



City Budget
2013

Sony Centre for the Performing Arts 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 29, 2012

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PART I: RECOMMENDATIONS

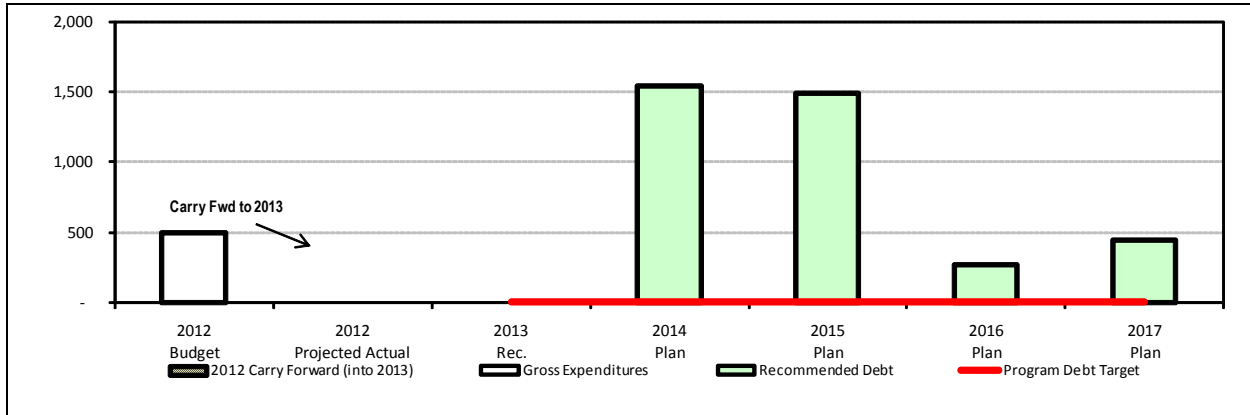
The City Manager and Acting Chief Financial Officer recommend that:

1. City Council approve the 2014-2022 Recommended Capital Plan for Sony Centre for the Performing Arts totaling \$7.343 million in project estimates, comprised of \$1.554 million in 2014; \$1.498 million in 2015; \$0.271 million in 2016; \$0.448 million in 2017; \$0.477 million in 2018; \$0.448 million in 2019; \$0.756 million in 2020; \$0.764 million in 2021; and \$1.127 million in 2022.

