

Planning Act (Section 37 and Section 45) Reserve Funds Statement, 2016-2018

Date: September 23, 2019

To: Budget Committee

From: Chief Financial Officer and Treasurer and Chief Planner and Executive Director,
City Planning Division

Wards: All

SUMMARY

This report provides a financial statement of Planning Act (Section 37 and Section 45) reserve funds for the fiscal years of 2016, 2017 and 2018. The report details the contributions received from developers; interest earned; and transfers for expenditure for the period of January 1, 2016 to December 31, 2018. In addition, the report summarizes the Section 37 community benefits secured through site-specific zoning by-laws and Section 45 community benefits secured through Committee of Adjustment decisions during this time period.

The attachments to the report provide additional transaction details and reserve fund balances by ward as of December 31, 2018.

RECOMMENDATIONS

The Chief Financial Officer and Treasurer and Chief Planner and Executive Director, City Planning Division recommend that:

1. Executive Committee receive this report for information.

FINANCIAL IMPACT

Section 37 of the *Planning Act* authorizes municipalities to grant increases in permitted height and/or density through the zoning by-law in exchange for community benefits. Similarly, community benefits can also be obtained pursuant to Section 45(9) of the *Planning Act*, where the Committee of Adjustment imposes a condition on the approval of a minor variance to the zoning by-law. These community benefits may include 'cash-in-lieu' or in-kind contributions. While Section 37 and 45 generate revenue, they are a

planning tool first aimed at addressing the local impacts of growth associated with the specific application through the provision of facilities, services and matters within the local community.

During 2016 to 2018, the City of Toronto received a total of \$172.9 million in cash-in-lieu contributions through Section 37 and Section 45 of the *Planning Act*. Of this, \$169.6 million was received from Section 37 contributions and \$3.3 million from Section 45 contributions.

Within the Section 37 and Section 45 Planning Act reserve funds, the City earned \$4.8 million in interest and spent \$81.0 million on specific community improvements, resulting in a total net increase of \$96.7 million in funds during this time period.

As of December 31, 2018, the total balance of the Section 37 Reserve Fund (XR3026) was \$283.2 million and the total balance of the Section 45 Reserve Fund (XR3028) was \$19.4 million, for a total balance of \$302.5 million. Reserve fund balances are presented by ward in Attachment 4 (44 Ward Structure) and Attachment 5 (25 Ward Structure).

A total of \$116.1 million in Section 37 and Section 45 reserve funds is currently committed to funding specific community improvements in the 2019 Operating Budget and 2019-2028 Capital Budget and Plan or through approved transfers to other reserves and reserve funds. The availability of Section 37 and Section 45 funding is subject to change throughout the year as contributions from developers are received. The 2019 financial activity for Planning Act Reserve Funds is expected to be reported on in Q2 of 2020.

DECISION HISTORY

As of the enactment of Bill 73, *Smart Growth for Our Communities Act, 2015*, on July 1, 2016, Section 37 of the *Planning Act* requires the Treasurer to provide Council with an annual financial statement regarding the Planning Act reserve funds. The Treasurer is also required to provide a copy of the statement to the Minister of Municipal Affairs and Housing upon request.

ISSUE BACKGROUND

Section 37 and Section 45 of the Planning Act

Section 37 of the *Planning Act* authorizes municipalities to grant increases in permitted height and/or density through the zoning by-law in exchange for community benefits, provided that there are approved Official Plan policies in effect. The City's Official Plan, Section 5.1.1 contains such policy provisions.

Section 37 community benefits can include 'cash-in-lieu' contributions, which are monetary funds towards local benefits or capital facilities, and in-kind contributions whereby the developer will directly provide or construct the community benefit. Section

37 community benefits are secured through a legal agreement between the owner/developer and the City and is registered on title. Both the implementing zoning by-law and the Section 37 agreement contain a description of the secured benefits and the capital improvements/facilities they will be directed to.

Similar to Section 37, community benefits can also be obtained pursuant to Section 45(9) of the *Planning Act*, where the Committee of Adjustment imposes a condition on the approval of a minor variance to the zoning by-law. Section 37 and Section 45 community benefits are usually implemented on-site or in the local area of the development as the benefit or capital facility is required to have a geographic relationship to the development.

Information regarding the implementation of Section 37 benefits or the Official Plan can be obtained at: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/section-37-benefits/>

City Ward Boundary Changes

On August 14, 2018, Bill 5, the *Better Local Government Act*, 2018, was passed by the Government of Ontario and received Royal Assent. The Act reduced the number of wards in Toronto to 25, effective December 1, 2018 when the new Council term began. This report primarily reflects the former 44 ward structure to indicate the appropriate ward at the time of the receipt or expenditure of funds. However, Attachment 2 and Attachment 5 provide information on the new 25 ward structure.

Bill 108 - The More Homes, More Choice Act

The Province's Bill 108, the *More Homes, More Choice Act*, received Royal Assent on June 6, 2019. The Bill amends 13 different statutes that impact municipalities and land use planning processes including the *Planning Act*. The potential impacts of the changes to the *Planning Act* cannot be fully understood until the final regulations are released by the Province.

As part of the proposed *Planning Act* changes the Province is proposing to repeal Section 37, which is used to support local community improvements to address added pressures from significant development. In its place, the Province proposes to introduce a new tool, the Community Benefits Charge ("CBC"). The proposed CBC regime will replace the existing density bonusing provisions in the *Planning Act*, development charges for discounted services (i.e., parks and community facilities), and in some cases, parkland dedication; essentially blending local and city-wide growth-related tools.

It is anticipated Bill 108 may result in impacts on the amount of funding collected for community benefits; the ability to secure parkland; the capacity to provide community facilities; and the purposes for which community benefits can be secured for.

City staff will continue to assess the impacts of the proposed legislation and provide additional comments to Council when the regulations have been released. Preliminary comments and analysis were provided to Council on May 15, 2019.

Item CC7.3: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.CC7.3>

COMMENTS

Table 1 below summarizes the financial activity of Section 37 and Section 45 reserve funds during 2016, 2017 and 2018, including revenue received from developers and expenditures, for cash-in-lieu contributions. The value of in-kind contributions that have been provided directly by the developer are not included in these calculations.

Attachment 1 and Attachment 2 provide additional details of financial activity by ward.

**Table 1: Summary of Section 37 and 45 Cash-in-Lieu Community Benefits
Financial Activity for the Period between January 1, 2016 and December 31, 2018
(in millions)**

	2016	2017	2018	Total
Contributions from Developers	\$35.347	\$29.268	\$108.291	\$172.907
Interest Earnings	\$1.076	\$1.035	\$2.698	\$4.809
Total Revenue	\$36.423	\$30.303	\$110.989	\$177.715
Contributions (to)/from Operating:	(\$2.368)	(\$6.919)	(\$11.333)	(\$20.620)
Contributions (to)/from Capital:	(\$18.515)	(\$13.423)	(\$20.640)	(\$52.578)
Contributions (to)/from Reserves and Reserve Funds:	(\$4.178)	(\$0.262)	(\$3.354)	(\$7.794)
Total Expenditures	(\$25.062)	(\$20.604)	(\$35.326)	(\$80.992)
Total Net Revenue	\$11.361	\$9.700	\$75.663	\$96.724

Received Section 37 and Section 45 Cash-in-Lieu Community Benefits

Upon receipt, funds are deposited to the Planning Act Reserve Fund group of accounts, which were created with Council approval in 2008 to ensure funds are set aside to provide specific community benefits. Each received contribution gets placed into an account within the Section 37 (XR3026) or Section 45 (XR3028) reserve fund based on its development location and purpose.

The payment schedule for cash contributions is outlined in the Section 37 agreement. Typically payment of the community benefit is required prior to the issuance of the first above-grade building permit for the development project. Where cash contributions are secured in Section 37 agreements, the amount of such funds should generally be indexed to the Statistics Canada Construction Price Index for Toronto and the construction type. The relevant recommendations and provisions should be included in the final planning report and associated agreements.

