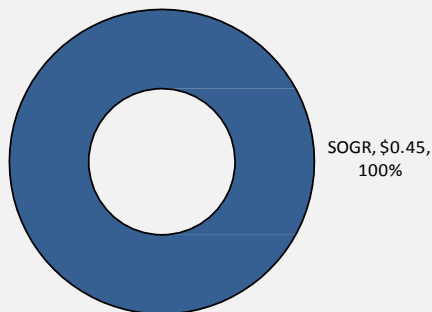




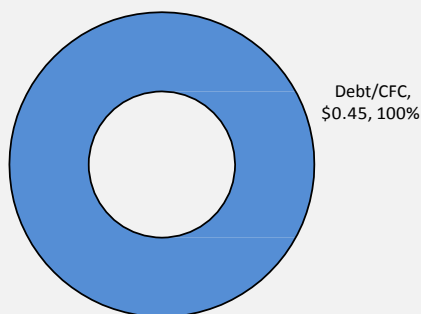
**Capital Spending and Financing**

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



\$0.450 Million

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



\$0.450 Million

**Where does the money go?**

The 2015–2024 Capital Budget and Plan totals \$0.450 million for *State of Good Repair (SOGR)* projects anticipated to be required once a planned facility audit of the Square is completed.

- ✓ There are no capital projects for 2015 while a facility audit is underway.
- ✓ State of good repair work will resume in 2016 with capital funding allocations of \$0.050 million in each of the years 2016 to 2024. The amounts represent anticipated state of good repair work and unforeseen capital needs as they arise.

**Where does the money come from?**

The 10-Year Capital Plan requires new debt funding of \$0.450 million, which is in line with the debt guideline in each year of the 10-year planning period.

**State of Good Repair Backlog**

Yonge-Dundas Square does not have a state of good repair backlog as the facility is relatively new and the SOGR project completed in 2010 addressed all the immediate structural and mechanical/electrical state of good repair items.

The facility audit report from 2009 identified minor maintenance projects each costing less than \$5,000. Minor maintenance work is accommodated in Yonge-Dundas Square's Operating Budgets, as required.

- Once the facility audit, currently in progress, is received, the 10-Year Capital Plan can be updated with any backlog determined in time for the 2016 Budget process.

**Key Challenges & Priority Actions**

- ✓ **Completion of the Facility Audit Report** – Yonge-Dundas Square completes facility audit every five years to identify needed expenditures to maintain the Square.
  - During 2014, the City Facilities Maintenance staff began work on a facility audit of the Square structure and systems. Once the facility audit report is completed in 2015, a 2016 - 2025 Capital Budget and Plan can be developed.
  
- ✓ **Unforeseen Capital Needs** - Yonge-Dundas Square needs to develop a 10-Year Capital Plan which addresses future capital maintenance requirements.
  - One of the Yonge-Dundas Square Board of Management’s primary objectives is to be able to respond to unforeseen capital needs as they arise. Minor expenditures are expected to be covered through operational costs.

**2015 Capital Budget Highlights**

There are no capital projects for 2015. The 2016 - 2024 Capital Plan for Yonge-Dundas Square includes \$0.050 million per plan year, for a total of \$0.450 million over the 9 years to support state of good repair maintenance work. This plan is subject to adjustments once the next facility audit report is completed in early 2015.



## **Council Approved Budget**

City Council approved the following recommendations:

1. City Council approve the 2016 - 2024 Capital Plan for Yonge-Dundas Square totaling \$0.450 million in project estimates, comprised of \$0.050 million in each of the years from 2016 to 2024.
2. City Council direct the Board of Management of Yonge-Dundas Square and Facilities Management to ensure that the structural review and facility audit report be completed in time to provide guidance for the development of the Yonge-Dundas Square's 2016 - 2025 Capital Budget and Plan submission.

