



City Budget 2013

Toronto Parking Authority Capital Budget Analyst Notes

The City of Toronto's budget is presented by program and service, in Analyst Note format. The City's Capital Budget funds major infrastructure.

2013 - 2022 Capital Program

2013 CAPITAL BUDGET ANALYST BRIEFING NOTES

BUDGET COMMITTEE NOVEMBER 7, 2012

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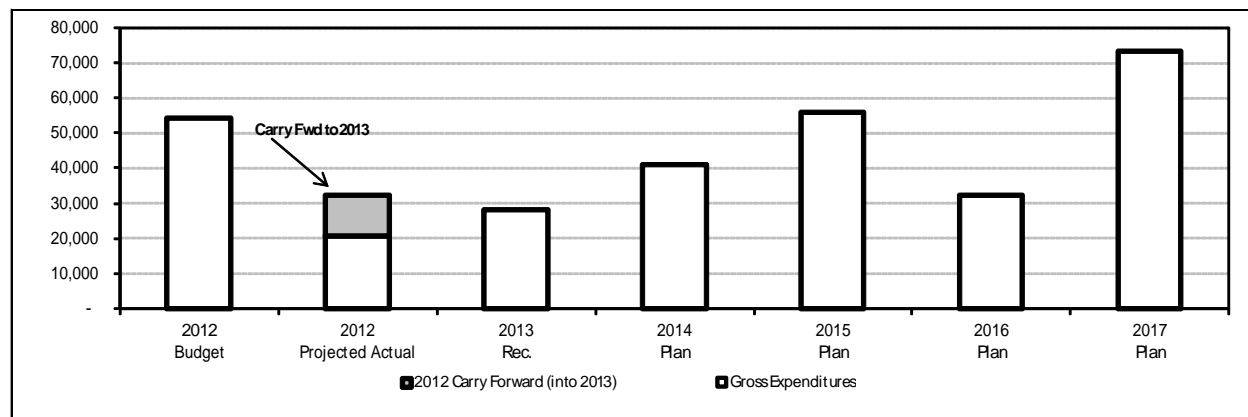
PART I: RECOMMENDATIONS

The City Manager and Acting Chief Financial Officer recommend that:

1. Council approve the 2013 Recommended Capital Budget for the Toronto Parking Authority with a total project cost of \$28.133 million, and 2013 cash flow of \$40.102 million comprised of the following:
 - a) New Cash Flow Funding for:
 - i) 28 new / change in scope sub-projects with a 2013 total project cost of \$28.133 million that requires cash flow of \$28.133 million in 2013;
 - ii) 1 previously approved sub-projects with a 2013 cash flow of \$0.100 million; and
 - b) 2012 approved cash flow for 7 previously approved sub-projects with carry forward funding from 2012 into 2013 totaling \$11.869 million.
2. Council approve the 2014-2022 Recommended Capital Plan for the Toronto Parking Authority totaling \$329.957 million in project estimates, comprised of \$41.151 million in 2014; \$56.007 million in 2015; \$32.507 million in 2016; \$73.757 million in 2017; \$24.007 million in 2018; \$13.507 million in 2019; \$31.507 million in 2020; \$35.507 million in 2021; and \$22.007 million in 2022; and
3. Council consider net revenue operating impacts of \$1.355 million in 2014; \$1.641 million in 2015; \$2.301 million in 2016; \$0.936 million in 2017; \$2.026 million in 2018; \$1.110 million in 2019; \$0.480 million in 2020; \$1.560 million in 2021; and \$1.800 million in 2022, emanating from the approval of the 2013 Recommended Capital Budget for inclusion in the 2013 and future year operating budgets.

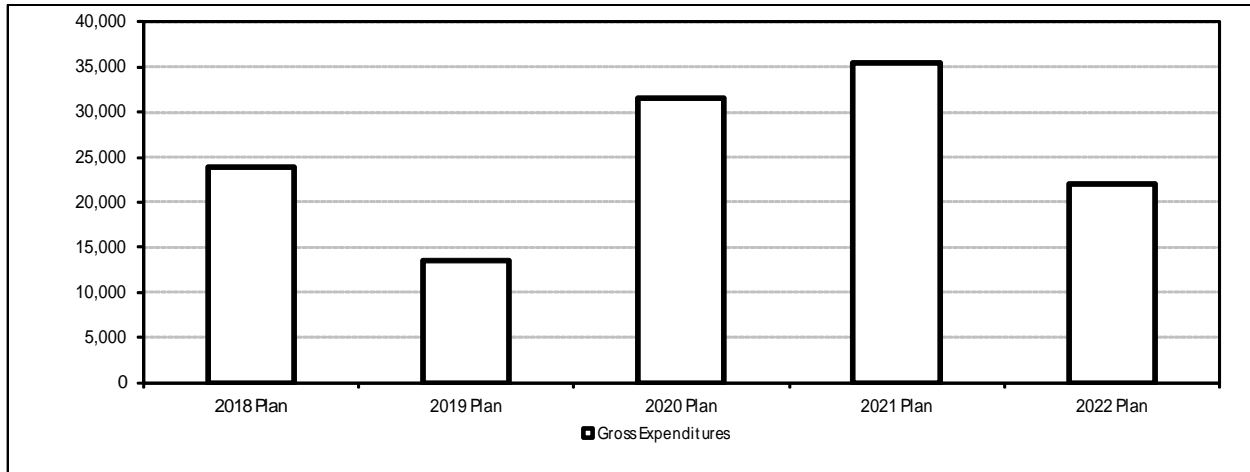
PART II: 2013 – 2022 CAPITAL PROGRAM

**10-Year Capital Plan
2013 Recommended Budget, 2014 - 2017 Recommended Plan
(In \$000s)**



		2013 Rec. Budget and 2014-2017 Plan						5-Year Total Percent		
		2012		2013	2014	2015	2016	2017	2013-2017	
		Budget	Projected Actual							
Gross Expenditures:										
2012 Capital Budget & Approved FY Commitment	54,663	20,725	14,407	350	150	7,900			22,807	9.8%
Recommended Changes to Approved FY Commitments			(14,307)	(350)	(150)	(7,900)			(22,707)	-9.8%
2013 New/Change in Scope and Future Year Commitments			28,133						28,133	12.1%
2014- 2017 Capital Plan Estimates				41,151	56,007	32,507	73,757		203,422	87.8%
2-Year Carry Forward for Reapproval									-	
1-Year Carry Forward to 2013		11,869								
Total Gross Annual Expenditures & Plan	54,663	20,725	28,233	41,151	56,007	32,507	73,757	231,655	100.0%	
Program Debt Target										
Financing:										
Recommended Debt										
Reserves/ Reserve Funds	4,100		7,100	4,250				1,000	12,350	5.3%
Current & Future Retained Earnings	46,117		12,533	32,001	51,647	13,507	36,757	146,445	146,445	63.2%
Air Rights and Benefiting Assessments			8,600	4,900	4,360	19,000	36,000	72,860	72,860	31.5%
Other Revenue	4,446									
Total Financing	54,663		28,233	41,151	56,007	32,507	73,757	231,655	100.0%	
By Project Category:										
Health & Safety			5,636	5,000	5,000	5,000	5,000	5,000	25,636	11.1%
Legislated SOGR			20,597	27,401	51,007	27,507	58,757	185,269	185,269	80.0%
Service Improvement			2,000	8,750			10,000	20,750	20,750	9.0%
Total by Project Category	-		28,233	41,151	56,007	32,507	73,757	231,655	100.0%	
Asset Value (\$) at year-end		613,946	613,946	626,262	655,699	688,076	762,583			
Yearly SOGR Backlog Estimate (not addressed by current plan)										
Accumulated Backlog Estimate (end of year)		100	0.0							
Backlog: Percentage of Asset Value (%)		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
Debt Service Costs										
Operating Impact on Program Costs				(1,355)	(1,641)	(2,301)	(936)	(6,233)		
New Positions										

