



Toronto 2016 BUDGET

CAPITAL PROGRAM SUMMARY



City Planning

2016 – 2025 CAPITAL BUDGET AND PLAN OVERVIEW

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

The 2016–2025 Capital Budget and Plan of \$58.673 million provides funding for Legislated and Growth-Related projects that focus on achieving and reinforcing the on-going legislated and statute based requirements related to the City's Official Plan, Zoning By-Law and Archaeological Management Plan Phase II; in addition to undertaking various growth-related studies; and creating great public places.

Highlights

Overview

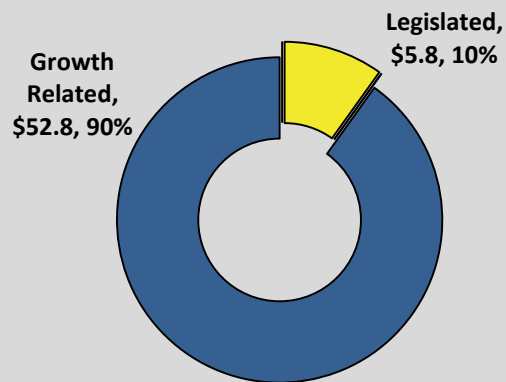
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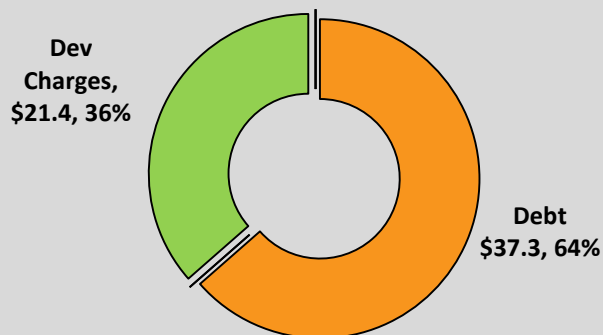
Capital Spending and Financing

2016-2025 Capital Budget and Plan by Expenditures Category



\$58.673 Million

2016-2025 Capital Budget and Plan by Funding Source



\$58.673 Million

Where does the money go?

The 2016–2025 Capital Budget and Plan totalling \$58.673 million provides funding for:

- Legislated projects of \$5.845 million for Official Plan Review, Zoning By-law, Natural Heritage Inventory Studies and Archeological Resources Plan Phase II.
- Growth related projects amount to \$52.828 million for Civic Improvement – Places and Development Charge funded Growth Related Studies.

Where does the money come from?

- New debt funding of \$37.320 million comprises 63.6% of City Planning's 10-year capital funding, which is below the debt guideline by \$0.774 million over the 10-year planning period as a result of adjustments to align annual cash flows with the Program's annual spending capacity.
- Additional capital financing of \$21.353 million or 36.4% will be provided from Development Charges based on the portion of projects that support growth in the City.

State of Good Repair Backlog

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

Key Issues & Priority Actions

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

- ✓ \$52.828 million in funding for growth related studies is included in the 10-Year Capital Plan to help guide the way the City grows.

Civic Improvement Places Project –Coordination with other City Programs is required for identified projects that will enhance the quality of the City's open spaces within the road allowance.

- ✓ Six to eight urban design projects in strategic locations across Toronto that are chosen every year so over time, all areas of the city receive the benefits of enhancements to the public realm.

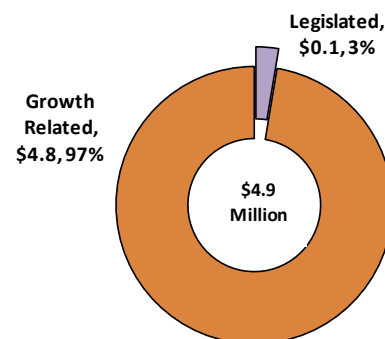


2016 Capital Budget Highlights

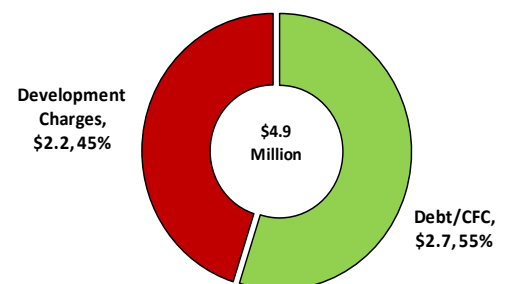
The 2016 Capital Budget for City Planning of \$4.921 million, excluding carry forward funding, will:

- Begin Civic Improvement Program – Places (\$2.796 million) projects including streetscape improvements at:
 - ✓ Coxwell and Dundas as a result of transportation Services Safety Improvement program;
 - ✓ River street;
 - ✓ O'Connor Drive, Queen Street West and College Street in support of work associated with the local Business Improvement Area; and
 - ✓ The West Toronto Railpath and the Ellesmere Road and Military Road trail nodes.
- Continue to provide Development Charge Funded Studies (\$1.995 million) that will focus on undertaking growth related studies, including: Avenue Studies; Transportation & Transit Planning Studies; Local Area Studies and Heritage Conservation District Studies.

2016 Capital Budget by Project Category



2016 Capital Budget by Funding Source



Council Approved Budget

City Council approved the following recommendations:

1. City Council approve the 2016 Capital Budget for City Planning with a total project cost of \$6.427 million, and 2016 cash flow of \$6.921 million and future year commitments of \$2.337 million comprised of the following:
 - a) New Cash Flow Funds for:
 - i. 6 new / change in scope sub-projects with a 2016 total project cost of \$6.427 million that requires cash flow of \$4.090 million in 2016 and future year cash flow commitments of \$2.337 million for 2017; and
 - ii. 1 previously approved sub-projects with a 2016 cash flow of \$0.831 million.
 - b) 2015 approved cash flow for 2 previously approved sub-projects with carry forward funding from 2015 into 2016 totalling \$2.000 million.
2. City Council approve the 2017 - 2025 Capital Plan for City Planning totalling \$51.415 million in project estimates, comprised of \$4.211 million in 2017; \$5.931 million for 2018; \$5.658 million for 2019; \$5.834 million for 2020; \$5.813 million for 2021; \$5.768 million for 2022; \$5.768 million for 2023; \$6.216 million for 2024; and \$6.216 million in 2025.



Part I:

10-Year Capital Plan

10 Year Capital Plan

Table 1a
2016 Budget, 2017-2020 Capital Plan

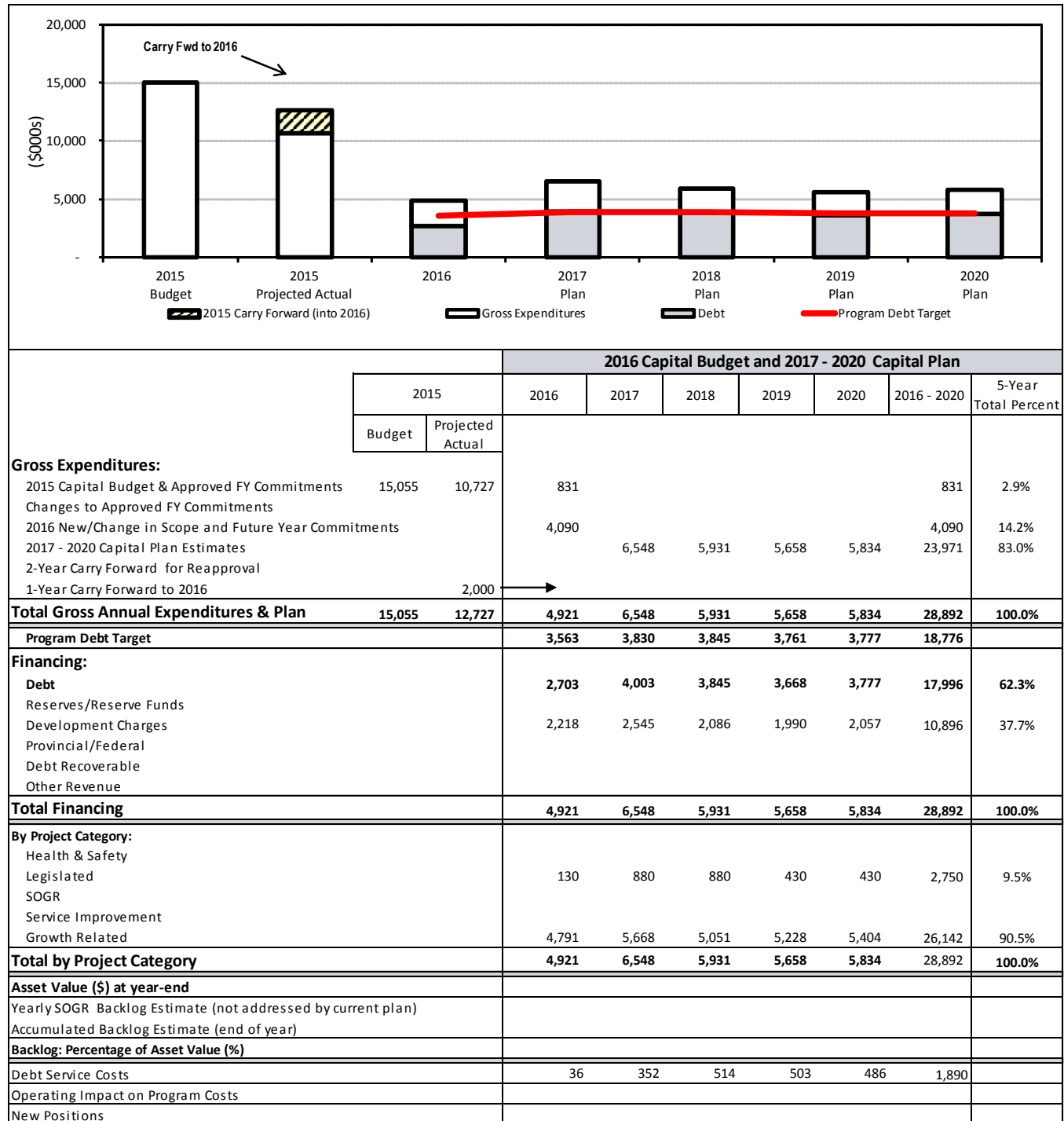
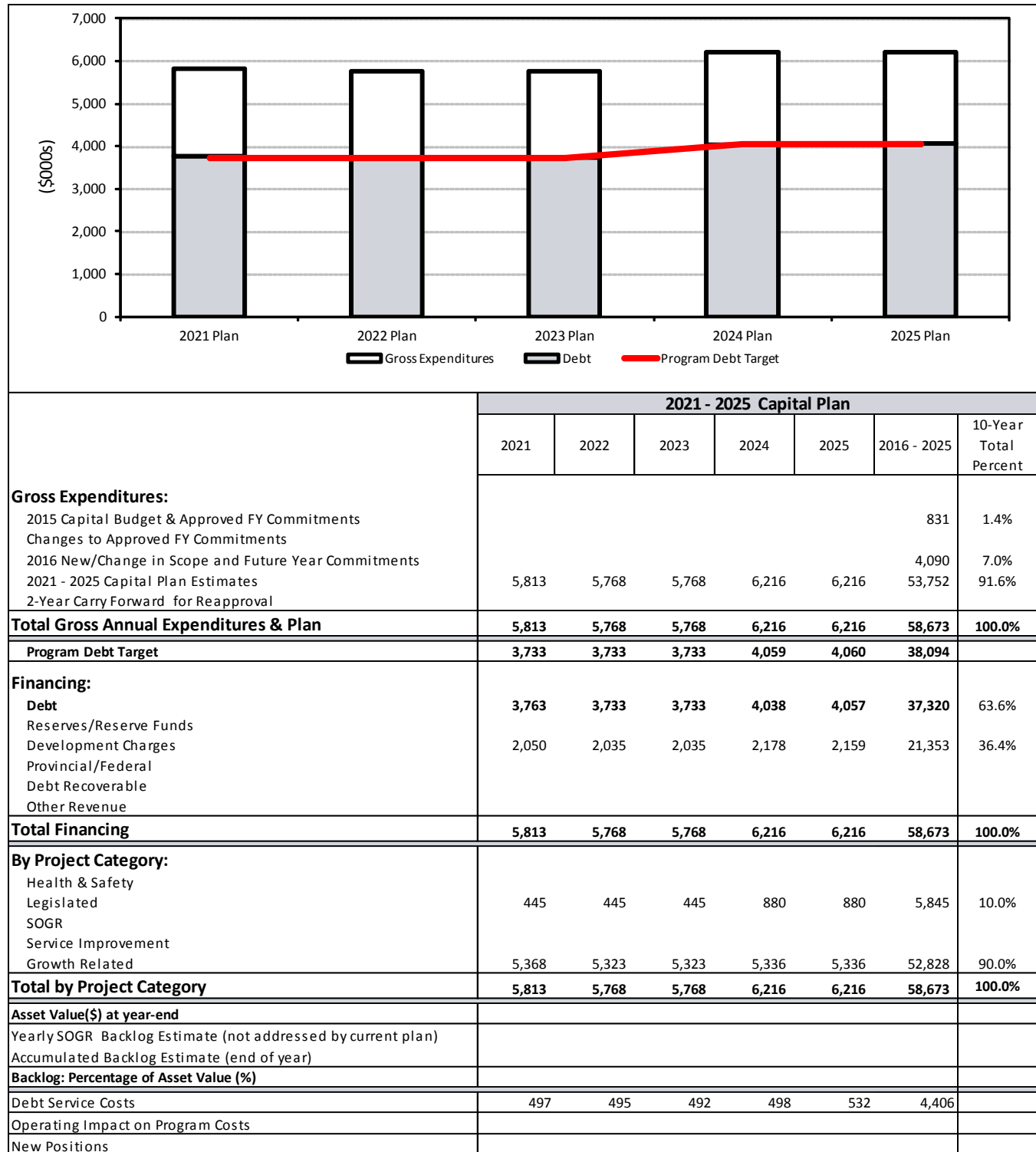


Table 1b
2021 - 2025 Capital Plan

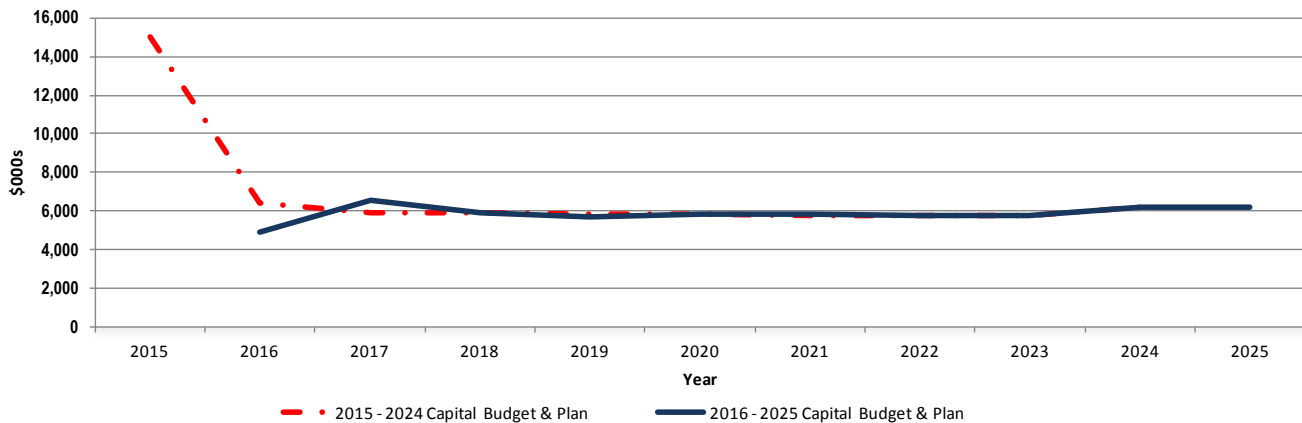


Key Changes to the 2015 - 2024 Approved Capital Plan

The 2016 Capital Budget and the 2017 - 2025 Capital Plan reflects a decrease of \$9.789 million in capital expenditures from the 2015 - 2024 Approved Capital Plan.