From January 1, 2016 to December 31, 2018, the City of Toronto received a total of \$172.9 million in Section 37 and Section 45 cash-in-lieu community benefits. In 2018, the City received \$108.3 million in contributions from developers, representing a 270%

increase over contributions received in 2017. While this trend can be partially attributed to an increase in the average value of community benefits¹, the increase in revenue primarily reflects the change in volume of developer contributions. In 2017, the City received a total of 66 cash-in-lieu community benefits. In 2018, 177 community benefits were received.

This trend was also experienced across other development-related funding sources, including the amount of development charges collected in 2018. It is likely that the development charge increase implemented in November 2018 had an impact on the timing of developer contributions.

Interest Earned on Section 37 and Section 45 Reserve Funds

Interest is allocated to reserve funds once a year during year-end processes. The amount earned is based on the reserve fund accounts' average quarterly closing balances from December 1 to November 30. All earnings from the investment of reserve funds is allocated to and forms part of the reserve fund. From January 1, 2016 to December 31, 2018, the City earned \$4.8 million in interest from investment of Section 37 and Section 45 reserve funds.

Expenditure of Section 37 and Section 45 Community Benefits

Between January 1, 2016 and December 31, 2018, a total of \$81.0 million was dedicated to specific community improvements from the Planning Act reserve funds, including \$20.6 million to operating accounts, \$52.6 million to capital projects, and \$7.8 million to reserves / reserve funds. Descriptions of all expenditures, by ward, can be found in Attachment 2.

Council approval is required through the budget process, quarterly variance reports, or through report or motions to Council, to withdraw funds from reserve funds. The Section 37/45 expenditure must align with the approved zoning by-law and agreement, be within a close geographic proximity to the development project, and be in compliance with the Implementation Guidelines for Section 37 of the Planning Act:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/section-37-benefits/>

Section 37 cash contributions are to be directed to specific capital improvements / facilities. In some circumstances funds may be transferred to operating accounts such as when a third party or not-for-profit community service provider will be completing the capital work. For example, funds may be transferred to the Toronto Community Housing Corporation (TCHC) for capital improvements to TCHC buildings. The City and the third party will sign an undertaking that governs the use of funds and a long-term community access agreement, if required. Occasionally cash contributions may be directed to specific reserves / reserve funds such as the Public Art Reserve or the Capital Revolving Fund for Affordable Housing, before being directed to a specific capital improvement.

¹ In 2017 the average Section 37 cash-in-lieu community benefit contribution was \$509,424. In 2018, the average Section 37 community benefit was valued at \$647,544.

In some areas undergoing intensification, a larger capital facility may be identified that may require contributions from several applications. In these instances, Section 37 and Section 45 reserve funds are pooled in order to contribute to a larger project in the local area. For example, cash contributions secured from multiple development locations in the former ward 28 were transferred to the North St. Lawrence Market redevelopment project.

It should be noted that the list of expenditures during 2016-2018 in Attachment 2 does not indicate capital projects were fully completed or implemented during this time period. These projects may have outstanding budget commitments for 2019 and future years. For information regarding specific projects, budgeted commitments and funding sources, please refer to the annual budget documents: <https://www.toronto.ca/city-government/budget-finances/city-budget/>

Section 37 and Section 45 Reserve Fund Balances

Quarterly reserve fund balances are reported to Budget Committee by the Chief Financial Officer and Treasurer, including City-wide balances for Section 37 and Section 45 reserve funds.

As of December 31, 2018, the total balance of the Section 37 Reserve Fund (XR3026) was \$283.2 million and the total balance of the Section 45 Reserve Fund (XR3028) was \$19.4 million, for a total balance of \$302.5 million. Reserve fund balances are presented by ward in Attachment 4 (44 Ward Structure) and Attachment 5 (25 Ward Structure).

It is important to note a significant portion of Section 37 and Section 45 reserve funds have been committed to fund current or future year capital improvements. A total of \$116.1 million in Section 37 and Section 45 reserve funds is currently committed to funding specific community improvements in the 2019 Operating Budget and 2019-2028 Capital Budget and Plan or through approved transfers to other reserves and reserve funds. Funds will remain in the Planning Act Reserve Funds until actual expenditures are incurred. The availability of Section 37 and Section 45 funding is subject to change throughout the year as contributions from developers are received.

Secured Section 37 and Section 45 Community Benefits

Section 37 and Section 45 community benefits are secured through a site-specific zoning by-law; a Section 37 or Section 45 agreement; and/or a Committee of Adjustment decision. The Section 37 agreement binds the expenditure for the purpose outlined in both the By-law and the Section 37 agreement to ensure the expenditure is directed towards the facilities identified at the time of application's approval. Table 2 below provides a summary of the Section 37 and 45 benefits (cash-in-lieu and in-kind) secured from January 1, 2016 to December 31, 2018.

During 2016-2018 there were 146 developments approved and 388 individual community benefits secured through Section 37 or Section 45 of the Planning Act. Detailed amounts secured by ward can be found in Attachment 3.

It is challenging to forecast when revenue will be received as payment is typically triggered by the issuance of an above-grade building permit and therefore is dependent on the applicant's construction schedule. While some of the secured contributions below have been received as of the date of this report, any outstanding secured payments will be required per the details of the agreements. The implementation of Bill 108 will not impact the receipt of community benefits the City has secured to date, but may have an impact on the amount and purpose of benefits secured in the future.

A report considered by the Planning and Housing Committee on September 17, 2019, provides additional analysis of Section 37 and Section 45 approvals from 2008-2017. The report categorizes secured contributions according to four main categories: 1) payments are not due (e.g. the building permit has not yet been issued); 2) payments are not required (e.g. in-kind contributions may have been provided); 3) payments have been received; and 4) payments are due with no record of payment. Since 2011, there have been no instances of non-payment for any reason.
Item PH8.8: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH8.8>

Table 2: Summary of Section 37 and Section 45 Approvals and Secured Contributions for the Period between January 1, 2016 and December 31, 2018

	2016	2017	2018	Total
Number of Development Approvals				
Section 37 Approvals ²	43	44	41	128
Section 45 Approvals ³	6	6	6	18
Total Approvals:	49	50	47	146
Secured Community Benefits⁴				
Number of Secured Cash-in-Lieu Contributions	77	102	85	264
Number of Secured In-Kind Contributions	36	48	40	124
Total Secured Contributions:	113	150	125	388

Between January 1, 2016 and December 31, 2018, the City secured a total of \$184.5 million in cash-in-lieu contributions. The amount is subject to change upon the receipt of funds due to indexing requirements and/or unknown details. For example, an owner

2 Site-specific zoning by-laws approved by Council or the Ontario Municipal Board (OMB).

3 Committee of Adjustment or OMB decisions with community benefit conditions attached to the minor variance approval.

4 The numbers may vary since in-kind benefits can be secured by Letters of Credit, and thus become a monetary benefit if there is an in-kind benefit contribution default.

may be required to contribute a benefit valued at a percentage of the gross construction costs for the building, which is not determinable at the time of the agreement.

Table 3: Value of Secured Section 37 and Section 45 Cash-in-Lieu Contributions for the Period between January 1, 2016 and December 31, 2018 (in millions) ⁵

	2016	2017	2018	Total
Value of Section 37 Cash-in-Lieu Contributions	\$56.757	\$70.309	\$55.480	\$182.546
Value of Section 45 Cash-in-Lieu Contributions	\$0.395	\$0.586	\$0.995	\$1.976
Total Value of Cash-in-Lieu:	\$57.152	\$70.895	\$56.475	\$184.522

In addition to cash contributions, the City also secured a number of in-kind benefits from 2016 to 2018. It can be difficult to assess the monetary value of in-kind contributions unless a letter of credit is required. For these instances, the total value of in-kind benefits secured from 2016-2018 is \$52.9 million. There are also community benefits where a value cannot be identified. This may include benefits to:

- preserve heritage resources;
- provide public access to ravines and valleys;
- contribute to urban forest on public lands;
- convey lands to the City at a nominal fee;
- provide space within a private building for community services or facilities;
- construct units within a building of a certain size (e.g. 3 or more bedroom units); or
- design and construct road and pedestrian improvements.