**10-Year Capital Plan
2018-2022 Recommended Plan
(In \$000s)**



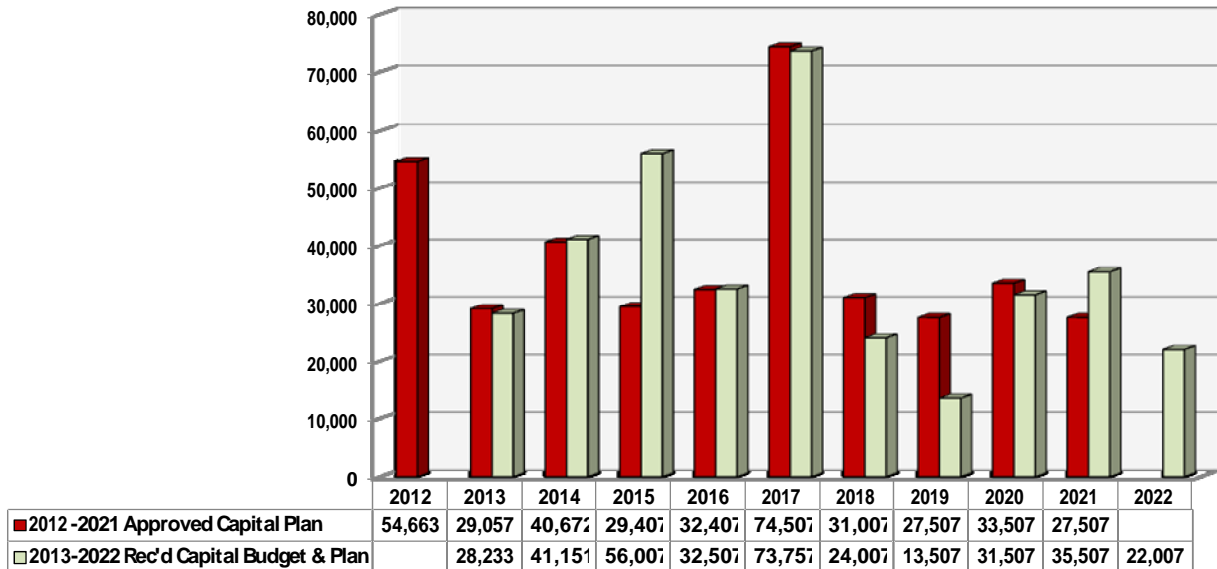
	2018-2022 Capital Plan						10-Year Total Percent
	2018	2019	2020	2021	2022	2013-2022	
Gross Expenditures:							
2012 Capital Budget & Approved FY Commitments						22,807	6.4%
Recommended Changes to Approved FY Commitments						(22,707)	-6.3%
2013 New/Change in Scope and Future Year Commitments						28,133	7.9%
2018 - 2022 Capital Plan Estimates	24,007	13,507	31,507	35,507	22,007	329,957	92.1%
Total Gross Annual Expenditures & Plan	24,007	13,507	31,507	35,507	22,007	358,190	100.0%
Program Debt Target							
Financing:							
Recommended Debt							
Reserves/ Reserve Funds						12,350	3.4%
Current & Future Retained Earnings	24,007	13,507	23,507	35,507	22,007	264,980	74.0%
Air Rights and Benefiting Assessments			8,000			80,860	22.6%
Other Revenue							0.0%
Total Financing	24,007	13,507	31,507	35,507	22,007	358,190	100.0%
By Project Category:							
Health & Safety							
Legislated							
SOGR	5,000	5,000	5,000	5,000	5,000	50,636	14.1%
Service Improvement	15,507	8,507	8,507	26,507	10,507	254,804	71.1%
Growth Related	3,500		18,000	4,000	6,500	52,750	14.7%
Total by Project Category	24,007	13,507	31,507	35,507	22,007	358,190	100.0%
Asset Value(\$) at year-end	793,590	821,097	854,604	882,111	910,503		
Yearly SOGR Backlog Estimate (not addressed by current plan)							
Accumulated Backlog Estimate (end of year)							
Backlog: Percentage of Asset Value (%)	0.0%	0.0%	0.0%	0.0%	0.0%		
Debt Service Costs							
Operating Impact on Program Costs	(2,026)	(1,110)	(480)	(1,560)	(1,800)	(13,209)	
New Positions							-

10-Year Capital Plan Overview

- The Toronto Parking Authority is responsible for providing safe, attractive, conveniently located, well maintained and competitively priced on-street and off-street parking as an integral component of Toronto's transportation system. It provides continued support to the prosperity of the local communities and business areas across the City.
- The Toronto Parking Authority manages an estimated 19,000 on-street spaces controlled by the highly successful and profitable pay-and-display environmentally friendly technology or single spaced meters. The Authority also maintains approximately 22,100 off-street spaces, which include 12 attended lots; 14 fully automated garages; and, 172 unattended lots. The total estimated replacement value of the Toronto Parking Authority assets is \$613.946 million.
- The Authority's strategic priorities include continued improvements to customer service through innovative solutions to specific parking problems, efficient expansion of services via joint partnership with the private sector, and utilization of new technologies to reduce operating costs and provide convenient alternative payment options to its clients.
- Funding for the Toronto Parking Authority's 10-Year Capital Plan focuses on balancing infrastructure renewal needs for state of good repair and service improvement and growth projects to meet the forecasted increase in demand for off-street parking, while minimizing service interruptions and revenue losses. It will provide for approximately 40 new carparks, expansion of 8 existing carparks and redevelopment of another 10 carparks across the City.
- Over the 10 year capital planning horizon, the Authority continues to be 100% self-sustaining with no reliance on City debenture financing and therefore its 10-Year Recommended Capital Plan does not impact the municipal property tax levy.
- The 2013–2022 Recommended Capital Plan totals \$358.190 million, not including funding carried forward from 2012 into 2013 of \$11.869 million, of which \$231.655 million or 65% is projected for the first 5 years, with the final 5 years requiring funding of \$126.535 million or 35%.
- The Toronto Parking Authority has a minimal state of good repair backlog, estimated at \$0.100 million for the end of 2012, or less than 1% of the total 2012 property and equipment asset base. This backlog will be fully addressed in the first year of the 10-Year Capital Plan period.
- The 10-Year Recommended Capital Plan will increase future year operating budgets' revenue by a total of \$13.209 million net. The incremental revenue is generated from user fees, usually in the year following completion of new and expanded parking facilities.
- The increase in the 10-Year Recommended Capital Plan for 2017 is driven by the \$32.000 million in funding for the joint venture redevelopment of Carpark 15 (Yorkville – Cumberland Garage).

Key Changes to the 2012 - 2021 Approved Capital Plan

Changes to the 2012 -2021 Approved Capital Plan
(In \$000s)



The 2013 Recommended Capital Budget and the 2014 - 2022 Recommended Capital Plan reflects an increase of \$10.605 million from the 2012 to 2021 Approved Capital Plan. Key changes to the Capital Plan are outlined below.

