



Toronto 2015 BUDGET

CAPITAL ANALYST NOTES



Toronto Parking Authority

2015 – 2024 CAPITAL BUDGET AND PLAN OVERVIEW

The Toronto Parking Authority manages an estimated 19,500 on-street parking spaces controlled by environmentally friendly pay-and-display technology or single spaced meters. It also maintains approximately 22,800 off-street spaces, which include 12 attended lots, 13 fully automated garages, and 180 unattended lots. The Bike Share system with a fleet of approximately 1,000 bicycles that are locked into a network of 80 docking stations, was transferred to the Authority at the end of 2013. The total estimated replacement value of the Toronto Parking Authority assets is \$655.596 million.

The 10-Year Recommended Capital Plan of \$389.604 million balances infrastructure renewal needs and service improvement projects to meet the forecasted increase in demand for off-street parking, while minimizing service interruptions and revenue losses. The Authority's strategic priorities include continued improvements to customer service through innovative solutions, efficient expansion of services via joint partnership with the private sector, and utilization of new technologies to reduce operating costs.

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Highlights

Overview & Recommendations

I: 10-Year Rec'd Capital Plan	5
II: 2015 Rec'd Capital Budget	18
III: Issues for Discussion	23

Appendices:

1. 2014 Performance	27
2. 10-Year Recommended Capital Plan Summary	29
3. 2015 Rec'd Capital Budget; 2016-2024 Rec'd Capital Plan	31
4. 2015 Recommended Cash Flow & Future Year Commitments	32
5. 2015 Recommended Capital Projects with Financing Detail	33
6. 2015 Reserve / Reserve Fund Review	34

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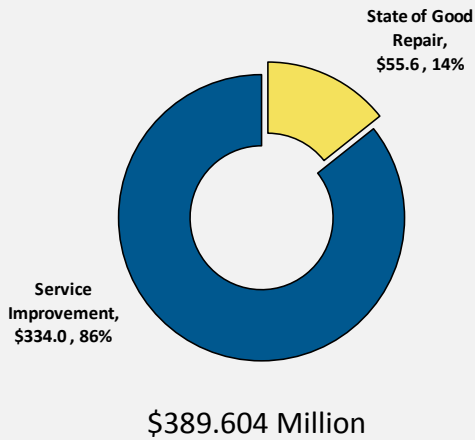
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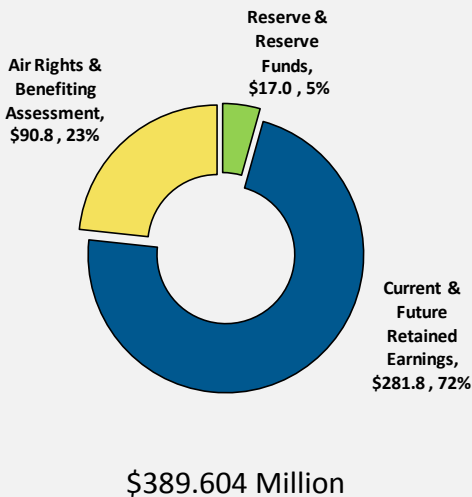
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Capital Spending and Financing

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



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



Where does the money go?

The 2014–2023 Recommended Capital Budget and Plan totals \$389.604 million. It provides funding for the expansion or re-development of approximately 50 off-street parking facilities and to address all future state of good repair project requirements.

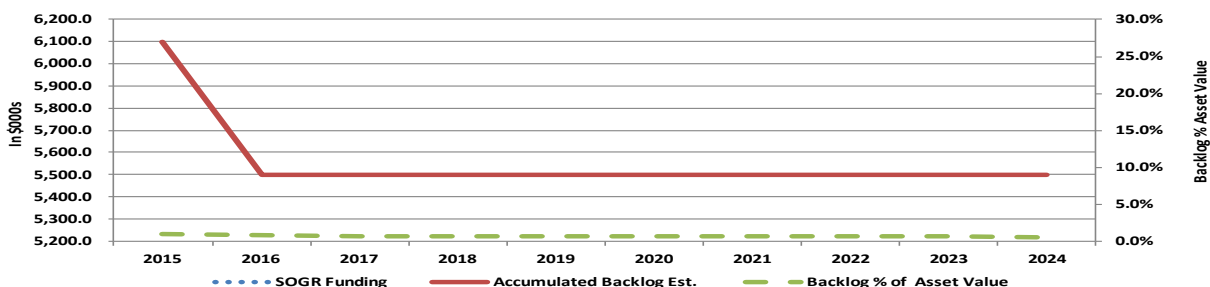
Where does the money come from?

Over the 10 year capital planning horizon, the Authority continues to be 100% self-sustaining with no reliance on City debenture financing.

- Current and future retained earnings represent the largest source of financing reflecting 72% or \$281.799 million of total funding, followed by the sale of air rights funding which constitutes 23% or \$90.805 million, and funding from the TPA specific reserve funds, such as the Capital Expenditure Reserve Fund which amounts to 5% or \$17.000 million.
- Funding will provide for 12 joint venture projects involving the redevelopment of carparks at various locations throughout the City, such as Carpark 15 (Yorkville – Cumberland Garage) and Carpark 49 (30 Roehampton).

State of Good Repair Backlog

The 10-Year Recommended Capital Plan spending on State of Good Repair is \$55.600 million. It is sufficient to maintain assets in a current a state of good repair and prevent any future backlog.



Key Challenges & Priority Actions

Short-Term Parking Shortfalls - The main challenge for the Toronto Parking Authority is to satisfy short-term parking needs while land and development costs continuously rise.

Availability and Negotiation of Sites - The unavailability of appropriate sites, delays due to on-going negotiations for identified sites and time lags implicit in joint venture arrangements are frequently impacting Toronto Parking Authority's capacity to complete capital projects as planned.

- ✓ In order to leverage land values, Toronto Parking Authority actively pursues joint development opportunities with private sector. The 2015-2024 Recommended Capital Budget and Plan includes 12 joint venture projects intended to expand service and intensify land use.

The Bike Share Expansion – allowing for expansion of service area of the Bike Share Program that is now operated by the Toronto Parking Authority.

- ✓ Innovative approaches to bring this program on a stable financial footing are being explored by the Authority.

2015 Capital Budget Highlights

The 2015 Recommended Capital Budget for the Toronto Parking Authority of \$27.928 million, including carry forward funding, will provide funding to:

- ✓ Begin development on several carparks including Carpark 49 at Roehampton (\$8.000 million).
- ✓ Continue installation of pay-and-display units and greening of carparks with funding of \$0.436 million and \$1.470 million respectively.
- ✓ Complete structural maintenance and technical upgrades of on-street and off-street parking facilities at various locations across the City with \$4.630 million in funding, including:
 - Sprinkler and fire alarm replacements at Carpark 150 (\$0.900 million);
 - Lighting upgrades (\$0.390 million);
 - Elevator modernization and upgrades (\$1.250 million); and
 - Painting and signage upgrades (\$0.640 million).
- ✓ Complete the redevelopment of the Forest Hill parking facility (\$0.750 million).



Recommendations

The City Manager and Chief Financial Officer recommend that:

1. City Council approve the 2015 Recommended Capital Budget for Toronto Parking Authority with a total project cost of \$41.970 million, and 2015 cash flow of \$47.725 million and future year commitments of \$14.042 million comprised of the following:
 - a) New Cash Flow Funds for:
 - i. 40 new / change in scope sub-projects with a 2015 total project cost of \$41.970 million that requires cash flow of \$27.928 million in 2015 and an increase in future year cash flow commitments of \$14.042 in 2016.
 - b) 2014 approved cash flow for 24 previously approved sub-projects with carry forward funding from 2014 into 2015 totalling \$19.797 million.
2. City Council approve the 2016-2024 Recommended Capital Plan for Toronto Parking Authority totalling \$347.643 million in project estimates, comprised of \$60.405 million in 2016; \$43.485 million for 2017; \$57.312 million for 2018; \$33.439 million for 2019; 23.068 million for 2020; \$24.297 million for 2021; \$31.027 million for 2022; \$34.659 million for 2023; and \$39.942 million in 2024.
3. City Council consider the operating savings of \$1.045 million net in 2016; \$4.032 million net in 2017; \$2.123 million net in 2018; \$0.965 million in 2019; \$1.439 million in 2020; \$0.850 million in 2021; \$0.910 million in 2022; \$1.245 million in 2023; and \$1.425 million in 2024 resulting from the approval of the 2015 Recommended Capital Budget for inclusion in the 2015 and future year operating budgets.



Part I:

10-Year Capital Plan

10 Year Capital Plan

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

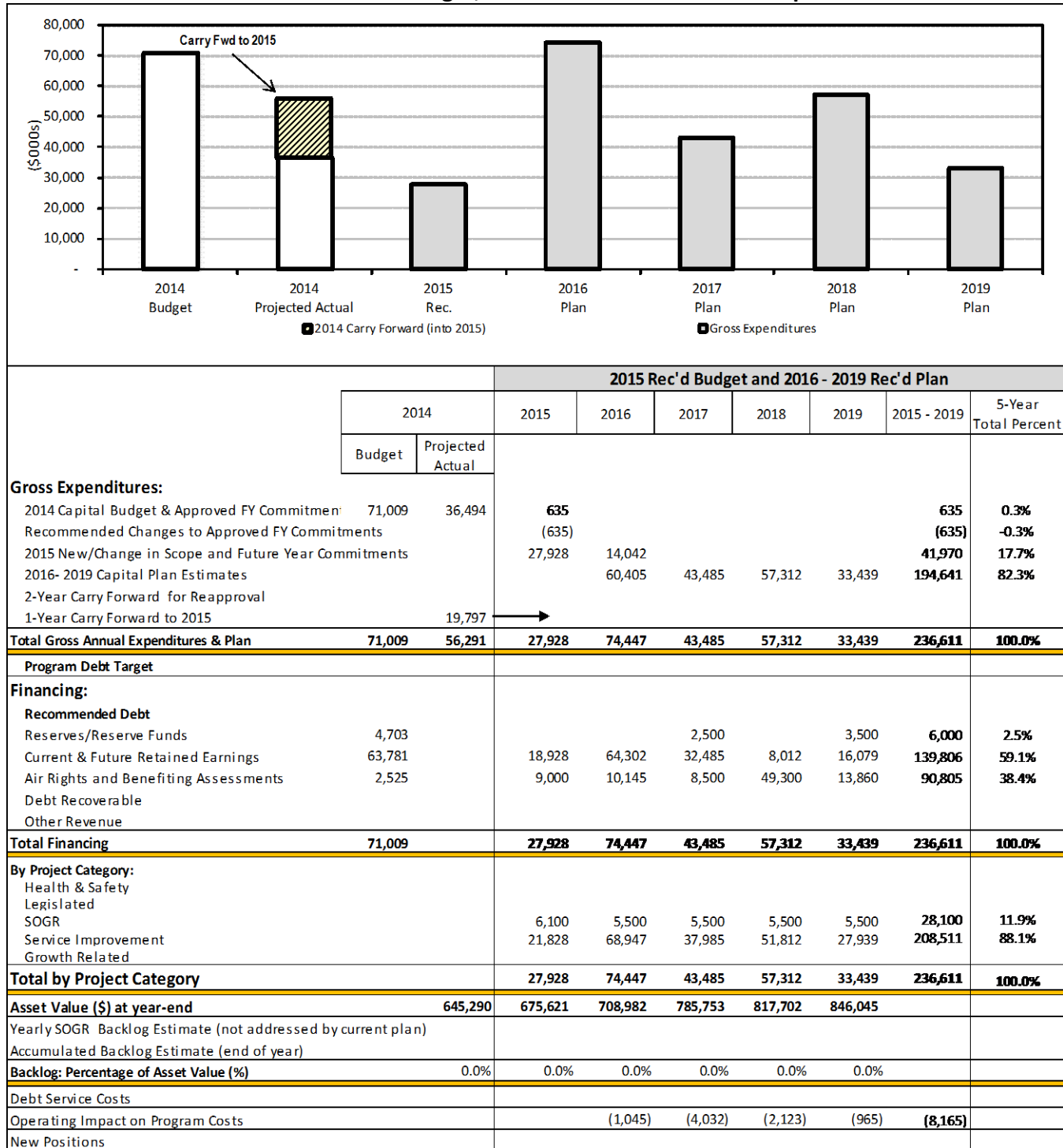


Table 1b
2020 - 2024 Recommended Capital Plan

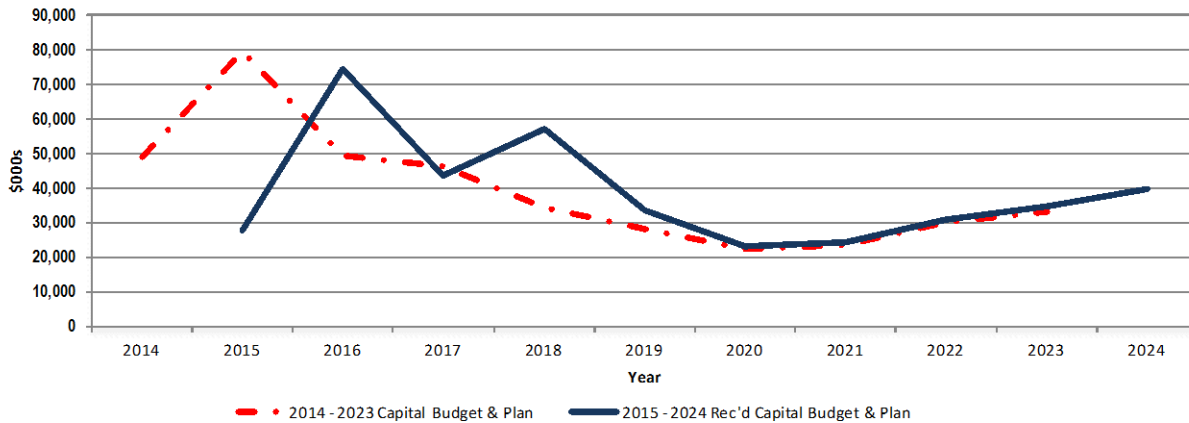
	2020 - 2024 Rec'd Capital Plan						
	2020	2021	2022	2023	2024	2015 - 2024	10-Year Total Percent
Gross Expenditures:							
2014 Capital Budget & Approved FY Commitments						635	0.2%
Recommended Changes to Approved FY Commitments						(635)	-0.2%
2015 New/Change in Scope and Future Year Commitments						41,970	10.8%
2020 - 2024 Capital Plan Estimates	23,068	24,297	31,027	34,659	39,942	347,634	89.2%
Total Gross Annual Expenditures & Plan	23,068	24,297	31,027	34,659	39,942	389,604	100.0%
Program Debt Target							
Financing:							
Recommended Debt							
Reserves/Reserve Funds		3,000	6,000		2,000	17,000	4.4%
Current & Future Retained Earnings	23,068	21,297	25,027	34,659	37,942	281,799	72.3%
Air Rights and Benefiting Assessments						90,805	23.3%
Debt Recoverable							
Other Revenue							
Total Financing	23,068	24,297	31,027	34,659	39,942	389,604	100.0%
By Project Category:							
Health & Safety							
Legislated							
SOGR	5,500	5,500	5,500	5,500	5,500	55,600	14.3%
Service Improvement	17,568	18,797	25,527	29,159	34,442	334,004	85.7%
Growth Related							
Total by Project Category	23,068	24,297	31,027	34,659	39,942	389,604	100.0%
Asset Value(\$) at year-end	880,570	908,913	938,167	968,363	999,532		
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	(1,439)	(850)	(910)	(1,245)	(1,425)	(14,034)	
New Positions							

Key Changes to the 2014 - 2023 Approved Capital Plan

The 2015 Recommended Capital Budget and the 2016 - 2024 Recommended Capital Plan reflects a decrease of \$6.115 million or 1.5% in capital funding from the 2014 to 2023 Approved Capital Plan.

The table and chart below provide a breakdown of the changes in the Capital Plan on an annual basis from 2014 to 2024.

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



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	10-Year Total
2014 - 2023 Capital Budget & Plan	49,001	79,421	49,260	46,235	34,312	28,039	22,568	23,597	30,127	33,159		395,719
2015 - 2024 Rec'd Capital Budget & Plan		27,928	74,447	43,485	57,312	33,439	23,068	24,297	31,027	34,659	39,942	389,604
Change %		-64.8%	51.1%	-5.9%	67.0%	19.3%	2.2%	3.0%	3.0%	4.5%		-1.5%
Change \$		-51,493	25,187	-2,750	23,000	5,400	500	700	900	1,500		-6,115

A decrease of \$6.115 million is primarily because the 2014 to 2023 Approved Capital Plan included larger capital funding in 2014 compared to the funding requirements included in 2024. However, part of the 2014 funding will be carried forward to 2015.

Changes to the 2014 – 2023 Approved Capital Plan, specifically the recommended \$2.944 million in increased capital funding in the nine common years of the Capital Plans (2015 – 2023), shown on the following page, arise from the reprioritization of the Toronto Parking Authority's capital projects mostly due to:

- Unavailability of appropriate sites for previously planned off-street parking facilities.
- Delays in on-going negotiations for identified sites and complex issues surrounding joint venture agreements with third parties.

On an annual basis, the most significant cash flow change to the 2014 – 2023 Capital Plan is recommended for 2015. The previously approved 2015 cash flow was reduced by \$51.313 million, from \$79.241 million to \$27.928 million, due to the deferral of large projects to future years.

A summary of project changes for the years 2015 to 2023 totalling \$2.944 million is provided in Table 2 below:

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

\$000s	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015 - 2023 Total
2014 - 2023 Capital Budget & Plan	49,001	79,421	49,260	46,235	34,312	28,039	22,568	23,597	30,127	33,159		346,718
2015 - 2024 Rec'd Capital Budget & Plan		27,928	74,447	43,485	57,312	33,439	23,068	24,297	31,027	34,659	39,942	349,662
Capital Budget & Plan Changes (2015 - 2023)		(51,493)	25,187	(2,750)	23,000	5,400	500	700	900	1,500		2,944

	Total Project Cost	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015 - 2023	2024	Revised Total Project
Previously Approved													
Projects Deferred from 2014													
242 Danforth, E. of Broadview (CP 78 Expansion)								2,800			2,800		2,800
Nesbitt Lodge CP 17			2,100								2,100		2,100
Leslieville (Queen, E. of Carlaw/ Coxwell)									2,900		2,900		2,900
CP 1 - Addition of 2 Levels Oakwood, W. of Eglinton (Redevelopment of CP 664)	635	(635)	445								(190)		445
<i>Subtotal</i>	635	(335)	4,545					2,800	2,900		9,910		10,545
Cancelled Projects													
Forest Hill Village Retail	20,000		(20,000)								(20,000)		
Accelerated Projects to 2014													
Avenue, North of Lawrence (Caribou)	2,500									(2,500)	(2,500)		
Increase in Project Costs													
30 Roehampton CP 49	6,000	2,000									2,000		8,000
Queen/ Soho	8,000	300	10,500			(4,000)	(4,000)				2,800		10,800
CP15 Redevelopment (JV)	32,000	1,000		(32,000)	32,000						1,000		33,000
Chinahouse (CP 655)	9,800	100									100		9,900
2204-2212 Eglinton W (CP673)	1,500	500									500		2,000
Structural Maint & Tech & Greening Projects (2016-2024)	40,000		500	500	500	500	500	500	500	500	4,000	5,500	49,500
Corporate Office Refurbishment	100	100									100		200
<i>Subtotal</i>	97,400	4,000	11,000	(31,500)	32,500	(3,500)	(3,500)	500	500	500	10,500	5,500	113,400
Decrease in Project Costs													
Forest Hill Expansion	4,000	750	(4,000)								(3,250)		750
New Carpark Provisions	16,000								(8,000)	(3,000)	(11,000)	5,000	10,000
Redevelopment of CP 5 (JV)	10,000		(10,000)			5,500					(4,500)		5,500
Redevelopment of CP 224 (JV)	11,000				(3,000)						(3,000)		8,000
Dundas/Dovercourt - (1113 Dundas)	8,750	(8,750)	8,600								(150)		8,600
Redevelopment of CP 217 (JV)	10,900	(10,900)		10,600							(300)		10,600
CP 168 Expansion	5,000				(3,000)						(3,000)		2,000
<i>Subtotal</i>	65,650	(18,900)	(5,400)	10,600	(6,000)	5,500			(8,000)	(3,000)	(25,200)	5,000	45,450
Timing Changes													
Previously Approved Projects	134,250	(46,700)	31,000	(3,850)	(3,500)	3,400	4,000	(2,600)	5,500	6,500	(6,250)	6,250	134,250
Total Previously Approved	320,435	(61,935)	21,145	(24,750)	23,000	5,400	500	700	900	1,500	(33,540)	16,750	303,645
New													
Carpark Provision 2015		5,000									5,000		5,000
Bloor & Dundas (Lithuanian House)		2,900									2,900		2,900
Upgrade to Retail & Other Components		1,000									1,000		1,000
P&D 3G Modem & Emulation Board		1,542	1,542								3,084		3,084
826 ,833, 835 St.Clair West				2,900							2,900		2,900
Metropolitan				12,500							12,500		12,500
Spadina/Montclair Garage			2,500								2,500		2,500
11 Wellesley				6,600							6,600		6,600
New Projects Post 2023												23,192	23,192
Total New		10,442	4,042	22,000							36,484	23,192	36,484
Total Changes	320,435	(51,493)	25,187	(2,750)	23,000	5,400	500	700	900	1,500	2,944	39,942	363,321

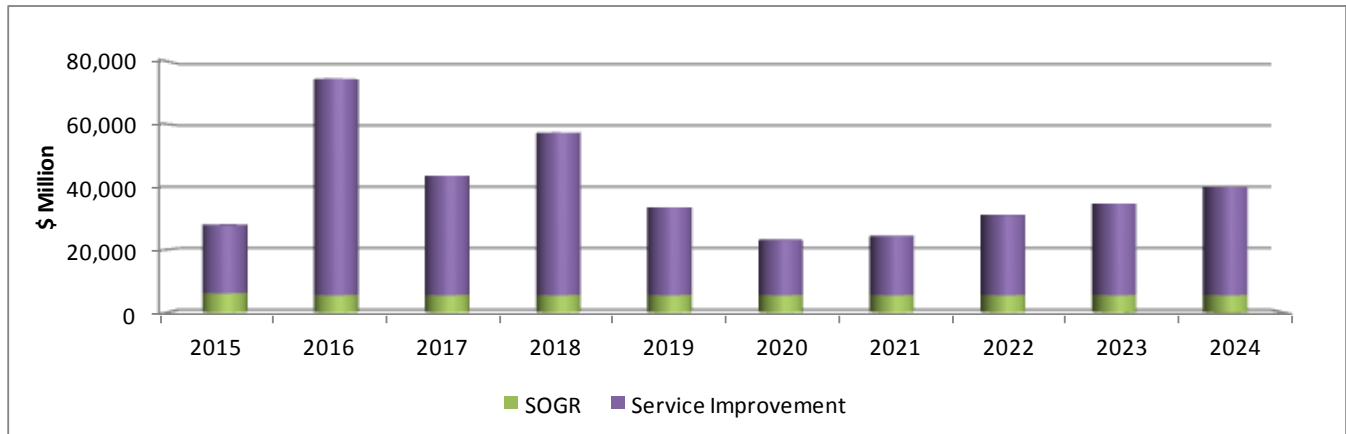
Significant Capital Project Changes in Toronto Parking Authority:

The following Toronto Parking Authority capital projects have been changed to address key priorities or to reflect adjusted cash flow requirements as outlined below:

- *Projects Deferred from 2014 (\$9.910 million):*
 - 5 projects approved in 2014 were deferred to 2015 and future years primarily based on the availability of appropriate sites for development.
- *Cancelled projects (\$20.0 million):* The retail component of the Forest Hill Village Carpark Redevelopment previously planned for 2016 is cancelled following the reprioritization of capital requirements.
- *Accelerated projects (\$2.5 million):* Carpark 421 (Avenue Road, North of Lawrence – Caribou) was accelerated from 2023 to 2014, based on the readiness of the project to proceed. As a result the project has been deleted from this Capital Plan.
- *Increase in project costs (\$10.5 million):*
 - 7 projects require additional funding totalling \$10.5 million primarily: \$4 million in an added funding is recommended to address greening of parking facilities; and \$6.4 million is required to fund added costs arising from higher expansion or redevelopment costs than originally anticipated for 5 projects.
- *Decrease in project costs (\$25.2 million):*
 - Previously approved projects are anticipated to be completed at lower costs or reduced scope of work, resulting in a cost decrease of \$14.2 million.
 - A provision for future carparks of \$16.0 million has been reduced by \$11.0 million. This change is based on an anticipated reduced reliance for this provisional amount.
- *Timing Changes:* Some of the projects approved in the 2014-2023 Capital Plan were postponed to future years due to updated parking need assessments or difficulties in identifying suitable sites, with *no change in estimated project costs*. Examples include:
 - Carpark 41, Corso Italia deferred from 2015 to 2019.
 - St. Lawrence Market North Carpark deferred from 2015 to 2016.
 - Kingston Road (West of Victoria) and Cabagetown carparks deferred from 2015 to 2017 and 2021 respectively.
 - Ryerson Carpark deferred from 2015 to 2016.
 - Bay/Lakeshore (Downtown Fringe – South) deferred from 2021 to 2022.
- *Major New Projects (\$36.484 million):*
 - Approximately \$5.0 million in funding was added for new carpark provisions in 2015 in order to accommodate unbudgeted property acquisitions or accelerate already planned acquisitions, should opportunities be identified.