Purpose of Secured Community Benefits

During 2016-2018, 106 of the 264 individual cash-in-lieu community benefits secured were for a range of, or multiple, benefits, valued at \$92.8 million. For example, these funds may have been secured for "local parkland, streetscape improvements, community facilities or other community benefits within the local community". In these instances the funds are not attributed to a specific community benefit until a specific project is determined and the funds are allocated with Council approval.

The value of cash-in-lieu community benefits secured for specific purposes totalled \$91.7 million and is detailed below in Table 4.

⁵ Amounts can vary significantly over time due to the owner's ability to select cash-in-lieu/in-kind options, e.g. a public art contribution is often identified as an in-kind benefit, but owners may make cash contributions in lieu of the installation. New information regarding benefits secured are identified in the City draws upon a Letter of Credit.

Table 4: Section 37 and Section 45 Cash-in-Lieu Community Benefits Secured for Specific Purposes during the Period of January 1, 2016 to December 31, 2018

	Number of Community Benefits Secured	Value of Cash-in-Lieu Contributions Secured (millions)
Affordable housing including creation of affordable housing and capital improvements to Toronto Community Housing Corporation buildings	33	\$23.919
Parkland and/or park improvements	33	\$18.050
Streetscape improvements on the public boulevard not abutting the site	24	\$14.125
Public agency space including non-profit arts, cultural, community or institutional facilities	20	\$12.852
Community Centres	8	\$10.344
Public art	8	\$2.934
Conservation of heritage resources	5	\$1.500
Toronto Public Library capital improvements	6	\$1.395
Road, transportation and pedestrian improvements	9	\$0.976
Non-profit child care facilities, including start-up funding	3	\$0.780
Bike Share Toronto infrastructure	7	\$0.724
Local improvements to transit facilities including pedestrian connections	1	\$0.140
Special project(s): Redevelopment of the Jack Layton Ferry Terminal	1	\$4.000
Total	158	\$91.739

Significant in-kind contributions have also been secured for specific purposes. These benefits include:

- the construction of five (5) child care facilities;

- 21,157 square metres of community agency, non-profit community space and or cultural facilities;
- 30 privately-owned publicly accessible space comprised of a minimum of 27,600 square metres;
- public art valued at approximately \$19.7 million;
- the provision of approximately 210 new affordable rental or ownership units; and
- other local improvements including BIA streetscape improvements, above base park improvements, heritage conservation, pedestrian walkways and community use space.

Response to Request from City Council for Amount Secured for Affordable Housing

During the 2019 Budget Process, City Council requested the Chief Planner and Executive Director, City Planning to report to the Budget Committee, prior to the 2020 Budget Process on the amount of Section 37 funds (cash contributions) secured for affordable housing and affordable housing initiatives city-wide over the past 5 years (2014-2018). From 2014 to 2018 the City of Toronto secured approximately \$43.0 million for the creation of affordable housing and/or upgrades to Toronto Community Housing Corporation properties.

Future Section 37 Reports

This Section 37 and Section 45 Reserve Funds Statement will be provided to City Council annually, with the next report anticipated in Q2 of 2020 to reflect the financial activity of 2019. In addition, there may new reporting requirements associated with the implementation of Bill 108.

CONTACT

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SIGNATURE

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Chief Financial Officer & Treasurer

ATTACHMENTS

Attachment 1: Section 37 and Section 45 Cash-in-Lieu Financial Activity (2016-2018), by Ward

Attachment 2: Description of Section 37 and Section 45 Expenditures (2016-2018), by Ward

Attachment 3: Summary of Section 37 and Section 45 Community Benefits Secured (2016-2018) by Ward

Attachment 4: Section 37 and Section 45 Reserve Fund Balances as of December 31, 2018, by Ward (44 Ward Structure)

Attachment 5: Section 37 and Section 45 Reserve Fund Balances as of December 31, 2018, by Ward (25 Ward Structure)

Attachment 1: Section 37 and Section 45 Cash-in-Lieu Financial Activity (2016-2018) by Ward⁶

Ward (44)	Developer Contributions	Interest Earnings	Contributions (to)/ from other funds⁷	2016-2018 Total Financial Activity
1	\$0	\$0	\$0	\$0
2	\$0	\$6,018	(\$15,117)	(\$9,099)
3	\$3,945	\$15,109	\$0	\$19,053
4	\$771,908	\$8,066	(\$55,181)	\$724,793
5	\$5,075,544	\$92,448	(\$1,609,470)	\$3,558,522
6	\$3,158,526	\$121,344	(\$221,135)	\$3,058,735
7	\$250,000	\$4,583	\$0	\$254,583
8	\$2,332	\$18,011	\$0	\$20,343
9	\$177,120	\$31,922	(\$401,375)	(\$192,333)
10	\$ 2,213,193	\$19,916	(\$782,964)	\$1,450,145
11	\$0	\$1,868	(\$262,789)	(\$260,920)
12	\$0	\$62	\$0	\$62
13	\$2,585,957	\$63,936	(\$552,117)	\$2,097,776
14	\$413,684	\$78,102	(\$453,576)	\$38,210
15	\$1,525,092	\$49,143	(\$1,032,089)	\$542,146
16	\$1,818,675	\$4,553	(\$525,046)	\$1,298,183
17	\$8,102	\$3,224	(\$66,138)	(\$54,812)
18	\$401,664	\$34,440	(\$176,536)	\$259,567
19	\$8,656,880	\$213,743	(\$35,068)	\$8,835,554
20	\$35,787,479	\$797,014	(\$11,167,354)	\$25,417,139
21	\$357,679	\$58,186	(\$221,268)	\$194,596
22	\$7,070,310	\$318,112	(\$1,093,959)	\$6,294,464

⁶ This table reflects the financial activity for Section 37 and Section 45 reserve funds during 2016-2018. A negative total indicates expenditures exceeded revenues during this time period. Ward balances can be found in Attachment 4 and Attachment 5.

⁷ Includes contributions (to) / from operating accounts, capital projects and other reserves / reserve funds.

Ward (44)	Developer Contributions	Interest Earnings	Contributions (to)/ from other funds ⁷	2016-2018 Total Financial Activity
23	\$9,579,178	\$384,077	(\$15,220,233)	(\$5,256,978)
24	\$1,678,325	\$185,401	(\$1,473,000)	\$390,726
25	\$2,008,653	\$84,009	\$0	\$2,092,662
26	\$2,838,555	\$26,026	(\$144,316)	\$2,270,265
27	\$45,224,601	\$1,438,415	(\$23,759,157)	\$22,903,859
28	\$27,897,017	\$455,155	(\$18,645,047)	\$9,707,125
29	\$0	\$267	(\$14,216)	(\$13,950)
30	\$5,642,803	\$35,140	(\$203,091)	\$5,474,852
31	\$0	\$0	\$0	\$0
32	\$1,100,332	\$7,915	(\$67,562)	\$1,040,686
33	\$2,294,919	\$91,679	(\$960,823)	\$1,425,775
34	\$711,590	\$8,540	\$0	\$720,130
35	\$521,914	\$7,698	\$0	\$529,613
36	\$335,273	\$6,308	(\$53,830)	\$287,751
37	\$186,243	\$58,529	(\$411,616)	(\$166,844)
38	\$0	\$32,089	(\$1,094,756)	(\$1,062,666)
39	\$151,182	\$7,454	(\$84,855)	\$73,782
40	\$1,978,978	\$12,069	(\$121,966)	\$1,869,081
41	\$0	\$13,712	\$0	\$13,712
42	\$0	\$5,106	(\$66,199)	(\$61,092)
43	\$178,850	\$4,512	\$0	\$183,362
44	\$300,000	\$5,088	\$0	\$305,088
City Total:	\$172,906,502	\$4,808,992	(\$80,991,849)	\$96,723,645

Attachment 2: Description of Section 37 and Section 45 Cash-in-Lieu Expenditures (2016-2018), by Ward

