

















**CITY OF TORONTO**

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

**Corporate Real Estate Management**

Sub- Project No. Project Name Priority/SubProj No. Sub-project Name Ward Stat. Cat.						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By												
						2026	2027	2028	2029	2030	Total 2026-2030	Total 2031-2035	Total 2026-2035	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
<u>FAC906395 Mechanical and Electrical</u>																									
0	1201	MH - Repairs to Fire Smoke Traps	13	S2	03	27	0	0	0	0	27	0	27	0	0	0	0	0	0	27	0	0	0	27	
0	1202	MH - Sprinkler Expansion	13	S2	03	1,008	1,186	800	0	0	2,993	0	2,993	0	0	0	0	0	0	0	2,993	0	0	2,993	
0	1204	MAC - Rigging Replacement Lyric	18	S2	03	26	200	0	0	0	226	0	226	0	0	0	0	0	0	0	226	0	0	226	
0	1205	MAC - Rigging Replacement GWRH BCA13	18	S2	03	480	131	0	0	0	611	0	611	0	0	0	0	0	0	0	611	0	0	611	
0	1206	MAC - Life Safety Systems - Repairs & Testing	18	S2	01	401	0	0	0	0	401	0	401	0	0	0	0	0	0	0	401	0	0	401	
0	1207	STLC - Electrical Systems	13	S2	03	223	2,006	3,415	3,415	759	9,819	168	9,987	0	0	0	0	0	0	0	9,987	0	0	9,987	
0	1208	Var Locs-Mech/Elect Critical Sites 2026	CW	S4	03	64	109	365	618	571	1,727	555	2,282	0	0	0	0	0	0	0	2,282	0	0	2,282	
0	1209	255 Dundas W-Mech&Elect (NDF)	10	S4	03	57	176	506	693	607	2,041	0	2,041	0	0	0	0	0	0	0	2,041	0	0	2,041	
0	1210	MAC - Rplc Emerg Exit Lights/Cooling Tower/VAV Bo	18	S4	03	39	80	683	0	0	803	0	803	0	0	0	0	0	0	0	803	0	0	803	
0	1211	MH - Theater System	13	S4	03	38	1,132	434	1,520	97	3,220	1,582	4,801	0	0	0	0	0	0	0	4,801	0	0	4,801	
0	1212	MH - Air Handl/Auxillary Heatr/Exhaust Fan	13	S4	03	8	49	218	610	266	1,151	0	1,151	0	0	0	0	0	0	0	1,151	0	0	1,151	
0	1213	MAC - Rigging Replacement GWRH BCA11	18	S2	03	23	0	0	0	0	23	0	23	0	0	0	0	0	0	0	23	0	0	23	
0	1214	MH - PSVC Systems 2025	13	S2	03	433	0	0	0	0	433	0	433	0	0	0	0	0	0	0	433	0	0	433	
0	1215	MH - Rigging & Drapery Systems - Chain Hoist	13	S2	03	38	0	0	0	0	38	0	38	0	0	0	0	0	0	0	38	0	0	38	
Sub-total						19,006	46,423	57,681	49,953	41,521	214,584	77,671	292,255	0	0	0	5,071	0	0	27	0	287,158	0	0	292,255
<u>FAC906396 Sitework</u>																									
0	218	Indian Resident! I School Survivors Legacy Prj SOGR	10	S2	04	84	0	0	0	0	84	0	84	0	0	0	0	0	0	0	84	0	0	84	
0	219	VarLocs-SOGR Sitework 2018 Group I	CW	S2	03	345	0	0	0	0	345	0	345	0	0	0	0	0	0	0	345	0	0	345	
0	222	VarLocs-SOGR Sitework 2021	CW	S2	03	97	0	0	0	0	97	0	97	0	0	0	0	0	0	0	97	0	0	97	
0	233	VarLocs-SOGR Site Work 2023	CW	S2	03	4,253	6,840	3,400	0	0	14,493	0	14,493	0	0	0	0	0	0	0	14,493	0	0	14,493	
0	238	VarLocs-SOGR Site Work 2022	CW	S2	03	451	0	0	0	0	451	0	451	0	0	0	0	0	0	0	451	0	0	451	
0	242	65 Front-Hostile Vehicle Mitigation	10	S2	01	1,400	4,000	0	0	0	5,400	0	5,400	0	0	0	0	0	0	0	5,400	0	0	5,400	
0	244	UNS Flood Mitigation	10	S6	03	0	552	4,972	8,641	0	14,165	0	14,165	0	0	0	0	0	0	0	14,165	0	0	14,165	
0	249	100 QUEEN ST W-City Squares(NDF)	10	S2	03	1,505	4,302	5,887	4,478	0	16,171	0	16,171	0	0	0	0	0	0	0	16,171	0	0	16,171	







