

On Budget
 > 70% of Approved Project Cost Ⓢ
 Between 50% and 70% Ⓡ
 < 50% or >100% of Approved Project Cost Ⓣ

On Time
 On/Ahead of Schedule Ⓢ
 Minor Delay < 6 months Ⓡ
 Significant Delay > 6 months Ⓣ

Project Status

- The project was transferred to the Waterfront Revitalization Initiative 2018 Capital Budget from Corporate Initiatives mid-year in 2018 for Waterfront Secretariat's oversight. In 2018, the design of the bridge was completed and Waterfront Toronto is preparing to tender the construction and implementation of the bridge.

2019 Plan

- The project cash flow was revised to align with the project delivery schedule. Fabrication of the bridge is expected to take 15 months with the assembly and installation to take place in 2020.

Key Project Challenges

- 80% of the project will be funded by the federal and provincial governments, completion of the project within the scheduled timelines is crucial to remain eligible for the funding.
- City staff are currently reviewing the implementation plan for the project, to align the project's schedule with the implementation schedule for the rehabilitation of the elevated Gardiner, and to undertake a peer review of the bridge's design.



APPENDICES

Appendix 7

2019 Capital Budget; 2020 - 2028 Capital Plan Including Carry Forward Funding

(In \$000s)	Total App'd Cash Flows to Date*	2019 Budget	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	2027 Plan	2028 Plan	2019 - 2028 Total	Total Project Cost
Total Expenditures by Category													
Growth Related													
<i>Bathurst Quay Public Realm</i>	1,042	905	1,098	200								2,203	2,340
<i>Bayside Phase 2 Water's Edge Promenade</i>			8,985	5,376	2,730							17,091	17,091
<i>Cherry Street Stormwater and Lakefilling</i>	60,000	5,000										5,000	65,000
<i>East Bayfront Environment Reserve Fund</i>			5,750									5,750	5,750
<i>EBF Local Infrastructure Charge</i>		4,500	7,304	2,708	2,503							17,015	17,015
<i>EBF Public Art Plan</i>		660	328	976	976	976	1,173					5,089	5,089
<i>Leslie Street Greening</i>		200										200	200
<i>Port Lands Flood Protection</i>	139,300	69,160	137,600	77,900	20,000	20,000						324,660	394,800
<i>Precinct Implementation Projects</i>	160,961	741	14,489	3,000	1,500							19,730	180,691
<i>Regional Sports Centre</i>				4,000	14,156	14,155						32,311	32,311
<i>The Bentway Improvements - PTIF funded</i>	980	170										170	980
<i>The Bentway Pedestrian and Cycle Bridge</i>		7,400	4,200									11,600	12,111
<i>Urban Planning and Legal Resources</i>	2,621	495	270									765	3,386
<i>Waterfront Secretariat</i>	7,379	600	600	600	600	600						3,000	10,379
Total Expenditures by Category (Including 1-yr carry forward)	372,283	89,831	180,624	94,760	42,465	35,731	1,173	-	-	-	-	444,584	747,143

*Life to Date approved cash flows are provided for multi-year capital projects with cash flow approvals prior to 2018, excluding ongoing capital projects (i.e. Civic Improvement projects)

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 7: 2019 Capital Budget; 2020-2028 Capital Plan Including Carry Forward Funding