- To address forecasted increases in projected demand for off-street parking, \$31.484 million in additional funding was included in the 10-Year Recommended Capital Plan for the development of new carparks.

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



The 10-Year Recommended Capital Plan for Toronto Parking Authority of \$389.604 million predominately provides funding for Service Improvement projects, which represent 86% or \$334.004 million of total funding over the 10-year period.

- Service Improvement projects involve expansion and redevelopment of existing parking facilities and infrastructure. Funding for these projects varies from year to year based on redevelopment opportunities.
 - Capital expenditures 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. This is reflected in 10-Year Recommended Capital Plan as the largest initiatives are planned for the first five years, more specifically for 2016, 2017 and 2018.
- State of Good Repair projects account for the remaining 14% of the total planned cash flow. The funding remains relatively stable over the 10 year capital planning period, averaging \$5.560 million per year for annual maintenance of off-street and on-street parking facilities and related infrastructure.

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

	2015 Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2015 - 2024 Total	Rec'd Total Project Cost
State of Good Repair												
Structural Maintenance & Technology Green Plus	6,100	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	55,600	
Sub-Total	6,100	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	55,600	
Service Improvements												
Harbourfront									4,500		4,500	4,500
Expanded Facilities - Bloor St West			2,500								2,500	2,500
King/Spadina Re-investment Area										12,500	12,500	12,500
Harbord - Spadina to Major								2,000			2,000	2,000
Queen St West (Spadina to Bellwoods)										2,250	2,250	2,250
Davisville/ Yonge		3,000									3,000	3,000
Cabbagetown							2,400				2,400	2,400
Kingston Road - West of Victoria Park (YMCA)			2,400								2,400	2,400
Queen East - Kippendavie to Lee							3,000				3,000	3,000
Avenue Rd & Davenport						2,500					2,500	2,500
St. Clair/ Oakwood									2,000		2,000	2,000
North York Centre - South								4,000			4,000	4,000
Rosedale/Woodlawn					3,500						3,500	3,500
Bay/ Lakeshore (Downtown Fringe - South) Spadina/ Dundas							10,000				10,000	10,000
King/ E. of Spadina - Revitalization								6,000			6,000	6,000
St. Clair W - CP 41 (7 Norton) Corso Italia					10,900						10,900	10,900
Redevelopment of Carpark 12 - JV Financial District East (Queen and Jarvis)				9,300							9,300	9,300
St. Lawrence Market North		14,500							10,000		14,500	14,500
Gerrard St East (Broadview/Coxwell)										2,000	2,000	2,000
Forest Hill Village	750										750	750
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	8,000										8,000	8,000
Pay & Display Upgrade	436	460	485	512	539	568	597	627	659	692	5,575	5,575
New Carpark Provisions									5,000	5,000	10,000	10,000
Queen/ Soho	300	10,500									10,800	10,800
CP15 Redevelopment (JV)	1,000			32,000							33,000	33,000
Chinahouse (CP 655)	100	9,800									9,900	9,900
Redevelopment of CP 5 (JV)					5,500						5,500	5,500
Redevelopment of CP 412 (JV)					4,000						4,000	4,000
Redevelopment of CP 224 (JV)				8,000							8,000	8,000
Little Italy					3,500						3,500	3,500
1601 St. Clair Ave. West	1,000										1,000	1,000
Dundas/Dovercourt - (1113 Dundas)		8,600									8,600	8,600
Yonge, S. of Eglinton									7,000		7,000	7,000
Redevelopment of CP 217 (JV)			10,600								10,600	10,600
Greektown (Danforth East)								4,000			4,000	4,000
CP 168 Expansion				2,000							2,000	2,000
Yonge/ York Mills						14,500					14,500	14,500
242 Danforth, E. of Broadview (CP 78 Expansion)							2,800				2,800	2,800
Ryerson/ Metropolitan		13,500									13,500	13,500
Nesbitt Lodge CP 17		2,100									2,100	2,100
Leslieville (Queen, E. of Carlaw/ Coxwell)								2,900			2,900	2,900
CP 1 - Addition of 2 Levels	300	2,000									2,300	2,300
Oakwood, W. of Eglinton (Redevelopment of CP 664)			445								445	445
2204-2212 Eglinton W (CP673)	500										500	500
Carpark Provision 2015	5,000										5,000	5,000
Bloor & Dundas (Lithuanian House)	2,900										2,900	2,900
P&D 3G Modem & Emulation Board	1,542	1,542									3,084	3,084
826 ,833, 835 St.Clair West			2,900								2,900	2,900
Metropolitan			12,500								12,500	12,500
Bloor/Bathurst										10,000	10,000	10,000
Spadina/Montclair Garage		2,500									2,500	2,500
11 Wellesley			6,600								6,600	6,600
Sub-Total	21,828	68,947	37,985	51,812	27,939	17,568	18,797	25,527	29,159	34,442	334,004	334,004
Total Expenditures by Category	27,928	74,447	43,485	57,312	33,439	23,068	24,297	31,027	34,659	39,942	389,604	334,004

2015 – 2024 Recommended Capital Projects

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

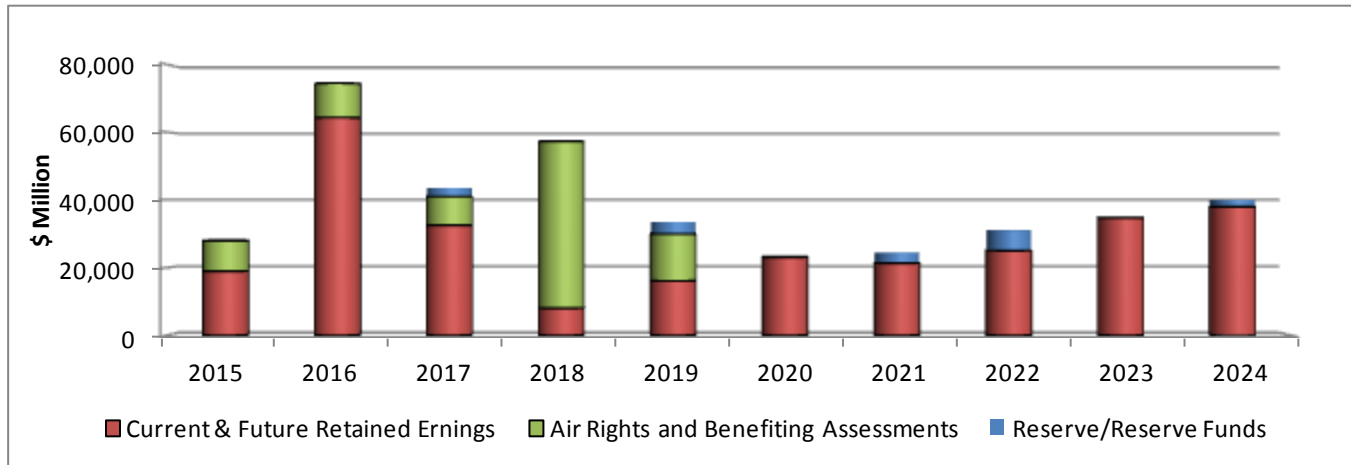
- \$55.600 million is included in the 10-Year Capital Plan to fund a comprehensive state of good repair program for the maintenance of infrastructure within parking facilities. State of Good Repair projects are driven by renewal needs and are designed to extend the useful life of assets and to ensure service reliability.
- Toronto Parking Authority's SOGR program also includes various greening initiatives ("Greening Plus") to improve energy and lighting efficiency and increase landscaping at existing off-street parking facilities throughout the City. This program is intended to improve the retainment of rainwater and reduce surface run-off.

Service Improvements

- Over the 10-year capital planning horizon, funding of \$334.004 million is included 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.
- There are 12 joint venture redevelopment projects planned within the 2015-2024 timeframe, with anticipated third party funding totalling \$90.805 million, including the following
 - Carpark 49 (30 Roehampton) - \$8.0 million in 2015
 - Carpark 15 (Yorkville) - \$33.0 million in 2015 and 2017.
 - Carpark 664 (Oakwood, West of Eglinton) and Carpark 204 (1117 Dundas West) – \$0.445 million and \$6.800 million respectively in 2016.
 - Carpark 217 (1445 Bathurst) and Carpark at 11 Wellesley - \$10.9 million and \$6.6 million respectively in 2017.
 - Carpark 12 (30 Alvin) and Carpark 224 (34 Hanna Avenue) - \$9.3 million and \$8.000 million respectively in 2018.
 - Carpark 5 (15 Wellesley), Carpark 412 (11 Finch West) and Carpark 41 (St. Clair West, Corso Italia) - \$5.5 million, \$4.5million and \$10.9 million respectively in 2019.
- Other large Service Improvement projects involve redevelopment of a number of off-site parking lots such as:
 - Carpark at 1601 St. Clair West and Bloor and Dundas Carpark - \$1.0 million and \$2.9 million respectively in 2015.
 - St. Lawrence Market North Redevelopment and Rayerson Carpark - \$14.5 million and \$13.5 million respectively in 2016.

- Development of a Carpark at Yonge/York Mills - \$14.5 million in 2020. This project is anticipated as a joint venture with Build Toronto, which has plans for redeveloping the area.
- Expansion of Carpark 78, Danfort, East of Broadview and Bay / Lakeshore (Downtown Fringe)– \$10.0 million and \$2.8 million respectively in 2021.
- Harbord Garage (Spadina to Major) - \$12.5 million in 2024.

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



The 10-Year Recommended Capital Plan of \$389.604 million will be financed by the following sources:

- Funding from current and future retained earnings, which represent \$281.799 million or 72% of the required capital financing over the 10-year period.
 - This is the most significant funding source. It varies by year based on available use of other sources of funds. The Authority anticipates average annual funding from current and retained earnings of approximately \$28.799 million over the 10-Year Capital Plan period.
- Air rights funding constitutes \$90.805 million or 23% of the total 10-year capital financing.
 - This funding source is significant in the first half of the capital program as the majority of the joint venture redevelopment projects, most notably the Redevelopment of Carpark 15 (Yorkville – Cumberland Garage) at a cost of \$33.000 million and the redevelopment of Carpark 12 (30 Alvin Avenue) at \$9.300 million, will take place during the first 5 years of the 10-Year Capital Plan.
- Funding from reserve funds amounts to the remaining \$17.000 million or 5% of all capital financing over the 10-year period.
 - This funding source consists of future rental income from existing Toronto Parking Authority locations as well as new rental income that will be generated from new locations to be delivered as part of the 10-Year Capital Plan.

State of Good Repair (SOGR) Backlog

Chart 4
SOGR Funding & Backlog (In \$000s)



The 10-Year Recommended Capital Plan dedicates \$55.6 million to SOGR spending over the 10-Year Capital Plan. The Toronto Parking Authority does not have any state of good repair backlog.