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						2026	2027	2028	2029	2030	Total 2026-2030	Total 2031-2035	Total 2026-2035	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
<u>FAC907228 Yards Consolidation Study</u>																								
102	3	Yards & City Wide Property Audit	CW	S2	04	25	0	0	0	0	25	0	25	0	0	0	0	0	0	25	0	0	0	25
Sub-total						25	0	0	0	0	25	0	25	0	0	0	0	0	0	25	0	0	0	25
<u>FAC907554 St. Lawrence Market North Property</u>																								
0	2	Redevelopment of St. Lawrence Market North	13	S2	04	1,108	6,700	0	0	0	7,808	0	7,808	0	0	0	0	0	0	0	7,808	0	7,808	
Sub-total						1,108	6,700	0	0	0	7,808	0	7,808	0	0	0	0	0	0	0	7,808	0	7,808	
<u>FAC907744 Security</u>																								
0	15	City-Wide Physical Security Enhancements	CW	S2	01	76	0	0	0	0	76	0	76	0	0	0	0	0	0	0	76	0	76	
0	18	Var Locs - Global Corp Security Program	CW	S2	01	1,497	1,650	1,659	1,350	1,350	7,506	5,400	12,906	0	0	0	0	0	0	0	12,906	0	12,906	
0	19	Var Locs - Global Corp Security Program - 2023	CW	S2	01	333	0	0	0	0	333	0	333	0	0	0	0	0	0	0	333	0	333	
0	36	Physical Security Capital Plans - 2023	CW	S2	01	54	0	0	0	0	54	0	54	0	0	0	0	0	0	0	54	0	54	
0	37	Var Locs - Global Corp Security Program	CW	S2	01	54	0	0	0	0	54	0	54	0	0	0	0	0	0	0	54	0	54	
0	54	SOGR Client Security Program - 2023	CW	S2	01	50	0	0	0	0	50	0	50	0	0	0	0	50	0	0	0	0	50	
0	55	SOGR Client Security Program	CW	S2	01	120	120	100	100	100	540	387	927	0	0	0	0	0	0	0	927	0	927	
0	56	Physical Security Capital Plans	CW	S2	01	1,980	2,150	2,150	2,150	2,150	10,580	7,950	18,530	0	0	0	0	0	0	0	18,530	0	18,530	
0	57	CCTV Infrast Enhance-Counter Measures	CW	S2	03	373	925	925	925	800	3,948	3,220	7,168	0	0	0	0	0	0	0	7,168	0	7,168	
0	58	SOGR Client Security Program 2022	CW	S2	01	25	0	0	0	0	25	0	25	0	0	0	0	25	0	0	0	0	25	
0	60	New ULC Control Ctr & Security Typical Consult'n	CW	S2	04	99	45	0	0	0	144	0	144	0	0	0	0	45	0	99	0	144		
0	63	Citywide Badge Design Program (Corp & Client)	CW	S2	04	839	637	0	0	0	1,475	0	1,475	0	0	0	0	0	0	1,475	0	1,475		
0	64	Citywide Badge Design Program (Corp & Client)	CW	S3	04	-723	-292	0	0	0	-1,014	0	-1,014	0	0	0	0	0	0	-1,015	0	-1,014		
0	65	New ULC Control Ctr & Security Typical Consult'n	CW	S3	04	-50	-45	0	0	0	-95	0	-95	0	0	0	0	0	0	-95	0	-95		
0	66	CCTV Infrast Enhance-Counter Measures	CW	S3	03	572	575	-175	-175	-50	747	-720	27	0	0	0	0	0	0	27	0	27		
0	67	Var Locs - Global Corp Security Program	CW	S3	01	110	110	-959	-850	-850	-2,440	-2,900	-5,340	0	0	0	0	0	0	-5,340	0	-5,340		
0	68	SOGR Client Security Program	CW	S3	01	130	130	150	150	150	710	863	1,573	0	0	0	0	0	0	1,573	0	1,573		