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												
						2019	2020	2021	2022	2023	Total 2019-2023	Total 2024-2028	Total 2019-2028	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	4,738	3,890	11,302	0	0	19,930	0	19,930	0	0	16,957	0	0	0	0	0	2,973	0	19,930
40	40	Urban Planning and Legal Resources	CW	S2	05	225	0	0	0	0	225	0	225	0	0	0	0	0	0	0	0	225	0	225
37	52	East Bayfront Environment Reserve Fund	CW	S2	05	6,290	0	0	0	0	6,290	0	6,290	0	0	0	0	0	0	0	0	6,290	0	6,290
0	72	Regional Sports Centre	CW	S2	05	0	4,000	14,155	14,156	0	32,311	0	32,311	0	0	21,520	0	0	0	0	0	10,791	0	32,311
0	81	EBF Public Art Plan	10	S5	05	660	328	976	976	976	3,916	1,173	5,089	0	0	0	0	0	0	5,089	0	0	0	5,089
0	82	EBF Local Infrastructure Charge	10	S5	05	4,500	7,304	2,708	2,503	0	17,015	0	17,015	0	0	0	0	0	0	17,015	0	0	0	17,015
0	88	Bayside Phase 2 Water's Edge Promenade	10	S6	05	0	8,985	5,376	2,730	0	17,091	0	17,091	0	0	0	17,091	0	0	0	0	0	0	17,091
0	89	Precinct Implementation Projects 19 adj	CW	S3	05	-3,997	10,599	-8,302	1,500	0	-200	0	-200	0	0	-898	0	0	0	0	0	698	0	-200
0	90	Waterfront Secretariat	CW	S2	05	600	600	600	600	600	3,000	0	3,000	0	0	0	0	0	0	0	0	3,000	0	3,000
0	96	Bathurst Quay Public Realm	10	S2	05	2,153	50	0	0	0	2,203	0	2,203	0	600	0	0	598	0	1,005	0	0	0	2,203
0	98	Urban Planning and Legal Resources	CW	S3	05	270	270	0	0	0	540	0	540	0	0	0	0	0	0	0	0	540	0	540
0	99	Regional Sports Centre	CW	S3	05	0	-4,000	-10,155	0	14,155	0	0	0	0	0	1,411	0	0	0	0	0	-1,411	0	0
0	100	Bentway Pedestrian and Cycling Crossing FY Blvd	10	S2	05	7,400	4,200	0	0	0	11,600	0	11,600	3,660	6,100	259	0	0	0	1,000	0	581	0	11,600
0	101	Bentway PTIF Projects	10	S2	05	170	0	0	0	0	170	0	170	0	0	0	0	0	0	0	0	170	0	170
0	102	East Bayfront Environment Reserve Fund	CW	S3	05	-6,290	5,750	0	0	0	-540	0	-540	0	0	0	0	0	0	0	0	-540	0	-540
0	103	Bathurst Quay Public Realm 2019 Adjustment	20	S3	05	-1,248	1,048	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	104	Leslie Street Greening	14	S4	05	200	0	0	0	0	200	0	200	0	0	0	0	0	0	0	0	200	0	200
Sub-total						15,671	43,024	16,860	22,465	15,731	113,751	1,173	114,924	3,660	6,700	39,249	0	17,689	0	24,109	0	23,517	0	114,924
<u>WFT908417 Port Lands Flood Protection</u>																								
0	1	Cherry Street Lake Filling and Naturalization	14	S2	05	5,000	0	0	0	0	5,000	0	5,000	1,250	2,500	1,250	0	0	0	0	0	0	0	5,000
0	2	Port Lands Flood Protection	14	S2	05	218,260	106,400	0	0	0	324,660	0	324,660	0	0	0	21,300	0	0	0	0	38,100	265,260	324,660
0	3	Port Lands Flood Protection 19adjustment	14	S3	05	-149,100	31,200	77,900	20,000	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub-total						74,160	137,600	77,900	20,000	20,000	329,660	0	329,660	1,250	2,500	1,250	21,300	0	0	0	0	38,100	265,260	329,660
Total Program Expenditure						89,831	180,624	94,760	42,465	35,731	443,411	1,173	444,584	4,910	9,200	40,499	21,300	17,689	0	24,109	0	61,617	265,260	444,584

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 7: 2019 Capital Budget; 2020-2028 Capital Plan Including Carry Forward Funding