PART II: 2013 – 2022 CAPITAL PROGRAM

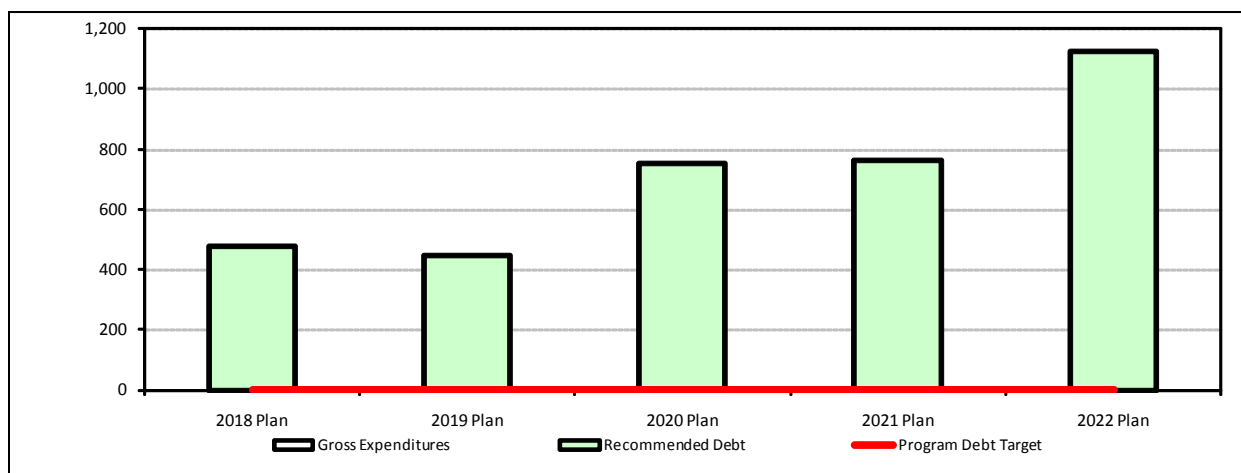
10-Year Capital Plan

**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	500							0.0%		
Recommended Changes to Approved FY Commitments								0.0%		
2013 New/Change in Scope and Future Year Commitments								0.0%		
2014- 2017 Capital Plan Estimates				1,554	1,498	271	448	3,771	100.0%	
2-Year Carry Forward for Reapproval									0.0%	
1-Year Carry Forward to 2013										
Total Gross Annual Expenditures & Plan	500			1,554	1,498	271	448	3,771	100.0%	
Program Debt Target				-	-	-	-	-		
Financing:										
Recommended Debt				1,554	1,498	271	448	3,771	100.0%	
Reserves/Reserve Funds									0.0%	
Development Charges									0.0%	
Provincial/Federal									0.0%	
Debt Recoverable									0.0%	
Other Revenue	500								0.0%	
Total Financing	500			1,554	1,498	271	448	3,771	100.0%	
By Project Category:										
Health & Safety							77	77	2.0%	
Legislated									0.0%	
SOGR				1,554	1,498	271	371	3,694	98.0%	
Service Improvement	500								0.0%	
Growth Related									0.0%	
Total by Project Category	500			-	1,554	1,498	271	448	3,771	100.0%
Asset Value (\$) at year-end	150,000			150,000	150,000	150,000	150,000	150,000		
Yearly SOGR Backlog Estimate (not addressed by current plan)	2,390			2,390	(1,554)	(836)				
Accumulated Backlog Estimate (end of year)				2,390	836	-	-	-		
Backlog: Percentage of Asset Value (%)	0.0%			1.6%	0.6%	0.0%	0.0%	0.0%		
Debt Service Costs					27	373	152	(112)	440	
Operating Impact on Program Costs				n/a	n/a	n/a	n/a	n/a	-	
New Positions				n/a	n/a	n/a	n/a	n/a	-	

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



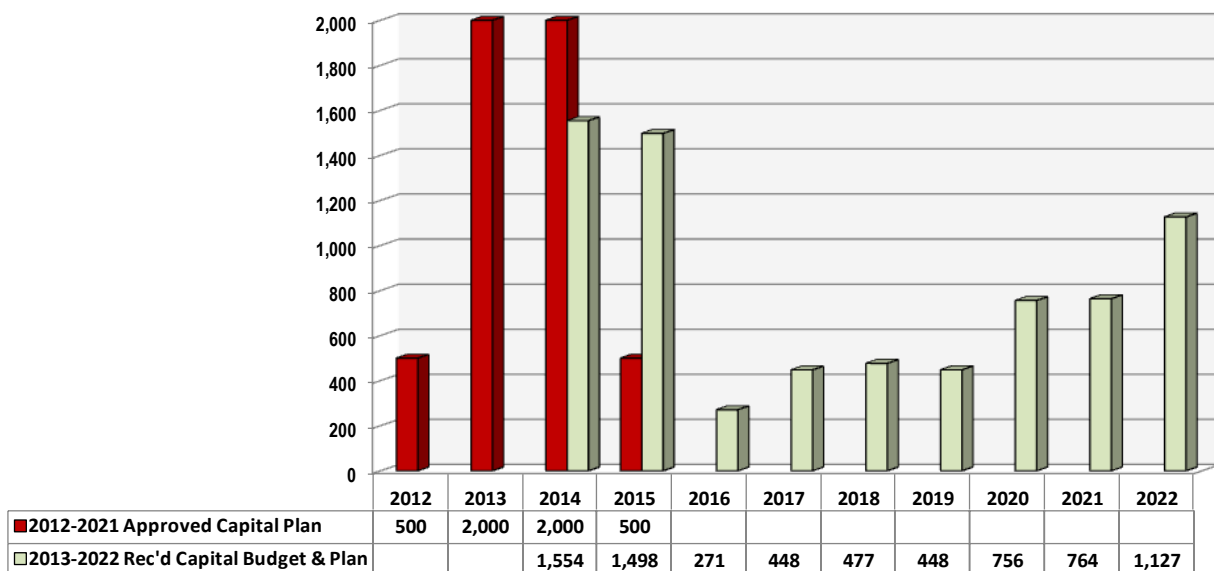
	2018-2022 Capital Plan						10-Year Total Percent
	2018	2019	2020	2021	2022	2013-2022	
Gross Expenditures:							
2012 Capital Budget & Approved FY Commitments						-	0.0%
Recommended Changes to Approved FY Commitments						-	0.0%
2013 New/Change in Scope and Future Year Commitments						-	0.0%
2018 - 2022 Capital Plan Estimates	477	448	756	764	1,127	7,343	100.0%
Total Gross Annual Expenditures & Plan	477	448	756	764	1,127	7,343	100.0%
Program Debt Target	-	-	-	-	-	-	-
Financing:							
Recommended Debt	477	448	756	764	1,127	7,343	100.0%
Reserves/Reserve Funds						-	0.0%
Development Charges						-	0.0%
Provincial/Federal						-	0.0%
Debt Recoverable						-	0.0%
Other Revenue						-	0.0%
Total Financing	477	448	756	764	1,127	7,343	100.0%
By Project Category:							
Health & Safety				77		154	2.1%
Legislated						-	0.0%
SOGR	477	448	756	687	1,127	7,189	97.9%
Service Improvement						-	0.0%
Growth Related						-	0.0%
Total by Project Category	477	448	756	764	1,127	7,343	100.0%
Asset Value(\$) at year-end	150,000	150,000	150,000	150,000	150,000	150,000	
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%	0.0%	
Debt Service Costs	76	60	56	128	99	859	
Operating Impact on Program Costs	n/a	n/a	n/a	n/a	n/a	-	
New Positions	n/a	n/a	n/a	n/a	n/a	-	