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						2026	2027	2028	2029	2030	Total 2026-2030	Total 2031-2035	Total 2026-2035	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing			
<b>FAC908346 Real Estate Services</b>																										
0	99	New Etobicoke CC - Phase 4 Tender & Construction	03	S2	04	-46,560	37,289	10,229	1,484	0	2,442	0	2,442	0	0	0	0	1,391	0	0	-116,449	117,500	0	2,442		
0	100	Signage and Wayfinding - Union Station 2021	10	S2	04	-50	-50	-50	-50	-50	-250	-100	-350	0	0	0	0	0	0	0	0	-350	0	-350		
0	101	Strategic Projects - Feasibility	CW	S6	04	0	750	750	750	750	3,000	3,750	6,750	0	0	0	0	0	0	0	0	6,750	0	6,750		
0	102	SOGR LEASED FACILITIES/PROPERTIES-2026	CW	S4	03	600	600	0	0	0	1,200	0	1,200	0	0	0	0	0	0	0	0	0	1,200	0	1,200	
Sub-total						108,735	205,582	38,137	74,079	2,050	428,582	9,850	438,432	0	0	0	0	241,505	0	477	19,301	177,150	0	438,432		
<b>FAC908565 APS - Facilities</b>																										
0	1	APS -Facilities 4 Offices	CW	S2	03	10	0	0	0	0	10	0	10	0	0	0	0	0	0	0	0	0	10	0	10	
Sub-total						10	0	0	0	0	10	0	10	0	0	0	0	0	0	0	0	0	0	10	0	10
<b>FAC908682 Transform TO</b>																										
0	1	Energy Conservation & Demand Mgt 2024	CW	S2	04	500	0	250	0	0	750	0	750	0	0	0	0	0	0	0	0	0	750	0	750	
0	2	Transform TO ECDM	CW	S2	04	96	0	0	0	0	96	0	96	0	0	0	0	0	0	0	0	0	96	0	96	
0	6	Transform TO - ECDM Future Year	CW	S6	04	0	500	500	500	500	2,000	2,000	4,000	0	0	0	0	0	0	0	0	0	4,000	0	4,000	
0	7	Energy Conservation & Demand Mgt 2024	CW	S2	04	1,000	250	0	0	0	1,250	0	1,250	0	0	0	0	0	0	0	0	0	1,250	0	1,250	
Sub-total						1,596	750	750	500	500	4,096	2,000	6,096	0	0	0	0	0	0	0	0	0	0	6,096	0	6,096
<b>FAC908743 Union Station East Wing</b>																										
0	2	Union Station East Wing	10	S2	04	1,140	853	0	0	0	1,993	0	1,993	0	0	0	0	0	0	0	0	0	1,993	0	1,993	
Sub-total						1,140	853	0	0	0	1,993	0	1,993	0	0	0	0	0	0	0	0	0	0	1,993	0	1,993
<b>FAC908926 Net Zero Carbon Plan Program</b>																										
0	1	Net Zero Carbon Plan - 5 sites	CW	S2	04	2,259	2,653	2,750	750	0	8,413	0	8,413	0	0	0	0	0	0	0	0	0	8,413	0	8,413	
0	9	SLMS Net-zero retrofit-Carbon Budget	13	S2	04	1,500	4,550	2,450	3,000	0	11,500	0	11,500	0	0	0	0	0	0	0	0	0	11,500	0	11,500	
0	10	30 net-zero studies CREM-Carbon Budget	CW	S2	04	1,799	1,500	1,000	1,000	2,500	7,799	7,500	15,299	0	0	0	0	0	0	0	0	0	15,299	0	15,299	
0	11	Civic Centres(4) Net-Zero Retrofits-Carbon Budget	CW	S2	04	700	3,500	10,000	13,500	16,000	43,700	22,500	66,200	0	0	0	0	0	0	0	0	0	66,200	0	66,200	
0	12	Net-zero retrofits 132 CREM sites-Carbon Budget	CW	S2	04	0	3,400	8,000	18,500	29,500	59,400	119,000	178,400	0	0	0	0	0	0	0	0	0	178,400	0	178,400	
0	15	MH - Net Zero Initiatives (Phase 2)	13	S4	04	4,235	17,235	13,790	2,300	2,100	39,660	0	39,660	0	0	0	0	0	0	0	0	0	39,660	0	39,660	
0	16	Net-zero retrofits 132 CREM sites-Carbon Budget	CW	S3	04	0	0	0	0	0	0	3,000	3,000	0	0	0	0	0	0	0	0	0	3,000	0	3,000	