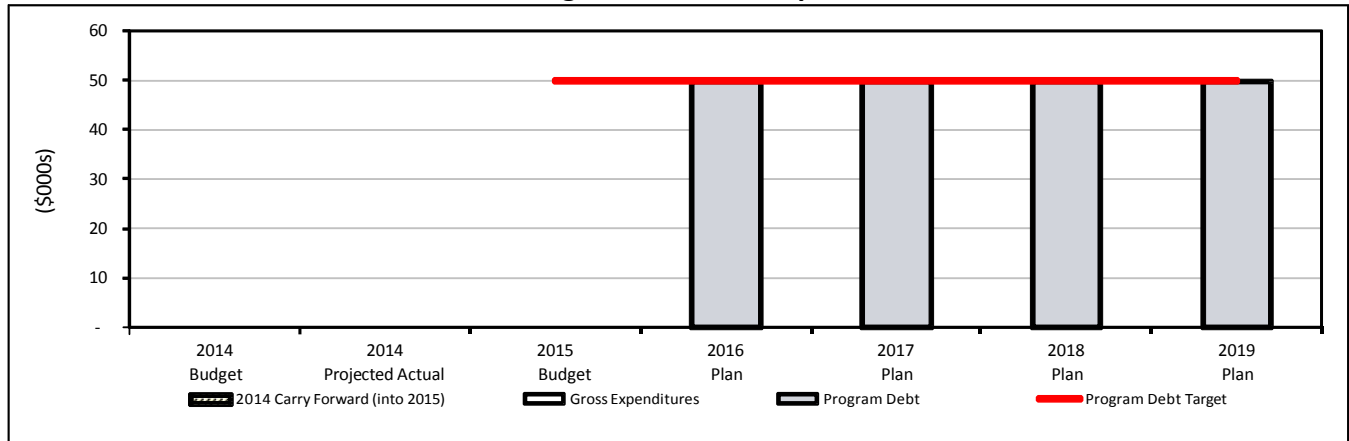


## **Part I:**

### 10-Year Capital Plan

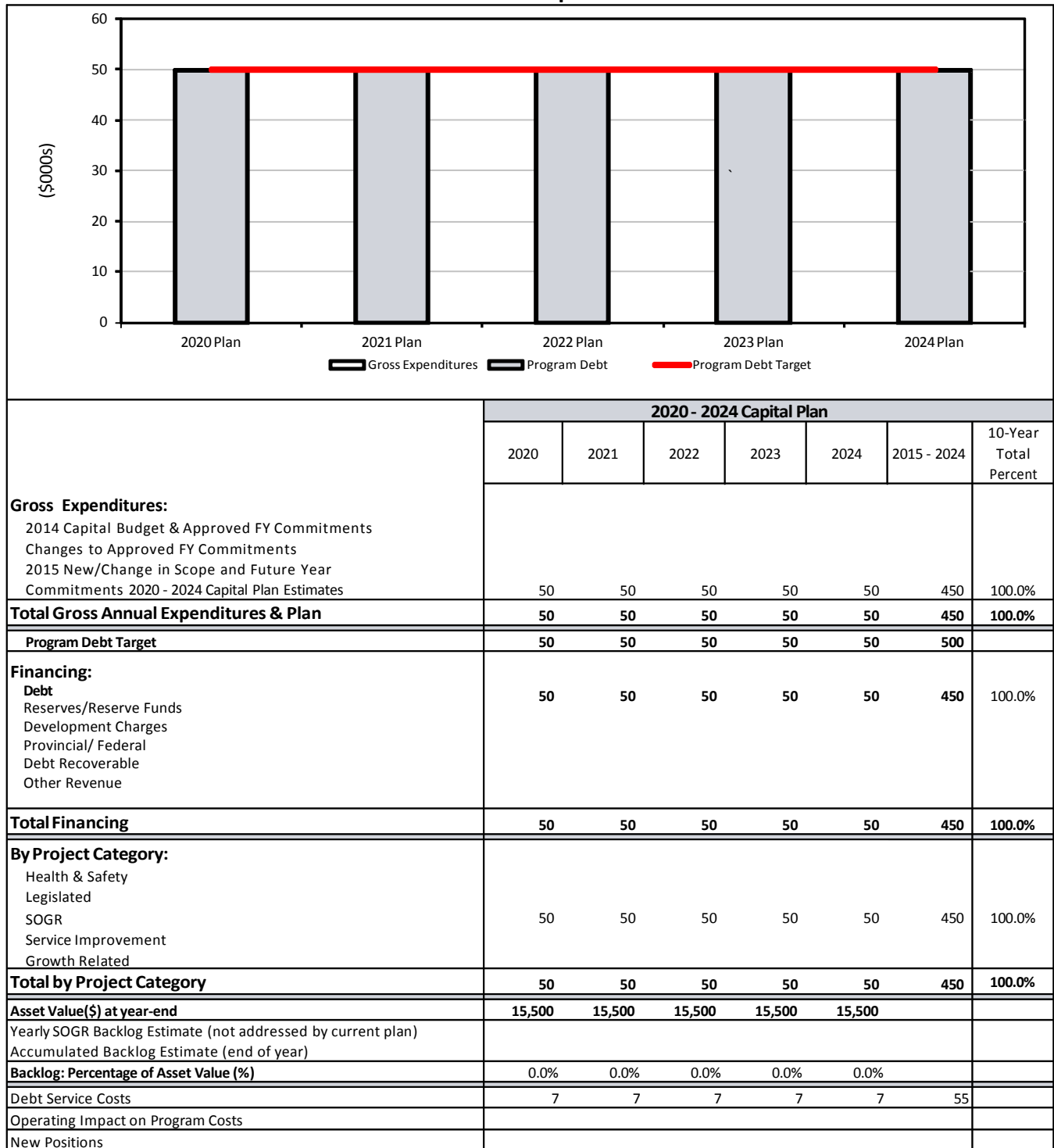
# 10 Year Capital Plan

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



2015 Capital Budget and 2016 - 2019 Capital Plan									
		2014	2015	2016	2017	2018	2019	2015 - 2019	5-Year Total Percent
		Budget	Projected Actual						
<b>Gross Expenditures:</b>									
2014 Capital Budget & Approved FY Commitments									
Changes to Approved FY Commitments									
2015 New/Change in Scope and Future Year Commitments									
2016- 2019 Capital Plan Estimates				50	50	50	50	200	100.0%
2-Year Carry Forward for Reapproval									
1-Year Carry Forward to 2015									
<b>Total Gross Annual Expenditures &amp; Plan</b>				<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>200</b>	<b>100.0%</b>
<b>Program Debt Target</b>				<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>250</b>	
<b>Financing:</b>									
<b>Debt</b>									
Reserves/Reserve Funds				50	50	50	50	200	100.0%
Development Charges									
Provincial / Federal									
Debt Recoverable									
Other Revenue									
<b>Total Financing</b>				<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>200</b>	<b>100.0%</b>
<b>By Project Category:</b>									
Health & Safety									
Legislated									
SOGR				50	50	50	50	200	100.0%
Service Improvement									
Growth Related									
<b>Total by Project Category</b>				<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>200</b>	<b>100.0%</b>
<b>Asset Value (\$) at year-end</b>		<b>15,500</b>	<b>15,500</b>	<b>15,500</b>	<b>15,500</b>	<b>15,500</b>	<b>15,500</b>		
Yearly SOGR Backlog Estimate (not addressed by current plan)									
Accumulated Backlog Estimate (end of year)									
<b>Backlog: Percentage of Asset Value (%)</b>		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Debt Service Costs				1	7	7	7	21	
Operating Impact on Program Costs									
New Positions									