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
2	1	60, 70 Esther Lorrie Drive	Rexdale: Toronto Public Library new fire alarm	\$15,117
Ward 2 Total:				\$15,117
4	2	25 Fontenay Court	Edenbridge Community Centre construction	\$11,458
4	2	4180, 4186, 4186A and 4190 Dundas Street West	Donnybrook Park safety improvements	\$36,629
			Sun Row Drive street lighting improvements	\$7,095
Ward 4 Total:				\$55,182
5	2	1 Valhalla Inn Road	Public Art Project - Dundas / Islington	\$185,434
5	3	1030 and 1040 Islington Avenue	Streetscape improvements along The Queensway	\$212,949
5	3	2800 Bloor Street West (2114-2130 Bloor Street West)	Islington Junior Middle School sport field improvements	\$103,450
			MABELLEarts improvements to Mabelle Parkette	\$103,450
5	3	3391 Bloor Street West	Village of Islington Business Improvement Area streetscape improvements	\$28,583
5	3	5055 Dundas Street W	Public Art Project - Dundas / Islington	\$76,295
5	3	5365 Dundas Street West	Electrical and landscape improvements at Montgomery Road and Bloor Street	\$30,079
5	3	64-70 Cordova Avenue	MABELLEarts improvements to Mabelle Park	\$408,816
			Rehabilitation and upgrade of TCHC building at 4995 Dundas Street West & 57 Mabelle Avenue	\$357,714
5	3	7, 9, 11 & south side of Burnhamthorpe Cr.	Village of Islington Business Improvement Area streetscape improvements	\$2,271
5	3	7-11, 13-15, 19-25, 33-35 Zorra Street and part of 45 Zorra Street	Local streetscape improvements in the Queensway Community including landscaped medians	\$100,427
Ward 5 Total:				\$1,609,468

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
6	3	2115-2139 Lake Shore Boulevard West	Colonel Sam Smith Skating Trail improvements	\$100,817
6	3	2175 Lake Shore Boulevard West	Park design for land adjacent to development property	\$1,639
6	3	2183 Lake Shore Boulevard West	Playing field improvements at James S. Bell Junior Middle School	\$105,000
			StreetARToronto Program: mural on the Thirtieth Street underpass	\$5,000
6	3	2230 Lake Shore Boulevard West	Returned to account from Mimico Station improvements	(\$35,841)
6	3	2242-2246 Lake Shore Boulevard West	Community Matters Toronto murals on Bell Boxes	\$9,600
			Mural creation at the Eighth Street Skateboard Park (Lakeshore Arts)	\$5,000
			Mimico-by-the-Lake BIA streetscape improvements	\$4,920
6	3	300 Valermo Drive	Ward 6 park improvements	\$25,000
Ward 6 Total:				\$221,135
9	6	2800 Keele Street	Downsview: Toronto Public Library improvements including an Early Literacy Centre and Computer Centre	\$401,375
Ward 9 Total:				\$401,375
10	6	175 Goddard Street	Irving W. Chapley Park improvements	\$308,000
10	6	500 Sheppard Avenue West (formerly 1 Canyon Avenue)	Torah Tots South Daycare Centre recreational/playground improvements	\$30,000
10	6	525 Wilson Avenue & 9 Tippet Road	TCHC streetscape improvements to the Wilson Avenue right-of-way	\$22,607
10	6	545-555 Wilson Avenue	Faywood Arts-Based Curriculum School accessible playground improvements	\$110,000
			Refund for Percent for Public Art Program	\$150,000

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
10	6	55 Antibes Drive	Antibes Park and Antibes Community Centre improvements	\$86,863
10	6	801 Sheppard Avenue West	Earl Bales Park improvements	\$3,268
10	6	801, 803, 807 Sheppard Avenue West	TCHC streetscape improvements to the Wilson Avenue right-of-way	\$54,448
10	6	929, 931, 933, 935, 937, 939 Sheppard Avenue West	Community Matters Toronto murals on Bell Boxes	\$5,600
			TCHC outdoor amenity improvements at West Don Apartments	\$12,178
Ward 10 Total:				\$782,964
11	5	30 Weston Road and part of 33 Gunns Road.	Public Art Project – Maple Claire Park	\$110,490
			Wallace C. Swanek Park improvements	\$152,299
Ward 11 Total:				\$262,789
13	4	1844-1854 Bloor Street West, 35 and 37 Pacific Avenue, 6-14 Oakmount Road and Part of 18 & 18A Oakmount Road	Heritage plaque commemorating the Carleton Race Course	\$6,500
			High Park Zoo llama and capybara building improvements	\$2,000
13	4	2464, 2474, 2490 Bloor Street West	Baby Point Gates Business Improvement Area streetscape improvements	\$3,890
			Bloor West Village Business Improvement Area solar lighting replacement	\$36,757
			Streetscape improvements at Methuen Avenue and Jane Street	\$131,280
			Traymore Park improvements	\$265,581
13	4	2500 Bloor Street West (2 Old Mill Dr.)	Baby Point Gates Business Improvement Area streetscape improvements	\$54,011
			Streetscape improvements at Methuen Avenue and Jane Street	\$18,720
			Traymore Park improvements	\$33,378

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
Ward 13 Total:				\$552,117
14	10	1100 King Street West	Masaryk Park playground equipment	\$18,100
14	4	1638-1650 Bloor Street West	Bloor-by-the-Park Business Improvement Area local improvements	\$435,476
Ward 14 Total:				\$453,576
15	12	1603 Eglinton Avenue West	Fairbank Village Business Improvement Area mural at 2030 Eglinton Avenue	\$10,000
			Nia Centre for the Arts architectural services	\$194,840
			Oakwood Village Library and Arts Centre sound and light equipment	\$30,809
			Reggae Lane mural in the Oakwood LRT Station	\$200,000
15	8	3083-3095 & 3101 Dufferin Street and 770 Lawrence Avenue West	Refund to Duflaw Realty for the design and construction of a child care facility in Dane Parkette	\$295,280
15	8	3401 Dufferin Street	TTC Public Art Strategy for Yorkdale Station	\$47,000
15	8	396-404 Hopewell Avenue	York Beltline Trail improvements	\$244,560
15	12	458 Oakwood Avenue	Community Matters Toronto murals on Bell Boxes	\$9,600
Ward 15 Total:				\$1,032,089
16	8	164-170 Cheritan Avenue, 435-515 Rosewell Avenue	TCHC capital upgrades to 193 Wilson Avenue including a community garden	\$23,092
16	8	1678-1704 Avenue Road, 375-377 Fairlawn Avenue, 412-416 Brookdale Avenue	Allenby Junior Public School playground improvements	\$52,661
			Blessed Sacrament Catholic School playground improvements	\$52,661
			John Wanless Junior Public School playground improvements	\$52,661

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
			Ledbury Park Elementary and Middle School playground improvements	\$52,661
16	8	1705, 1717, 1719, 1743, 1745 Avenue Road	Armour Heights Community Centre renovations	(\$14,136)
			Branded street name signs for 'The Upper Avenue'	\$5,447
16	8	4050 Yonge Street	Old Orchard Park playground improvements	\$300,000
Ward 16 Total:				\$525,047
17	9	103 Lightbourn Avenue	Branded street name signs for the Regal Heights / Garrison Creek neighbourhood	\$1,698
			Saint Paul VI Catholic School (Blessed Pope Paul VI Catholic School) school ground improvements	\$6,304
17	9	90 Caledonia Park Road	St. Nicholas of Bari Catholic School playground improvements	\$50,000
17	9	97 & 99 Beaver Avenue	Saint Paul VI Catholic School (formerly Blessed Pope Paul VI Catholic School) school ground improvements	\$8,136
Ward 17 Total:				\$66,138
18	9	26 Ernest Avenue	George Chuvalo Community Centre improvements by the Christie Ossington Neighbourhood Centre	\$101,664
18	9	2-6 Lisgar Street	Lisgar Park / West Queen West Triangle	\$74,872
Ward 18 Total:				\$176,536
19	10	1030 King Street West	Joseph Workman Park improvements	\$127,275
19	10	125 Western Battery Road	Heritage plaque commemorating the Toronto Immigration Depot	\$4,125
19	10	219-231 Fort York Blvd., FYN Block 1/2A, Phase 1 (640 & 650 Fleet St)	Return to account from Fort York: Toronto Public Library	(\$351,053)