Waterfront Revitalization Initiative

Sub- Project No. Project Name Priority SubProj No. Sub-project Name Ward Stat. Cat.	Current and Future Year Cash Flow Commitments and Estimates									Current and Future Year Cash Flow Commitments and Estimates Financed By										
	2019	2020	2021	2022	2023	Total 2019-2023	Total 2024-2028	Total 2019-2028		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	1,524	3,386	0	0	0	4,910	0	4,910	4,910	0	0	0	0	0	0	0	0	0	0	4,910
Federal Subsidy	8,045	1,155	0	0	0	9,200	0	9,200	0	9,200	0	0	0	0	0	0	0	0	0	9,200
Development Charges	1,750	11,818	5,225	10,235	11,471	40,499	0	40,499	0	0	40,499	0	0	0	0	0	0	0	0	40,499
Reserves (Ind. "XQ" Ref.)	0	21,300	0	0	0	21,300	0	21,300	0	0	0	21,300	0	0	0	0	0	0	0	21,300
Reserve Funds (Ind."XR" Ref.)	0	9,433	5,526	2,730	0	17,689	0	17,689	0	0	0	0	17,689	0	0	0	0	0	0	17,689
Other1 (Internal)	7,065	7,682	3,734	3,479	976	22,936	1,173	24,109	0	0	0	0	0	0	24,109	0	0	0	0	24,109
Debt	9,787	24,550	2,375	6,021	18,884	61,617	0	61,617	0	0	0	0	0	0	0	0	0	61,617	0	61,617
Debt - Recoverable	61,660	101,300	77,900	20,000	4,400	265,260	0	265,260	0	0	0	0	0	0	0	0	0	0	265,260	265,260
Total Program Financing	89,831	180,624	94,760	42,465	35,731	443,411	1,173	444,584	4,910	9,200	40,499	21,300	17,689	0	24,109	0	61,617	265,260	444,584	

Status Code	Description
S2	S2 Prior Year (With 2019 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2019 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 2020 & 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 8

2019 Cash Flow and Future Year Commitments Including Carry Forward Funding

(In \$000s)	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total 2019 Cash Flow & FY Commits
Expenditures:											
Previously Approved											
<i>Bathurst Quay Public Realm</i>	2,153	50									2,203
<i>Cherry Street Stormwater and Lakefilling</i>	5,000										5,000
<i>East Bayfront Environment Reserve Fund</i>	6,290										6,290
<i>Port Lands Flood Protection</i>	218,260	106,400									324,660
<i>Precinct Implementation Projects</i>	4,738	3,890	11,302								19,930
<i>Regional Sports Centre</i>		4,000	14,155	14,156							32,311
<i>The Bentway Improvements - PTIF funded</i>	170										170
<i>The Bentway Pedestrian and Cycle Bridge</i>	7,400	4,200									11,600
<i>Urban Planning and Legal Resources</i>	225										225
<i>Waterfront Secretariat</i>	600	600	600	600	600						3,000
Subtotal	244,836	119,140	26,057	14,756	600	-	-	-	-	-	405,389
Change in Scope											
<i>Bathurst Quay Public Realm</i>	(1,248)	1,048	200								-
<i>East Bayfront Environment Reserve Fund</i>	(6,290)	5,750									(540)
<i>Port Lands Flood Protection</i>	(149,100)	31,200	77,900	20,000	20,000						-
<i>Precinct Implementation Projects</i>	(3,997)	10,599	(8,302)	1,500							(200)
<i>Regional Sports Centre</i>		(4,000)	(10,155)		14,155						-
<i>Urban Planning and Legal Resources</i>	270	270									540
Subtotal	(160,365)	44,867	59,643	21,500	34,155	-	-	-	-	-	(200)
New w/Future Year											
<i>EBF Local Infrastructure Charge</i>	4,500	7,304	2,708	2,503							17,015
<i>EBF Public Art Plan</i>	660	328	976	976	976	1,173					5,089
<i>Leslie Street Greening</i>	200										200
Subtotal	5,360	7,632	3,684	3,479	976	1,173	-	-	-	-	22,304
Total Expenditure (including carry forward from 2018)	89,831	171,639	89,384	39,735	35,731	1,173	-	-	-	-	427,493
Financing:											
<i>Debt/CFC</i>	9,787	24,550	2,375	6,021	18,884	-	-	-	-	-	61,617
<i>Debt Recoverable</i>	61,660	101,300	77,900	20,000	4,400	-	-	-	-	-	265,260
<i>Other</i>	7,065	7,682	3,734	3,479	976	1,173	-	-	-	-	24,109
<i>Reserves/Res Funds</i>	-	21,748	150	-	-	-	-	-	-	-	21,898
<i>Development Charges</i>	1,750	11,818	5,225	10,235	11,471	-	-	-	-	-	40,499
<i>Provincial/Federal</i>	9,569	4,541	-	-	-	-	-	-	-	-	14,110
Total Financing	89,831	171,639	89,384	39,735	35,731	1,173	-	-	-	-	427,493