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

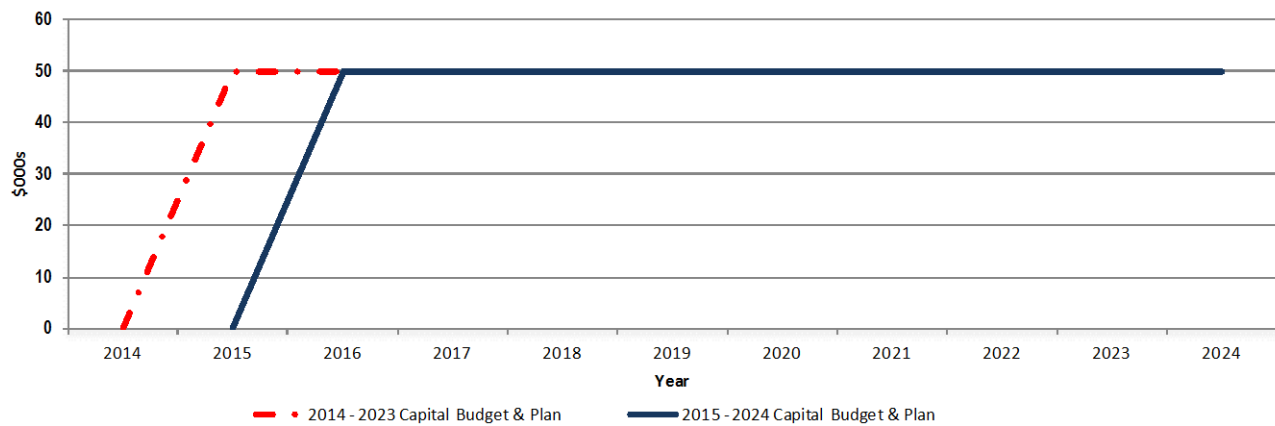


### Key Changes to the 2014 - 2023 Approved Capital Plan

The 2015 Capital Budget and the 2016 - 2024 Capital Plan reflects a decrease of \$0.050 million in capital funding from the 2014 to 2023 Approved Capital Plan. Previously approved 2014 Capital Budget of \$0.050 million was not needed and the entire amount has been deferred.

The table and chart below provide a breakdown of the \$0.450 million with no changes in the Capital Program on an annual basis from 2014 to 2024.

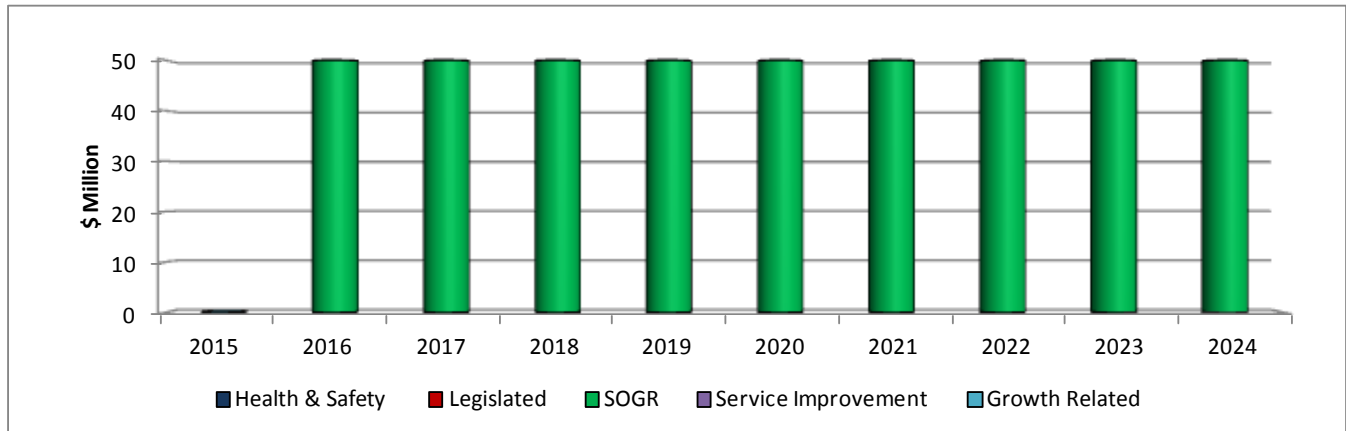
**Chart 1**  
**Changes to the 2014 -2023 Approved Capital Plan (In \$000s)**