- To address forecasted increases in projected demand for off-street parking, approximately \$27.000 million has been added to the 10-Year Capital Plan. Significant increases include:
 - Redevelopment of Carpark 204 - \$5.600 million in 2013. The retail area in Dundas/Dovercourt neighbourhood is in need of additional off-street parking.
 - Redevelopment of Carpark 217 (Joint Venture Arrangement) - \$4.900 million in 2013, in addition to the funding of \$6.000 million already included in the 2012-2021 Capital Plan. This project requires additional funding in order to accommodate off-street parking needed for retail sector in the Bathurst/St. Clair area.
 - Development of a carpark at Yonge/York Mills - \$14.500 million in 2015. This project is anticipated as a joint venture with Build Toronto, which has plans for redeveloping the area.
 - Expansion of Carpark 411 - \$1,500 million in 2013. An opportunity to expand this carpark to the adjacent area will be used to increase off-street capacity in this area.
- Specific sites requiring structural and technical maintenance such as concrete repairs, painting and lighting upgrades were identified and added to the 2013-2022 Recommended Capital Plan such as:
 - Concrete repairs at Carpark 11 - \$0.300 million.
 - Concrete repairs at Carpark 36 - \$0.300 million.

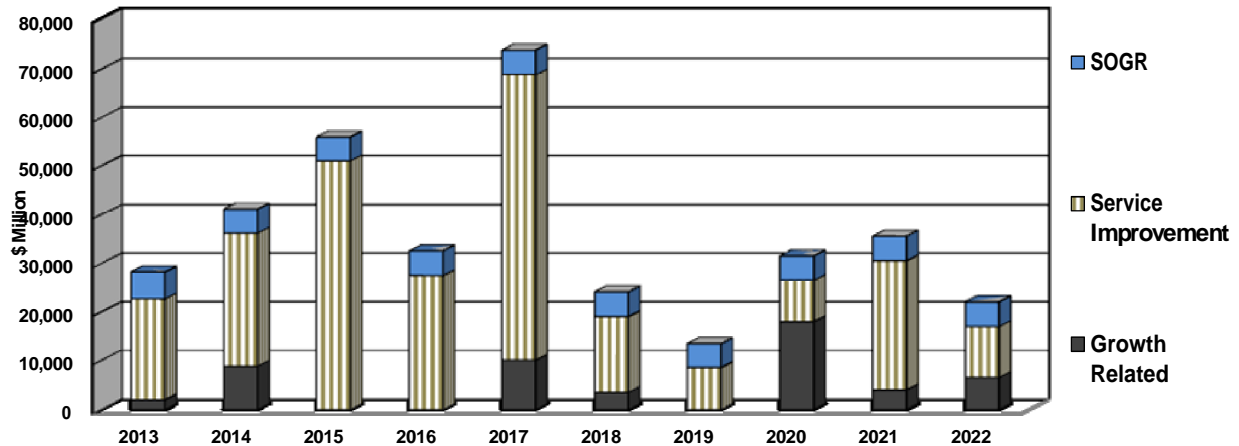
- Lighting upgrades at Carpark 13 - \$0.350 million.
- Painting at Carpark 36 - Stage 1 - \$0.400 million.
- Some of the previously approved projects were postponed to future years and/or eliminated due to updated parking need assessments or difficulties in identifying suitable sites. These include:
 - Spadina/Bloor - \$3.000 million from 2012 to 2014.
 - Yonge, South of Eglinton - \$7.000 million from 2012 to 2017.
 - Queen/Ossington to Dufferin - \$4.250 million from 2011 to 2014.
 - Etobicoke Centre – Isslington Westwood – previously approved project with 2013-2017 cash flow commitments of \$8.350 million has been cancelled.
- The above changes assisted the Toronto Parking Authority to incorporate new and emerging demands for off-street parking in its 2013-2022 Recommended Capital Plan.
- The following chart details the key project cash flow changes to the 2012 – 2021 Approved Capital Plan.

Summary of Project Changes (In \$000s)

Key Projects	Total Project Cost	2013	2014	2015	2016	2017	2018	2019	2020	2021	2013 - 2021	Revised Total Project Cost
Previously Approved												
Etobicoke Centre - Isslington	8,350	(150)	(150)	(150)	(7,900)						(8,350)	
Spadina/Bloor (deferred from 2012 to 2014)	4,000		4,000							(1,000)	3,000	4,000
Yonge, S of Eglinton (deferred from 2012 to 2017)	7,000					7,000					7,000	7,000
Redevelopment CP 217	6,000	4,900									4,900	10,900
Jilly Miller	1,400	56									56	1,456
Oakwood, E of Eglinton Expansion of CP 667	900	600									600	1,500
New Car Park Provisions	45,000						(7,000)	(7,000)	(7,000)	8,000	(13,000)	32,000
Redevelopment CP 5	8,000	100			10,000	(8,000)					2,100	10,100
Redevelopment CP 15	40,000					(8,000)					(8,000)	32,000
Chinahouse 655	7,300	(7,300)	9,800								2,500	9,800
St. Clair West - CP 41 (7 Norton) Corso Italia	6,000			4,700							4,700	10,700
Queen/Ossington to Dufferin	4,000		4,250								4,250	4,250
Southtown	6,000			(6,000)							(6,000)	-
Spadina/Dundas	7,000							(7,000)			(7,000)	-
Total Previously Approved	150,950	(1,794)	17,900	(1,450)	2,100	(9,000)	(7,000)	(14,000)	(7,000)	7,000	(13,244)	123,706
New												
1117 Dundas W/ Dovercourt CP 204 - added retail		5,600									5,600	5,600
CP Expansion adjacent to CP 411 (East side)		1,500									1,500	1,500
Yonge/ York Mills Structural Maintenance & Technology		400		14,500					5,000		5,400	5,400
Concrete Repairs CP 11		300									300	300
Lighting Upgrade CP 13		350									350	350
Concrete Repairs CP 36		300									300	300
Painting CP 36 Stage 1		1,000									1,000	1,000
Other Changes		(8,480)	(17,421)	13,550	(2,000)	8,250				1,000	(5,101)	(5,101)
Total New		970	(17,421)	28,050	(2,000)	8,250	-	-	5,000	1,000	(5,101)	23,849
Total Changes	150,950	(824)	479	26,600	100	(750)	(7,000)	(14,000)	(2,000)	8,000	10,605	147,555