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 8 : 2019 Cash Flow and Future Year Commitments Including Carry Forward Funding

Waterfront Revitalization Initiative

Sub- Project No. Project Name Priority SubProj No. Sub-project Name		Ward Stat. Cat.		Current and Future Year Cash Flow Commitments and Estimates									Current and Future Year Cash Flow Commitments and Estimates Financed By							
				2019	2020	2021	2022	2023	Total 2019-2023	Total 2024-2028	Total 2019-2028	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt
Financed By:																				
Provincial Grants & Subsidies		1,524	3,386	0	0	0	4,910	0	4,910	4,910	0	0	0	0	0	0	0	0	0	4,910
Federal Subsidy		8,045	1,155	0	0	0	9,200	0	9,200	0	9,200	0	0	0	0	0	0	0	0	9,200
Development Charges		1,750	11,818	5,225	10,235	11,471	40,499	0	40,499	0	0	40,499	0	0	0	0	0	0	0	40,499
Reserves (Ind. "XQ" Ref.)		0	21,300	0	0	0	21,300	0	21,300	0	0	0	21,300	0	0	0	0	0	0	21,300
Reserve Funds (Ind."XR" Ref.)		0	448	150	0	0	598	0	598	0	0	0	0	598	0	0	0	0	0	598
Other1 (Internal)		7,065	7,682	3,734	3,479	976	22,936	1,173	24,109	0	0	0	0	0	0	24,109	0	0	0	24,109
Debt		9,787	24,550	2,375	6,021	18,884	61,617	0	61,617	0	0	0	0	0	0	0	0	61,617	0	61,617
Debt - Recoverable		61,660	101,300	77,900	20,000	4,400	265,260	0	265,260	0	0	0	0	0	0	0	0	0	265,260	265,260
Total Program Financing		89,831	171,639	89,384	39,735	35,731	426,320	1,173	427,493	4,910	9,200	40,499	21,300	598	0	24,109	0	61,617	265,260	427,493

Status Code	Description
S2	S2 Prior Year (With 2019 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2019 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 9

2019 Capital Budget with Financing Detail

(Phase 2) 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 9: 2019 Capital Budget with Financing Detail
Waterfront Revitalization Initiative
Sub-Project Summary

Project/Financing Priority Project	Project Name	Start Date	Completion Date	2019	Financing									
				Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable
0	<u>WFT906728</u>	<u>Toronto Waterfront Revitalization Initiative</u>												
0	81 EBF Public Art Plan	06/08/2016	06/08/2016	660	0	0	0	0	0	0	660	0	0	0
0	82 EBF Local Infrastructure Charge	06/08/2016	06/08/2016	4,500	0	0	0	0	0	0	4,500	0	0	0
0	89 Precinct Implementation Projects 19 adj	11/08/2016	11/08/2016	-3,997	0	0	-2,957	0	0	0	0	0	-1,040	0
0	90 Waterfront Secretariat	06/12/2017	06/12/2017	600	0	0	0	0	0	0	0	0	600	0
0	96 Bathurst Quay Public Realm	11/03/2017	11/03/2017	2,153	0	600	0	0	598	0	955	0	0	0
0	98 Urban Planning and Legal Resources	06/22/2018	06/22/2018	270	0	0	0	0	0	0	0	0	270	0
0	100 Bentway Pedestrian and Cycling Crossing FY Blvd	06/25/2018	06/25/2018	7,400	274	5,545	0	0	0	0	1,000	0	581	0
0	101 Bentway PTIF Projects	06/25/2018	06/25/2018	170	0	0	0	0	0	0	0	0	170	0
0	102 East Bayfront Environment Reserve Fund	09/12/2018	09/12/2018	-6,290	0	0	0	0	0	0	0	0	-6,290	0
0	103 Bathurst Quay Public Realm 2019 Adjustment	09/18/2018	09/18/2018	-1,248	0	-600	0	0	-598	0	-50	0	0	0
0	104 Leslie Street Greening	09/20/2018	09/20/2018	200	0	0	0	0	0	0	0	0	200	0
11	15 Precinct Implementation Projects	01/01/2004	12/31/2024	4,738	0	0	3,457	0	0	0	0	0	1,281	0
37	52 East Bayfront Environment Reserve Fund	01/01/2015	01/01/2019	6,290	0	0	0	0	0	0	0	0	6,290	0
40	40 Urban Planning and Legal Resources	09/01/2007	12/31/2011	225	0	0	0	0	0	0	0	0	225	0
Project Sub-total:				15,671	274	5,545	500	0	0	0	7,065	0	2,287	0
0	<u>WFT908417</u>	<u>Port Lands Flood Protection</u>												
0	1 Cherry Street Lake Filling and Naturalization	01/01/2017	12/31/2019	5,000	1,250	2,500	1,250	0	0	0	0	0	0	0
0	2 Port Lands Flood Protection	01/01/2017	12/31/2023	218,260	0	0	0	14,800	0	0	0	0	22,500	180,960
0	3 Port Lands Flood Protection 19adjustment	01/01/2017	12/31/2023	-149,100	0	0	0	-14,800	0	0	0	0	-15,000	-119,300
Project Sub-total:				74,160	1,250	2,500	1,250	0	0	0	0	0	7,500	61,660
Program Total:				89,831	1,524	8,045	1,750	0	0	0	7,065	0	9,787	61,660