The table and chart below provide a breakdown of the \$9.789 million or 14.3% decrease in the Capital Program on an annual basis from 2015 to 2025.

Chart 1
Changes to the 2015 -2024 Approved Capital Plan (In \$000s)



(\$000s)	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	10-Year Total
2015 - 2024 Capital Budget & Plan	15,055	6,416	5,903	5,931	5,803	5,834	5,768	5,768	5,768	6,216		68,462
2016 - 2025 Capital Budget & Plan		4,921	6,548	5,931	5,658	5,834	5,813	5,768	5,768	6,216	6,216	58,673
Change %		(23.3%)	10.9%	0.0%	(2.5%)	0.0%	0.8%	0.0%	0.0%	0.0%		(14.3%)
Change \$		(1,495)	645	0	(145)	0	45	0	0	0		(9,789)

As made evident in the chart above, the \$9.789 million decrease in the Capital Program reflects a return to average funding levels for City Planning capital projects.

- The 2015 Capital Budget included two significant civic improvement projects (John Street Revitalization and the Scarborough Civic Centre Library Streetscape) that will not require any new funding in 2016 and future years.

As reflected in Table 2 on the following page, changes to the 2015 – 2024 Approved Capital Plan, specifically the \$0.950 million decrease in capital funding over the nine common years of the Capital Plans (2016 – 2024) arise from the reprioritization of City Planning's capital projects based on the need to realign City Planning's 2016 Capital Budget with historical spending rates.

A summary of project changes for the years 2016 to 2024 totalling \$0.950 million are provided in Table 2 below:

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

\$000s	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2016 - 2024 Total
2015 - 2024 Capital Budget & Plan	15,055	6,416	5,903	5,931	5,803	5,834	5,768	5,768	5,768	6,216		53,407
2016 - 2025 Capital Budget & Plan		4,921	6,548	5,931	5,658	5,834	5,813	5,768	5,768	6,216	6,216	52,457
Capital Budget & Plan Changes (2016 - 2024)		(1,495)	645	-	(145)	-	45	-	-	-	-	(950)

	Total Project Cost	2016	2017	2018	2019	2020	2021	2022	2023	2024	2016 - 2024	2025	Revised Total Project
<i>Previously Approved</i>													
N/A													
Total Previously Approved													
New													
New Official Plan	N/A											750	N/A
New Zoning Bylaw	N/A											-	N/A
Natural Heritage Inventory Studies	N/A											80	N/A
Toronto Archaeological Resources Plan Phase II Places	N/A											50	N/A
												2,936	N/A
Development Charge Funded Studies													
Transportation & Transit Planning Studies	N/A											250	N/A
Growth Studies	N/A	(995)	645		(145)		45				(450)	900	N/A
Avenue/Area Studies	N/A											250	N/A
Heritage Conservation District Studies	N/A	(500)									(500)	1,000	N/A
Total New		(1,495)	645		(145)		45				(950)	6,216	
Total Changes		(1,495)	645		(145)		45				(950)	6,216	

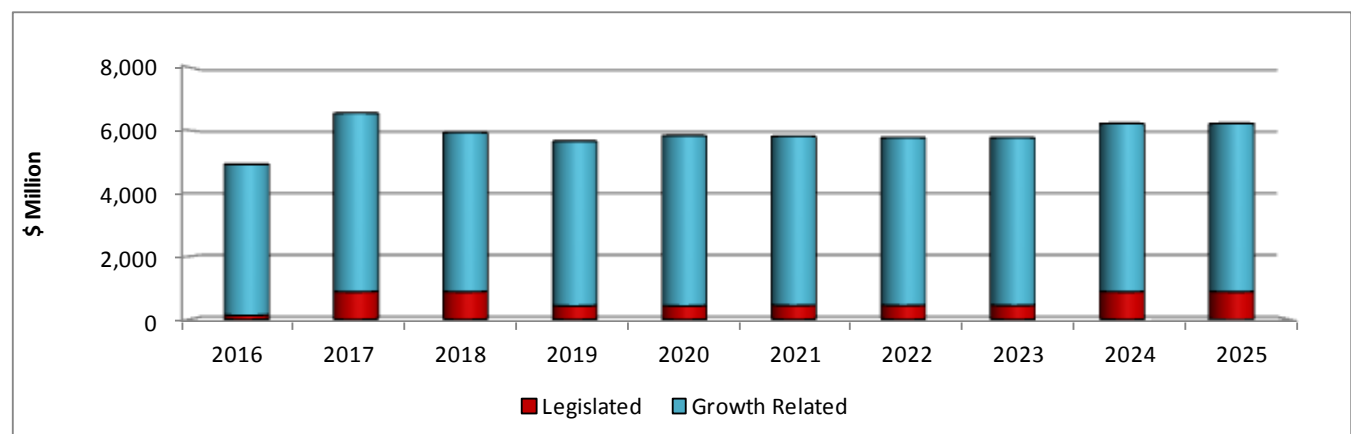
Significant Capital Project Changes in City Planning:

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

- *Growth Studies and Heritage Conservation District Studies* – To facilitate improved spending in 2016 and future years, the annual cash flows for these two projects have been revised to reflect multi-year spending, with 50% of the budget to be included in year 1 of the project and 50% made available for cash flow commitments in year 2 of the 2016-2025 Capital Plan.

2016 – 2025 Capital Plan

Chart 2
2016 – 2025 Capital Plan by Project Category (In \$000s)



As illustrated in the chart above, the 10-Year Capital Plan for City Planning of \$58.673 million provides 90.0% funding for Growth Related projects as priorities and Legislative mandated projects represent the remaining 10.0% over the 10-year period.

- The level of funding for Growth Related projects that accounts to \$52.828 million is consistent with City Planning's objective to help guide and manage the City's growth and physical form; and the effects on the social, economic and natural environmental.
- Legislated projects account for \$5.845 million and are directed at achieving and reinforcing the on-going legislated and statute-based requirements related to the City's Official Plan and Zoning By-law. The variation in annual funding for Legislated projects results from the mandated timing requirements of various planning reviews.

The following table provides details by project category within the 2016 – 2025 Capital Budget and Plan for City Planning:

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

	Total App'd Cash Flows to Date*	2016 Budget	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2016 - 2025 Total	Total Project Cost
Total Expenditures by Category													
Legislated													
New Official Plan			750	750	300	300				750	750	3,600	
New Zoning Bylaw							315	315	315			945	
Natural Heritage Inventory Studies	N/A	80	80	80	80	80	80	80	80	80	80	800	
Toronto Archaeological Resources Plan Phase II	N/A	50	50	50	50	50	50	50	50	50	50	500	
Sub-Total		130	880	880	430	430	445	445	445	880	880	5,845	
Growth Related													
Places	N/A	2,796	2,823	2,851	2,883	2,914	2,923	2,923	2,923	2,936	2,936	28,908	
Development Charge Funded Studies												-	
Transportation & Transit Planning Studies	N/A	250	250	250	250	250	250	250	250	250	250	2,500	
Growth Studies	N/A	995	1,345	700	845	990	945	900	900	900	900	9,420	
Avenue/Area Studies	N/A	250	250	250	250	250	250	250	250	250	250	2,500	
Heritage Conservation District Studies	N/A	500	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	9,500	
Sub-Total		4,791	5,668	5,051	5,228	5,404	5,368	5,323	5,323	5,336	5,336	52,828	-
Total Expenditures by Category (excluding carry forward)	-	4,921	6,548	5,931	5,658	5,834	5,813	5,768	5,768	6,216	6,216	58,673	-

*Life to Date approved cash flows are provided for multi-year capital projects with cash flow approvals prior to 2016, excluding ongoing capital projects (i.e. Civic Improvement projects)

2016 – 2025 Capital Projects

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

Legislated

- Major Legislated projects include cash flow funding of \$5.845 or 10.0% of the total 10-Year Capital Plan.
 - *New Official Plan (\$3.600 million)* – The 10-Year Capital Plan provides funding of \$3.600 million for the Planning Act's statutory review of the Five-Year Official Plan Review and Municipal Comprehensive Review, which results in new policies to address new legislative requirements; research outcomes; and City Council directions.
 - The Five-Year Review of the Official Plan starts up again in 2017 as required, resulting in a decrease in legislated projects in 2016 and 2021-2023.