2013 – 2022 Recommended Capital Plan

**2013–2022 Capital Plan by Project Category
(In \$000s)**

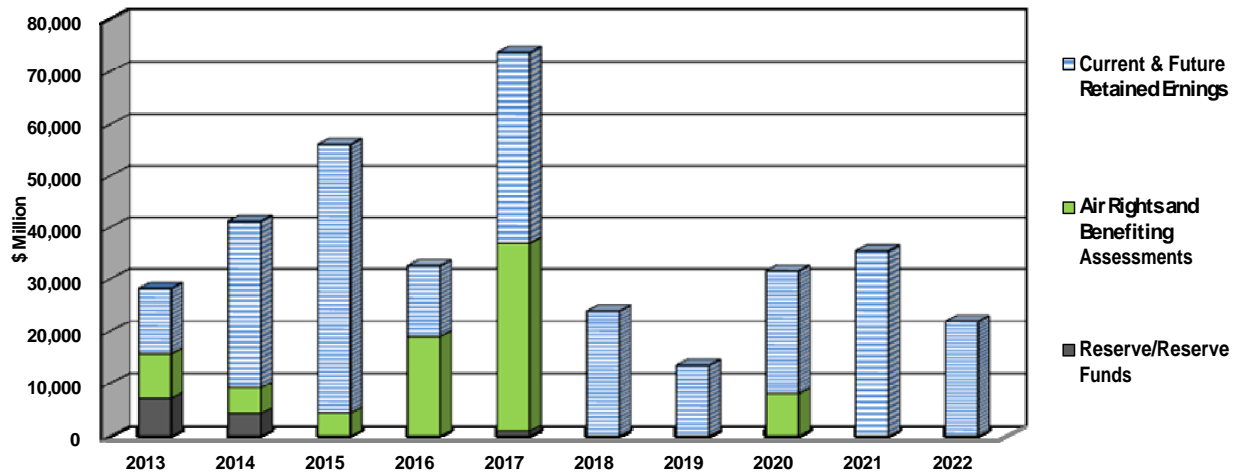


The 10-Year Recommended Capital Plan of \$358.190 million, not including funding carried forward from 2011 into 2012 of \$11.869 million, provides funding for State of Good Repair (SOGR) projects of \$50.636 million; Service Improvement projects of \$254.804 million, and Growth Related of \$52.750 million.

- Funding for the Toronto Parking Authority's 10-Year Capital Plan focuses on balancing infrastructure renewal needs for state of good repair and service improvement and growth projects to meet the forecasted increase in demand for off-street parking by the local communities and business across the City of Toronto.
- State of Good Repair projects represent 14% or \$50.626 million (\$25.636 million or 11% during the first 5 years) of the total planned cash flow of \$358.190 million.
 - Funding for these projects remains relatively stable over the 10 year capital planning horizon, averaging \$5.000 million per year.
 - State of Good Repair projects include funding for the maintenance of off-street and on-street parking facilities, such as lighting, electrical and sprinkler upgrades, paving and painting. These projects are designed to extend the useful life of assets, ensure service reliability, and postpone replacement.
- Service Improvement projects are the largest component of the Authority's capital program, representing \$254.804 million or 71% of the total planned cash flow, as they relate to expansion and redevelopment of existing parking facilities and infrastructure:
 - Funding for these projects varies from year to year based on redevelopment opportunities. It averages approximately \$37.053 million annually over the first 5 years of the 10-Year Capital Plan, for a total of \$185.269 million. The second 5 years account for a \$69.535 million investment in Service Improvement projects or \$13.907 per year.

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- The redevelopment of Carpark 15 (Yorkville – Cumberland Garage) will be the most significant undertaking in this category of projects, through the joint venture arrangement, with funding of \$32.000 million in 2017.
 - Growth Related projects represent \$52.750 million or 15% (\$20.750 million in the first 5 years or 9%) of the new cash flow of \$358.190 million:
 - Capital expenditures for growth related projects are primarily driven by the acquisition of properties as they become or are anticipated to become available for the development of new off-street parking facilities based on feasibility and needs assessment studies, which is reflected in 10-Year Capital Plan as there will be fewer growth related opportunities during the first five years.
 - Growth Related projects included in the 10-Year Capital Plan are expanded and new facilities at Harbourfront, King/Parliament, King/West of Spadina, Bay/Lakeshore, Queen/Ossington and Queen East (Kippendavie to Lee) areas.

2013–2022 Capital Plan by Funding Source
(In \$000s)



The 10-Year Recommended Capital Plan of 358.190 million will be financed by \$264.980 million in current and future retained earnings, \$80.860 million from the sale of air rights/third party funding and \$12.350 million in Reserve / Reserve funds.

- The current and future retained earnings represent 74% or \$264.980 million (\$146.445 million or 63% during the first 5 years) of the required capital financing of \$358.190 million.

 - This is the most significant funding sources. It varies by year based on available use of other sources of funds.
 - The Authority anticipates average annual current and retained earnings of approximately \$29.289 million during the first 5 years and \$27.207 million during the last 5 years of the 10-Year Capital Plan period.
- Air rights funding constitutes 23% or \$80.860 million (\$72.860 million during the first 5 years) of the total capital financing of \$358.190 million.

 - This funding source is more significant in the first 5 years of the capital program since majority of the joint venture redevelopment projects, most notably the Redevelopment of Carpark 15 (Yorkville – Cumberland Garage) with funding of \$32.000 million, will take place during the first 5 years of the 10-Year Capital Plan.
- Funding from reserve funds amounts to \$12.350 million or 3% over the 10 year planning horizon. Projects funded from reserve funds include Queen / Ossington to Dufferin Carpark; redevelopment of the Cabbagetown Carpark, Carparks 411 and 217 and upgrades to Cumberland Mall, all to be completed in 2013 and 2014.

Major Capital Initiatives by Category

Summary of Major Capital Initiatives by Category (In \$000s)

	Total Project Cost	2013 Rec Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2013-2022 Total
State of Good Repair (SOGR)												
Structural and Maintenance	50,636	5,636	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	50,636
Sub-Total	50,636	5,636	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	50,636
Service Improvements												
Harbord - Spadina to Major	2,000									2,000		2,000
Queen St West (Spadina to Bellwoods)	2,250					2,250						2,250
S. Clair/ Oakwood	1,500									1,500		1,500
Roncesvalles South	140	140										140
King/ E of Spadina - Revitalization	6,000									6,000		6,000
S. Clair W - CP 41 (7 Norton) Corso It	10,700			10,700								10,700
Redevelopment of Carpark 12 - JV	9,300			9,300								9,300
Financial District East (Queen and Jarvis)	10,000					10,000						10,000
S. Lawrence Market North	12,000			12,000								12,000
Gerrard St East (Broadview/Coxwell)	2,000									2,000		2,000
CP 1 - Addition of 2 Levels	8,694		8,694									8,694
Forest Hill Village	250	250										250
Spadina/ Bloor	4,000		4,000									4,000
College/ Dovercourt	2,000					2,000						2,000
Roncesvalles North	2,000										2,000	2,000
30 Roehampton CP 49	6,000				6,000							6,000
Pay & Display Upgrade	5,070	507	507	507	507	507	507	507	507	507	507	5,070
Greening Projects at Various CP's	800	400	400									800
New Carpark Provisions	40,000						8,000	8,000	8,000	8,000	8,000	40,000
Oakwood, Eof Eglinton Expansion of CP 667	600	600										600
Queen/ Soho	8,000		4,000	4,000								8,000
Avenue, North of Lawrence	2,500									2,500		2,500
CP15 Redevelopment (JM)	32,000					32,000						32,000
Chinahouse (CP 655)	9,800		9,800									9,800
Redevelopment of CP 5 (JM)	10,100	100			10,000							10,100
Redevelopment of CP 412 (JM)	4,000					4,000						4,000
Redevelopment of CP 224 (JM)	11,000				11,000							11,000
Little Italy	2,000						2,000					2,000
1601 St. Clair Ave. West	1,000					1,000						1,000
Dundas/ Dovercourt - (1113 Dundas)	5,600	5,600										5,600
Yonge, S of Eglinton	7,000					7,000						7,000
Pay Display Machines	600	600										600
Redevelopment of CP 217 (JM)	10,900	10,900										10,900
Greektown (Danforth East)	4,000	0								4,000		4,000
CP 168 Expansion	5,000	0					5,000					5,000
CP Expansion adjacent to CP 411 (East side)	1,500	1,500										1,500
Yonge/ York Mills	14,500			14,500								14,500
Sub-Total	254,804	20,597	27,401	51,007	27,507	58,757	15,507	8,507	8,507	26,507	10,507	254,804
Growth Related												
Harbourfront	4,500					4,500						4,500
Expanded Facilities - Bloor St West	2,500					2,500						2,500
King/ Spadina Re-investment Area	4,000									4,000		4,000
Davisville/ Yonge	3,000					3,000						3,000
Cabbagetown	2,000	2,000										2,000
Kingston Road - West of Victoria Park	1,500		1,500									1,500
King/ Parliament (Reinvestment Area)	8,000							8,000				8,000
Queen East - Kippendavie to Lee	3,000		3,000									3,000
Avenue Rd & Davenport	2,500									2,500		2,500
North York Centre - South	4,000								4,000			4,000
Rosedale (open cut)	3,500						3,500					3,500
Bay/ Lakeshore (Downtown Fringe - South) Spadina/ Dundas	10,000								10,000			10,000
Queen/ Ossington to Dufferin	4,250		4,250									4,250
Sub-Total	52,750	2,000	8,750			10,000	3,500		18,000	4,000	6,500	52,750
Total	358,190	28,233	41,151	56,007	32,507	73,757	24,007	13,507	31,507	35,507	22,007	358,190