10-Year Capital Plan Overview

- The 10-Year Recommended Capital Plan for the Sony Centre is focused on completing upgrades to Heritage Easement projects and maintaining the Centre's building and plant equipment in a state-of-good-repair.
- In July 2008, the City and the Board of Directors of the Sony Centre entered into an agreement that required the exterior of the Theatre to be refurbished. These projects include repairs to the exterior limestone and granite cladding, as well as upgrades to the sidewalk pavers at the north and east side of the building and are to be phased over 2014 and 2015.
- The state-of-good-repair upgrades to the permanent capital assets consist of various sub-projects for both the interior and exterior of the Centre including mechanical upgrades to HVAC, electrical improvements, canopy and stage tower roof repairs, auditorium and lobby finishes, which were not a part of the major renovation completed in 2010.
- The 2013-2022 Recommended Capital Plan totals \$7.343 million, of which \$3.771 million or 51.3% is projected for the first 5 years beginning in 2014, with the final 5 years requiring funding of \$3.572 million or 48.7%.
- The 10-Year Recommended Capital Plan requires new debt funding of \$7.343 million and exceeds the debt affordability target of \$0 in each year.
- Funding of \$7.189 million to finance state-of-good-repair capital projects between 2014 and 2022 will prevent Sony Centre from accumulating an SOGR backlog.
- Operating impacts arising from the 10-Year Recommended Capital Plan will be absorbed within Sony Centre's Operating Budget. There will be no disruption to ongoing Theatre activity arising from these projects.

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 overall increase of \$2.343 million from the 2012 to 2021 Approved Capital Plan.

- The 2012-2021 Approved Capital Plan consisted of one "Sony Centre Exterior Plaza" project with a total project cost of \$5 million that was to be phased over four years from 2012 to 2015 funded by a third party.
- The "Sony Centre Exterior Plaza" project included design and construction of an out-door public space on the west side (Bay Street) of the Centre and Heritage Easement Agreement upgrades that included repairs to the exterior limestone and granite cladding, and repairs to the pavers on the north (Front Street) and east side (Scott Street) of the building.
- The Exterior Public Plaza project was originally scheduled to commence design work in 2012 but was delayed as work could not begin until construction of the condominium tower was complete. As the design, construction and funding of the Public Plaza will now be delivered by the developer commencing in 2013, the 2013 Recommended Capital Budget and 2014-2022 Capital Plan is reduced by \$2.61 million to reflect the exclusion of the Public Plaza project.
- The 2013 Recommended Capital Budget and 2014-2022 Capital Plan incorporates cash flow reductions of \$2 million in 2013 and \$0.446 million in 2014, as well as an increase of \$0.998 million in 2015 to reflect a revised timeline for the completion of the Heritage Easement Agreement upgrades.
- The 10-Year Recommended Capital Plan also includes various newly identified state-of-good-repair upgrades to permanent capital assets and health and safety projects totalling

\$4.953 million that were not a part of the major interior renovation of the Centre in 2009 or in the 2012-2021 Approved Capital Plan.