- The Toronto Parking Authority has 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 \$5.560 million annually is sufficient to prevent any future potential for a state of good repair backlog.

10-Year Capital Plan: Net Operating Budget Impact

Table 4
Net Operating Impact Summary (In \$000s)

	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2015-2019	2015 - 2024
Projects	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
New Projects 2015						
1601 St. Clair Ave. West	(50.0)				(50.0)	(50.0)
2204, 2212 Eglinton W. (CP 673)	(100.0)				(100.0)	(100.0)
Forest Hill Village (CP 164 Expansion)	(100.0)				(100.0)	(100.0)
Bloor/ Dundas (Lithuanian House)	(145.0)				(145.0)	(145.0)
Carpark Provisions (2015)	(250.0)				(250.0)	(250.0)
30 Roehampton (150 space garage)	(400.0)				(400.0)	(400.0)
Queen/ Soho		(525.0)			(525.0)	(525.0)
CP 1 - Addition of 2 Levels		(650.0)			(650.0)	(650.0)
Oakwood, W.of Eglinton (Redevelopment of CP 664)		(22.0)			(22.0)	(22.0)
New Projects - Future Years						
Nesbitt Lodge CP 17		(105.0)			(105.0)	(105.0)
1117 Dundas W/ Dovercourt CP 204		(490.0)			(490.0)	(490.0)
Davisville/ Yonge		(150.0)			(150.0)	(150.0)
Chinahouse (CP 655) 935 Eglinton Ave. East Garage		(565.0)			(565.0)	(565.0)
Ryerson		(675.0)			(675.0)	(675.0)
St. Lawrence Market North		(725.0)			(725.0)	(725.0)
Spadina/ Montclair Garage		(125.0)			(125.0)	(125.0)
Kingston Road - West of Victoria Park (YMCA)			(120.0)		(120.0)	(120.0)
Expanded Facilities - Bloor St West (Glendonwynne to Durie)			(125.0)		(125.0)	(125.0)
Redevelopment of CP 217			(778.0)		(778.0)	(778.0)
826, 833, 835 St. Clair W			(145.0)		(145.0)	(145.0)
11 Wellesley			(330.0)		(330.0)	(330.0)
Metropolitan			(625.0)		(625.0)	(625.0)
CP 168 Expansion				(100.0)	(100.0)	(100.0)
Redevelopment of CP 224				(400.0)	(400.0)	(400.0)
Redevelopment of Carpark 12 - JV (30 Alvin)				(465.0)	(465.0)	(465.0)
Little Italy						(175.0)
Rosedale/Woodlawn						(175.0)
St. Clair W - CP 41 (7 Norton) Corso Italia Garage						(614.0)
Redevelopment of CP 5 (Garage)						(275.0)
Redevelopment of CP 412						(200.0)
Avenue Rd & Davenport						(125.0)
Yonge/ York Mills (355 spaces)						(725.0)
Cabbagetown (51 Aberdeen)						(120.0)
242 Danforth, E. of Broadview (CP 78 Expansion)						(140.0)
Queen East - Kippendavie to Lee						(150.0)
Bay/ Lakeshore (Downtown Fringe - South)						(500.0)
Harbord - Spadina to Major (Garage)						(100.0)
College/Dovercourt						(100.0)
Leslieville (Queen, E. of Carlaw/ Coxwell)						(145.0)
North York Centre - South (Sheppard to Finch)						(200.0)
Spadina/ Bloor						(200.0)
Greektown (Danforth East)						(200.0)
King/ E. of Spadina - Revitalization SE Corner						(300.0)
St. Clair/ Oakwood						(100.0)
Harbourfront						(225.0)
New Carpark Provisions (Future)						(250.0)
Yonge, S. of Eglinton						(350.0)
Financial District East of University						(500.0)
Total Recommended (Net)	(1,045.0)	(4,032.0)	(2,123.0)	(965.0)	(8,165.0)	(14,034.0)

The 10-Year Recommended Capital Plan will decrease future year Operating Budgets by a total of \$14.034 million over the 10-year time frame.

- 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 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.

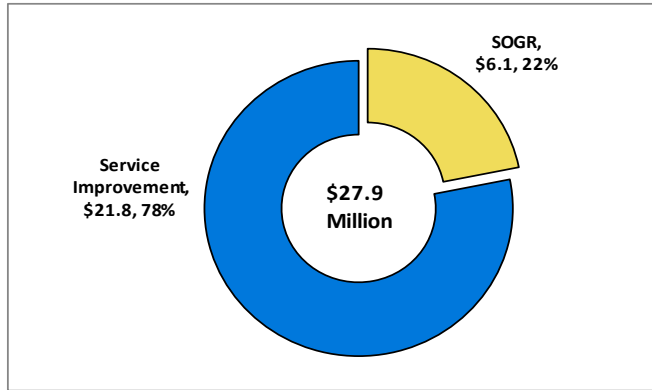


Part II:
2015 Capital Budget

2015 Recommended Capital Budget

2015 Capital Budget by Project Category and Funding Source

2015 Capital Budget by Project Category
(\$Millions)

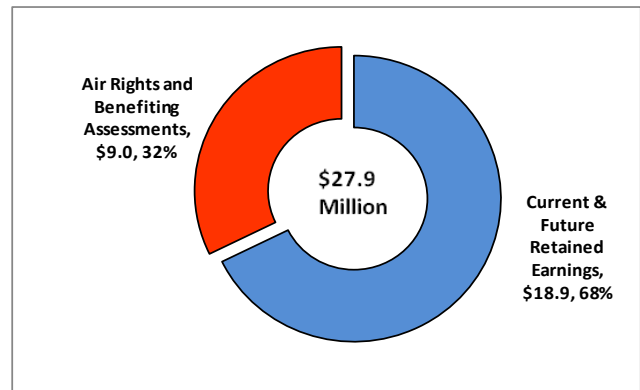


The 2015 Recommended Capital Budget, excluding funding carried forward from 2014 to 2015, requires new 2015 cash flow funding of \$27.928 million.

The 2015 Capital Budget expenditures are allocated to the following project categories:

- *State of Good Repair (SOGR) (\$6.100 million, 22%)*
 - SOGR funding is provided for electrical upgrades, lighting and signage upgrades, elevator replacement, pavement and painting, etc., at various carparks throughout the City.
- *Service Improvements (\$21.828, 78%)*
 - These projects are intended to expand and / or redevelop existing parking facilities and infrastructure and usually involve the acquisition of properties. Examples include the redevelopment of various carparks such as Forest Hill Village Carpark and Carpark 49 (30 Roehampton).

2015 Capital Budget by Funding Source
(\$Millions)



The 2015 Recommended Capital Budget is financed primarily by:

- *Current and Future Retained Earnings (\$18.928 million, 68%)*
 - As per the City and TPA Income Sharing Agreement, the TPA retains 25% of annual net proceeds to fund their ongoing capital requirements.
- *Sale of Air Rights and Benefiting Assessments (\$9.000 million, 32%)*
 - The most significant project is a redevelopment of Carpark at 30 Roehampton which will include 150 parking spaces.
- Given the above funding sources are non-debt sources, the City does not set a debt target for the Toronto Parking Authority.

Table 5
2015 Recommended Cash Flow & Future Year Commitments (In \$000s)

	2014 Carry Forwards	2015 Rec'd Cash Flow	Total 2015 Cash Flow (Incl 2014 C/Fwd)	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total 2015 Rec'd Cash Flow & FY Commits
Expenditures													
Previously Approved	19,797		19,797										19,797
Change in Scope													
New		27,928	27,928	14,042									41,970
New w/Future Year													
Total Expenditure	19,797	27,928	47,725	14,042									61,767
Financing													
Reserves/Reserve Funds	500		500										500
Current & Future Retained Earnings	16,797	18,928	35,725	14,042									49,767
Air Rights and Benefiting Assessments	2,500	9,000	11,500										11,500
Total Financing	19,797	27,928	47,725	14,042									61,767

Approval of the 2015 Recommended Capital Budget of \$47.725 million will result in:

- \$19.797 million in 2014 funding that will be carried forward into 2015 for completion of previously approved projects including the additional Additional 2 Levels at Carpark 1, as well as various structural maintenance and technical upgrades.
- The 2015 Capital Budget will provide funding for the completion of a number of new parking facilities including Carpark at 30 Roehampton (\$8.000 million) and Carpark at St. Clair West (\$1.000 million), as well as state of good repair projects in the amount of \$6.100 million.
- Recommended multi-year funding of \$11.542 million in 2015, which will require a future year commitment of \$14.042 million in 2016 for additional 2 levels at Carpark 1 (20 Charles Street), redevelopment of the Queen/Soho Carpark, and Pay and Display 3D Emulation Board projects. These new initiatives that will commence in 2015 are anticipated to be completed in 2016.

2015 Recommended Capital Project Highlights

Table 6
2015 Recommended Capital Project Highlights (in \$000s)

Project	Total Project Cost	2015	2016	2017	2018	2019	2015 - 2019	2015 - 2024 Total
CP 1 - Addition of 2 Levels	11,700	9,700	2,000				11,700	11,700
Forest Hill Village	964	964					964	964
30 Roehampton CP 49	8,000	8,000					8,000	8,000
Pay & Display Upgrade	436	436					436	436
Greening Projects at Various CP's	400	400					400	400
Oakwood, E.of Eglinton Expansion of CP 667	564	564					564	564
Queen/ Soho	10,800	300	10,500				10,800	10,800
Avenue, North of Lawrence	300	300					300	300
CP15 Redevelopment (JV)	1,000	1,000					1,000	1,000
Chinahouse (CP 655)	100	100					100	100
1601 St. Clair Ave. West	1,000	1,000					1,000	1,000
Pay Display Machines	340	340					340	340
Weston Cultural Hub S2	800	800					800	800
Structural Maint & Tech (2014)	919	919					919	919
Redevelopment Of CP411 (Roe Avenue) S2	2,500	2,500					2,500	2,500
Oakwood, E.of Eglinton (#2)	750	750					750	750
Painting CP 34	200	200					200	200
Painting Stage 2 CP 36	400	400					400	400
Signage Upgrade Illuminated CP 43 S2	200	200					200	200
Waterproofing/Concrete Repairs CP 52	300	300					300	300
Signage Upgrade Illuminated CP 52	50	50					50	50
CP 58 Resurfacing & New Fence	250	250					250	250
Two Pay Station Booths CP 58 S2	150	150					150	150
CP 90 Repaving & Lighting Upgrade	60	60					60	60
Signage Illuminated CP 404	100	100					100	100
Signage Illuminated Various Areas	300	300					300	300
Head Office Refurbishment	200	200					200	200
CP 1 Retail Upgrades	1,000	1,000					1,000	1,000
2204-2212 Eglinton W (CP673)	500	500					500	500
Carpark Provision 2015	5,000	5,000					5,000	5,000
Bloor & Dundas (Lithuanian House)	2,900	2,900					2,900	2,900
Upgrade to Retail & Other Components	1,000	1,000					1,000	1,000
New SOGR								
Elevator Modernization								
Elevator Modernization CP 34	250	250					250	250
Elevator Modernization CP 43 C2 East	500	500					500	500
Elevator Modernization CP 58	250	250					250	250
Elevator Modernization CP 125	250	250					250	250
Sprinkler/fire alarm replacement							-	
Sprinkler/fire alarm replacement CP 150	500	500					500	500
Sprinkler/fire alarm replacement CP 157	150	150					150	150
Stanpipe System replacement CP 43	250	250					250	250
Sub-Station Upgrades CP 52	250	250					250	250
Lighting Upgrades								
Lighting upgrade CP 96	100	100					100	100
Lighting upgrade CP 139	40	40					40	40
Lighting upgrade CP 215	250	250					250	250
Hvac Lighting Upgrade CP 404	100	100					100	100
Painting and Signage Upgrades								
Painting Upgrade CP 11	250	250					250	250
Signage Upgrade CP 11	100	100					100	100
Signage Upgrade CP 29	100	100					100	100
Painting and Signage Upgrade CP 96	45	45					45	45
Painting and Signage Upgrade CP 111	80	80					80	80
Painting and Signage Upgrade CP 96	35	35					35	35
Sign Frames Various Surface CP'S	30	30					30	30
Greening Projects at Various CPs								
Greening Plus CP 17	425	425					425	425
Greening Plus CP 179	125	125					125	125
Greening Plus CP 180	205	205					205	205
Greening Plus CP 660	105	105					105	105
Greening Plus CP 661	120	120					120	120
Greening Plus CP 706	490	490					490	490
2300 Lakshore	500	500					500	500
P&D 3G Modem & Emulation Board	3,084	1,542	1,542				3,084	3,084
Total (including carry forwards)	61,767	47,725	14,042				61,767	61,767

The 2015 Recommended Capital Budget provides funding of \$47.725 million to:

- Begin development of several carparks including Carpark 49 at Roehampton (\$8.000 million).
- Continue installation of pay-and-display units and greening of carparks with funding of \$0.436 million and \$1.470 million respectively.
- Complete structural maintenance and technical upgrades of on-street and off-street parking facilities with \$4.630 million in funding, including:
 - ✓ Sprinkler/fire alarm replacement at Carpark 150 (\$0.500 million), Carpark 157 (\$0.150 million) and Carpark 43 (\$0.250 million);
 - ✓ Lighting upgrades at various carpark locations (\$0.390 million);
 - ✓ Elevator modernization and upgrades at various carparks (\$1.250 million); and
 - ✓ Painting and signage upgrades at various locations (\$0.640 million).
- Complete the redevelopment of the Forest Hill parking facility (\$0.750 million).