(\$000s)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	10-Year Total
2014 - 2023 Capital Budget & Plan	0	50	50	50	50	50	50	50	50	50		450
2015 - 2024 Capital Budget & Plan		0	50	50	50	50	50	50	50	50	50	450
Change %		-100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%
Change \$		-50	0	0	0	0	0	0	0	0		0



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



All funding included in the 2015 - 2024 Capital Plan of \$0.450 million is dedicated to SOGR projects. There are no new capital project needs in 2015.

The 10-Year Capital Plan includes estimated future funding requirements of \$0.050 million in each of years 2016 to 2024 to maintain the Yonge-Dundas Square facility in a state of good repair as the structure, mechanical, electrical, and HVAC systems and equipment ages.

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

	Total App'd Cash Flows to Date	2015 Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2015 - 2024 Total	Total Project Cost
State of Good Repair SOGR			50	50	50	50	50	50	50	50	50	450	N/A
Sub-Total			50	50	50	50	50	50	50	50	50	450	
Total Expenditures by Category			50	50	50	50	50	50	50	50	50	450	

**2015 – 2024 Capital Plan**

The 10-Year Capital Plan supports Yonge-Dundas Square's objectives of maintaining SOGR through only one established capital project that provides major maintenance funding.

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



The 10-Year Capital Plan of \$0.450 million will be financed fully by debt:

- The debt funding is below the 10-year debt affordability guidelines of \$0.500 million allocated to this Program by \$0.050 million. The previously planned expenditures of \$0.050 million for SOGR capital work in 2015 is not required.

### State of Good Repair (SOGR) Backlog

The 10-Year Capital Plan dedicates \$0.450 million to SOGR spending over 10-Year Capital Plan, which is an average of \$0.045 million per year, and \$0.050 million for each of the 9 Plan years between 2016 and 2024.

- Yonge-Dundas Square does not have a backlog of state of good repair projects as the Square is relatively new (built in 2001-2002). The asset value of the Square and its amenities (20 water fountains; a raised stepped stage with canopy; two small ancillary buildings; a storage facility; and mechanical service rooms and public washrooms below) is \$15.5 million, with a 0% SOGR backlog over the 10-year period.
- The SOGR project completed in 2010 addressed all the immediate structural and mechanical, electrical and HVAC system state of good repair items.
  - Once the facility audit is completed, the existence of a SOGR backlog can be determined.
- The Capital Plan covering years 2016 - 2024 is appropriate at this time until the facility audit report is available for review.

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

There are no Net Operating Budget impacts arising from the Yonge-Dundas Square's 10-Year Capital Plan.

### Capital Project Delivery, Temporary Positions

Yonge-Dundas Square does not require any temporary positions to implement its state of good repair capital projects. The Board of Management of Yonge-Dundas Square has an agreement with the City's Facilities Management Division to manage these projects.