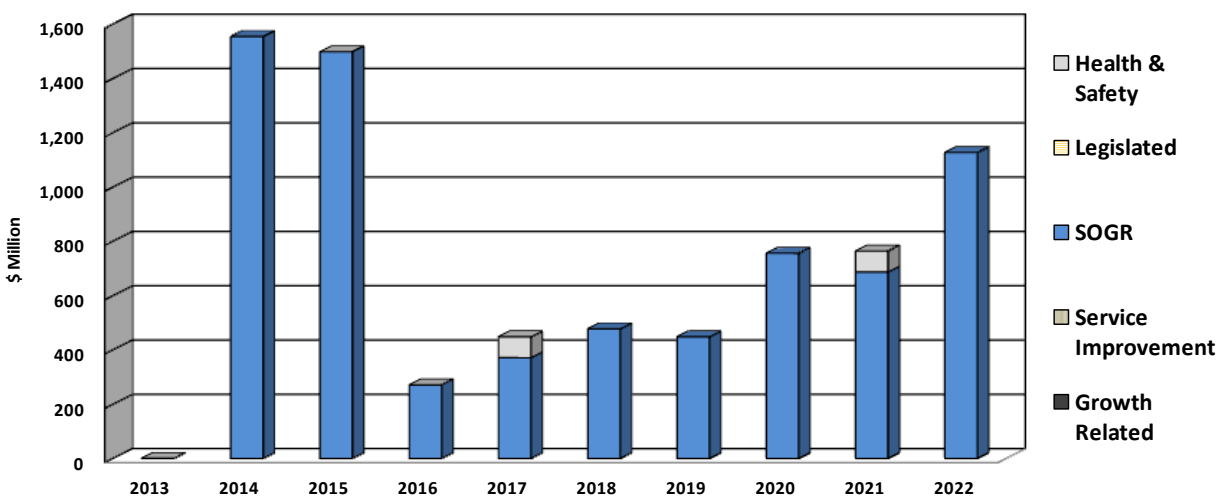
- In the past, Sony Centre has been responsible for its own state-of-good-repair capital projects and purchase of chattel asset upgrades which are funded by ticket surcharge revenues and naming right fees collected and retained in the Facility Fee Reserve Fund. Due to economic circumstances, surcharge revenues are insufficient to fund future year state-of-good-repair capital projects of \$7.189 million.
- The \$7.189 million of State-of-Good-Repair capital projects are included in the 2014-2022 Recommended Capital Plan as place holders to highlight future year pressures with no future year cash flow commitments. Sony Centre will submit these projects in the 2014 Capital Budget process for consideration.
- 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												
Plaza Construction	(5,000)	(2,000)	(2,000)	(500)							(4,500)	-
											-	
Total Previously Approved	(5,000)	(2,000)	(2,000)	(500)	-	-	-	-	-	-	(4,500)	-
New												
Heritage Easement Agreement Upgrades	2,390		1,205	1,185							2,390	
Upgrades to Permanent Capital Assets	4,953		349	313	271	448	477	448	756	764	4,953	
Total New	7,343	-	1,554	1,498	271	448	477	448	756	764	7,343	-
Total Changes	2,343	(2,000)	(446)	998	271	448	477	448	756	764	2,843	-