- *New Zoning By-Law (\$0.945 million)* – The 10-Year Capital Plan includes funding of \$0.945 million beginning in 2021 to commence the Official Plan Compliance Review.
- *Natural Heritage Inventory Studies (\$0.800 million)* – Funding for this project is allocated to develop accurate mapping, for Official Plan purposes, of the Natural Heritage System that involves evaluation of the system that integrates terrestrial, aquatic, hydrological and geological components; field inventory analysis of the natural habitat area including a comprehensive wetland inventory; development of GIS based mapping system and production of Official Plan maps; and, development of publically accessible, electronically-based program displaying inventory results and analysis.
- *Toronto Archaeological Resources Plan Phase II (\$0.500 million)* – This project, based on the information developed in Phase I of the Archaeological Master Plan, continues to review specific sites identified as having significant archaeological potential to allow the City to further inventory, evaluate and develop capabilities for the management of archaeological heritage and implement Official Plan policies relating to such resources.
 - The 10-Year Capital Plan provides funding to continue to hire specialized consultants that provide services to finalize mapping details, and assist in plan implementation, training and research both internally and externally, and to monitor/update changes to the Management Plan as lands undergo review, assessment and development.

Growth Related

- Major Growth Related projects include cash flow funding of \$52.828 or 90.0% of the total 10-Year Capital Plan.
 - *Places (\$28.908 million)* – These streetscape enhancement projects focus on creating urban places for the public's enjoyment in strategic locations across Toronto. Each year six to eight projects are undertaken in conjunction with larger infrastructure reconstruction projects that are part of the Transportation Services' Road Reconstruction Program.
 - The projects are chosen so that, over time, all areas of the city receive the benefits of these enhancements to the public realm.
 - By taking a strategic approach that coordinates the implementation of these modest urban design undertakings with other larger, scheduled municipal construction projects, the City can shape and enhance the urban environment in a cost-efficient manner while helping to fulfill the community's need for better quality streets and sidewalks. Pedestrian comfort and safety are key considerations in the design of these public realm improvements.
 - The 2016 - 2025 Program allocates \$28.908 million for projects, ranging from streetscape improvements at Coxwell and Dundas as a result of transportation Services Safety Improvement program; River street; O'Connor Drive, Queen Street West and College Street in support of work associated with the local Business Improvement Area and the West Toronto Railpath and the Ellesmere Road and Military Road trail nodes.
 - *Development Charge Funded Studies (\$23.920 million)* – These projects focus on the implementation of the Official Plan and conducting several growth-related studies including:

- *Transportation & Transit Planning Studies* that consist of the ongoing review of the City's transportation policies in the context of the Five Year Review of the Official Plan; including policies addressing integration with land use; streets and complete streets; active transportation; transportation demand management and parking; and goods movement. Work is also continuing to define a comprehensive future transit network for the City, and new cycling framework.
- *Growth Studies* that responds to Council directed local area studies across City Planning's four service districts to develop a framework to guide future growth and development of the area.
- *Avenue Studies*, which are conducted to determine how to intensify along the City's Avenues in a way that is compatible with adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings;
- *Heritage Conversation District Studies* support the heritage planning framework in Ontario and the City of Toronto, ensuring that historically significant neighbourhoods and areas are protected, preserving the City's rich cultural heritage.
 - ✓ HCD study areas are prioritized taking into consideration areas that are currently undergoing an increased level of development activity and are at a higher immediate risk of the loss of cultural heritage value.
 - ✓ In 2017, the 10-Year Capital Plan will provide annual funding of \$1.000 million to build the base capacity to initiate and complete five Heritage Conservation Districts per year.

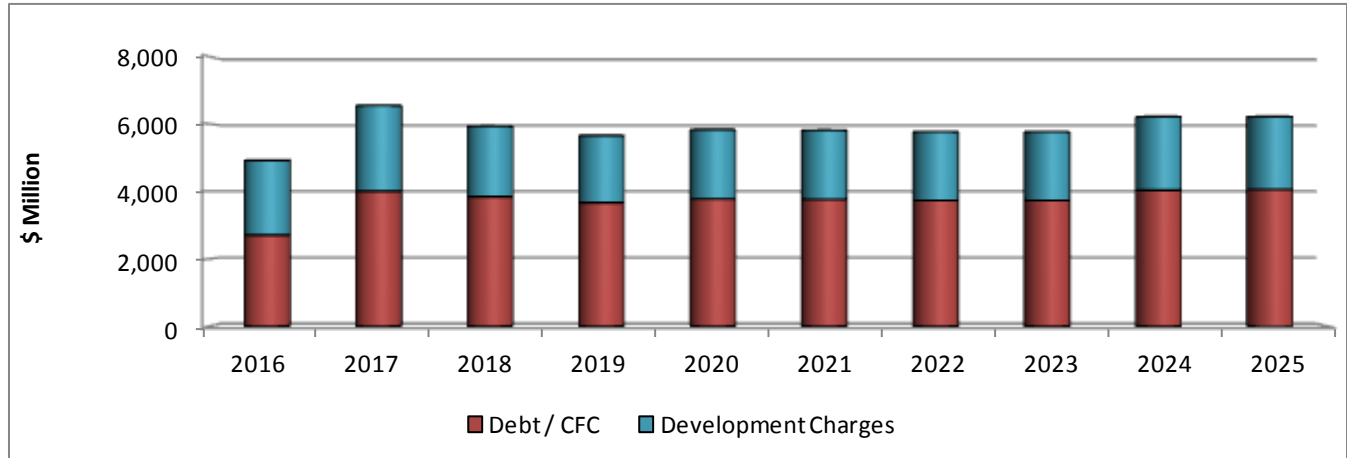
2016 Capital Budget and Future Year Commitments

- Included as a sub-set of the 10-Year Capital Plan is the 2016 Capital Budget and Future Year Commitments, that consists of 2016 and future year cash flow funding estimates for projects previously approved by Council; adjustments (Scope Change) to those previously approved projects; as well as new projects to begin, continue or complete capital work.
 - Table 3a below lists the 2016 Cash Flow and Future Year Commitments for City Planning:

Table 3a
2016 Cash Flow & Future Year Commitments (In \$000s)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total 2016 Cash Flow & FY Commits
Expenditures											
Previously Approved											
Places	831										831
Change in Scope											
N/A											
New w/Future Year											
Places	1,965	842									2,807
Development Charge Funded Studies	1,995	1,495									3,490
Natural Heritage Inventory Studies	80										80
Toronto Archaeological Resources Plan Phase II	50										50
Total Expenditure	4,921	2,337									7,258
Financing											
Debt	2,703	1,315									4,018
Development Charges	2,218	1,022									3,240
Total Financing (excluding carry forward funding)	4,921	2,337									7,258

Chart 3
2016 – 2025 Capital Plan by Funding Source (In \$000s)



The 10-Year Capital Plan of \$58.673 million cash flow funding will be financed by the following sources:

- Debt accounts for \$37.320 million or 63.6% of the financing over the 10-year period.
 - Debt funding is below the 10-year debt affordability guidelines of \$38.904 million allocated to this Program by \$0.774 million.
 - The Capital Program is below the debt target as a result of a combination of increasing the use of Development Charge funding based on project eligibility and adjustments to align annual cash flows with the Program's annual spending capacity.