The 10-Year Recommended Capital Plan supports the Toronto Parking Authority's objectives of providing safe, attractive, self-sustaining, conveniently located and competitively priced off-street and on-street public parking.

State of Good Repair (SOGR); Health and Safety and Legislated Projects

- \$50.636 million is in the 10-Year Capital Plan to fund a comprehensive state of good repair program for the maintenance of off-street and on-street parking facilities and related infrastructure.
- State of Good Repair projects are driven by renewal needs and are designed to extend the useful life of assets and to ensure service reliability. Examples include electrical upgrades, elevator replacement, replacement of bumper fences, etc., at various carparks throughout the City.

Service Improvement Projects

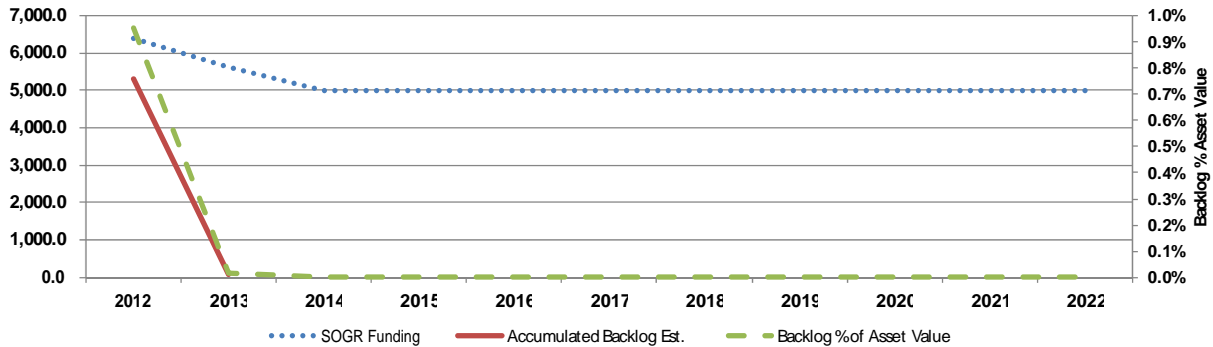
- Over the 10-year capital planning horizon funding of \$254.804 million is recommended for the expansion and / or redevelopment of off-street parking facilities. The parking facilities will ensure that businesses in areas served throughout the City continue to grow and their neighborhoods remain vibrant.
- Green projects at various carparks have enabled the Toronto Parking Authority to increase landscaping at existing off-street parking facilities throughout the City. This program will improve the retainment of rainwater and reduce surface run-off. The 10-Year Capital Plan provides funding of \$0.800 million for the greening of carparks.
- Major joint venture redevelopment projects planned within the 2013-2022 timeframe include the following projects:
 - Carpark 217 - \$10.900 million in 2013: The retail area severed by Carpark 217 is in need of additional off-street parking.
 - Carpark 15 - \$32.000 million in 2017: The existing carpark is aging and a completely new garage will be required in the near future.
 - Carpark 5 - \$10.000 million in 2016: The redevelopment of Carpark 5 will improve off-street parking services and accommodate the development of a new building by a developer.
 - Carpark 412 - \$4.000 million in 2017: The redevelopment of Carpark 412 will replace the current carpark and provide a new building developed by a joint venture partner.
 - Carpark 224 - \$11.000 million in 2016: The existing carpark is aging and a completely new garage will be required in the near future.
 - Redevelopment of Carpark 12 - \$9.300 million in 2015.
- The Toronto Parking Authority is currently negotiating and finalizing the joint venture arrangements with their respective development partners for the above projects.

Growth Related Projects

- Over the 10 year capital planning horizon funding of \$52.750 million is provided for development of off-street parking facilities to address anticipated future parking needs. Significant new carparks include the following:
 - Harbourfront - \$4.500 million in 2017.
 - King, West of Spadina - \$4.000 million in 2022 .
 - King / Parliament (Reinvestment Area) - \$8.000 million in 2020.
 - Queen/Ossington to Dufferin - \$4.250 in 2014.
 - Kingston Road – West of Victoria Park - \$2.000 million in 2013.
 - Bay / Lakeshore (Downtown Fringe) - \$10.000 million in 2020.
 - North York Centre - \$4.000 million in 2021.

State of Good Repair (SOGR) Backlog

SOGR Funding & Backlog
(In \$000s)



The Toronto Parking Authority has a minimal state of good repair backlog. The backlog, estimated at \$0.100 million for the end of 2012, accounts for less than 1% of the total 2012 property and equipment asset base valued at \$613.946 million. The backlog includes maintenance activities at Cumberland Mall. The backlog will be fully addressed in 2013.

- The Toronto Parking Authority recently implemented a comprehensive state of good repair program for the maintenance of off-street and on-street parking facilities and related infrastructure. The average funding of \$5.000 million annually is allocated over the 10 year planning horizon to minimize any future potential for a state of good repair backlog.

10-Year Capital Plan Impact on the Operating Budget

Operating Impact Summary (In \$000s)

Program Costs, Revenues and Net (\$000s)	2013 Rec. Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2013-2022 Total
2013 Recommended Capital Budget											
Program Gross Expenditure											
Program Revenue		1,355									1,355
Program Costs (Net)		(1,355)									(1,355)
Approved Positions											
Recommended 10-Year Capital Plan											
Program Gross Expenditure											
Program Revenue			1,641	2,301	936	2,026	1,110	480	1,560	1,800	11,854
Program Costs (Net)			(1,641)	(2,301)	(936)	(2,026)	(1,110)	(480)	(1,560)	(1,800)	(11,854)
Approved Positions											
Total											
Program Gross Expenditure											
Program Revenue		1,355	1,641	2,301	936	2,026	1,110	480	1,560	1,800	13,209
Program Cost (Net)		(1,355)	(1,641)	(2,301)	(936)	(2,026)	(1,110)	(480)	(1,560)	(1,800)	(13,209)
Approved Positions											

Off-street projects included in the 10-Year Recommended Capital Plan will generate \$13.209 million in incremental revenue from user fees. Incremental operating revenue from user fees is generated in the year following completion of parking facilities, assuming that construction was completed by December 31st of the respective budget year. In assessing the financial viability of new carparks and surface lots, an annual 6% net rate of return has been used, based on the past net profit history .