Part III: Issues for Discussion

Issues for Discussion

Issues Impacting the 2015 Capital Budget

Capacity to Spend

The Toronto Parking Authority's spending capacity over the previous five years, from 2009 to 2013, averaged \$10.978 million or less than one-third for an average capital budget of \$41.717 million. The Authority's is projecting actual capital expenditures of 40.5% or \$28.789 million at 2014 year-end.

Capacity issues, both controllable and uncontrollable, that have limited the Authority's capital budget spending rate include:

- Delays resulting from unavailability of appropriate sites.
- Delays due to on-going negotiations for identified sites.
- Projects that have been cancelled because of the low probability of finding an appropriate site.
- Anticipated time lags implicit in joint venture arrangements.

In order to mitigate the impact, Toronto Parking Authority continues to review its portfolio of projects and realign its 10-year capital plans.

Issues Impacting the 10-Year Capital Plan

Bike Share Program

In November 2013, City Council authorized the transfer of the BIXI Toronto assets to the Toronto Parking Authority for the purpose of continuing the bike share program, as well as the responsibility and authority for the ownership, acquisition, management, maintenance and operation of the bike share program on behalf of the City of Toronto. (EX35.8, "Strategy for Continuing Toronto's Bike Share Program", adopted on November 13, 14, 15 and 18, 2013).

City Council also established a Bike Share Program Reserve for the purpose of providing a source of funding for the debt, transition costs, interim operating payments, capital expansion and replacement costs, and ongoing operating contributions to the Toronto Parking Authority for any system operating losses, authorising an initial amount of \$0.550 million for the TPA's transaction, and transition and start up costs.

A further \$2.6 million has been secured for capital expansion of the Toronto Bike Share program from the Pan/Parapan Am Games Host City Showcase Program (\$0.667 million), developer contributions (\$0.7 million) and Metrolinx funding (\$1.223 million). Transportation Services' 2015 Recommended Capital Budget includes \$1.949 million of those funds to expand the Bike Share System by approximately 50 stations in 2015. Toronto Parking Authority will be responsible for the program/project implementation.

As part of future capital budgets, commencing in 2015, Transportation Services will provide approximately \$70,000 per year from their Cycling Infrastructure project for replenishment of the Bike Share program capital assets (bicycles and stations), as required.

The Toronto Parkings Authority's 2015-2024 Recommended Capital Budget and Plan does not include any planned funding for further expansion of Toronto's Bike Share Program (beyond the Pan/Parapan

and Metrolinx components). Any further plans will be developed after the current Bike Share Program stabilizes, and specific projects will be identified and included in the future Toronto Parking Authority's 10-Year Capital Plan Submissions.

Issues Referred to the 2015 Capital Budget Process

Green Parking Standards

At its meeting of December 16, 17 and 18, 2013 in approving the item EX36.19 "2014 Rate Supported Budgets - Toronto Parking Authority", Council requested the President, Toronto Parking Authority to report back to the Government Management Committee prior to the 2015 Budget process with a strategy for applying the Council mandated Green Parking Lot standards to existing parking lots in order to ensure that the required funding is included in the 2015-2023 Recommended Capital Plan.

A stand-alone report addressing the Authority's multi-year plan for greening titled "Toronto Parking Authority – Multi-Year Plan for 'Greening' Surface Parking Lots" will be submitted to the Budget Committee for information during the 2015 Budget process. Toronto Parking Authority identified several points that provide opportunities for integration of greening guidelines on an on-going basis. They include:

- New development/acquisition of surface parking lots.
- Major redevelopment initiatives.
- Retrofitting in conjunction with the repaving program.

The majority of existing surface lots will require retrofitting in conjunction with the surface carpark repaving program. Toronto Parking Authority has identified approximately 130 carparks for "greening" and determined that 7 carparks can be retrofitted per year, requiring a 19-year time span to complete retrofitting.

The 2015 Recommended Capital Budget allocates a total of \$1.870 million for surface carpark rehabilitation including Carparks 17, 179, 180, 660, 661 and 706. Another \$0.800 million is allocated annually (from 2016 to 2024) is included to fund/incorporate greening guidelines in the future surface rehabilitation projects.



Appendices

Appendix 1

2014 Performance

2014 Key Accomplishments

In 2014, the Toronto Parking Authority accomplished the following:

- Completed numerous state of good repair and health & safety projects, such as:
 - Repaving of surface carparks 49, 87, 149 and 663.
 - Lighting upgrades at Carparks 34, 52, 171 and 178.
 - Fire alarm upgrade at Carpark 52.
 - Painting at Carpark 36.
 - Ramp Heating Repairs at Carpark 157.
 - Waterproofing and concrete repairs at Carparks 26 and 36.
- Addressed off-street parking shortfalls by opening three new surface carparks:
 - Carpark 267 – 70 Distillery Lane
 - Carpark 272 – 775 King St. West
 - Carpark 274 – 110 Bloor West
 - Carpark 534 – 15 Marine Parade Drive
- Continued expansion of the highly successful pay-and-display technology for on-street parking.
- Acquired 2 new parcels of land for future development and initiated a number of projects in conjunction with private developers to sell air rights and/or acquire interest in parking.

2014 Financial Performance

Table 7
2014 Budget Variance Analysis (In \$000s)

2014 Approved	As of Sep 30, 2014		Projected Actuals at Year End *		Unspent Balance	
	\$	% Spent	\$	% Spent	\$ Unspent	% Unspent
71,009	6,538	9.2%	28,789	40.5%	42,220	59.5%

*Based on the Third Quarter Operating Variance Report

2014 Experience

Capital expenditures for the 9 months ending September 30, 2014 totalled \$6.538 million or 9.2% of the 2014 Approved Capital Budget of \$71.009 million.

- The rate of spending reflects the fact that SOGR projects (approximately \$13.604 million or 19.2% of the total) tend to start later in the spring when weather conditions are more favourable. There

were also delays attributed to a need to complete studies and site assessments for some of the already identified sites, as well as delays in implementation of joint venture projects.

- It is anticipated that some of these delays will be resolved by the end of 2014, resulting in a projected spending of \$28.789 million or 40.5% of the 2014 Approved Capital Budget.
- Approximately 27 projects totalling \$40.019 million or 56.4% of the 2014 Approved Capital Budget are expected to be delayed to future years, mostly 2015 and 2016, due to the unavailability of appropriate sites for off-street parking facilities and delays in on-going negotiations with joint venture partners, most notably the:
 - Addition of 2 levels at Carpark 1 at 20 Charles Street (\$8.729 million);
 - Dundas/Dovercourt Carpark (\$2.878 million);
 - Redevelopment of Carpark 411 at Roe Avenue (\$2.5 million);
 - Weston Cultural Hub Carpark (\$3.173million); and
 - King/Spadina Re-Investment Area project (\$12.5 million).

Impact of the 2014 Capital Variance on the 2015 Recommended Budget

Funding of \$19.797 million will be carried forward into 2015 to complete various projects that are currently underway or waiting for a suitable site. Significant projects requiring 2014 carryforward funding include the following:

- Redevelopment of Carpark 411 (Roe Avenue) – \$2.5 million.
- Structural Maintenance and Technical Upgrades - \$3.029 million.
- Carpark 1 – Additional 2 Levels \$9.400 million.

Appendix 2

Table 8
2015 Rec'd Capital Budget; 2016 to 2024 Rec'd Capital Plan (\$'000s)

Project	Total Project Cost	2015	2016	2017	2018	2019	2015 - 2019	2020	2021	2022	2023	2024	2015 - 2024
Harbourfront	4,500										4,500		4,500
Expanded Facilities - Bloor St West	2,500			2,500			2,500						2,500
King/Spadina Re-investment Area	12,500											12,500	12,500
Harbord - Spadina to Major	2,000									2,000			2,000
Queen St West (Spadina to Bellwoods)	2,250											2,250	2,250
Davisville/ Yonge	3,000		3,000				3,000						3,000
Kingston Road - West of Victoria Park	2,400			2,400			2,400						2,400
Queen East - Kippendavie to Lee	3,000								3,000				3,000
Avenue Rd & Davenport	2,500							2,500					2,500
St. Clair/ Oakwood	2,000										2,000		2,000
North York Centre - South	4,000									4,000			4,000
Rosedale/Woodlawn	3,500					3,500	3,500						3,500
Bay/ Lakeshore (Downtown Fringe - South)													
Spadina/ Dundas	10,000								10,000				10,000
King/ E. of Spadina - Revitalization	6,000									6,000			6,000
St. Clair W - CP 41 (7 Norton) Corso Italia	10,900					10,900	10,900						10,900
Redevelopment of Carpark 12 - JV	9,300				9,300		9,300						9,300
Financial District East (Queen and Jarvis)	10,000										10,000		10,000
St. Lawrence Market North	14,500		14,500				14,500						14,500
Gerrard St East (Broadview/Coxwell)	2,000											2,000	2,000
CP 1 - Addition of 2 Levels	11,700	9,700	2,000				11,700						11,700
Forest Hill Village	964	964					964						964
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	8,000	8,000					8,000						8,000
Pay & Display Upgrade	5,575	436	460	485	512	539	2,432	568	597	627	659	692	5,575
Greening Projects at Various CP's	400	400					400						400
New Carpark Provisions	10,000										5,000	5,000	10,000
Oakwood, E.of Eglinton Expansion of CP 667	564	564					564						564
Queen/ Soho	10,800	300	10,500				10,800						10,800
Oakwood W. of Eglinton (CP664)	445		445				445						445
Avenue, North of Lawrence	300		300				300						300
CP15 Redevelopment (JV)	33,000	1,000			32,000		33,000						33,000
Chinahouse (CP 655)	9,900	100	9,800				9,900						9,900
Redevelopment of CP 5 (JV)	5,500					5,500	5,500						5,500
Redevelopment of CP 412 (JV)	4,000					4,000	4,000						4,000
Redevelopment of CP 224 (JV)	8,000				8,000		8,000						8,000
Little Italy	3,500					3,500	3,500						3,500
1601 St. Clair Ave. West	1,000	1,000					1,000						1,000
Dundas/Dovercourt - (1113 Dundas)	8,600		8,600				8,600						8,600
Yonge, S. of Eglinton	7,000										7,000		7,000
Pay Display Machines	340	340					340						340
Weston Cultural Hub S2	800	800					800						800
Redevelopment of CP 217 (JV)	10,600			10,600			10,600						10,600
Greektown (Danforth East)	4,000									4,000			4,000
CP 168 Expansion	2,000				2,000		2,000						2,000
Yonge/ York Mills	14,500							14,500					14,500
Structural Maint & Tech (2014)	919	919					919						919
Structural Maint & Tech (2015-2023)	49,500		5,500	5,500	5,500	5,500	22,000	5,500	5,500	5,500	5,500	5,500	49,500
Redevelopment Of CP411 (Roe Avenue) S2	2,500	2,500					2,500						2,500
242 Danforth, E. of Broadview (CP 78 Expansion)	2,800								2,800				2,800
Oakwood, E.of Eglinton (#2)	750	750					750						750
Cabbagetown (51 Aberdeen) - TPA funded	2,400								2,400				2,400
Ryerson/ Metropolitan	13,500		13,500				13,500						13,500
Nesbitt Lodge CP 17	2,100		2,100				2,100						2,100