- Development Charges, which represent \$21.353 million or 36.4% of the 10-Year Capital Budget and Plan's funding source.
 - As noted previously, 90.0% of City Planning's Capital Program supports Growth Related projects. These projects have been reviewed to ensure that development charge funding is applied to fullest extent based on project eligibility and funding availability under rates approved as part of the 2013 DC By-law.

State of Good Repair (SOGR) Backlog

The 10-Year Capital Plan does not include any funding for State of Good Repair work for City Planning since the Program has no inventory of capital assets. Capital assets that are created through City Planning are maintained by other City programs.

10-Year Capital Plan: Net Operating Budget Impact

The 10-Year Capital Plan does not result in any operating impacts.



Part II:

Issues for Discussion

Issues for Discussion

Issues Impacting the 2016 Capital Budget

Civic Improvement - Places Projects

- \$3.638 million in funding is included the 2016 Capital Budget and 2017 commitments for Civic Improvement – Places projects to commence in 2016.
- The Places sub-projects to begin in 2016 include:

Places - 2016 Projects (\$000s)		
Place	Description	Estimated Cost
Coxwell and Dundas, Ward 32	Streetscape improvement as a result of Transportation Safety Initiative Program	\$340.0
Danforth and Victoria Park, Ward 31	Streetscape improvement project at north west corner of intersection	\$300.0
River Street, Cornwall St to Bayview Ramps, Dundas East to King Street East, Ward 28	Streetscape improvements	\$250.0
O'Connor Drive, Sandra Road to Bermondsey, Ward 31	Streetscape improvements, opportunities for seating / landscaping at corners, tree planting, remove narrow asphalt boulevard and replace with concrete, installation of permeable paving in layby parking	\$360.0
Queen Street West, Bathurst to Spadina, Ward 20	Parkette, partner with Business Improvement Area	\$456.0
West Toronto Railpath, Ward 14, 18, 19	Nodes, partner with Transportation Services	\$350.0
Lawrence Avenue from Dufferin to W.R.Allen, Ward 15	Streetscape improvements	\$240.0
College Street, Shaw to Rusholme, Ward 19	Parkette, partner with Business Improvement Area	\$500.0
	Grand Total	\$2,796.0

- As of 2016, City Planning will no longer be using an alternate list for Places sub-projects. In the circumstances where planned projects are unable to proceed, alternate projects will be reviewed in consultation with the appropriate Divisions and stakeholders.

Review of 2016 – 2025 Capital Requirements

- At its meeting on February 13, 2015, during the 2015 Budget process, Council directed that:
 - The Deputy City Manager & Chief Financial Officer commence a detailed review of the City's 2016 – 2025 capital requirements as part of the City's 2016 Capital Budget process to ensure that debt affordability targets continue to be maintained, and report the results to Budget Committee early in the 2016 Budget process.

Reprioritization of Capital Needs

- Based on Council's direction a detailed review of City Planning's 2016-2025 Capital Budget requirements and historical spending was completed and City Planning's 2016-2025 Capital Budget and Plan was adjusted accordingly as explained and presented below.

Review of Spending Capacity and the Readiness to Proceed of Planned Projects

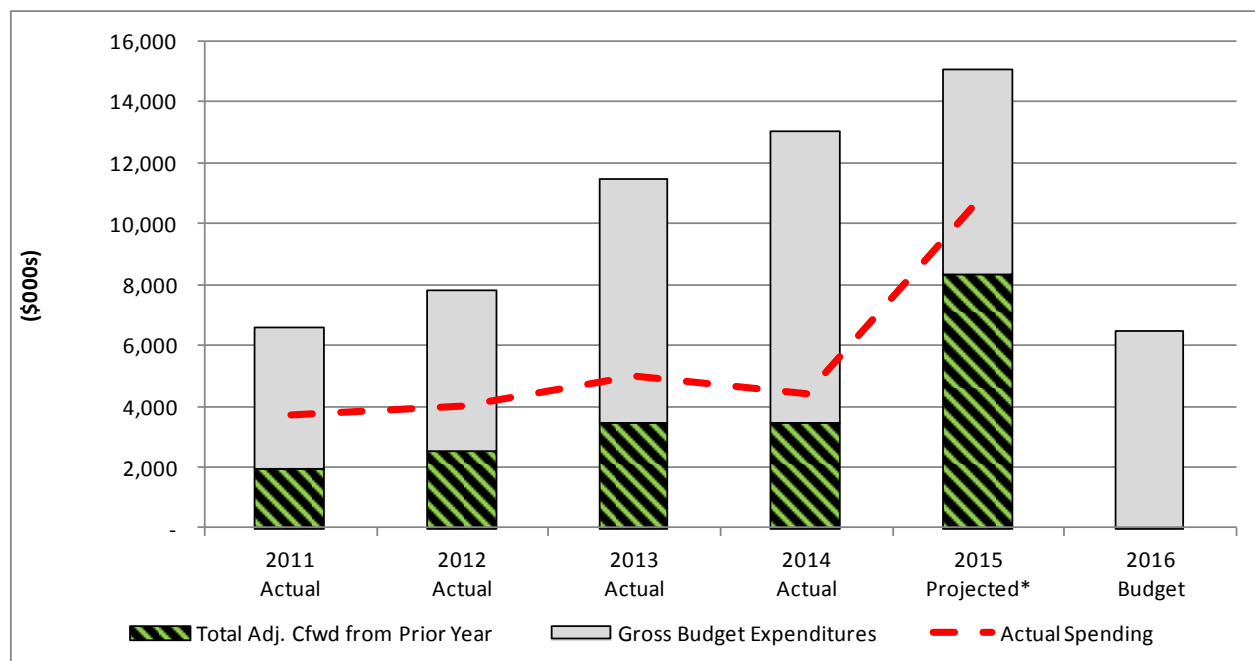
- As reflected in the table below, City Planning over the 2011 to 2015 period experienced an average annual capital spend rate of 52.0% or \$5.806 million on an average annual Capital Budget of \$11.157 million. This reflects an improved spend rate mostly due to a 2015 projected year-end spend rate of 71.2%.

**Capital Spending Rate
(In \$000s)**

Category	2011			2012			2013			2014			2015 Projected			Spending Rate 5 Year Avg. %
	Approved Budget	Actual	Spending Rate %	Approved Budget	Actual	Spending Rate %	Approved Budget	Actual	Spending Rate %	Approved Budget	Actual	Spending Rate %	Approved Budget	Proj'd Actual	Spending Rate %	
Legislated	2,115	1,286	60.8%	2,861	1,744	61.0%	2,684	1,734	64.6%	1,486	1,066	71.7%	858	798	93.0%	66.3%
Service Improvement	2		0.0%													0.0%
Growth Related	4,452	2,409	54.1%	4,938	2,265	45.9%	8,738	3,237	37.0%	13,454	4,561	33.9%	14,198	9,929	69.9%	48.9%
Total	6,569	3,694	56.2%	7,799	4,009	51.4%	11,422	4,971	43.5%	14,940	5,627	37.7%	15,056	10,727	71.2%	52.0%

- The 2015 year-end spend rate is projected to improve over previous years based on adjustments made to the *Civic Improvements – Places* project annual cash flow funding estimates that were approved as part of the 2015 Budget process. These adjustments were made to reflect the level of funding carried forward from 2014 into 2015 as well as to align cash flow funding within the 2 year period required to complete all project locations.