2013 – 2022 Recommended Capital Plan

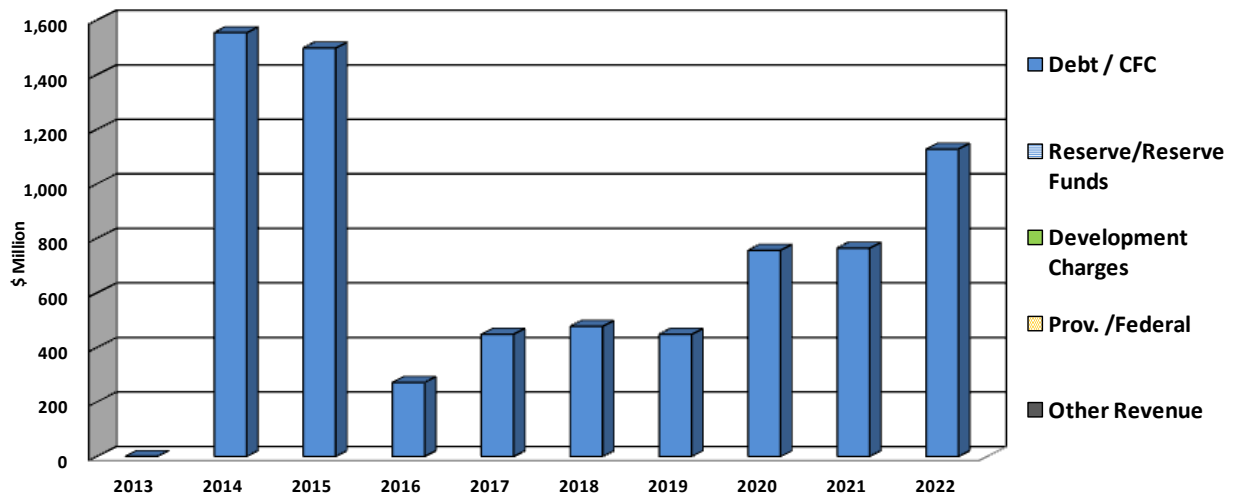
2013–2022 Capital Plan by Project Category
(In \$000s)



The 10-Year Recommended Capital Plan of \$7.343 million provides funding for Health and Safety projects of \$0.154 million and State of Good Repair (SOGR) projects of \$7.189 million.

- Health and Safety projects account for \$0.154 million or 2% of project expenditures included in the 10-Year Recommended Capital Plan. It includes one sub-project for life safety systems that requires cash flow funding of \$0.077 million in 2017 and \$0.077 million in 2021.
- State of Good Repair projects account for \$7.189 million or 98% of expenditures in the 10-Year Recommended Capital Plan and include Heritage Easement upgrades (\$2.390 million) and various upgrades to the interior and exterior of the Centre (\$4.799 million).
 - The Heritage Easement Agreement upgrades include exterior limestone and granite cladding upgrades of \$1.65 million and repairs to the pavers on the north and east side of the Centre in the amount of \$0.740 million. These projects are mandatory and must be completed before the end of 2015 as per the Heritage Easement Agreement entered into by the City and Board of Directors of the Sony Centre in July 2008.
 - Upgrades to the interior and exterior of the Centre's building include various sub-projects like Mechanical (HVAC) upgrades (\$1.930 million), Electrical upgrades (\$0.849 million), Canopy and Stage Tower Roof Repairs (\$0.682 million), and Auditorium/Lobby Finishes (\$0.482 million). None of which were a part of the major interior renovation project in 2009.
- The first 5 years of the Capital Plan has total spending of \$3.771 million, with the highest spending in 2014 (\$1.554 million) and 2015 (\$1.498 million) due to the Heritage Easement Agreement capital projects.
- In the second half of the 10-Year Capital Plan period, spending ramps up between 2020 and 2022 to address mechanical, electrical, and auditorium & lobby upgrades.

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



The 10-Year Recommended Capital Plan of \$7.343 million, fully financed by debt, consists of future year estimates with no cash flow commitments in 2013.

- The Sony Centre's Capital Plan is \$7.343 million over its debt target of \$0, as the Centre has historically funded its own capital maintenance requirements through ticket surcharges collected in the Facility Fee Reserve Fund.
- Given the general economic slowdown, the number of performances and paid attendance which drives ticket surcharges is not expected to meet target and the Facility Fee Reserve Fund is projecting insufficient funds for the Centre's future SOGR capital needs.
- It should be noted that Sony Centre has estimated SOGR needs of \$0.911 million in 2013 which will be funded by the Facility Fee Reserve Fund and included in its Operating Budget.
- Sony Centre will submit a 2014 Capital Budget and 2015-2023 Capital Plan for consideration in the next budget process.