Appendix 2- Continued

Project	Total Project Cost	2015	2016	2017	2018	2019	2015 - 2019	2020	2021	2022	2023	2024	2015 - 2024
Leslieville (Queen, E. of Carlaw/ Coxwell)	2,900									2,900			2,900
Painting CP 34	200	200					200						200
Painting Stage 2 CP 36	400	400					400						400
Signage Upgrade Illuminated CP 43 S2	200	200					200						200
Waterproofing/Concrete Repairs CP 52	300	300					300						300
Signage Upgrade Illuminated CP 52	50	50					50						50
CP 58 Resurfacing & New Fence	250	250					250						250
Two Pay Station Booths CP 58	150	150					150						150
CP 90 Repaving & Lighting Upgrade	60	60					60						60
Signage Illuminated CP 404	100	100					100						100
Signage Illuminated Various Areas	300	300					300						300
Head Office Refurbishment	200	200					200						200
CP 1 Retail Upgrades	1,000	1,000					1,000						1,000
2204-2212 Eglinton W (CP673)	500	500					500						500
Carpark Provision 2015	5,000	5,000					5,000						5,000
Bloor & Dundas (Lithuanian House)	2,900	2,900					2,900						2,900
826 ,833, 835 St.Clair West	2,900			2,900			2,900						2,900
Metropolitan	12,500			12,500			12,500						12,500
Bloor/Bathurst	10,000											10,000	10,000
Spadina/Montclair Garage	2,500		2,500				2,500						2,500
Upgrade to Retail & Other Components	1,000	1,000					1,000						1,000
Elevator Modernization													
Elevator Modernization CP 34	250	250					250						250
Elevator Modernization CP 43 C2 East	500	500					500						500
Elevator Modernization CP 58	250	250					250						250
Elevator Modernization CP 125	250	250					250						250
Sprinkler/fire alarm replacement													
Sprinkler/fire alarm replacement CP 150	500	500					500						500
Sprinkler/fire alarm replacement CP 157	150	150					150						150
Stanpipe System replacement CP 43	250	250					250						250
Sub-Station Upgrades CP 52	250	250					250						250
Lighting Upgrades													
Lighting upgrade CP 96	100	100					100						100
Lighting upgrade CP 139	40	40					40						40
Lighting upgrade CP 215	250	250					250						250
Hvac Lighting Upgrade CP 404	100	100					100						100
Painting and Signage Upgrades													
Painting Upgrade CP 11	250	250					250						250
Signage Upgrade CP 11	100	100					100						100
Signage Upgrade CP 29	100	100					100						100
Painting and Signage Upgrade CP 96	45	45					45						45
Painting and Signage Upgrade CP 111	80	80					80						80
Painting and Signage Upgrade CP 96	35	35					35						35
Sign Frames Various Surface CP'S	30	30					30						30
Greening Projects at Various CPs													
Greening Plus CP 17	425	425					425						425
Greening Plus CP 179	125	125					125						125
Greening Plus CP 180	205	205					205						205
Greening Plus CP 660	105	105					105						105
Greening Plus CP 661	120	120					120						120
Greening Plus CP 706	490	490					490						490
11 Wellesley	6,600			6,600			6,600						6,600
2300 Lakshore	500	500					500						500
P&D 3G Modem & Emulation Board	3,084	1,542	1,542				3,084						3,084
Total (including carry forwards)	409,401	47,725	74,447	43,485	57,312	33,439	256,408	23,068	24,297	31,027	34,659	39,942	409,401

Appendix 3

2015 Rec'd Capital Budget; 2016 to 2024 Rec'd Capital Plan

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2015 Recommended Capital Budget; 2016 to 2024 Recommended Capital Plan

Toronto Parking Authority

Sub- Project No. Project Name PrioritySubProj No. Sub-project Name Ward Stat. Cat.						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By												
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
<u>TPA907287 Gerrard St. East (Broadview/ Coxwell)</u>																									
3	1	Gerrard St. East (Broadview/ Coxwell)	30	S6	04	0	0	0	0	0	0	2,000	2,000	0	0	0	0	0	0	2,000	0	0	0	2,000	
Sub-total						0	0	0	0	0	0	2,000	2,000	0	0	0	0	0	0	2,000	0	0	0	2,000	
<u>TPA907469 CP 1 - Additional of 2 Levels</u>																									
2	1	CP 1 - Addition of 2 Levels 2013 cfwd	27	S2	04	671	0	0	0	0	671	0	671	0	0	0	0	0	0	671	0	0	0	671	
2	4	CP1-Additional of 2 Levels 2014 Cwfd	27	S2	04	8,729	0	0	0	0	8,729	0	8,729	0	0	0	0	0	0	8,729	0	0	0	8,729	
2	5	CP1-Additional of 2 Levels	27	S3	04	300	2,000	0	0	0	2,300	0	2,300	0	0	0	0	0	0	2,300	0	0	0	2,300	
Sub-total						9,700	2,000	0	0	0	11,700	0	11,700	0	0	0	0	0	0	11,700	0	0	0	11,700	
<u>TPA907470 Forest Hill Village</u>																									
3	2	Forest Hill Village S2	22	S2	04	214	0	0	0	0	214	0	214	0	0	0	0	0	0	214	0	0	0	214	
3	3	Forest Hill Village	22	S4	04	750	0	0	0	0	750	0	750	0	0	0	0	0	0	750	0	0	0	750	
Sub-total						964	0	0	0	0	964	0	964	0	0	0	0	0	0	964	0	0	0	964	
<u>TPA907472 Spadina/ Bloor</u>																									
3	1	Spadina/ Bloor	20	S6	04	0	0	0	0	0	0	4,000	4,000	0	0	0	0	0	0	4,000	0	0	0	4,000	
Sub-total						0	0	0	0	0	0	4,000	4,000	0	0	0	0	0	0	4,000	0	0	0	4,000	
<u>TPA907474 College/ Dovercourt</u>																									
3	1	College/ Dovercourt	18	S6	04	0	0	0	0	0	0	2,000	2,000	0	0	0	0	2,000	0	0	0	0	0	2,000	
Sub-total						0	0	0	0	0	0	2,000	2,000	0	0	0	0	2,000	0	0	0	0	0	0	2,000
<u>TPA907477 Roncesvalles</u>																									
3	1	Roncesvalle	14	S6	04	0	0	0	0	0	0	2,000	2,000	0	0	0	0	2,000	0	0	0	0	0	2,000	
Sub-total						0	0	0	0	0	0	2,000	2,000	0	0	0	0	2,000	0	0	0	0	0	0	2,000
<u>TPA907478 Roehampton</u>																									
3	1	Roehampton	22	S4	04	8,000	0	0	0	0	8,000	0	8,000	0	0	0	0	0	0	0	8,000	0	0	8,000	
Sub-total						8,000	0	0	0	0	8,000	0	8,000	0	0	0	0	0	0	0	8,000	0	0	0	8,000
<u>TPA907479 P&D On-line Credit Card Auth</u>																									
0	5	PD On-line Credit Card Auth 2015-2024	CW	S5	04	436	460	485	512	539	2,432	3,143	5,575	0	0	0	0	0	0	5,575	0	0	0	5,575	
Sub-total						436	460	485	512	539	2,432	3,143	5,575	0	0	0	0	0	0	5,575	0	0	0	5,575	

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2015 Recommended Capital Budget; 2016 to 2024 Recommended Capital Plan

Toronto Parking Authority

						Current and Future Year Cash Flow Commitments						Current and Future Year Cash Flow Commitments Financed By												
Sub-Project No.	Project Name	Ward	Stat.	Cat.		2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable	Total Financing	
<u>TPA908118 Greening Plus CP 179</u>																								
2	1	Greening Plus CP 179	30	S4	03	125	0	0	0	0	125	0	125	0	0	0	0	0	0	0	125	0	0	125
		Sub-total				125	0	0	0	0	125	0	125	0	0	0	0	0	0	0	125	0	0	125
<u>TPA908119 Greening Plus CP 180</u>																								
2	1	Greening Plus CP 180	32	S4	03	205	0	0	0	0	205	0	205	0	0	0	0	0	0	0	205	0	0	205
		Sub-total				205	0	0	0	0	205	0	205	0	0	0	0	0	0	0	205	0	0	205
<u>TPA908120 Greening Plus CP 660</u>																								
0	1	Greening Plus CP 660	15	S4	03	105	0	0	0	0	105	0	105	0	0	0	0	0	0	0	105	0	0	105
		Sub-total				105	0	0	0	0	105	0	105	0	0	0	0	0	0	0	105	0	0	105
<u>TPA908121 Greening Plus CP 661</u>																								
2	1	Greening Plus CP 661	17	S4	03	120	0	0	0	0	120	0	120	0	0	0	0	0	0	0	120	0	0	120
		Sub-total				120	0	0	0	0	120	0	120	0	0	0	0	0	0	0	120	0	0	120
<u>TPA908122 Greening Plus CP 706</u>																								
2	1	Greening Plus CP 706	42	S4	03	490	0	0	0	0	490	0	490	0	0	0	0	0	0	0	490	0	0	490
		Sub-total				490	0	0	0	0	490	0	490	0	0	0	0	0	0	0	490	0	0	490
<u>TPA908123 11 Wellesley</u>																								
3	1	11 Wellesley	27	S6	04	0	0	6,600	0	0	6,600	0	6,600	0	0	0	0	0	0	0	0	6,600	0	6,600
		Sub-total				0	0	6,600	0	0	6,600	0	6,600	0	0	0	0	0	0	0	0	6,600	0	6,600
<u>TPA908124 2300 Lakeshore CP 533</u>																								
1	1	2300 Lakeshore CP 533	06	S2	04	500	0	0	0	0	500	0	500	0	0	0	0	500	0	0	0	0	0	500
		Sub-total				500	0	0	0	0	500	0	500	0	0	0	0	500	0	0	0	0	0	500
<u>TPA908132 P&D 3D Modem and Emulation Board</u>																								
1	1	P&D 3D Modem and Emulation Board	CW	S5	04	1,542	1,542	0	0	0	3,084	0	3,084	0	0	0	0	0	0	3,084	0	0	0	3,084
		Sub-total				1,542	1,542	0	0	0	3,084	0	3,084	0	0	0	0	0	0	3,084	0	0	0	3,084
Total Program Expenditure						47,725	74,447	43,485	57,312	33,439	256,408	152,993	409,401	0	0	0	0	17,500	0	298,596	93,305	0	0	409,401

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2015 Recommended Capital Budget; 2016 to 2024 Recommended Capital Plan

Toronto Parking Authority						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.	2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
Financed By:																						
	Reserve Funds (Ind."XR" Ref.)				500	0	2,500	0	3,500	6,500	11,000	17,500	0	0	0	0	17,500	0	0	0	0	17,500
	Other1 (Internal)				35,725	64,302	32,485	8,012	16,079	156,603	141,993	298,596	0	0	0	0	0	298,596	0	0	0	298,596
	Other2 (External)				11,500	10,145	8,500	49,300	13,860	93,305	0	93,305	0	0	0	0	0	0	93,305	0	0	93,305
Total Program Financing					47,725	74,447	43,485	57,312	33,439	256,408	152,993	409,401	0	0	0	0	17,500	0	298,596	93,305	0	409,401

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

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

Appendix 4

2015 Recommended Cash Flow and Future Year Commitments

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4: 2015 Recommended Cash Flow and Future Year Commitments