**Capacity to Spend - Budget vs. Actual
(In \$000s)**



- The spending rate for City Planning's capital program is anticipated to further increase in 2016 following opportunities for additional cash flow adjustments identified in a capital program review, which occurred as part of the 2016 Budget process, as well as the impact of the Program continuing to fill vacant positions.
- Similar to *Civic Improvement - Places* adjustments made in 2015, the review of actual expenditure and analysis performed during this year's budget process has identified that Growth Studies Project experienced average annual spend rate between 2013 and 2014 of 25.1% of the approved Capital Budget, and Heritage Conservation District Studies experienced an annual spend rate of 14% in 2014.
- As reflected in the table below, the annual cash flow funding estimates for *Growth Studies Project* and *Heritage Conservation District Studies* have been adjusted based on allocating 50% of the costs in year 1 and 50% in year 2 of the project, which better aligns cash flow with the anticipated timing of the project expenditure.

Growth Studies Projects											
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	10-Year
Project Cost Approval	1,990	700	700	990	990	900	900	900	900	900	9,870

Cash Flow Approval	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	10-Year
2016	995	995									1,990
2017		350	350								700
2018			350	350							700
2019				495	495						990
2020					495	495					990
2021						450	450				900
2022							450	450			900
2023								450	450		900
2024									450	450	900
2025										450	450
Total	995	1345	700	845	990	945	900	900	900	900	9,420

Cash Flow Change	-995	645	0	-145	0	45	0	0	0	0	-450
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Heritage Conservation District Studies											
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	10-Year
Project Cost Approval	1,000	1000	1000	1000	1000	1000	1000	1000	1000	1000	10,000

Cash Flow Approval	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	10-Year
2016	500	500									1,000
2017		500	500								1,000
2018			500	500							1,000
2019				500	500						1,000
2020					500	500					1,000
2021						500	500				1,000
2022							500	500			1,000
2023								500	500		1,000
2024									500	500	1,000
2025										500	500
Total	500	1000	1000	1000	1000	1000	1000	1000	1000	1000	9,500

Cash Flow Change	-500	0	0	0	0	0	0	0	0	0	-500
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Funding Review

- Adjustments of the above projects reduced debt funding by \$0.774 million preserving City Planning's 2016-2025 Capital Budget and Plan debt affordability target over the 10-year period.
- Financial Planning Division and City Planning staff will continue to review actual expenditures for City Planning's projects and if required will develop mitigating strategies to improve annual spend rates in the future.



Appendices

Appendix 1

2015 Performance

2015 Key Accomplishments

In 2015, City Planning made significant progress and/or accomplished the following:

Integration of City Building Activity and Official Plan Vision

- ✓ Council adoption of the Queen-River Secondary Plan Study (OPA 287) and Dufferin Street Secondary Plan (OPA 294).
- ✓ Significant progress on key city-wide Urban Design initiatives, including the Mid-Rise Building Performance Standards Monitoring and Townhouse and Low-rise Apartment Building Guidelines. Advancement of site-specific Urban Design Guidelines, including Forest Hill Urban Design Guidelines and Bayview Townhouse Guidelines.
- ✓ Completion of major Heritage Conservation District Plans or Studies, including Yonge Street HCD Study, Madison Avenue HCD Plan, and St. Lawrence HCD Plan.
- ✓ Completion of several Area Studies, including Ellesmere East Employment Node Study, Tippet Road Regeneration Area Study, Mimico Judson Industrial Triangle Regeneration Area Study, St. Clair Avenue West Area Specific Policy Review, Downtown East Official Plan Amendment, Kensington Market Restaurant and Bar Study, and Bathurst Quay Precinct Plan – Phase 1.
- ✓ Interim milestone reached on TOcore: Planning Toronto's Downtown through Council adoption of Phase 1 Summary Report.

Alignment with Strategic Reinvestment

- ✓ Projected completion of 13 Civic Improvement projects throughout Toronto, including Scarborough Library streetscape, Bloor Viaduct lighting, Bloor Street parkettes, Bickford Centre (Bloor and Montrose), Spadina Road Bridge, Jay Macpherson Green, and Willow Square (Landing).
- ✓ Engaged in planning and analysis in support of transportation and transit projects, including Finch Avenue West and Sheppard Avenue East Corridors – Planning Study Approach, Metrolinx Yonge Relief Network Study, and various projects associated with SmartTrack.
- ✓ Completion of the Dufferin Street Avenue Study Transportation Master Plan.
- ✓ Supporting Environmental Assessments, including Gardiner East EA Preferred Alternative and TTC Bus Garage at McNicoll.

Identification of Key Trends or Addressing Policy Pressures

- ✓ Undertook work on a series of housing related studies, including the Trends in Housing Occupancy report and the ongoing Rooming House Review.

Mandated Review and Legislative Changes

- ✓ Advanced the Official Plan and Municipal Comprehensive Reviews, including Council approval of environment, Neighbourhood and Apartment Neighbourhood policies. Previously adopted OPA 199 on heritage policies was brought into force in May, 2015 following a mediation settlement with OMB appellants.

2015 Financial Performance

Table 9
2015 Budget Variance Analysis (In \$000's)

2015 Approved	As of Sept. 30, 2015		Projected Actuals at Year End		Unspent Balance	
\$	\$	% Spent	\$	% Spent	\$ Unspent	% Unspent
15,055	3,320	22.1%	10,727	71.3%	4,328	28.7%

* Based on 2015 Third Quarter Capital Variance Report

2015 Experience

At its meeting on December 9, 2015, Council approved the 2015 Capital Variance Report for the nine months ended September 30, 2015. Please refer to the attached link for the staff report regarding the details of variance explanations and year-end projections for City Planning:

<http://www.toronto.ca/legdocs/mmis/2015/bu/bgrd/backgroundfile-85377.pdf>

Impact of the 2015 Capital Variance on the 2016 Budget

- As a result of the delays in the capital projects, as described in the 2015 Q3 Capital Variance Report, funding of \$2.000 million is being carried forward to the 2016 Capital Budget to continue the capital work.
- A detailed review of the 2016 – 2025 Capital Budget and Plan has been conducted and the necessary adjustments have been made to the timing of cash flow funding for unique and major capital projects such as Growth Studies and Heritage Conservation District Studies, which are the contributors to annual under expenditures. By deferring 50% of cash flow funding year by year, the 2016 Capital Budget reflects readiness to proceed and will lead to a higher rate of spending.

Appendix 2

Table 10
2016 Capital Budget; 2017 to 2025 Capital Plan (\$000s)

Project	Total Project Cost	Prior Year Carry Forward	2016	2017	2018	2019	2020	2016 - 2020	2021	2022	2023	2024	2025	2016 - 2025 Total
Legislated:														
New Official Plan				750	750	300	300	2,100				750	750	3,600
New Zoning Bylaw								-	315	315	315			945
Natural Heritage Inventory Studies	N/A		80	80	80	80	80	400	80	80	80	80	80	800
Phase II			50	50	50	50	50	250	50	50	50	50	50	500
Sub-Total			130	880	880	430	430	2,750	445	445	445	880	880	5,845
Growth Related:														
Places	N/A	1,000	2,796	2,823	2,851	2,883	2,914	15,267	2,923	2,923	2,923	2,936	2,936	29,908
<i>Development Charge Funded Studies</i>														
Studies	N/A		250	250	250	250	250	1,250	250	250	250	250	250	2,500
Growth Studies	N/A	1,000	995	1,345	700	845	990	5,875	945	900	900	900	900	10,420
Avenue/Area Studies	N/A		250	250	250	250	250	1,250	250	250	250	250	250	2,500
Heritage Conservation District Studies	N/A		500	1,000	1,000	1,000	1,000	4,500	1,000	1,000	1,000	1,000	1,000	9,500
Sub-Total		2,000	4,791	5,668	5,051	5,228	5,404	28,142	5,368	5,323	5,323	5,336	5,336	54,828
Total		2,000	4,921	6,548	5,931	5,658	5,834	30,892	5,813	5,768	5,768	6,216	6,216	60,673