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
Health & Safety												
Life Safety Systems	154					77				77		154
Sub-Total	154	-	-	-	-	77	-	-	-	77	-	154
State of Good Repair (SOGR)												
Exterior Limestone & Granite Upgrades	1,650		465	1,185								1,650
Pavers	740		740									740
Mechanical - HVAC Upgrades	281			185		96						281
Exterior Upgrades - Canopy & Stage Tower Roof	682		75						420	187		682
Auditorium & Lobby - Finishes/Seats	482				141			98	93	77	73	482
Electrical - MCC Panels/Wiring	849		189	128		198	80	82				849
Sub-Total	4,684	-	1,469	1,498	141	294	80	180	513	436	73	4,684
Total	4,838	-	1,469	1,498	141	371	80	180	513	513	73	4,838

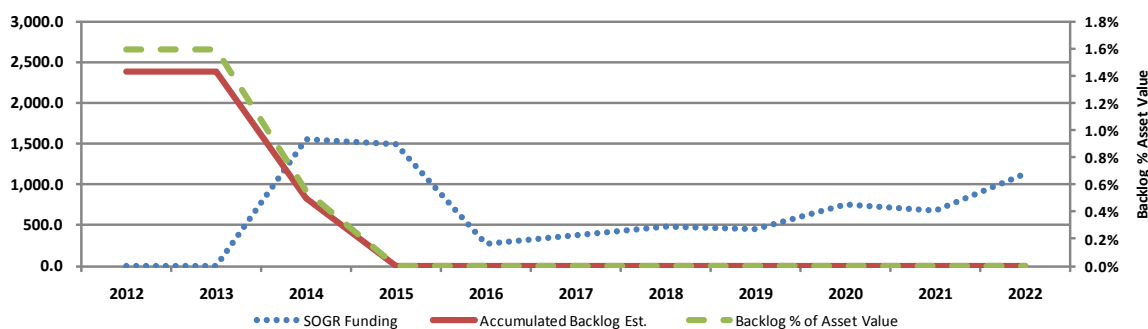
The 10-Year Recommended Capital Plan supports Sony Centre's objectives of meeting the requirements of the Heritage Easement Agreement and maintaining its building and equipment in a state-of-good-repair.

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

- The 10-Year Recommended Capital Plan provides \$7.189 million or 98% of total funding to State-of-Good-Repair projects including Heritage Easement upgrades of \$2.390 million and various upgrades to permanent capital assets of \$4.799 million.
- The 10-Year Recommended Capital Plan also provides \$0.154 million or 2% of total funding to a Life Safety System project.
- The 10-Year Recommended Capital Plan will allow Sony Centre to fulfill its Heritage Easement Agreement requirements and maintain the Centre's capital assets in working order.

State of Good Repair (SOGR) Backlog

**SOGR Funding & Backlog
(In \$000s)**



The 10-Year Recommended Capital Plan dedicates \$3.694 million to SOGR spending in the first five years of the Plan and \$3.495 million over the last five years which on average is \$0.719 million annually.

- While Sony Centre underwent a major renovation between 2009 and 2010, not all the facility was refurbished. Future year state-of-good-repair needs of \$7.189 million for mechanical, electrical, canopy and stage tower roof repairs, elevators, and west side back of house upgrades are still required.
- Funding of \$7.189 million or 5% of the asset value to address state-of-good-repair capital projects between 2014 and 2022 will prevent Sony Centre from accumulating a SOGR backlog by the end of the 10-Year Plan planning horizon.
- As at the 2012 year-end, Sony Centre has an SOGR backlog of \$2.39 million, comprised of two Heritage Easement Agreement capital projects (Exterior Limestone & Granite Cladding project of \$1.65 million and Sidewalk/Paver repairs of \$0.740 million) which are both mandatory under the Heritage Easement Agreement.
- By the end of 2017, Sony Centre will not have an SOGR backlog.
- The Centre has also identified small capital repair work amounting to \$0.911 million in 2013 to which Sony Centre will continue to apply its ticket surcharge and naming right funds through its 2013 Operating Budget.