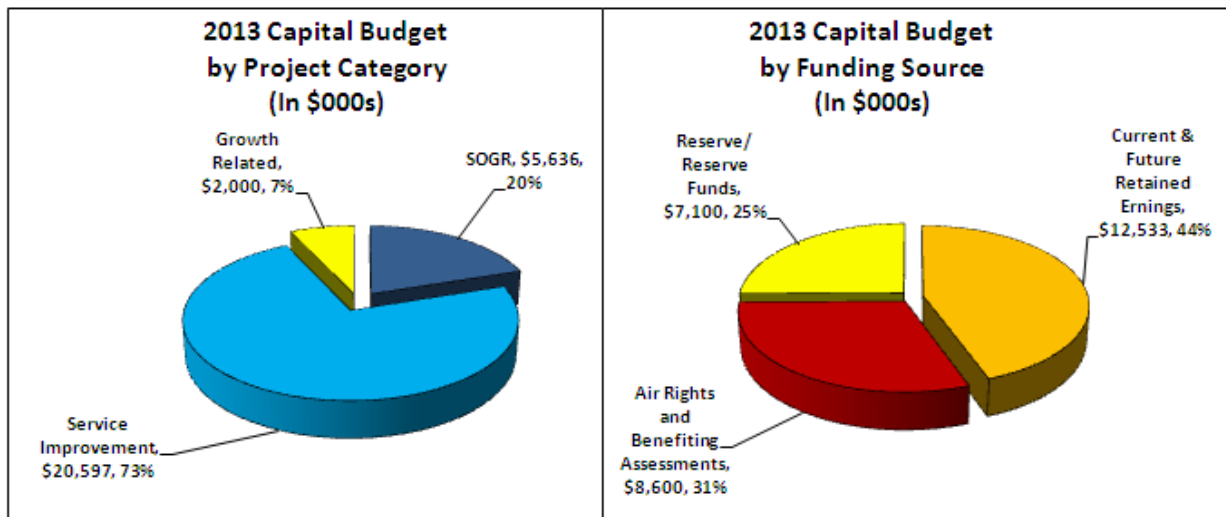
- The 10-Year Recommended Capital Plan will decrease future year Operating Budgets by a total of \$13.209 million net over the 2013 – 2022 period as follows: \$1.355 million in 2014; \$1.641 million in 2015; \$2.301 million in 2016; \$0.936 million in 2017; \$2.026 million in 2018; \$1.110 million in 2019; \$0.480 million in 2020; \$1.560 million in 2021 and , \$1.800 million in 2022.
- The Authority has not identified any new positions arising from new off-street parking facilities. New parking facilities and/or related infrastructure will not have parking attendants and will be primarily served by pay-and-display machines. Automation allows the carparks to operate on a 24 hours basis. Maintenance of new facilities will be provided by existing Toronto Parking Authority staff.
- Forecasted incremental revenue growth by individual carpark facility is shown in the table following:

**Net Operating Impact by Project
(In \$000s)**

Project	2013 Rec. Budget	2014 Plan		2015 Plan		2016 Plan		2017 Plan		2013 - 2017 Capital Budget Plan		2018 - 2022 Capital Plan	
	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions
New Projects - 2013													
Cabbagetown		(120)								(120)			
Redevelopment of CP217 (JV)		(402)								(402)			
Roncesvalles South		(192)								(192)			
Forest Hill Village		(240)								(240)			
Oakwood, E of Eglinton Exp. of CP667		(90)								(90)			
Dundas/ Dovercourt - (1113 Dundas)		(221)								(221)			
CP Exp. adjacent to CP411 (East side)		(90)								(90)			
New Projects - Future Year													
Queen St West (Spadina to Bellwoods)													(135)
Davisville/ Yonge													(180)
Kingston Road - West of Victoria Park				(90)						(90)			(480)
King/ Parliament (Reinvestment Area)													(480)
Queen East - Kippendavie to Lee				(180)						(180)			(240)
North York Centre - South													(240)
King/ E of Spadina - Revitalization													(360)
S. Lawrence Market North						(720)				(720)			(300)
CP 168 Expansion													(270)
Harbourfront													(150)
Expanded Facilities - Bloor St West													(120)
Harbord - Spadina to Major													(90)
S. Clair/ Oakwood													(210)
Rosedale (open cut)													(600)
Bay/ Lakeshore (Downtown Fringe - South) Spadina/ Dundas													(255)
Queen/ Ossington to Dufferin				(255)						(255)			(231)
S. Clair W - CP 41 (7 Norton) Corso Italia						(231)				(231)			(600)
Financial District East (Queen and Jarvis)													(120)
Gerrard St East (Broadview/ Coxwell)													(660)
CP 1 - Addition of 2 Levels				(660)						(660)			(240)
Spadina/ Bloor				(240)						(240)			(120)
College/ Dovercourt													(1,920)
New Carpark Provisions													(150)
Queen/ Soho						(480)				(480)			(216)
Avenue, North of Lawrence													(276)
Chinahouse (CP 655)				(216)						(216)			(276)
Redevelopment of CP 5 (JV)									(276)	(276)			(91)
Redevelopment of CP 412 (JV)													(660)
Redevelopment of CP 224 (JV)									(660)	(660)			(120)
Little Italy													(60)
1601 S. Clair Ave. West													(420)
Yonge, S of Eglinton													(870)
Yonge/ York Mills						(870)				(870)			(240)
Greektown (Danforth East)													
Total Recommended (Net)		(1,355)		(1,641)		(2,301)		(936)		(6,233)			(6,976)

PART III - 2013 RECOMMENDED CAPITAL BUDGET

2013 Capital Budget by Project Category and Funding Source



*Excludes funds carried forward from 2012 to 2013.

The 2013 Recommended Capital Budget requires 2013 cash flow funding of \$28.233 million.

- State of Good Repair projects account for \$5.636 million or 20% of the 2013 Recommended Capital Budget. These projects are driven by renewal needs and are designed to extend the useful life of assets and to ensure service reliability. Examples include electrical upgrades, elevator replacement, replacement of bumper fences, etc., at various carparks throughout the City.
- Service Improvement projects represent \$20.597 million or 73% of the 2013 Recommended Capital Budget and are intended to expand and / or redevelop existing parking facilities and infrastructure. Examples include redevelopment of various carparks such as Dundas/ Dovercourt, , Carpark 217 and 411.
- Growth related projects amount to \$2.000 million or 7% of the 2013 Capital Budget. These projects involve the acquisition of properties for the development of new off-street parking facilities based on feasibility and needs assessment studies. The largest growth related Carpark project is the Cabbagetown Carpark.
- The City did not set a debt affordability target for the Toronto Parking Authority since its operating and capital investments are funded thorough variety of non-debt sources, such as current and future retained earnings from user fee revenues, reserve funds, and the sale of air rights.
- The 2013 Recommended Capital Budget for the Toronto Parking Authority is funded primarily from current and future retained earnings which account for 44% or \$12.533 million financing.