Toronto Parking Authority

						Current and Future Year Cash Flow Commitments						Current and Future Year Cash Flow Commitments Financed By											
Sub-Project No.	Project Name	Ward	Stat.	Cat.	2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other 2	Debt - Recoverable	Total Financing	
TPA907469 CP 1 - Additional of 2 Levels																							
2 1	CP 1 - Addition of 2 Levels 2013 cfwd	27	S2	04	671	0	0	0	0	671	0	671	0	0	0	0	0	0	671	0	0	0	671
2 4	CP1-Additional of 2 Levels 2014 Cwfd	27	S2	04	8,729	0	0	0	0	8,729	0	8,729	0	0	0	0	0	0	8,729	0	0	0	8,729
2 5	CP1-Additional of 2 Levels	27	S3	04	300	2,000	0	0	0	2,300	0	2,300	0	0	0	0	0	0	2,300	0	0	0	2,300
	Sub-total				9,700	2,000	0	0	0	11,700	0	11,700	0	0	0	0	0	0	11,700	0	0	0	11,700
TPA907470 Forest Hill Village																							
3 2	Forest Hill Village S2	22	S2	04	214	0	0	0	0	214	0	214	0	0	0	0	0	0	214	0	0	0	214
3 3	Forest Hill Village	22	S4	04	750	0	0	0	0	750	0	750	0	0	0	0	0	0	750	0	0	0	750
	Sub-total				964	0	0	0	0	964	0	964	0	0	0	0	0	0	964	0	0	0	964
TPA907478 Roehampton																							
3 1	Roehampton	22	S4	04	8,000	0	0	0	0	8,000	0	8,000	0	0	0	0	0	0	0	8,000	0	0	8,000
	Sub-total				8,000	0	0	0	0	8,000	0	8,000	0	0	0	0	0	0	0	8,000	0	0	8,000
TPA907479 P&D On-line Credit Card Auth																							
0 5	PD On-line Credit Card Auth 2015-2024	CW	S5	04	436	0	0	0	0	436	0	436	0	0	0	0	0	0	436	0	0	0	436
	Sub-total				436	0	0	0	0	436	0	436	0	0	0	0	0	0	436	0	0	0	436
TPA907480 Greening Projects at Various CP's																							
0 3	Greening Projects at Various CP's S2	CW	S2	04	400	0	0	0	0	400	0	400	0	0	0	0	0	0	400	0	0	0	400
	Sub-total				400	0	0	0	0	400	0	400	0	0	0	0	0	0	400	0	0	0	400
TPA907606 Oakwood, E. of Eglinton (Cliveden)																							
3 2	Oakwood, E. of Eglinton (Redev't of CP 667) S2	15	S2	04	564	0	0	0	0	564	0	564	0	0	0	0	0	0	564	0	0	0	564
	Sub-total				564	0	0	0	0	564	0	564	0	0	0	0	0	0	564	0	0	0	564
TPA907607 Queen/ Soho																							
0 5	Queen/Soho	27	S5	04	300	10,500	0	0	0	10,800	0	10,800	0	0	0	0	0	0	10,800	0	0	0	10,800
	Sub-total				300	10,500	0	0	0	10,800	0	10,800	0	0	0	0	0	0	10,800	0	0	0	10,800
TPA907609 Oakwood, W. of Eglinton (CP 664)																							
3 2	Oakwood, W. of Eglinton (CP 664)	15	S5	04	635	0	0	0	0	635	0	635	0	0	0	0	0	0	0	635	0	0	635

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4: 2015 Recommended Cash Flow and Future Year Commitments

Toronto Parking Authority

						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By											
Sub-Project No.	Project Name	Ward	Stat.	Cat.	2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
<u>TPA908098 Elevator Modernization CP 34</u>																								
3	1	Elevator Modernization CP 34	27	S4	03	250	0	0	0	0	250	0	250	0	0	0	0	0	0	250	0	0	0	250
Sub-total						250	0	0	0	0	250	0	250	0	0	0	0	0	0	250	0	0	0	250
<u>TPA908099 Elevator Modernization CP 43</u>																								
2	1	Elevator Modernization CP 43	17	S4	03	500	0	0	0	0	500	0	500	0	0	0	0	0	0	500	0	0	0	500
Sub-total						500	0	0	0	0	500	0	500	0	0	0	0	0	0	500	0	0	0	500
<u>TPA908100 Elevator Modernization CP 58</u>																								
2	1	Elevator Modernization CP 58	28	S4	03	250	0	0	0	0	250	0	250	0	0	0	0	0	0	250	0	0	0	250
Sub-total						250	0	0	0	0	250	0	250	0	0	0	0	0	0	250	0	0	0	250
<u>TPA908101 Elevator Modernization CP 125</u>																								
2	1	Elevator Modernization CP 125	28	S4	03	250	0	0	0	0	250	0	250	0	0	0	0	0	0	250	0	0	0	250
Sub-total						250	0	0	0	0	250	0	250	0	0	0	0	0	0	250	0	0	0	250
<u>TPA908102 Sprinkler/fire Alarm Replacement CP 150</u>																								
2	1	Sprinkler/fire Alarm Replacement CP 150	20	S4	03	500	0	0	0	0	500	0	500	0	0	0	0	0	0	500	0	0	0	500
Sub-total						500	0	0	0	0	500	0	500	0	0	0	0	0	0	500	0	0	0	500
<u>TPA908103 Sprinkler/fire Alarm Replacement CP 157</u>																								
2	1	Sprinkler/fire Alarm Replacement CP 157	26	S4	03	150	0	0	0	0	150	0	150	0	0	0	0	0	0	150	0	0	0	150
Sub-total						150	0	0	0	0	150	0	150	0	0	0	0	0	0	150	0	0	0	150
<u>TPA908104 Stanpipe System Replacement CP 43</u>																								
2	1	Stanpipe System Replacement CP 43	28	S4	03	250	0	0	0	0	250	0	250	0	0	0	0	0	0	250	0	0	0	250
Sub-total						250	0	0	0	0	250	0	250	0	0	0	0	0	0	250	0	0	0	250
<u>TPA908105 Sug-Station Upgrades CP 52</u>																								
2	1	Sub-Station Upgrades CP 52	28	S4	03	250	0	0	0	0	250	0	250	0	0	0	0	0	0	250	0	0	0	250
Sub-total						250	0	0	0	0	250	0	250	0	0	0	0	0	0	250	0	0	0	250
<u>TPA908106 Lighting Upgrade CP 96</u>																								
2	1	Lighting Upgrade CP 96	20	S4	03	100	0	0	0	0	100	0	100	0	0	0	0	0	0	100	0	0	0	100
Sub-total						100	0	0	0	0	100	0	100	0	0	0	0	0	0	100	0	0	0	100
<u>TPA908107 Lighting Upgrade CP 139</u>																								

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4: 2015 Recommended Cash Flow and Future Year Commitments

Toronto Parking Authority						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.	2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
<u>TPA908132 P&D 3D Modern adn Emulation Board</u>																								
1	1	P&D 3D Modern and Emulation Board	CW	S5	04	1,542	1,542	0	0	0	3,084	0	3,084	0	0	0	0	0	0	3,084	0	0	0	3,084
Sub-total						1,542	1,542	0	0	0	3,084	0	3,084	0	0	0	0	0	0	3,084	0	0	0	3,084
Total Program Expenditure						47,725	14,042	0	0	0	61,767	0	61,767	0	0	0	0	500	0	49,767	11,500	0	0	61,767

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4: 2015 Recommended Cash Flow and Future Year Commitments

Toronto Parking Authority

Sub- Project No. Project Name Priority SubProj No. Sub-project Name Ward Stat. Cat.						Current and Future Year Cash Flow Commitments and Estimates						Current and Future Year Cash Flow Commitments and Estimates Financed By									
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2
Financed By:																					
Reserve Funds (Ind."XR" Ref.)						500	0	0	0	0	500	0	500	0	0	0	0	0	0	500	
Other1 (Internal)						35,725	14,042	0	0	0	49,767	0	49,767	0	0	0	49,767	0	0	49,767	
Other2 (External)						11,500	0	0	0	0	11,500	0	11,500	0	0	0	11,500	0	0	11,500	
Total Program Financing						47,725	14,042	0	0	0	61,767	0	61,767	0	0	500	0	49,767	11,500	0	61,767

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

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

2015 Recommended Capital Budget with Financing Detail

(Phase 2) 09-Toronto Parking Authority

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: 2015 Recommended Capital Budget with Financing Detail

Toronto Parking Authority
Sub-Project Summary

Project/Financing Priority Project	Project Name	Start Date	Completion Date	2015	Financing										
				Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable	
0	<u>TPA908098 Elevator Modernization CP 34</u>														
3	1 Elevator Modernization CP 34	01/01/2015	12/31/2015	250	0	0	0	0	0	0	250	0	0	0	0
	Project Sub-total:			250	0	0	0	0	0	0	250	0	0	0	0
0	<u>TPA908100 Elevator Modernization CP 58</u>														
2	1 Elevator Modernization CP 58	01/01/2015	12/31/2015	250	0	0	0	0	0	0	250	0	0	0	0
	Project Sub-total:			250	0	0	0	0	0	0	250	0	0	0	0
0	<u>TPA908104 Stanpipe System Replacement CP 43</u>														
2	1 Stanpipe System Replacement CP 43	01/01/2015	12/31/2015	250	0	0	0	0	0	0	250	0	0	0	0
	Project Sub-total:			250	0	0	0	0	0	0	250	0	0	0	0
0	<u>TPA908106 Lighting Upgrade CP 96</u>														
2	1 Lighting Upgrade CP 96	01/01/2015	12/31/2015	100	0	0	0	0	0	0	100	0	0	0	0
	Project Sub-total:			100	0	0	0	0	0	0	100	0	0	0	0
0	<u>TPA908108 Lighting Upgrade CP 215</u>														
2	1 Lighting Upgrade CP 215	01/01/2015	12/31/2015	250	0	0	0	0	0	0	250	0	0	0	0
	Project Sub-total:			250	0	0	0	0	0	0	250	0	0	0	0
0	<u>TPA908116 Sign Frames at Various CP's</u>														
2	1 Sign Frames at Various CP's	01/01/2015	12/31/2015	30	0	0	0	0	0	0	30	0	0	0	0
	Project Sub-total:			30	0	0	0	0	0	0	30	0	0	0	0
1	<u>TPA907479 P&D On-line Credit Card Auth</u>														
0	5 PD On-line Credit Card Auth 2015-2024	01/01/2014	12/31/2024	436	0	0	0	0	0	0	436	0	0	0	0
	Project Sub-total:			436	0	0	0	0	0	0	436	0	0	0	0
1	<u>TPA907793 Weston Cultural Hub S2</u>														
1	1 Weston Cultural Hub S2 cfwd	01/01/2012	12/31/2015	800	0	0	0	0	0	0	800	0	0	0	0
	Project Sub-total:			800	0	0	0	0	0	0	800	0	0	0	0
1	<u>TPA907970 Painting CP 34 S2</u>														
1	1 Painting CP 34 S2	01/01/2014	12/31/2015	200	0	0	0	0	0	0	200	0	0	0	0
	Project Sub-total:			200	0	0	0	0	0	0	200	0	0	0	0
1	<u>TPA907973 Painting Stage 2 CP 36 S2</u>														
1	1 Painting Stage 2 CP 36	01/01/2014	12/31/2015	400	0	0	0	0	0	0	400	0	0	0	0
	Project Sub-total:			400	0	0	0	0	0	0	400	0	0	0	0