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
19	10	70 Iannuzzi Street (FYN Block 4)	Fort York Visitor Centre construction	\$217,579
19	10	700 King Street West	Community Matters Toronto murals on Bell Boxes	\$7,200
			Heritage plaque commemorating Muhammad Ali	\$3,250
19	10	775 King Street West	Bicycle parking infrastructure	\$1,061
			Niagara Street Junior Public School streetscape and public realm improvements	\$25,631
Ward 19 Total:				\$35,068
20	10	0 Bremner Blvd (120 Bremner)	Transfer to Eva's Initiatives for Homeless Youth for affordable housing improvements	\$215,166
20	10	100 Fort York Blvd., Blocks 26E, 26W, 29 (4A Spadina Avenue, 422 Bremner Rd, 450/476 Bremner Blvd, 360 Lake Shore Blvd W)	Block 31 Child Care Centre	\$1,621,951
			Canoe Landing (Block 31) community space construction	\$319,247
			Mouth of the Creek Park design and construction	\$153,024
20	10	100 Fort York Blvd., Railway Lands West, Blocks 33 & 37 (511 Bremner Blvd.)	Block 31 Child Care Centre	\$81,524
			Canoe Landing (Block 31) community space design and construction	\$627,000
			Transfer to Eva's Initiatives for Homeless Youth for affordable housing improvements	\$188,586
20	10	16 York Street, Block 9 Railway Lands East	Canoe Landing (Block 31) community space construction	\$596,276
			Floating Garden project in the Peter Street Basin by the Scadding Court Community Centre	\$29,890
			Mouth of the Creek Park design and construction	\$291,911
20	11	164 Avenue Road	Sergeant Ryan Russell Parkette improvements	\$3,072
20	10	169 John Street	Grange Park construction and improvements	\$50,000

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
20	10	180-188 University Avenue, 192, 194 Adelaide Street West	Grange Park improvements	\$476,062
20	10	19 Duncan Street & 219-223 Adelaide Street West	Contribution to Capital Revolving Fund for Affordable Housing	\$336,141
20	10	219 Queen Street West	Queen Street West streetscape improvements	\$573,866
20	10	270 Spadina Avenue	Transfer to Eva's Initiatives for Homeless Youth for affordable housing improvements	\$120,794
20	11	297 College Street	Kensington Community School playground improvements	\$80,000
20	10	318 Richmond Street West	Contribution to Capital Revolving Fund for Affordable Housing	\$75,234
20	10	328, 330, 332, 334, 336, 338, 340 Adelaide Street West	John Street Cultural Corridor Project	\$300,000
			Ogden Junior Public School playground improvements	\$100,000
20	10	335, 355 King Street West and 119 Blue Jays Way	John Street Cultural Corridor Project	\$68,270
			Transfer to Eva's Initiatives for Homeless Youth for affordable housing improvements	\$137,509
20	10	340 Front Street West	Clarence Square Park revitalization	\$16,245
			Mouth of the Creek Park design and construction	\$135,597
20	10	352 Front Street West	Clarence Square Park revitalization	\$9,801
20	10	410, 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West; 6-18 Spadina Avenue and 1 and 19 Draper Street	Contribution to Capital Revolving Fund for Affordable Housing	\$1,017,928
20	10	421 Dundas Street West	Grange Park construction and improvements	\$6,000

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
20	10	426 University Avenue	Design and engineering of Huron Street Public Square	\$122,519
			TCHC improvements to outdoor amenity space at 6250 Bathurst Street	\$170,000
			Transfer to Eva's Initiatives for Homeless Youth for affordable housing improvements	\$266,845
20	10	426-444 Adelaide Street West	Clarence Square Park revitalization	\$298,954
			Two commemorative plaques installed by Project Bookmark Canada	\$50,000
			YMCA improvements to outdoor space at 7 Vanauley Street	\$50,000
20	10	450 Lake Shore Blvd. West, FYN Blocks 9/10	Heritage plaque commemorating the location of Maple Leaf Stadium	\$10,000
20	10	523, 525 and 525A Adelaide Street West	Transfer to Eva's Initiatives for Homeless Youth for affordable housing improvements	\$505,545
20	10	560-572 King Street West, 457 Adelaide Street West	Transfer to Eva's Initiatives for Homeless Youth for affordable housing improvements	\$124,418
20	10	57 Spadina Avenue	Contribution to Capital Revolving Fund for Affordable Housing	\$224,622
20	10	576, 578, 580 Front Street West, 25,27 Bathurst Street, 33, 35, 49 Niagara Street	Alex Wilson Community Garden improvements	\$18,430
20	10	602 - 622 King Street W, 499, 503 and 505 Adelaide Street West, 1 & 11 Adelaide Place	Contribution to Capital Revolving Fund for Affordable Housing	\$51,480
20	10	604-618 Richmond Street West	Contribution to Capital Revolving Fund for Affordable Housing	\$67,455
20	11	783 Bathurst Street	Central Technical School public realm improvements	\$2,543
20	10	81 and 87 Peter Street	Contribution to Capital Revolving Fund for Affordable Housing	\$1,420,434

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
20	10	81 Peter Street	Contribution to Capital Revolving Fund for Affordable Housing	\$7,942
20	10	90 Stadium Road & 637 Lake Shore Blvd West	90 Stadium Road trail and path	\$145,073
Ward 20 Total:				\$11,167,354
21	12	1443, 1445, 1451 Bathurst Street & 501 St. Clair	Hillcrest Village Business Improvement Area local improvements	\$24,950
			Public Art Project – Bathurst & Vaughan	\$55,719
21	12	310 and 320 Tweedsmuir Avenue	Holy Rosary Catholic School playground improvements	\$25,000
21	12	836 St. Clair Avenue West	McMurrich Junior Public School community garden	\$10,000
			West Preparatory Junior Public School playground renewal	\$100,000
21	12	925-935 Eglinton Avenue West	Phil White Arena Indoor Skatepark	\$5,600
Ward 21 Total:				\$221,269
22	12	111 St. Clair Avenue West	Lawton Parkette railing improvements	\$94,000
			Neighbourhood improvements in the Yonge Street and St. Clair Avenue West area	\$184,047
22	12	2221 Yonge Street	Oriole Park Public School Accessible Playground	\$350,000
22	12	2263-2287 Yonge Street, 10 Eglinton Avenue East, 25-31 Roehampton Avenue	Midtown Yonge Business Improvement Area Streetscape Masterplan	\$47,500
22	12	50 Rosehill Avenue	Branded street name signs for the Deer Park neighbourhood	\$17,000
			YWCA 1st Stop Woodlawn outdoor improvements	\$41,812
22	12	609 Avenue Rd.	Brown Junior Public School Accessible Playground Project	\$350,000