- Another 31% or \$8.600 million of the 2013 Capital Budget expenditures is funded from the sale of air rights such as redevelopment of Carpark 217 and the Dundas/Dovercourt area Carpark.
- The remaining \$7.100 million or 25% is funded from reserve funds and includes redevelopment of Cabbagetown Carpark and Carparks 411 and 217).

2013 Recommended Cash Flow & Future Year Commitments (In \$000s)

	2012 Previously Approved Cash Flow Commitments	2013 New Cash Flow Rec'd	2013 Total Cash Flow Rec'd	2012 Carry Forwards	Total 2013 Cash Flow (Incl 2012 C/ Fwd)	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Cost
Expenditures															
Previously Approved	100		100	11,869	11,969										11,969
Change in Scope		2,146	2,146		2,146										2,146
New		18,780	18,780		18,780										18,780
New w/ Future Year		7,207	7,207		7,207										7,207
Total Expenditure	100	28,133	28,233	11,869	40,102										40,102
Financing															
Reserves/ Reserve Funds	100	7,000	7,100		7,100										7,100
Current & Future Retained Earnings		12,533	12,533	11,869	24,402										24,402
Air Rights and Benefiting Assessments		8,600	8,600		8,600										8,600
Other Revenue															
Total Financing	100	28,133	28,233	11,869	40,102										40,102

The 2013 Recommended Capital Budget is \$40.102 million including carry forward funding of \$11.869 million. Approval of the 2013 Recommended Capital Budget will not result in any future year commitments as all projects will be completed by the end of 2013.

- To fund the 2013 Capital Budget, the Authority will require funding of \$24.402 million from current and future retained earnings; \$8.600 million will be funded from the sale of air rights; and, \$7.100 million will be funded from reserves / reserve funds.
- The 2013 Capital Budget will provide funding for the completion of a number of parking facilities including Carpark 217 facility (\$10.900 million), addition of 2 levels at Carpark 1 (\$1.185 million), Dundas/Dovercourt parking facility (\$8.700 million), and Cabbagetown parking facility (\$2.000 million). Detailed project listings are provided in Appendix 4.

2013 Recommended Capital Project Highlights

The 2013 Recommended Capital Budget provides funding of \$28.233 million to:

- Complete structural maintenance and technical upgrades of on-street and off-street parking facilities with \$5.636 million in funding, including concrete repairs at Carpark 11 (\$0.300 million) and Carpark 36 (\$0.300 million), lighting upgrades at Carpark 13 (\$0.350 million) and painting work at Carpark 36 - Stage 1 (\$0.400 million).
- Complete Dundas/Dovercourt parking facility (\$5.600 million),

- Continue installation of pay-and-display units and greening of carparks with funding of \$0.600 million and \$0.400 million respectively.
- Begin development on several carparks including Cabbagetown (\$2.000 million) and Carpark 217 (\$10.900 million).

**2013 Recommended Capital Project Highlights
(In \$000s)**

Project	Total Project Cost	2013	2014	2015	2016	2017	2013 - 2017	2018	2019	2020	2021	2022	2013 - 2022 Total
Cabbagetown	2,000	2,000					2,000						2,000
Roncesvalles South	140	140					140						140
S. Clair W - (Regal Hights 94 Northcliffe) S2	200	200					200						200
CP 1 - Addition of 2 Levels	1,185	1,185					1,185						1,185
Forest Hill Village	250	250					250						250
Jolly Miller	1,380	1,380					1,380						1,380
Pay and Display Upgrades and Machines	1,107	1,107					1,107						1,107
Oakwood, E of Eglinton Expansion of CP 667	1,480	1,480					1,480						1,480
Dundas Street (25 Spaces)	2,480	2,480					2,480						2,480
Dundas/ Dovercourt - (1113 Dundas)	8,700	8,700					8,700						8,700
Weston Cultural Hub S2	2,700	2,700					2,700						2,700
Redevelopment of CP 217 (JV)	10,900	10,900					10,900						10,900
CP Expansion adjacent to CP 411 (East side)	1,500	1,500					1,500						1,500
Greening Projects at Various CP's	400	400					400						400
Structural and Maintenance Upgrades	5,680	5,680					5,680						5,680
Total (including carry forward funding)	40,102	40,102	-	-	-	-	40,102	-	-	-	-	-	40,102

Appendix 1

2012 Performance

2012 Key Accomplishments

In 2012, the Toronto Parking Authority accomplished the following:

- ✓ Completed numerous state of good repair projects, such as:
 - Sprinkler Upgrades at Carpark 68 and Carpark 29.
 - Elevator Replacements at Carpark 11, Carpark 15 and Carpark 43.
 - Second Emergency generator Installation at Carpark 26.
 - Lighting upgrades at Carpark 42 and Carpark 125.
- ✓ Addressed off-street parking shortfalls by opening three new surface carparks which included with the fourth one anticipated to open by year-end:
 - Carpark 262 - 302 Queen St. West.
 - Carpark 248 - 136 Broadview.
 - Carpark 263 – Toronto Coach Terminal.
 - Carpark 164 – 453-457 Spadina to be completed by year-end.
- ✓ Continued expansion of the highly successful pay-and-display technology for on-street parking.
- ✓ Commenced development of Carpark 260 – 94 Northcliffe and Carpark 671 - 6 Elsmere, Weston Cultural Hub

2012 Capital Variance Review

2012 Budget to Actual Comparison (In \$000s)

2012 Approved	Actuals as of Sept. 30, 2012 (3rd Quarter Variance)		Projected Actuals at Year End		Unspent Balance	
	\$	% Spent	\$	% Spent	\$ Unspent	% Unspent
54,663	6,370	11.7%	20,725	37.9%	33,938	62.1%

Capital expenditures for the period ending September 30, 2012 total \$6.370 million or 11.7% of the 2012 Approved Capital Budget of \$54.663 million.

The Toronto Parking Authority is projecting spending of \$20.725 million or 37.9% of the 2012 Approved Capital Budget by year-end. The projected year-end under-spending is largely attributable to the following:

- Delays arising from the unavailability of appropriate sites for off-street parking facilities.
- Delays due to on-going negotiations for identified sites for parking facilities.
- Projects cancelled from a low probability of finding an appropriate site.

For these reasons, the following projects have been postponed to future years or cancelled:

- Yonge, S. of Eglinton (100 SPACES – Minto) - \$7 million
- Queen/Ossington to Dufferin (6 Lisgar) - \$4.25 million.
- Spadina/ Bloor - \$3 million.
- Scarborough Civic Centre – \$2.6 million (cancelled).
- Bloor/ Islington (Etobicoke Centre) - \$1.15 million (cancelled).
- Queen/ Jarvis – Ontario St. - \$1.5 million (cancelled).

2012 Carryforward Funding into 2013

Funding from 2012 carried forward into 2013 included in the 2013 Capital Budget is \$11.869 million to complete various projects currently underway. Significant projects requiring 2012 carry forward funding include the following:

- Carpark at St. Clair West - \$0.200 million.
- Carpark 1 – Addition of 2 levels - \$1.185 million.
- Redevelopment of the Jolly Miller Carpark - \$1.324 million.
- Oakwood/East of Eglinton Carpark - \$0.880 million.
- Dundas (25 parking spaces) - \$2.480 million.
- Dundas/Dovercourt Garage - \$3.100 million.
- Weston Cultural Hub - \$2.700 million.