CITY OF TORONTO

Appendix 5: 2015 Recommended Capital Budget with Financing Detail

Toronto Parking Authority
Sub-Project Summary

Project/Financing		Start Date	Completion Date	2015 Cash Flow	Financing											
Priority	Project				Project Name	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable	
1	<u>TPA907974</u>	<u>Signage Upgrade Illuminated CP 43 S2</u>														
1	1	1	Signage Upgrade Illuminated CP 43	01/01/2014	12/31/2015	200	0	0	0	0	0	0	200	0	0	0
			Project Sub-total:			200	0	0	0	0	0	0	200	0	0	0
1	<u>TPA907976</u>	<u>Waterproofing/ concrete Repairs CP 52 S2</u>														
1	1	1	Waterproofing/ concrete Repairs CP 52	01/01/2014	12/31/2015	300	0	0	0	0	0	0	300	0	0	0
			Project Sub-total:			300	0	0	0	0	0	0	300	0	0	0
1	<u>TPA907977</u>	<u>Signage upgrade Illuminated CP 52 S2</u>														
1	1	1	Signage Upgrade Illuminated CP 52	01/01/2014	12/31/2015	50	0	0	0	0	0	0	50	0	0	0
			Project Sub-total:			50	0	0	0	0	0	0	50	0	0	0
1	<u>TPA907978</u>	<u>2</u>														
1	1	1	CP 58 Resurfacing and New Fence	01/01/2014	12/31/2015	250	0	0	0	0	0	0	250	0	0	0
			Project Sub-total:			250	0	0	0	0	0	0	250	0	0	0
1	<u>TPA907979</u>	<u>Two Pay Station Booths CP 58 S2</u>														
1	1	1	Two Pay Station Booths CP 58	01/01/2014	12/31/2015	150	0	0	0	0	0	0	150	0	0	0
			Project Sub-total:			150	0	0	0	0	0	0	150	0	0	0
1	<u>TPA907983</u>	<u>CP 90 Repaving and Lighting Upgrade S2</u>														
1	1	1	CP 90 Repaving and Lighting Upgrade	01/01/2014	12/31/2015	60	0	0	0	0	0	0	60	0	0	0
			Project Sub-total:			60	0	0	0	0	0	0	60	0	0	0
1	<u>TPA907990</u>	<u>Signage Illuminated CP 404 S2</u>														
1	1	1	Signage Illuminated CP 404	01/01/2014	12/31/2015	100	0	0	0	0	0	0	100	0	0	0
			Project Sub-total:			100	0	0	0	0	0	0	100	0	0	0
1	<u>TPA907991</u>	<u>Signage Illuminated Various areas S2</u>														
1	1	1	Signage Illuminated Various areas	01/01/2014	12/31/2015	300	0	0	0	0	0	0	300	0	0	0
			Project Sub-total:			300	0	0	0	0	0	0	300	0	0	0
1	<u>TPA907992</u>	<u>Head Office refurbishment</u>														
0	2			01/01/2015	12/31/2015	100	0	0	0	0	0	0	100	0	0	0
1	1	1	head Office refurbishment	01/01/2014	12/31/2015	100	0	0	0	0	0	0	100	0	0	0
			Project Sub-total:			200	0	0	0	0	0	0	200	0	0	0
1	<u>TPA908027</u>	<u>CP 1 Retail upgrades</u>														
1	1	1	CP 1 Retail Upgrades	01/01/2014	12/31/2015	1,000	0	0	0	0	0	0	1,000	0	0	0
			Project Sub-total:			1,000	0	0	0	0	0	0	1,000	0	0	0



CITY OF TORONTO

Appendix 5: 2015 Recommended Capital Budget with Financing Detail

Toronto Parking Authority
Sub-Project Summary

Project/Financing		Start Date	Completion Date	2015 Cash Flow	Financing									
Priority	Project				Project Name	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt
<u>1</u>	<u>TPA908124</u>	<u>2300 Lakeshore CP 533</u>												
1	1	2300 Lakeshore CP 533	01/01/2013	12/31/2015	500	0	0	0	0	500	0	0	0	0
		Project Sub-total:			500	0	0	0	0	500	0	0	0	0
<u>1</u>	<u>TPA908132</u>	<u>P&D 3D Modem adn Emulation Board</u>												
1	1	P&D 3D Modem and Emulation Board	01/01/2015	12/31/2016	1,542	0	0	0	0	0	1,542	0	0	0
		Project Sub-total:			1,542	0	0	0	0	0	1,542	0	0	0
<u>2</u>	<u>TPA907480</u>	<u>Greening Projects at Various CP's</u>												
0	3	Greening Projects at Various CP's S2	01/01/2011	12/31/2015	400	0	0	0	0	0	400	0	0	0
		Project Sub-total:			400	0	0	0	0	0	400	0	0	0
<u>2</u>	<u>TPA907958</u>	<u>Structural Maitenance and Technology 2014</u>												
2	1	Structural Maintenance 2014	06/17/2013	12/31/2015	919	0	0	0	0	0	919	0	0	0
		Project Sub-total:			919	0	0	0	0	0	919	0	0	0
<u>2</u>	<u>TPA907959</u>	<u>Redevelopment of CP 411 (Roe Avenue) S2</u>												
2	1	Redevelopment of CP 411 (Roe Avenue) S2	01/01/2014	12/31/2015	2,500	0	0	0	0	0	0	2,500	0	0
		Project Sub-total:			2,500	0	0	0	0	0	0	2,500	0	0
<u>2</u>	<u>TPA908099</u>	<u>Elevator Modernization CP 43</u>												
2	1	Elevator Modernization CP 43	01/01/2015	12/31/2015	500	0	0	0	0	0	500	0	0	0
		Project Sub-total:			500	0	0	0	0	0	500	0	0	0
<u>2</u>	<u>TPA908101</u>	<u>Elevator Modernization CP 125</u>												
2	1	Elevator Modernization CP 125	01/01/2015	12/31/2015	250	0	0	0	0	0	250	0	0	0
		Project Sub-total:			250	0	0	0	0	0	250	0	0	0
<u>2</u>	<u>TPA908102</u>	<u>Sprinkler/fire Alarm Replacement CP 150</u>												
2	1	Sprinkler/fire Alarm Replacement CP 150	01/01/2015	12/31/2015	500	0	0	0	0	0	500	0	0	0
		Project Sub-total:			500	0	0	0	0	0	500	0	0	0
<u>2</u>	<u>TPA908103</u>	<u>Sprinkler/fire Alarm Replacement CP 157</u>												
2	1	Sprinkler/fire Alarm Replacement CP 157	01/01/2015	12/31/2015	150	0	0	0	0	0	150	0	0	0
		Project Sub-total:			150	0	0	0	0	0	150	0	0	0
<u>2</u>	<u>TPA908105</u>	<u>Sug-Station Upgrades CP 52</u>												
2	1	Sub-Station Upgrades CP 52	01/01/2015	12/31/2015	250	0	0	0	0	0	250	0	0	0
		Project Sub-total:			250	0	0	0	0	0	250	0	0	0



CITY OF TORONTO

Appendix 5: 2015 Recommended Capital Budget with Financing Detail

Toronto Parking Authority
Sub-Project Summary

Project/Financing		Start Date	Completion Date	2015 Cash Flow	Financing									
Priority	Project				Project Name	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt
3	<u>TPA907610</u>	<u>Avenue, N. of Lawrence (Caribou)</u>												
0	1	Avenue, N. of Lawrence (Caribou)	01/01/2021	12/31/2015	300	0	0	0	0	0	0	300	0	0
		Project Sub-total:			300	0	0	0	0	0	0	300	0	0
3	<u>TPA907611</u>	<u>CP 15 Redevelopment (JV)</u>												
3	1	CP 15 Redevelopment (JV)	01/01/2015	12/31/2018	1,000	0	0	0	0	0	0	0	1,000	0
		Project Sub-total:			1,000	0	0	0	0	0	0	0	1,000	0
3	<u>TPA907702</u>	<u>Chinahouse (CP 655)</u>												
3	1	Chinahouse (CP 655)	01/01/2014	12/31/2016	100	0	0	0	0	0	0	100	0	0
		Project Sub-total:			100	0	0	0	0	0	0	100	0	0
3	<u>TPA907711</u>	<u>St. Clair Ave. West</u>												
3	1	St. Clair Ave, West	01/01/2015	12/31/2015	1,000	0	0	0	0	0	0	1,000	0	0
		Project Sub-total:			1,000	0	0	0	0	0	0	1,000	0	0
3	<u>TPA907736</u>	<u>Pay & Display Equip 2013-2014 S2</u>												
3	2	Pay & Display Equip 2013-2014 S2	01/01/2011	12/31/2015	340	0	0	0	0	0	0	340	0	0
		Project Sub-total:			340	0	0	0	0	0	0	340	0	0
3	<u>TPA907961</u>	<u>Oakwood, E. of Eglinton (#2)</u>												
3	1	Oakwood, E. of Eglinton (#2)	01/01/2014	12/31/2015	750	0	0	0	0	0	0	750	0	0
		Project Sub-total:			750	0	0	0	0	0	0	750	0	0
3	<u>TPA908089</u>	<u>2204, 2212 Eglinton W. (CP 673)</u>												
3	1	204, 2212 Eglinton W. (CP 673)	01/01/2015	12/31/2015	500	0	0	0	0	0	0	500	0	0
		Project Sub-total:			500	0	0	0	0	0	0	500	0	0
3	<u>TPA908090</u>	<u>Carpark Provision 2015</u>												
3	1	Carpark provision 2015	01/01/2015	12/31/2015	5,000	0	0	0	0	0	0	5,000	0	0
		Project Sub-total:			5,000	0	0	0	0	0	0	5,000	0	0
3	<u>TPA908091</u>	<u>Bloor/ Dundas (Lithuanian House)</u>												
3	1	Bloor/ Dundas (Lithuanian House)	01/01/2015	12/31/2015	2,900	0	0	0	0	0	0	2,900	0	0
		Project Sub-total:			2,900	0	0	0	0	0	0	2,900	0	0
3	<u>TPA908097</u>	<u>Upgrade to Retail and other components</u>												
3	1	Upgrade to Retail and other components	01/01/2015	12/31/2015	1,000	0	0	0	0	0	0	1,000	0	0
		Project Sub-total:			1,000	0	0	0	0	0	0	1,000	0	0

(Phase 2) 09-Toronto Parking Authority

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: 2015 Recommended Capital Budget with Financing Detail

Toronto Parking Authority

Sub-Project Summary

Project/Financing		Start Date	Completion Date	2015 Cash Flow	Financing								
Priority	Project				Project Name	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2
3	TPA908117	Greening Plus CP 17											
2	1	01/01/2015	12/31/2005	425	0	0	0	0	0	0	425	0	0
		Project Sub-total:		425	0	0	0	0	0	0	425	0	0
Program Total:				47,725	0	0	0	0	500	0	35,725	11,500	0

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

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 9: Reserve / Reserve Fund – Program Specific (\$000s)

Table 12 a		Projected Balance as at Dec 31, 2014 *	Contributions / (Withdrawals)										2015 - 2024 Total Contributions / (Withdrawals)
Reserve / Reserve Fund Name	Project / SubProject Name and Number		2015 Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	
Parking Payment in Lieu Reserve (XR1016)	Beginning Balance as of Jan. 1, 2013	1,570	1,570	1,100	1,130	1,160	1,190	1,220	1,250	1,280	1,310	1,340	
	Contributions / (Withdrawals)												
	Projected Investment Income		30	30	30	30	30	30	30	30	30	30	300
	Cabagetown (2300 Lakeshore)		(500)										(500)
	Total Withdrawals		(500)										(200)
	Contributions / Interest		30	30	30	30	30	30	30	30	30	30	
Total Reserve Fund Balance at Year-End		1,570	1,100	1,130	1,160	1,190	1,220	1,250	1,280	1,310	1,340	1,370	

* Based on the 9 Month Variance Report

Table 12 b		Projected Balance as at Dec 31, 2014 *	Contributions / (Withdrawals)										2015 - 2024 Total Contributions / (Withdrawals)
Reserve / Reserve Fund Name	Project / SubProject Name and Number		2015 Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	
Toronto Parking Authority Capital Expenditure Reserve Fund (XR6002)	Beginning Balance as of Jan. 1, 2013	3,298	3,803	4,126	4,428	2,980	4,693	2,916	5,041	4,155	262	2,364	
	Contributions / (Withdrawals)												
	Projected Mail Profits and Interest Income	505	323	302	1,053	1,713	1,723	2,125	2,114	2,107	2,102	2,102	16,169
	Expanded Facilities - Bloor Street West				(2,500)								(2,500)
	Queen East - Kippendavie to Lee								(3,000)				(3,000)
	North York Centre - Sout (Sheppard to Finch)									(4,000)			(4,000)
	Little Italy						(3,500)						(3,500)
	College/Dovercourt									(2,000)			(2,000)
	Roncensvalles											(2,000)	(2,000)
		Total Withdrawals				(2,500)		(3,500)		(3,000)	(6,000)		(2,000)
	Contributions / Interest	505	323	302	1,053	1,713	1,723	2,125	2,114	2,107	2,102	2,102	15,664
Total Reserve Fund Balance at Year-End		3,803	4,126	4,428	2,980	4,693	2,916	5,041	4,155	262	2,364	2,466	

* Based on the 9 Month Variance Report