Appendix 3

2016 Capital Budget; 2017 to 2025 Capital Plan

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2016 Council Approved Capital Budget; 2017 to 2025 Capital Plan

City Planning						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By												
Sub- Priority	Project No. SubProj No.	Project Name Sub-project Name	Ward	Stat.	Cat.	2016	2017	2018	2019	2020	Total 2016-2020	Total 2021-2025	Total 2016-2025	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
<u>URB906067 NEW OFFICIAL PLAN</u>																									
1	11	FIVE YEAR REVIEW OF THE OFFICIAL PLAN-FUTURE YEARS	CW	S5	02	0	750	750	300	300	2,100	1,500	3,600	0	0	1,296	0	0	0	0	0	2,304	0	3,600	
Sub-total						0	750	750	300	300	2,100	1,500	3,600	0	0	1,296	0	0	0	0	0	0	2,304	0	3,600
<u>URB906181 NEW ZONING BYLAW</u>																									
2	11	OP Compliance Review	CW	S5	02	0	0	0	0	0	0	945	945	0	0	339	0	0	0	0	0	606	0	945	
Sub-total						0	0	0	0	0	0	945	945	0	0	339	0	0	0	0	0	0	606	0	945
<u>URB906188 PLACES - FUTURE YEARS</u>																									
2	8	PLACES - Previously approved	CW	S2	05	1,831	0	0	0	0	1,831	0	1,831	0	0	381	0	0	0	0	0	1,450	0	1,831	
2	9	PLACES - Ongoing	CW	S5	05	1,965	2,823	2,851	2,883	2,914	13,436	14,641	28,077	0	0	12,892	0	0	0	0	0	15,185	0	28,077	
Sub-total						3,796	2,823	2,851	2,883	2,914	15,267	14,641	29,908	0	0	13,273	0	0	0	0	0	0	16,635	0	29,908
<u>URB906386 DEVELOPMENT CHARGE FUNDED STUDIES</u>																									
0	32	Growth Studies - Future years	CW	S2	05	1,000	0	0	0	0	1,000	0	1,000	0	0	1,000	0	0	0	0	0	0	0	1,000	
0	44	Transportation & Transit Planning Studies	CW	S5	05	250	250	250	250	250	1,250	1,250	2,500	0	0	960	0	0	100	0	0	1,440	0	2,500	
0	45	Growth Studies	CW	S5	05	995	1,345	700	845	990	4,875	4,545	9,420	0	0	3,868	0	0	398	0	0	5,154	0	9,420	
4	46	Avenue/Area Studies	CW	S5	05	250	250	250	250	250	1,250	1,250	2,500	0	0	960	0	0	100	0	0	1,440	0	2,500	
5	47	Heritage Conservation District Studies	CW	S5	05	500	1,000	1,000	1,000	1,000	4,500	5,000	9,500	0	0	657	0	0	462	0	0	8,381	0	9,500	
Sub-total						2,995	2,845	2,200	2,345	2,490	12,875	12,045	24,920	0	0	7,445	0	0	1,060	0	0	0	16,415	0	24,920
<u>URB906673 NATURAL HERITAGE INVENTORY STUDIES</u>																									
1	12	Inventory & Integration Evaluation System	CW	S5	02	80	80	80	80	80	400	400	800	0	0	0	0	0	80	0	0	720	0	800	
Sub-total						80	80	80	80	80	400	400	800	0	0	0	0	0	0	80	0	0	720	0	800
<u>URB906901 TORONTO ARCHAEOLOGICAL RESOURCES F</u>																									
1	10	Future Years Implementation	CW	S5	02	50	50	50	50	50	250	250	500	0	0	0	0	0	50	0	0	450	0	500	
Sub-total						50	50	50	50	50	250	250	500	0	0	0	0	0	0	50	0	0	450	0	500
Total Program Expenditure						6,921	6,548	5,931	5,658	5,834	30,892	29,781	60,673	0	0	22,353	0	0	1,190	0	0	0	37,130	0	60,673

Report Phase 5 - Program 51 City Planning Program Phase 5 Sub-Project Category 01,02,03,04,05,06,07 Part B Sub-Project Status S2,S5,S6 Part C Sub-Project Status S2,S3,S4

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2016 Council Approved Capital Budget; 2017 to 2025 Capital Plan

City Planning						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	Ward	Stat.	Cat.	2016	2017	2018	2019	2020	Total	Total	Total	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing				
Priority	SubProj No.									Sub-project Name	2016-2020	2021-2025										2016-2025			
Financed By:																									
Development Charges						3,218	2,545	2,086	1,990	2,057	11,896	10,457	22,353	0	0	22,353	0	0	0	0	0	22,353			
Capital from Current						1,190	0	0	0	0	1,190	0	1,190	0	0	0	0	1,190	0	0	0	1,190			
Debt						2,513	4,003	3,845	3,668	3,777	17,806	19,324	37,130	0	0	0	0	0	0	37,130	0	37,130			
Total Program Financing						6,921	6,548	5,931	5,658	5,834	30,892	29,781	60,673	0	0	22,353	0	0	1,190	0	0	60,673			

Status Code	Description
S2	S2 Prior Year (With 2016 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2016 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 2017 & Beyond)

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

Appendix 4

2016 Cash Flow and Future Year Commitments

CITY OF TORONTO

Gross Expenditures (\$000's)
Appendix 4: 2016 Council Approved Cash Flow and Future Year Commitments

City Planning						Current and Future Year Cash Flow Commitments								Current and Future Year Cash Flow Commitments Financed By										
Sub-Project No.	Project Name	Ward	Stat.	Cat.	2016	2017	2018	2019	2020	Total 2016-2020	Total 2021-2025	Total 2016-2025	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
Priority	SubProj No.	Sub-project Name																						
URB906188 PLACES - FUTURE YEARS																								
2	8	PLACES - Previously approved	CW	S2	05	1,831	0	0	0	0	1,831	0	1,831	0	0	381	0	0	0	0	0	1,450	0	1,831
2	9	PLACES - Ongoing	CW	S5	05	1,965	842	0	0	0	2,807	0	2,807	0	0	1,289	0	0	0	0	0	1,518	0	2,807
Sub-total						3,796	842	0	0	0	4,638	0	4,638	0	0	1,670	0	0	0	0	0	2,968	0	4,638
URB906386 DEVELOPMENT CHARGE FUNDED STUDIES																								
0	32	Growth Studies - Future years	CW	S2	05	1,000	0	0	0	0	1,000	0	1,000	0	0	1,000	0	0	0	0	0	0	0	1,000
0	44	Transportation & Transit Planning Studies	CW	S5	05	250	0	0	0	0	250	0	250	0	0	150	0	0	100	0	0	0	0	250
0	45	Growth Studies	CW	S5	05	995	995	0	0	0	1,990	0	1,990	0	0	1,194	0	0	398	0	0	398	0	1,990
4	46	Avenue/Area Studies	CW	S5	05	250	0	0	0	0	250	0	250	0	0	150	0	0	100	0	0	0	0	250
5	47	Heritage Conservation District Studies	CW	S5	05	500	500	0	0	0	1,000	0	1,000	0	0	76	0	0	462	0	0	462	0	1,000
Sub-total						2,995	1,495	0	0	0	4,490	0	4,490	0	0	2,570	0	0	1,060	0	0	860	0	4,490
URB906673 NATURAL HERITAGE INVENTORY STUDIES																								
1	12	Inventory & Integration Evaluation System	CW	S5	02	80	0	0	0	0	80	0	80	0	0	0	0	0	80	0	0	0	0	80
Sub-total						80	0	0	0	0	80	0	80	0	0	0	0	0	80	0	0	0	0	80
URB906901 TORONTO ARCHAEOLOGICAL RESOURCES F																								
1	10	Future Years Implementation	CW	S5	02	50	0	0	0	0	50	0	50	0	0	0	0	0	50	0	0	0	0	50
Sub-total						50	0	0	0	0	50	0	50	0	0	0	0	0	50	0	0	0	0	50
Total Program Expenditure						6,921	2,337	0	0	0	9,258	0	9,258	0	0	4,240	0	0	1,190	0	0	3,828	0	9,258