Appendix 2

10-Year Recommended Capital Plan Project Summary (In \$000s)

Project	2013	2014	2015	2016	2017	2013 - 2017	2018	2019	2020	2021	2022	2013 - 2022
Harbourfront					4,500	4,500						4,500
Expanded Facilities - Bloor St West King/Spadina Re-investment Area					2,500	2,500					4,000	4,000
Harbord - Spadina to Major Queen St West (Spadina to Bellwoods)					2,250	2,250				2,000		2,000
Davisville/ Yonge					3,000	3,000						3,000
Cabbagetown	2,000					2,000						2,000
Kingston Road - West of Victoria Park		1,500				1,500						1,500
King/Parliament (Reinvestment Area)									8,000			8,000
Queen East - Kippendavie to Lee Avenue Rd & Davenport		3,000				3,000					2,500	3,000
S. Clair/ Oakwood										1,500		2,500
Upgrade to Cumberland Mall	100					100						100
North York Centre - South Rosedale (open cut)							3,500			4,000		4,000
Bay/ Lakeshore (Downtown Fringe - South) Spadina/ Dundas									10,000			3,500
Roncesvalles South	140					140						10,000
King/ E of Spadina - Revitalization										6,000		140
Queen/ Ossington to Dufferin		4,250				4,250						6,000
S. Clair W - (Regal Heights 94 Northcliffe) S2	200					200						4,250
S. Clair W - CP 41 (7 Norton)												200
Corso Italia			10,700			10,700						10,700
Redevelopment of Carpark 12 - JV Financial District East (Queen and Jarvis)			9,300			9,300						9,300
S. Lawrence Market North			12,000		10,000	12,000						10,000
Gerrard St East (Broadview/ Coxwell)										2,000		12,000
CP 1 - Addition of 2 Levels	1,185	8,694				9,879						2,000
Forest Hill Village	250					250						9,879
Spadina/ Bloor		4,000				4,000						250
College/ Dovercourt					2,000	2,000						4,000
Jolly Miller	1,380					1,380						2,000
Roncesvalles North											2,000	2,000
30 Roehampton CP 49				6,000		6,000						2,000
Pay & Display Upgrade	507	507	507	507	507	2,535	507	507	507	507	507	6,000
Greening Projects at Various CP's	400	400				800						5,070
Structural Maintenance & Technology (2012)	1,100					1,100						800
New Carpark Provisions							8,000	8,000	8,000	8,000	8,000	1,100
Oakwood, E of Eglinton Expansion of CP 667	1,480					1,480						40,000

Appendix 2 - Continued

10-Year Recommended Capital Plan Project Summary
(In \$000s)

Project	2013	2014	2015	2016	2017	2013 - 2017	2018	2019	2020	2021	2022	2013 - 2022
Queen/ Soho		4,000	4,000			8,000						8,000
Avenue, North of Lawrence										2,500		2,500
CP15 Redevelopment (JM)					32,000	32,000						32,000
Chinahouse (CP 655)		9,800	-			9,800						9,800
Redevelopment of CP 5 (JM)	100			10,000		10,100						10,100
Redevelopment of CP 412 (JM)					4,000	4,000						4,000
Redevelopment of CP 224 (JM)				11,000		11,000						11,000
Little Italy							2,000					2,000
1601 St. Clair Ave. West					1,000	1,000						1,000
Dundas Street (25 Spaces)	2,480					2,480						2,480
Dundas/Dovercourt - (1113 Dundas)	8,700					8,700						8,700
Yonge, S. of Eglinton					7,000	7,000						7,000
Pay Display Machines	600					600						600
Weston Cultural Hub S2	2,700					2,700						2,700
Redevelopment of CP 217 (JM)	10,900					10,900						10,900
Greektown (Danforth East)										4,000		4,000
CP 168 Expansion							5,000					5,000
CP Expansion adjacent to CP 411 (East side)	1,500					1,500						1,500
Yonge/ York Mills			14,500			14,500						14,500
Structural Maint & Tech (2013)	1,000					1,000						1,000
Structural Maint & Tech (2014-2022)		5,000	5,000	5,000	5,000	20,000	5,000	5,000	5,000	5,000	5,000	45,000
Concrete Repairs CP 11	300					300						300
Lighting Upgrade CP 13	350					350						350
Concrete Repairs CP 36	300					300						300
Painting CP 36 Stage 1	400					400						400
Repaving and Lighting Upgrade CP 41	100					100						100
Concrete Repairs CP 43	200					200						200
Fire Alarm Upgrade CP 52	250					250						250
Concrete Repairs - Interior/Ramp CP 52	250					250						250
Lighting Upgrade CP 52	350					350						350
Waterproofing of Roof Levels CP 68	300					300						300
Repaving and Lighting Upgrade CP 71	150					150						150
Repaving and Lighting Upgrade CP 106	180					180						180
Repaving and Lighting Upgrade CP 152	50					50						50
Repaving and Lighting Upgrade CP 663	200					200						200
Total (including carry forwards)	40,102	41,151	56,007	32,507	73,757	243,524	24,007	13,507	31,507	35,507	22,007	370,059

Appendix 3

**2013 Recommended Capital Budget;
2014 to 2022 Capital Plan**

Appendix 4
2013 Recommended Cash Flow and
Future Year Commitments

Appendix 5

2013 Recommended Capital Project with Financing Details

Appendix 6

2013 Reserve / Reserve Fund Review (In \$000s)

Reserve/Reserve Fund Review - Program Specific

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec31, 2012 *	Contributions/ (Withdrawals)										2013- 2022 Total Contributions / (Withdrawals)
			2013 Rec Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	
Parking Payment in Lieu Reserve Fund (XR1016)	Beginning Balance as of Jan. 1, 2012	8,716	8,715	5,245	1,025	1,055	1,085	115	145	175	205	235	
	Contributions / (Withdrawals)												
	Projected Investment Income	30	30	30	30	30	30	30	30	30	30	30	300
	Expenditure Differences	(32)											
	CP Expansion Adjacent to CP411 Queen/ Ossington to Dufferin Cabagetown	(1,500)		(4,250)									(1,500)
	1601 St. Clair West						(1,000)						(1,000)
	Total Proposed Contributions / (Withdrawals)	(2)	(3,470)	(4,220)	30	30	(970)	30	30	30	30	30	(8,450)
Total Reserve Fund Balance at Year-End		8,715	5,245	1,025	1,055	1,085	115	145	175	205	235	265	

* Based on the 3rd Quarter Variance Report

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec31, 2012 *	Contributions/ (Withdrawals)										2013- 2022 Total Contributions / (Withdrawals)
			2013 Rec Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	
Toronto Parking Authority Capital Expenditure Reserve Fund (XR6002)	Beginning Balance as of Jan. 1, 2012	2,445	3,397	145	493	842	1,190	1,538	1,886	2,235	2,583	2,931	
	Prior Year Mall Profits	577											
	Projected Mall Profits & Interest Income	375	348	348	348	348	348	348	348	348	348	348	3,482
	Contributions / (Withdrawals)												
	Upgrades to Mall		(100)										(100)
	Redevelopment of CP217 (JM)		(3,500)										(3,500)
Total Proposed Contributions / (Withdrawals)	952	(3,252)	348	348	348	348	348	348	348	348	348	348	(118)
Total Reserve Fund Balance at Year-End		3,397	145	493	842	1,190	1,538	1,886	2,235	2,583	2,931	3,280	

* Based on the 3rd Quarter Variance Report