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
22	12	95 and 99 Broadway Avenue & 197 Redpath Avenue	Community Matters Toronto murals on Bell Boxes	\$9,600
Ward 22 Total:				\$1,093,959
23	18	1-12 Oakburn Crescent, 14-40 Oakburn Place	Acquisition of land for service roads	\$643,035
			North York Service Road Extension project	\$4,387,090
23	18	17, 19, 21 and 23 Claitrell Road and 391 Spring Garden Avenue	Edithvale Community Centre improvements	\$855,213
23	18	31, 33, 37, 41, 45 Horsham Avenue & 20, 22, 24, 26, 34 & 35 Churchill Avenue	Edithvale Community Centre improvements	\$214,964
23	18	31-35 Bales Avenue, 1-17 Anndale Drive and 22-70 Glendora Avenue	Avondale Public School Project	\$136,000
			Lyric Theatre film projection equipment (Toronto Centre for the Arts)	\$324,000
			North York Service Road Extension project	\$1,363,623
23	18	426, 430, 434, 438, 440, 442 Kenneth Avenue & 32, 34 Holmes Avenue	Acquisition of land for the North York Centre Service Road	\$14,552
23	18	4726-4728 Yonge Street, 9-31 Bogert Avenue, 2-28 Poyntz Avenue	Heritage plaques commemorating the Dempsey Store and the Golden Lion Hotel	\$13,000
			Yorkview Public School playground improvements	\$20,000
23	18	4726-4750 Yonge St., 9-31 Bogert Avenue, 2-28 Poyntz Avenue and 49 Bogert Avenue	Hillcrest Park construction	\$400,715
			Public Art Project - North York Arts Program	\$34,818
23	18	4841-4881 Yonge Street, 2 & 50 Sheppard Avenue East and 2, 4 and 6 Forest Laneway	Acquisition of land to enhance an existing park serving the North York Centre	\$528,763
			St. Cyril Catholic School playground improvements	\$114,126

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
23	18	5270, 5290 Yonge Street	North York Service Road Extension project	\$1,010,570
23	18	5435 Yonge Street	North York Service Road Extension project	\$1,829,696
23	18	9 McKee Avenue, 18 and 22 Norton Avenue	North York Service Road Extension project	\$1,567,052
23	18	Finch Avenue West, Greenview Avenue, Hendon Avenue, Duplex Avenue (24 Finch Avenue West)	North York Service Road Extension project	\$1,763,016
Ward 23 Total:				\$15,220,233
24	17	1001 Sheppard Avenue East	Bessarion (Canadian Tire) Community Centre construction	\$507,697
24	17	1001-1019 Sheppard Avenue E. & 72 Esther Shiner Blvd	Bessarion (Canadian Tire) Community Centre construction	\$480,545
24	17	2901 Bayview Avenue	Cummer Park Community Centre improvements (health club / change rooms)	\$100,000
24	17	47 Sheppard Sq.	Conacher Park improvements	\$8,000
			Hillmount Public School parking lot expansion project	\$375,000
24	17	603-615 Sheppard Avenue E, 6-10 Dervock Cr, 9-17 Rean Dr.	Bessarion (Canadian Tire) Community Centre construction	\$1,758
Ward 24 Total:				\$1,473,000
26	16	1250 Eglinton Avenue East	Valley Park Middle School Go Green Cricket and Sports Field	\$50,000
			Ward 26 park improvements, including improvements to R.V. Burgess Park	\$52,499
26	15	1929 Bayview Avenue	Trace Manes Park Community Centre improvements	\$41,817
Ward 26 Total:				\$144,316

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
27	13	11 Wellesley St West and 155 St. Luke Lane (5-25 Wellesley St W & 14-26 Breadalbane St)	Public Art Project - 11 Wellesley	\$199,827
27	11	1280-1290 Bay Street, 79 Scollard Street	Design work for Yorkville Parks including Village of Yorkville Park, Jesse Ketchum Park, and 18 Yorkville Park	\$1,160
			Yorkville: Toronto Public Library heating, ventilation and air conditioning system	\$4,656
27	11	145-185 Davenport Road	Ramsden Park revitalization	\$101,003
			TCHC improvements including safety and lighting upgrades to properties in Ward 27	\$556
27	13	15 St. Mary Street, 65 and 67 St. Nicholas Street, rear portion of 692 Yonge Street	Queen's Park North improvements	\$533,440
27	13	155-163 Dundas Street East and 200 Jarvis Street	Improvements to Good Neighbours Club (170 Jarvis Street)	\$112,488
			Refund of Great Gulf payment	\$218,383
27	13	159 Wellesley Street East	Renovation of Casey House	\$500,000
27	13	17 Dundonald Street	TCHC improvements including safety and lighting upgrades to properties in Ward 27	\$103,561
27	13	175-191 Dundas Street East and 235 Jarvis Street	Contribution to Capital Revolving Fund for Affordable Housing	\$4,028,300
27	13	186 & 188 Jarvis Street	Renovation of the TCHC-owned building at 257 Dundas Street (Egale Human Rights Trust)	\$450,000
			Ryerson University public realm improvement projects	\$253,436
27	13	19-21 Dundas Square & 252-258 Victoria	Streetscape and lighting improvements at McGill-Granby Parkette	\$89,654
27	11	195 Avenue Road	Ramsden Park revitalization	\$16,245

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
27	13	200 Dundas Street East	Creation of a community garden in Allan Gardens by Food Forward Advocacy Alliance	\$20,000
27	11	21 Avenue Road	Repayment of Bloor-Yorkville Business Improvement Area Loan for Yorkville Avenue streetscape improvements	\$7,214
			TCHC improvements including safety and lighting upgrades to properties in Ward 27	\$31,708
			Yorkville Avenue streetscape improvements in the Bloor-Yorkville Business Improvement Area	\$18,620
27	11	27-37 Yorkville Avenue & 26-32 and 50 Cumberland Street	Jesse Ketchum Junior and Senior Public School community space improvements	\$1,562,923
27	11	32 Davenport Road & 12-22 McMurrich Street	Ramsden Park revitalization	\$36,493
			Yorkville Avenue and Bellair Street greening (Greater Yorkville Greening Initiative)	\$428,689
27	13	333 Bloor Street East, 1 Mount Pleasant Road., 575 & 577 Jarvis Street	Heritage plaque commemorating Joseph Bloor	\$24,800
27	11	34 & 38 Hazelton Avenue	Additional seating and tables in the Village of Yorkville Park	\$3,739
			Repayment of Bloor-Yorkville Business Improvement Area Loan for Yorkville Avenue streetscape improvements	\$74,195
27	13	355 Church Street	Church Street Junior Public School streetscape and playground improvements	\$139,856
			McEwan House improvements by LOFT Community Services	\$75,530
27	11	36, 38-48 Yorkville Avenue, 1263 Bay Street, 55 Scollard Street	Greening of Hillsborough Avenue centre median (Greater Yorkville Greening Initiative)	\$82,564
			Ramsden Park revitalization	\$30,266
			Yorkville Town Hall Square landscaping improvements	\$55,631

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
27	13	365-375 Church Street	Church Street Junior Public School streetscape and playground improvements	\$922,201
			Rainbow-coloured pedestrian crossing areas along Church Street	\$44,015
			Ryerson University public realm improvement projects	\$246,564
27	11	4, 6, 8 St. Thomas Street, 100-110 Charles Street West	Improvements to 1st Stop Woodlawn Residence by YWCA Toronto	\$74,253
			McEwan House improvements by LOFT Community Services	\$14,147
27	13	411 Church Street	12 Alexander Street Restoration Project (Buddies in Bad Times Theatre)	\$100,060
			Ryerson University public realm improvement projects	\$800,480
27	11	43, 49, 51 Gerrard Street West & 695 Bay Street	Fife House improvements (9 Huntley Street)	\$613,135
			TCHC improvements including safety and lighting upgrades to properties in Ward 27	\$90,440
27	13	45 Charles Street East	TCHC improvements including safety and lighting upgrades to properties in Ward 27	\$164,686
			Wellesley Community Centre pool design and construction	\$55,644
27	13	454-464 Yonge Street	Grenville Street and Yonge Street streetscape improvements	\$710,355
27	13	46 Wellesley Street East	McEwan House improvements by LOFT Community Services	\$20,323
			Paul Kane House improvements (Church-Isabella Residents Co-op)	\$20,323
27	13	50 Wellesley Street E. and 31-35 Dundonald Street	Branded street name signs for McGill-Granby Village	\$1,074
27	13	500 Sherbourne Street	Wellesley Community Centre pool design and construction	\$703,951