Report Phase 5 - Program 51 City Planning Program Phase 5 Part B Sub-Project Status S2 Part C Sub-Project Status S2,S3,S4,S5 Sub-Project Category 01,02,03,04,05,06,07 User Fields ALL

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4: 2016 Council Approved Cash Flow and Future Year Commitments

City Planning																								
						Current and Future Year Cash Flow Commitments and Estimates						Current and Future Year Cash Flow Commitments and Estimates Financed By												
												Total	Total	Total										
Sub-Project No.	Project Name	Ward	Stat.	Cat.	2016	2017	2018	2019	2020	2016-2020	2021-2025	2016-2025	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
Priority	SubProj No.				Sub-project Name	2016	2017	2018	2019	2020	2016-2020	2021-2025	2016-2025	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
Financed By:																								
Development Charges						3,218	1,022	0	0	0	4,240	0	4,240	0	0	4,240	0	0	0	0	0	0	0	4,240
Capital from Current						1,190	0	0	0	0	1,190	0	1,190	0	0	0	0	0	1,190	0	0	0	1,190	
Debt						2,513	1,315	0	0	0	3,828	0	3,828	0	0	0	0	0	0	0	3,828	0	3,828	
Total Program Financing						6,921	2,337	0	0	0	9,258	0	9,258	0	0	4,240	0	0	1,190	0	0	3,828	0	9,258

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

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

Appendix 5

2016 Capital Budget with Financing Detail

(Phase 5) 51-City Planning

Sub-Project Category: 01,02,03,04,05,06,07

Type: B Sub-Project Status: S2

Type: C Sub-Project Status: S2,S3,S4,S5



CITY OF TORONTO

Appendix 5: 2016 Council Approved Capital Budget with Financing Detail

City Planning

Sub-Project Summary

Project/Financing

Priority Project Project Name

Project/Financing					2016	Financing									
Priority	Project	Project Name	Start Date	Completion Date	Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable
<u>0 URB906188 PLACES - FUTURE YEARS</u>															
2	8	PLACES - Previously approved	01/01/2015	12/31/2016	1,831	0	0	381	0	0	0	0	0	1,450	0
2	9	PLACES - Ongoing	01/01/2016	12/31/2025	1,965	0	0	902	0	0	0	0	0	1,063	0
Project Sub-total:					3,796	0	0	1,283	0	0	0	0	0	2,513	0
<u>0 URB906386 DEVELOPMENT CHARGE FUNDED STUDIES</u>															
0	32	Growth Studies - Future years	01/01/2015	12/31/2024	1,000	0	0	1,000	0	0	0	0	0	0	0
0	44	Transportation & Transit Planning Studies	01/01/2016	12/31/2025	250	0	0	150	0	0	100	0	0	0	0
0	45	Growth Studies	01/01/2016	12/31/2025	995	0	0	597	0	0	398	0	0	0	0
4	46	Avenue/Area Studies	01/01/2016	12/31/2025	250	0	0	150	0	0	100	0	0	0	0
5	47	Heritage Conservation District Studies	01/01/2016	12/31/2025	500	0	0	38	0	0	462	0	0	0	0
Project Sub-total:					2,995	0	0	1,935	0	0	1,060	0	0	0	0
<u>0 URB906673 NATURAL HERITAGE INVENTORY STUDIES</u>															
1	12	Inventory & Integration Evaluation System	01/01/2016	12/31/2025	80	0	0	0	0	0	80	0	0	0	0
Project Sub-total:					80	0	0	0	0	0	80	0	0	0	0
<u>0 URB906901 TORONTO ARCHAEOLOGICAL RESOURCES PLAN PHASE II</u>															
1	10	Future Years Implementation	01/01/2016	12/31/2025	50	0	0	0	0	0	50	0	0	0	0
Project Sub-total:					50	0	0	0	0	0	50	0	0	0	0
Program Total:					6,921	0	0	3,218	0	0	1,190	0	0	2,513	0

Status Code Description

S2 S2 Prior Year (With 2016 and/or Future Year Cashflow)
 S3 S3 Prior Year - Change of Scope 2016 and/or Future Year Cost(Cashflow)
 S4 S4 New - Stand-Alone Project (Current Year Only)
 S5 S5 New (On-going or Phased Projects)

Category Code Description

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

Appendix 6

Reserve / Reserve Fund Review

Table 12: Reserve / Reserve Fund Review - Corporate
(\$000s)

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2015 *	Contributions / (Withdrawals)											2016 - 2025 Total Contributions / (Withdrawals)
			2016 Budget	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan		
Development Charge Reserve Fund Developmental Studies - XR2120	Beginning Balance	6,682	6,682	7,435	7,958	8,982	10,140	11,259	12,407	13,582		14,794	15,907	
	(Withdrawals)													
	Official Plan			(270)	(270)	(108)	(108)					(270)	(270)	
	New Zoning By-Law							(113)	(113)	(113)				
	DC Funded Studies													
	Transportation & Transit Planning Studies		(150)	(90)	(90)	(90)	(90)	(90)	(90)	(90)	(90)	(90)	(90)	(960)
	Growth Studies		(597)	(723)	(252)	(304)	(356)	(340)	(324)	(324)	(324)	(324)	(324)	(3,868)
	Avenue/Area Study		(150)	(90)	(90)	(90)	(90)	(90)	(90)	(90)	(90)	(90)	(90)	(960)
	Heritage Conservation District Studies		(38)	(76)	(75)	(75)	(75)	(75)	(76)	(76)	(76)	(56)	(35)	
	Total Withdrawals	-	(935)	(1,249)	(777)	(667)	(719)	(708)	(693)	(693)	(830)	(774)		(5,788)
	Contributions													-
	Interest Income													-
Other contributions 1		1,688	1,772	1,801	1,825	1,838	1,856	1,868	1,905	1,943	1,982		18,478	
Total Contributions	-	1,688	1,772	1,801	1,825	1,838	1,856	1,868	1,905	1,943	1,982		18,478	
Total Reserve Fund Balance at Year-End		6,682	7,435	7,958	8,982	10,140	11,259	12,407	13,582	14,794	15,907	17,115	12,690	
* Based on the 9 Month Variance Report														
Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2015 *	Contributions / (Withdrawals)											2016 - 2025 Total Contributions / (Withdrawals)
			2016 Budget	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan		
Development Charge Reserve Fund Civic Improvements - XR2121	Beginning Balance	2,274	2,274	2,357	2,495	2,644	2,798	2,947	3,107	3,276	3,475	3,699		
	(Withdrawals)													
	Places - Ongoing		(1,283)	(1,296)	(1,309)	(1,323)	(1,338)	(1,342)	(1,342)	(1,342)	(1,348)	(1,350)	(13,273)	
													-	
													-	
	Total Withdrawals	-	(1,283)	(1,296)	(1,309)	(1,323)	(1,338)	(1,342)	(1,342)	(1,342)	(1,348)	(1,350)	(13,273)	
	Contributions												-	
	Interest Income												-	
	Other contributions 1		1,366	1,434	1,458	1,477	1,487	1,502	1,511	1,541	1,572	1,603	14,951	
Total Contributions	-	1,366	1,434	1,458	1,477	1,487	1,502	1,511	1,541	1,572	1,603	14,951		
Total Reserve Fund Balance at Year-End		2,274	2,357	2,495	2,644	2,798	2,947	3,107	3,276	3,475	3,699	3,952	1,678	