Status Code Description
 S2 S2 Prior Year (With 2019 and/or Future Year Cashflow)
 S3 S3 Prior Year - Change of Scope 2019 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 10

Inflows and Outflows to/from Reserves and Reserve Funds

2019 – 2028 Capital Budget and Plan

Corporate Reserve / Reserve Funds

Reserve / Reserve Fund Name (In \$000s)	Project / Sub Project Name and Number	Projected Balance as at Dec 31, 2018 *	Contributions / (Withdrawals)										
			2019 Budget	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	2027 Plan	2028 Plan	Total
Development Charges Reserve Fund - Roads & Related (XR2110)	Beginning Balance	56,747	56,747	53,493	36,652	26,702	16,659	7,533	(1,671)	(10,875)	(20,079)	(29,283)	
	<i>Withdrawals (-)</i>												
	<i>Precinct Implementation Projects</i>		(500)	(11,559)	(2,700)	(1,300)							(16,059)
	<i>Port Lands Flood Protection</i>		(2,754)	(5,023)	(7,250)	(8,743)	(9,126)	(9,204)	(9,204)	(9,204)	(9,204)	(9,204)	(78,916)
	<i>The Bentway Pedestrian and Cycle Bridge</i>			(259)									(259)
	Total Withdrawals		(3,254)	(16,841)	(9,950)	(10,043)	(9,126)	(9,204)	(9,204)	(9,204)	(9,204)	(9,204)	(9,204)
<i>Contributions (+)</i>													
Total Contributions													
Balance at Year-End		56,747	53,493	36,652	26,702	16,659	7,533	(1,671)	(10,875)	(20,079)	(29,283)	(38,487)	(95,234)

* Based on 9-month 2018 Reserve Fund Variance Report

Reserve / Reserve Fund Name (In \$000s)	Project / Sub Project Name and Number	Projected Balance as at Dec 31, 2018 *	Contributions / (Withdrawals)											
			2019 Budget	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	2027 Plan	2028 Plan	Total	
Development Charges Reserve Fund - Sanitary Sewer (XR2112)	Beginning Balance	47,722	47,722	47,627	47,410	46,898	46,386	45,874	45,362	44,850	44,338	43,826		
	<i>Withdrawals (-)</i>													
	<i>Port Lands Flood Protection</i>		(95)	(217)	(512)	(512)	(512)	(512)	(512)	(512)	(512)	(512)	(4,408)	
	Total Withdrawals		(95)	(217)	(512)	(4,408)								
	<i>Contributions (+)</i>													
	Total Contributions													
Balance at Year-End		47,722	47,627	47,410	46,898	46,386	45,874	45,362	44,850	44,338	43,826	43,314	(4,408)	