10-Year Capital Plan Impact on the Operating Budget

Any operating impacts of capital projects will be absorbed within Sony Centre's 2013 Operating Budget. There will be no disruption of ongoing Theatre activity arising from these projects.

Capital Project Delivery: Temporary Positions

Approval of the 2013 Recommended Capital Budget will not require any new temporary capital positions to deliver the capital projects.

PART IV: ISSUES FOR DISCUSSION

2013 Issues

Need for Debt Financing

- Sony Centre's 2014-2022 Recommended Capital Plan is \$7.343 million and requires debt funding that the City had not anticipated issuing on behalf of the Theatre.
- The \$7.343 million in expenditures and associated debt funding for future year capital projects are included in the 2014-2022 Recommended Capital Plan as cost estimates with no cash flow fund commitments.
- Sony Centre will submit these projects in the 2014 Capital Budget process for consideration.
- Historically, Sony Centre has paid for its State-of-Good-Repair capital projects and purchase of chattel asset upgrades with ticket surcharge revenues and naming right fees collected and retained in the Facility Fee Reserve Fund through its Operating Budget.
- Due to the economic slow-down, the number of performances and paid attendance which drives the amount of surcharge revenue realized has not met target, resulting in insufficient surcharge revenues to fund future ongoing asset upgrades and state-of-good-repair work to the building between 2014 and 2022, totalling \$7.343 million.
- Ticket surcharge revenues received and transferred to its Facility Fee Reserve Fund will also be used to retire its \$6.65 million capital completion loan. The City Manager and Acting Chief Financial Officer has recommended a 2-year loan repayment deferral on interest and principal on this loan as part of the City's consideration of Sony Centre's 2013 Recommended Operating Budget.
- Sony Centre has identified small capital repairs of \$0.911 million for 2013 which the Centre will continue to apply its ticket surcharge revenues as included in its 2013 Recommended Operating Budget.

Community Infrastructure Improvement Fund (CIIF) Application

- Sony Centre has applied for a Community Infrastructure Improvement Fund (CIIF) grant from the federal government to finance its two Heritage Easement Agreement capital projects (the limestone and granite cladding project of \$1.650 million and the sidewalk/paver project of \$0.740 million) totalling \$2.390 million.
- Both capital projects are mandatory and must be completed by 2015 per the Heritage Easement Agreement between the City and Sony Centre's Board of Directors. Both projects currently appear in the 10-Year Recommended Capital Plan in 2014 and 2015 at this time.
- The results of the CIIF application are not known at this time, but will be reported to City Council for approval if awarded.

- If both CIIF applications are accepted, Sony Centre could receive a grant of \$1.195 million or 50% of the \$2.390 million total Heritage Easement Agreement capital project cost.
- As the CIIF federal grant is predicated on matching funding from the applicant, Sony Centre will be required to finance the remaining balance of \$1.195 million for the two Heritage Easement Agreement projects.
- Sony Centre intends to fund these projects using the Facility Fee Reserve Fund (FFRF) and deferring other planned capital expenditures to subsequent fiscal periods.
- As there are insufficient funds in the Facility Fee Reserve Fund to finance both capital projects, Sony Centre will fund one project and the other project will require City debt funding.
- Both Heritage Easement Agreement capital projects will need to commence in 2013 in order to be substantially complete by the federal fiscal year-end of March 31, 2014. As such, these capital projects will be fast-tracked to 2013 from 2014 and 2015 in the 10-Year Capital Plan, through a report to City Council should the Centre be successful in receiving federal infrastructure funds.
- If Community Infrastructure Improvement funding is not granted to Sony Centre, the 10-Year Recommended Capital Plan will remain unchanged.