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
27	13	501-521 Yonge St, 6-8 Alexander St and 23 Maitland Street	Hincks-Dellcrest Centre improvements	\$212,157
			Public Art Project - 11 Wellesley	\$41,001
			Renovation of TCHC-owned building at 257 Dundas Street (Egale Human Rights Trust)	\$300,000
			TCHC improvements including safety and lighting upgrades to properties in Ward 27	\$177,885
27	13	568-580 Jarvis Street	Wellesley Community Centre pool design and construction	\$511,586
27	13	582 Sherbourne Street & 28 Linden Street	Wellesley Community Centre pool design and construction	\$716,481
27	13	587-599 Yonge St, 2-4 Dundonald St, 7-9 Gloucester Street	TCHC upgrades to the exterior front building at 18 Davenport Avenue	\$400,000
27	13	592 Sherbourne Street and 15 Selby Street	Contribution to Capital Revolving Fund for Affordable Housing	\$211,880
			A depressed curb at The Reikai Centre	\$4,000
27	13	608-618 Yonge Street, 5-9 St Joseph Street, 15-25 St. Nicholas Street	12 Alexander Street Restoration Project (Buddies in Bad Times Theatre)	\$310,000
			Canadian Lesbian and Gay Archives improvements (34 Isabella Street)	\$45,750
27	13	64-70 Shuter Street	Native Women's Resource Centre streetscape improvements	\$29,857
			TCHC improvements including safety and lighting upgrades to properties in Ward 27	\$870
27	11	700 Bay Street and 77 Gerrard Street West	Ryerson University public realm improvement projects	\$2,387,855
27	13	75, 77 and 83 Mutual Street	Contribution to the Social Housing Stabilization Reserve	\$202,500
27	11	76 Davenport Road	McAlpine Road Streetscape Improvement Plan	\$146,521
			Ramsden Park revitalization	\$15,573

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
27	11	77 Charles Street West	Church Wellesley Business Improvement Area decorative pole wraps	\$1,604
27	11	770 Bay Street	Allan Gardens Washroom Building restoration	\$3,468
27	13	825 Bay Street	Queen's Park North improvements	\$53,748
27	11	832 & 860 Bay Street	Queen's Park North improvements	\$118,220
			Opera Place Park improvements by the Downtown Yonge Business Improvement Area	\$75,506
27	11	836-850 Yonge Street and 1-9A Yorkville Avenue	12 Alexander Street Restoration Project (Buddies in Bad Times Theatre)	\$234,940
			Bloor Street improvements by the Bloor-Yorkville Business Improvement Area	\$2,271,645
			Repayment of Bloor-Yorkville Business Improvement Area Loan for Yorkville Avenue streetscape improvements	\$294,672
27	11	86-100 Bloor Street West	Repayment of Bloor-Yorkville Business Improvement Area Loan for Yorkville Avenue streetscape improvements	\$123,920
27	13	9-21 Grenville Street	Branded street name signs for the Bay Cloverhill area	\$10,000
			Grenville Street and Yonge Street streetscape improvements	\$142,464
			Streetscape improvements within the Downtown Yonge Business Improvement Area	\$29,004
27	11	94 Cumberland Street	Bloor Street Transformation Project	\$33,145
27	13	951-971 Bay Street & 36 Wellesley Street W	TCHC improvements including safety and lighting upgrades to properties in Ward 27	\$434,569
27	11	984, 990, 1000 Bay Street	Clover Hill Park improvements	\$429,526
			TCHC improvements including safety and lighting upgrades to properties in Ward 27	\$2,225
Ward 27 Total:				\$23,759,157
28	10	1 The Esplanade	North St. Lawrence Market Redevelopment	\$50,807

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
			Sony Centre for the Performing Arts heritage lighting improvements	\$76,472
28	10	100, 104 Adelaide Street West, 22 Sheppard Street	North St. Lawrence Market Redevelopment	\$506,947
28	13	101 King Street E. & 54-70 Colborne Street	North St. Lawrence Market Redevelopment	\$252,113
28	13	105 George Street	North St. Lawrence Market Redevelopment	\$50,863
28	13	105 George Street and 252 Adelaide Street E.	Archaeological services to preserve heritage elements at St. Lawrence Market North	\$99,460
28	13	126, 128, 132 and 132A Berkeley Street and 93R and 97 Ontario Street	North St. Lawrence Market Redevelopment	\$5,138
28	13	20-26 Lombard Street and 25 Richmond Street East	Installation of heritage lighting at The Cathedral Church of St. James	\$364,759
			Young People's Theatre architectural lighting improvements	\$10,250
28	13	225 Wellesley Street E. and 550 Ontario Street (Wellesley Street E., Ontario St, Carlton St, & Bleecker St and 405 Sherbourne Street)	Wellesley Community Centre pool design and construction	\$234,741
28	10	33 Bay Street	North St. Lawrence Market Redevelopment	\$52,037
28	13	333-351 King Street E.	North St. Lawrence Market Redevelopment	\$509,488
28	13	40 Scott Street and 10 Wellington Street East	Berczy Park construction	\$1,200,000
			North St. Lawrence Market Redevelopment	\$203,099
			Public Art Project - Jacob's Ladder in Berczy Park	\$139,944
28	13	40 Temperance Street	North St. Lawrence Market Redevelopment	\$100,845
28	13	40 The Esplanade	Market Street streetscape improvements	\$440,308

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
28	13	406 Adelaide Street East	Installation of architectural lighting at St. Lawrence Market South	\$294,369
			Sony Centre for the Performing Arts heritage lighting improvements	\$114,619
			North St. Lawrence Market Redevelopment	\$5,106
28	13	424-460 Adelaide Street East	Commemorative mural of Lucie and Thornton Blackburn at George Brown College	\$50,000
			Installation of architectural lighting at St. Lawrence Market South	\$51,571
			Mill Street streetscape improvements	\$201,414
			North St. Lawrence Market Redevelopment	\$50,354
28	13	545, 555 and 565 Sherbourne Street	Wellesley Community Centre pool design and construction	\$900,721
28	10	55, 60 Mill Street (390 Cherry Street)	Mill Street streetscape improvements	\$102,389
28	10	70 Temperance Street	North St. Lawrence Market Redevelopment	\$813,500
28	10	90 Harbour Street and 1 York Street	F.G. Gardiner Expressway York-Bay-Yonge Off-Ramp reconfiguration and improvements	\$8,519,897
28	13	93-95 Berkeley Street and 112, 124 Parliament Street	Installation of architectural lighting at St. Lawrence Market South	\$71,301
			North St. Lawrence Market Redevelopment	\$50,509
28	10	East Bayfront - West District (Phase 1-12 Bonnycastle Street)	East Bayfront Public Art Master Plan	\$1,269,082
28	10	East Bayfront - West District, 125-261 Queen's Quay East	East Bayfront Public Art Master Plan implementation	\$1,525,109
28	10	East Bayfront – West Precinct: 130-132 Queens Quay E, 143-177 Lake Shore Blvd. E & 26 Richardson St	East Bayfront Public Art Master Plan implementation	\$327,833

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
Ward 28 Total:				\$18,645,047
29	14	1042-1048 Broadview Avenue	Charles Sauriol Parkette improvements	\$3,856
			Chester Elementary School and Westwood Middle School playground improvements	\$10,360
Ward 29 Total:				\$14,216
30	14	1015 Lake Shore Boulevard East	TTC Public Art Program - Leslie Barns	\$52,141
30	14	201 Carlaw Avenue and 66 Boston Avenue	Creation of a heritage plaque district in the Dundas & Carlaw area	\$6,519
			Eastview Neighbourhood Community Centre audio visual equipment	\$19,000
			Heritage interpretive murals in the Dundas & Carlaw area	\$33,973
			Heritage plaque commemorating the Prince Edward Viaduct	\$7,500
30	14	319 Carlaw Avenue	Creation of a heritage plaque district in the Dundas & Carlaw area	\$23,481
			Heritage plaque commemorating Greenwood Avenue's history of brickmaking	\$7,500
			School Yard Revitalization Project at Bruce Junior Public School	\$50,000
30	14	90-100 Broadview Avenue	Return of funding from the Queen Street East Heritage Conservation District Study and Plan	(\$1,394)
			Riverside District Business Improvement Area beautification and lighting project	\$4,372
Ward 30 Total:				\$203,091
32	19	2055-2057 Danforth Avenue	East Lynn Park improvements	\$67,287
32	19	763-765 Woodbine Avenue & 1945-1955 Gerrard St East	Streetscape beautification initiatives on Gerrard Street East	\$275