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

**Corporate Real Estate Management**

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												
						2026	2027	2028	2029	2030	Total 2026-2030	Total 2031-2035	Total 2026-2035	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
<u>FAC908926 Net Zero Carbon Plan Program</u>																									
0	19	MAC - Net Zero Initiatives (Phase 2)	18	S6	04	0	3,281	1,500	100	100	4,981	850	5,831	0	0	0	0	0	0	0	0	5,831	0	5,831	
0	20	MH - Net Zero Carbon Initiatives Phase 1	13	S2	04	2,263	0	0	0	0	2,263	0	2,263	0	0	0	0	0	0	0	0	2,263	0	2,263	
0	21	MH - Net Zero Carbon Initiatives Phase 1	13	S3	04	-772	375	246	282	198	329	0	329	0	0	0	0	0	0	0	0	329	0	329	
0	22	MAC - Net Zero Carbon Initiatives Ph1	18	S2	04	46	3,289	0	0	0	3,335	0	3,335	0	0	0	0	0	0	0	0	3,335	0	3,335	
Sub-total						12,031	39,783	39,736	39,432	50,398	181,380	152,850	334,230	0	0	0	0	0	0	0	0	0	334,230	0	334,230
<u>FAC909003 CREM City-Wide Real Estate</u>																									
0	1	CREM City-Wide Real Estate Technology Ecosystem	CW	S2	04	37	2,200	0	0	0	2,237	0	2,237	0	0	0	0	0	0	0	0	2,237	0	2,237	
0	2	CREM City-Wide Real Estate Technology Ecosystem	CW	S2	04	5,850	4,500	0	0	0	10,350	0	10,350	0	0	0	0	0	0	0	0	10,350	0	10,350	
0	3	City-wide Asset Mgmt Initiatives	CW	S2	04	4,217	3,520	7,040	0	0	14,777	0	14,777	0	0	0	14,777	0	0	0	0	0	0	14,777	
Sub-total						10,104	10,220	7,040	0	0	27,364	0	27,364	0	0	0	14,777	0	0	0	0	0	12,587	0	27,364
<u>UNS907745 USR - Construction Contracts</u>																									
0	15	Heritage Lighting	10	S2	04	272	0	0	0	0	272	0	272	0	0	0	0	272	0	0	0	0	0	272	
Sub-total						272	0	0	0	0	272	0	272	0	0	0	0	272	0	0	0	0	0	0	272
<u>UNS907746 USR - Professional Services</u>																									
0	18	Union Station Enhancement Project (USEP) Pkg 3	10	S2	04	-1,558	1,692	0	0	0	134	0	134	0	0	0	0	0	0	0	134	0	0	134	
0	20	Heritage Interpretation Plan	10	S2	04	50	0	0	0	0	50	0	50	0	0	0	50	0	0	0	0	0	0	50	
0	21	UNS - Walks and Garden Trust Commemoration	10	S2	04	157	0	0	0	0	157	0	157	0	0	0	157	0	0	0	0	0	0	157	
0	22	Union Station Enhancement Project (USEP) Pkg 1	10	S2	04	-920	1,218	0	0	0	298	0	298	0	0	0	0	0	0	0	298	0	0	298	
0	23	Union Station Enhancement Project (USEP) Pkg 3	10	S2	04	1,558	0	0	0	0	1,558	0	1,558	0	0	0	0	0	0	0	1,558	0	0	1,558	
0	24	Union Station Enhancement Project (USEP) Pkg 1	10	S2	04	1,218	0	0	0	0	1,218	0	1,218	0	0	0	0	0	0	0	1,218	0	0	1,218	
Sub-total						505	2,910	0	0	0	3,415	0	3,415	0	0	0	207	0	0	3,208	0	0	0	3,415	
<b>Total Program Expenditure</b>						257,927	491,922	311,158	291,097	178,370	1,530,473	450,215	1,980,688	0	3,375	0	28,216	247,501	0	6,956	44,199,635,105	15,337	1,980,688		