## **Part III:**

Issues for Discussion

## Issues for Discussion

### Issues Impacting the 2015 Capital Budget

- One of the Yonge-Dundas Square Board of Management's primary objectives is to be able to respond to unforeseen capital needs as they arise, especially of an urgent nature that affects operations or health and safety issues that impact the public or staff. Current debt targets for Yonge-Dundas Square for 2015 - 2024 indicate that this may be challenging. It may be necessary to adjust future-year cash-flow plans as staff gain a better understanding of the timing and needs for major capital work.
- A facility audit report was completed by the City's Facilities Management Division in 2009 and provided a 40-year state of good repair capital projection. The report identified significant state of good repair work for exterior lighting systems (including stage lighting) retrofits starting in 2018, and replacement of interior lighting including emergency lighting and exit signs starting in 2021. The report also identified projects in 2024 or later including roof replacement and mechanical/electrical/HVAC systems component replacements. The cost estimates for these state of good repair work will be reported in the new facility audit in 2015.
  - The previous facility audit also identified repair projects costing less than \$5,000 which will be carried out in the short term with funding from the Yonge-Dundas Square's Operating Budgets provided, as required.
  - The standard practice involves conducting a facility audit every 5 years and the latest facility audit was completed in 2009.
  - The Board of Management of Yonge-Dundas Square has consulted with the City's Facilities Management Division to undertake a structural review of the Yonge-Dundas Square facility and systems in 2014. On-site visits and examinations has been made by the Facilities Management Division and the facility audit report is expected to follow by early 2015 to update the 40-year state of good repair capital plan recommendation to inform the 2016 - 2025 Capital Budget and Plan. This facility audit will be essential in providing a more accurate picture of capital needs in the near future, especially those within the next 5 years that were identified in the 2009 audit report.
- It is recommended that City Council direct the Board of Management of Yonge-Dundas Square and the City's Facilities Management Division to ensure that structure review and facility audit report be completed in time to address the required state of good repair work in 2016 - 2015 Capital Budget and Plan submission.



## **Appendices:**

## **Appendix 1 2014 Performance**

### **2014 Key Accomplishments**

No Capital Budget was required for Yonge-Dundas Square in 2014 and no capital projects were undertaken. Minor capital maintenance and repair expenses were budgeted for in the Program's 2014 Approved Operating Budget.

## Appendix 2

Table 10

2015 Capital Budget; 2016 to 2024 Capital Plan (\$000s)

Project	Total Project Cost	2015	2016	2017	2018	2019	2015 - 2019	2020	2021	2022	2023	2024	2015 - 2024 Total
Estimated Future Costs of Maintaining SOGR			50	50	50	50	200	50	50	50	50	50	450
<b>Total (including carry forward funding)</b>			50	50	50	50	200	50	50	50	50	50	450



**Appendix 3**  
**2015 Capital Budget; 2016 to 2024 Capital Plan**

**CITY OF TORONTO**

Gross Expenditures (\$000's)

**Appendix 3 2015 Council Approved Capital Budget; 2016 to 2024 Capital Plan**

**Yonge-Dundas Square**

Sub- Project No. Project Name PrioritySubProj No. Sub-project Name Ward Stat. Cat.						Current and Future Year Cash Flow Commitments						Current and Future Year Cash Flow Commitments Financed By											
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
<b>YDS907451 Estimated Future Costs of Maintaining SOGR</b>																							
1	1	Estimated Future Costs of Maintaining SOGR	27	S6	03	0	50	50	50	50	200	250	450	0	0	0	0	0	0	0	450	0	450
Sub-total						0	50	50	50	50	200	250	450	0	0	0	0	0	0	0	450	0	450
<b>Total Program Expenditure</b>						0	50	50	50	50	200	250	450	0	0	0	0	0	0	0	450	0	450

**CITY OF TORONTO**

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

**Appendix 3 2015 Council Approved Capital Budget; 2016 to 2024 Capital Plan**

Yonge-Dundas Square		Current and Future Year Cash Flow Commitments and Estimates									Current and Future Year Cash Flow Commitments and Estimates Financed By									
Sub-Project No.	Project Name	2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
Priority	SubProj No.	Sub-project Name	Ward	Stat.	Cat.															
Financed By:																				
Debt		0	50	50	50	50	200	250	450	0	0	0	0	0	0	0	0	450	0	450
<b>Total Program Financing</b>		0	50	50	50	50	200	250	450	0	0	0	0	0	0	0	0	450	0	450

Status Code	Description
S2	S2 Prior Year (With 2015 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2015 and/or Future Year Cost(Cashflow)
S4	S4 New - Stand-Alone Project (Current Year Only)
S5	S5 New (On-going or Phased Projects)
S6	S6 New - Future Year (Commencing in 2016 & Beyond)

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