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
Ward 32 Total:				\$67,562
33	17	20, 100, 110, 125 Parkway Forest Drive, 120 and 130 George Henry Blvd, 32-50, 65 & 80 Forest Manor Road	Special rent supplement to provide rental assistance for eligible households	\$278,600
33	17	2025-2045 Sheppard Avenue E	Oriole Community Centre design and construction	\$673,625
33	17	25 Buchan Ct. (10, 20 and 21 Bloorview Place)	Lescon Park light improvements	\$8,599
Ward 33 Total:				\$960,823
36	20	1092-1118 Kingston Road	Taylor Memorial: Toronto Public Library improvements	\$40,230
36	20	2229-2245 Kingston Road	Creation of a mural at 2340 Kingston Road (Mural Routes)	\$4,000
36	20	Kingston Road and Victoria Park Avenue	Community Matters Toronto murals on Bell Boxes	\$9,600
Ward 36 Total:				\$53,830
37	21	1051 Ellesmere Road	West Birkdale Park and Birkdale Ravine improvements	\$293,837
37	21	2145-2155 Lawrence Avenue East and 1250 Birchmount Road	McGregor Park improvements	\$108,179
37	21	Midland Avenue and Lawrence Avenue	Community Matters Toronto murals on Bell Boxes	\$9,600
Ward 37 Total:				\$411,616
38	24	1, 8, 10, 18 Lee Centre Dr., s/w 401/Bellamy	Contribution to the Public Art Reserve	\$150,163
38	21	1340, 1350 and 1360 Danforth Road	New pathway at McCowan Park	\$96,752
38	21	50, 60, 70 Town Centre Court	New pathway at McCowan Park	\$62

Prev. Ward (44)	New Ward (25)	Development Location	Description of Expenditure	Amount
38	21	61, 63-77 Town Centre Court, 115-125 Omni Drive	Albert Campbell Square park improvements	\$847,778
Ward 38 Total:				\$1,094,756
39	22	1030 McNicoll Avenue	Fundy Bay Park improvements including a new skateboard facility	\$13,941
39	22	2100-2122 Bridletowne Circle	Fundy Bay Park improvements including a new skateboard facility	\$70,914
Ward 39 Total:				\$84,855
40	22	255 Village Green Square (2055 Kennedy Rd)	Vradenburg Park improvements	\$121,966
Ward 40 Total:				\$121,966
42	23	Markham Road (East side), north of CPR (2701 Markham Rd.)	Horseley Hill Park improvements	\$56,000
42	23	Milner Avenue and Milner Business Court	Malvern Recreation Centre service window / kiosk	\$10,199
Ward 42 Total:				\$66,199
2016-2018 City Total Expenditures:				\$80,991,849

Attachment 3: Summary of Section 37 and Section 45 Community Benefits Secured (2016-2018), by Ward⁸

Ward (44)	Value of Secured Cash-in-Lieu Community Benefits	Estimated Value of Secured In-Kind Community Benefits *with Letter of Credit	Total Estimated Value of Secured Community Benefits
1	\$0	\$0	\$0
2	\$0	\$0	\$0
3	\$0	\$0	\$0
4	\$750,000	\$0	\$750,000
5	\$8,727,375	\$1,255,510	\$9,982,885
6	\$1,500,000	\$0	\$1,500,000
7	\$0	\$0	\$0
8	\$0	\$0	\$0
9	\$800,000	\$0	\$800,000
10	\$0	\$0	\$0
11	\$0	\$0	\$0
12	\$650,000	\$0	\$650,000
13	\$1,625,000	\$0	\$1,625,000
14	\$0	\$20,000	\$20,000
15	\$0	\$0	\$0
16	\$4,909,000	\$1,840,000	\$6,749,000
17	\$0	\$0	\$0
18	\$400,000	\$3,464,000	\$3,864,000
19	\$725,000	\$5,500,000	\$6,225,000
20	\$28,740,000	\$10,995,500	\$39,735,500
21	\$2,603,200	\$0	\$2,603,200

⁸ Section 37 and Section 45 community benefits are secured through a site-specific zoning by-law; a Section 37 or Section 45 agreement; and/or a Committee of Adjustment decision. Funds are typically received upon the first issuance of an above-grade building permit.

Ward (44)	Value of Secured Cash- in-Lieu Community Benefits	Estimated Value of Secured In-Kind Community Benefits *with Letter of Credit	Total Estimated Value of Secured Community Benefits
22	\$4,083,686	\$7,122,108	\$11,205,794
23	\$3,438,842	\$3,000,000	\$6,438,842
24	\$1,825,000	\$0	\$1,825,000
25	\$1,100,000	\$0	\$1,100,000
26	\$5,870,000	\$0	\$ 5,870,000
27	\$55,403,000	\$5,919,424	\$61,322,424
28	\$34,254,878	\$500,000	\$34,754,878
29	\$0	\$0	\$0
30	\$11,239,873	\$11,881,950	\$23,121,823
31	\$0	\$0	\$0
32	\$800,000	\$0	\$800,000
33	\$4,330,000	\$983,000	\$5,313,000
34	\$1,950,000	\$0	\$1,950,000
35	\$733,000	\$0	\$733,000
36	\$820,000	\$0	\$820,000
37	\$527,000	\$0	\$527,000
38	\$832,500	\$0	\$832,500
39	\$4,160,000	\$400,000	\$4,560,000
40	\$1,550,000	\$0	\$1,550,000
41	\$0	\$0	\$0
42	\$0	\$0	\$0
43	\$175,000	\$0	\$175,000
44	\$0	\$0	\$0
City Total:	\$184,522,354	\$52,881,492	\$237,403,846

Attachment 4: Section 37 and Section 45 Reserve Fund (XR3026 / XR3028) Balances as of December 31, 2018, by Ward (44 Ward Structure)

Ward (44)	Balance as of December 31, 2018	Ward (44)	Balance as of December 31, 2018
1	\$0	23	\$14,534,815
2	\$285,609	24	\$9,008,382
3	\$719,654	25	\$4,962,058
4	\$964,424	26	\$2,948,930
5	\$6,775,598	27	\$82,927,772
6	\$6,790,621	28	\$28,777,103
7	\$283,506	29	\$7,367
8	\$872,613	30	\$6,020,650
9	\$1,573,661	31	\$0
10	\$2,924,746	32	\$1,130,210
11	\$87,373	33	\$5,881,308
12	\$2,964	34	\$968,457
13	\$5,068,075	35	\$591,308
14	\$3,545,128	36	\$630,082
15	\$2,691,460	37	\$2,728,815
16	\$1,463,781	38	\$1,120,813
17	\$122,184	39	\$344,490
18	\$1,883,994	40	\$2,279,163
19	\$17,403,318	41	\$650,736
20	\$60,239,560	42	\$179,562
21	\$3,032,098	43	\$380,932
22	\$19,370,766	44	\$355,964
City Total:			\$302,530,049

Attachment 5: Section 37 and Section 45 Reserve Fund (XR3026 / XR3028) Balances as of December 31, 2018, by Ward (25 Ward Structure)

Ward (25)	Balance as of December 31, 2018	Ward (25)	Balance as of December 31, 2018
1	\$349,812	14	\$6,028,018
2	\$3,907,418	15	\$4,890,213
3	\$11,278,674	16	\$4,517,569
4	\$6,351,511	17	\$14,889,690
5	\$90,337	18	\$14,614,067
6	\$4,677,510	19	\$1,130,210
7	\$897,763	20	\$1,221,390
8	\$3,525,189	21	\$3,349,988
9	\$2,006,179	22	\$2,592,245
10	\$92,887,185	23	\$830,298
11	\$32,316,937	24	\$911,980
12	\$22,504,580	25	\$355,964
13	\$66,405,321		
City Total:			\$302,530,049