* Based on 9-month 2018 Reserve Fund Variance Report

Reserve / Reserve Fund Name (In \$000s)	Project / Sub Project Name and Number	Projected Balance as at Dec 31, 2018 *	Contributions / (Withdrawals)											
			2019 Budget	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	2027 Plan	2028 Plan	Total	
Development Charges Reserve Fund - Storm Water (XR2113)	Beginning Balance	14,798	14,798	10,244	3,585	(8,244)	(23,688)	(40,060)	(56,620)	(73,180)	(89,740)	(106,300)		
	<i>Withdrawals (-)</i>													
	<i>Cherry Street Stormwater and Lakefilling</i>		(1,250)										(1,250)	
	<i>Port Lands Flood Protection</i>		(3,304)	(6,659)	(11,829)	(15,444)	(16,372)	(16,560)	(16,560)	(16,560)	(16,560)	(16,560)	(16,560)	(136,408)
	Total Withdrawals		(4,554)	(6,659)	(11,829)	(15,444)	(16,372)	(16,560)	(16,560)	(16,560)	(16,560)	(16,560)	(16,560)	(137,658)
	<i>Contributions (+)</i>													
Total Contributions														
Balance at Year-End		14,798	10,244	3,585	(8,244)	(23,688)	(40,060)	(56,620)	(73,180)	(89,740)	(106,300)	(122,860)	(137,658)	

* Based on 9-month 2018 Reserve Fund Variance Report

Reserve / Reserve Fund Name (In \$000s)	Project / Sub Project Name and Number	Projected Balance as at Dec 31, 2018 *	Contributions / (Withdrawals)										
			2019 Budget	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	2027 Plan	2028 Plan	Total
Development Charges Reserve Fund - Parks & Recreation (XR2114)	Beginning Balance	124,825	124,825	124,825	124,825	122,300	113,365	101,894	101,894	101,894	101,894	101,894	
	<i>Withdrawals (-)</i>												
	<i>Regional Sports Centre</i>				(2,525)	(8,935)	(11,471)						(22,931)
	Total Withdrawals				(2,525)	(8,935)	(11,471)						(22,931)
	<i>Contributions (+)</i>												
Total Contributions													
Balance at Year-End		124,825	124,825	124,825	122,300	113,365	101,894	101,894	101,894	101,894	101,894	101,894	(22,931)

* Based on 9-month 2018 Reserve Fund Variance Report

Reserve / Reserve Fund Name (In \$000s)	Project / Sub Project Name and Number	Projected Balance as at Dec 31, 2018 *	Contributions / (Withdrawals)										
			2019 Budget	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	2027 Plan	2028 Plan	Total
Environmental Liability Reserve Fund (XR1045)	Beginning Balance	2,392	2,392	2,392	1,944	1,794	1,794	1,794	1,794	1,794	1,794	1,794	
	<i>Withdrawals (-)</i>												
	<i>Bathurst Quay Public Realm</i>			(448)	(150)								(598)
	Total Withdrawals			(448)	(150)								(598)
	<i>Contributions (+)</i>												
Total Contributions													
Balance at Year-End		2,392	2,392	1,944	1,794	(598)							

* Based on 9-month 2018 Reserve Fund Variance Report

2019 – 2028 Capital Budget and Plan - Continued

Corporate Reserve / Reserve Funds

Reserve / Reserve Fund Name (In \$000s)	Project / Sub Project Name and Number	Projected Balance as at Dec 31, 2018 *	Contributions / (Withdrawals)										Total	
			2019 Budget	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	2027 Plan	2028 Plan		
Capital Financing (XQ0011)	Beginning Balance	434,550	434,550	434,550	413,250	413,250	413,250	413,250	413,250	413,250	413,250	413,250		
	Withdrawals (-)													
	Port Lands Flood Protection			(21,300)										
	Total Withdrawals		-	(21,300)	-	-	-	-	-	-	-	-	-	(21,300)
	Contributions (+)													
Total Contributions			-	-	-	-	-	-	-	-	-	-	-	
Balance at Year-End		434,550	434,550	413,250	(21,300)									

* Based on 9-month 2018 Reserve Fund Variance Report