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		Current and Future Year Cash Flow Commitments and Estimates									Current and Future Year Cash Flow Commitments and Estimates Financed By															
		2026	2027	2028	2029	2030	Total 2026-2030	Total 2031-2035	Total 2026-2035	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing							
Sub- Priority	Project No. SubProj No.	Project Name Sub-project Name	Ward	Stat.	Cat.																					
Financed By:																										
		Federal Subsidy				1,300	2,075	0	0	0	3,375	0	3,375	0	3,375	0	3,375	0	0	0	0	0	0	0	3,375	
		Reserves (Ind. "XQ" Ref.)				5,359	5,397	10,405	5,371	1,092	27,624	592	28,216	0	0	0	28,216	0	0	0	0	0	0	0	0	28,216
		Reserve Funds (Ind. "XR" Ref.)				85,873	133,590	10,229	17,810	0	247,501	0	247,501	0	0	0	247,501	0	0	0	0	0	0	0	0	247,501
		Other1 (Internal)				6,906	50	0	0	0	6,956	0	6,956	0	0	0	0	0	6,956	0	0	0	0	0	6,956	
		Other2 (External)				29,069	11,710	3,420	0	0	44,199	0	44,199	0	0	0	0	0	0	44,199	0	0	0	0	44,199	
		Debt				125,421	332,181	282,685	267,917	177,277	1,185,481	449,624	1,635,105	0	0	0	0	0	0	0	0	0	0	0	0,635,105	1,635,105
		Debt - Recoverable				4,000	6,919	4,419	0	0	15,337	0	15,337	0	0	0	0	0	0	0	0	0	0	15,337	15,337	
<b>Total Program Financing</b>						257,927	491,922	311,158	291,097	178,370	1,530,473	450,215	1,980,688	0	3,375	0	28,216	247,501	0	6,956	44,199	635,105	15,337	1,980,688		

Status Code	Description
S2	S2 Prior Year (With 2025 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2025 and/or Future Year Cost(Cashflow)
S4	S4 New - Stand-Alone Project (Current Year Only 2026)
S5	S5 New (On-going or Phased Projects)
S6	S6 New - Future Year (Commencing in 2027 & 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