Future Year Issues

Core Service Review

- At its meeting of September 26 and 27, 2011 City Council considered a Core Service Review and authorized the City Manager to issue a Request for Expression of Interest (REOI) to determine options for sale, lease, operation or other arrangement in respect to the Sony Centre for the Performing Arts, St. Lawrence Centre for the Arts and Toronto Centre for the Arts.
- The Request for Expression of Interest was issued in May 2012 and yielded the following findings, as presented in a report to the November 2012 Executive Committee entitled *"Future of the Three Major Civic Theatres – Directions Resulting from the Request for Expression of Interest"* dated October 22, 2012 (Item EX24.8):
 - Responses were received from nine firms, of which five met the key mandatory criteria set out by the REOI.
 - Only the Sony Centre attracted interest in the transfer of assets, but with continued City subsidies factored in to the future revenues.
 - Summary of options proposed include:
 - o Transfer management of the Sony Centre but maintain the subsidy
 - o Transfer the ownership of the building and land of the Sony Centre for a nominal sum, eliminate the operating subsidy required, but have the City assume the capital liabilities in the amount of \$6.6 million

-
- In the *"Future of the Three Major Civic Theatres – Directions Resulting from the Request for Expression of Interest"* report dated October 22, 2012 to the Executive Committee on November 5, 2012 (Item EX24.8), the City Manager recommended the following (recommendation #3):
 - City Council authorize the City Manager to work with City staff to determine how to structure a potential divestment of the Sony Centre for the Performing Arts, and report back to City Council with a proposed process and guidelines that:
 - Include allowance for potential adaptive reuse and other innovative strategies for sustained use; and
 - Are subject to existing zoning and heritage by-laws governing land use and the building, and take into consideration recent capital improvements.
 - Consideration of the October 22, 2012 report was deferred to the November 19, 2012 Executive Committee (Item EX25.5) meeting and the following recommendation was made to City Council:
 - Defer consideration of recommendation 3 of the report (October 22, 2012) from the City Manager for 120 days, and request the Board of the Sony Centre to develop and submit to the City Manager's Office, a long-term strategic plan and a five-year business plan for the Sony Centre to continue as a City-owned theatre, which will substantially reduce or eliminate the City's subsidy, and that:
 - The Sony Centre Board be permitted and encouraged to consult throughout this review period with the General Manager of Economic Development and Culture.
 - The Board of the Sony Centre be encouraged to work with the Boards of the Toronto Centre for the Arts and the St. Lawrence Centre to present a comprehensive plan.
 - The City Manager and Legal Services provide assistance as required by the Sony Centre Board.
 - These recommendations do not impact the 2014-2022 Recommended Capital Plan, as the \$7.343 million total project cost represents forecasted future year capital needs with no cash flow funding required in 2013.

Appendix 1

2012 Performance

2012 Key Accomplishments

In 2012, Sony Centre was unable to commence its one capital project "Plaza Planning and Design" of \$0.5 million due to delays in completion of the condominium tower construction which is required before completion of the public outdoor space could commence. During the year it was decided that the Plaza project would be delivered directly by the developer of the condominium tower.

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
500	0	0.0%	0	0.0%	500	100.0%

Capital expenditure for the period ending September 30, 2012 total \$0 for the 2012 Approved Capital Budget of \$0.5 million.

The projected year-end under-spending is attributable to:

- Delays in the design of the public plaza as work cannot begin until construction of the condominium tower is complete.
- At year-end, the Plaza Planning and Design project will be closed, with no cash flow carried forward into 2013, as it is understood the design, construction, and funding of the plaza will be undertaken by the developer of the condominium tower.
- The plaza design is expected to commence in the first quarter of 2013 and is not included in Sony Centre's 2013 Recommended Capital Budget and 2014-2022 Capital Plan as the developer will be delivering the project in kind.

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
Heritage Easement Agreement Upgrades		1,205	1,185			2,390						2,390
Upgrades to the Permanent Capital Assets		349	313	271	448	1,381	477	448	756	764	1,127	4,953
						-						-
Total (including carry forwards)	-	1,554	1,498	271	448	3,771	477	448	756	764	1,127	7,343

Appendix 3

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

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3 - 2013 Recommended Capital Budget; 2014-2022 Capital Plan

Sony Centre (Hummingbird)

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										
						2013	2014	2015	2016	2017	Total 2013-2017	Total 2018-2022	Total 2013-2022	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt
Financed By:																						
Debt						0	1,554	1,498	271	448	3,771	3,572	7,343	0	0	0	0	0	0	7,343	0	7,343
Total Program Financing						0	1,554	1,498	271	448	3,771	3,572	7,343	0	0	0	0	0	0	7,343	0	7,343

Status Code	Description
S2	S2 Prior Year (With 2013 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2013 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 2014 & 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