

Annual Report 2015

Achievements and Results since 1986

tplc toronto
port lands
company



Annual Report 2015

Achievements and Results since 1986

A message from the Chair and President & CEO



Mike Williams
Board of Directors Chair

It is our pleasure to submit our financial report for the year 2015, on behalf of the Board of Directors of the City of Toronto Economic Development Corporation operating as Toronto Port Lands Company (TPLC). TPLC is wholly-owned by the City, operates at arm's-length under the Ontario Business Corporations Act, and is subject to Shareholder Directions from time-to-time by City Council. TPLC is a self-financing corporation, incorporated in 1986 to manage real estate assets and to promote employment revitalization in the City of Toronto.

With this strong foundation as an urban development corporation and a history of award-winning developments, sustainable development and other initiatives, TPLC continues to evolve according to public policy considerations and changing market conditions.

In 2015, TPLC continued to build value for the City with its proactive role in managing its property portfolio as directed by TPLC's Board of Directors. As part of the TPLC strategy, 2015 targets for its ongoing port operations included increasing revenue and jobs in the Port Lands, and working with the private sector land owners and leaseholders to achieve new development in the area.



Michael Kraljevic
President & CEO

The Port Lands strategic location represents a competitive advantage where many industrial, media and retail service-oriented businesses can effectively gain access to prospective and existing customers in the downtown core. TPLC's advantage is that it is nimble and operates in a commercial setting with a reasonable means of expediting transactions and operations. The success of the central downtown Toronto area will depend in part on TPLC achieving its mandate.

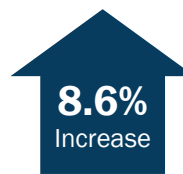
TPLC is the largest property owner in the Port Lands with roughly 400 acres in its portfolio. Along with day to day activities of managing and leasing its properties, TPLC works closely with a wide range of partners and stakeholders while continuing to prepare for future redevelopment of the Port Lands. This includes preparing lands for development for Pinewood Toronto Studios and managing the relocation and consolidation of the concrete and aggregate companies to the east side of the Port Lands. TPLC owns and operates 6.4 kilometers of rail line that traverses the Keating Rail Yard on Lakeshore Boulevard and stretching to the Toronto Port Authority Lands on Cherry Street. TPLC is the largest owner of dockwall space on the waterfront with over 4.8 kilometers of dockwall which is maintained and leased to bulk commodity users. In addition to engaging in the environmental approvals process necessary for redevelopment, TPLC continues to provide environmental stewardship in the area.

2015 Operating Highlights

In 2015 TPLC continued to effectively manage its assets and initiatives in the Port Lands. With more than 70 tenants and hundreds of short term licenses, TPLC’s team continues to create jobs and generate revenue for the City by maximizing the value and economic development potential of its properties. Highlights are outlined below.

Net Property Income

In 2015, the Corporation generated net property income of **\$10.6 million** against net property income of \$9.8 million in 2014, **an increase of 8.6%** over last year which continues the trend of steady revenue growth from its managed property portfolio.



In generated net property income – indicating steady portfolio growth

Financial Support and Grants

In 2015 TPLC provided a grant of **\$2.4 million** to Invest Toronto Inc. to fund its operations and capital expenditures (2014: \$2.7 million). The grant is part of a TPLC commitment to Invest Toronto Inc. to provide funding up to specified funding maximums identified in the grant agreement as directed by City Council in 2009.



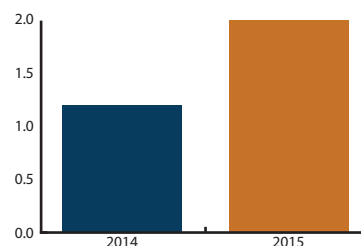
Incubator Funding

TPLC also made a payment of **\$1.9 million** in 2015 to support the City of Toronto’s Incubator program (2014: \$1.4 million). TPLC previously staffed and carried out the activities of the Incubator program that is now part of the City’s Economic Development & Culture Division as directed by City Council in 2009.



Net Income & Comprehensive Income

Overall, the Corporation generated net income in 2015 of **\$2.0 million** compared to \$1.2 million in 2014 posting **an increase of 67%** in net income.



2015 Key Initiatives and Outcomes



PINWOOD STUDIOS EXPANSION

TPLC continues to work with our private partners in the Port Lands. Our initiative began in 2005 to establish a film anchor through an RFP. In September 2014, Pinewood Toronto Studios held a groundbreaking event signaling the addition of three new state-of-the-art sound stages to its complex just south of Commissioners Street on adjacent Option lands. In 2015, this next phase of the film studios continues to attract and retain jobs in the vital film and entertainment production industry, one of the primary drivers of Toronto's economy. TPLC completed a long-term lease agreement with tenant Pinewood Toronto Studios to permit Pinewood's expansion. TPLC's option agreements were structured to provide a contribution towards these extraordinary foundation costs to promote higher use developments on the sites.



TORONTO PAN AM GAMES

TPLC continues to work on opportunities to leverage major events such as the Pan Am Games to attract investment to the Portlands. In 2014, the Corporation commenced negotiations with T02015 to lease approx. 20 acres in the Port Lands area for a bus and vehicle logistics facility to support the Pan Am Games. TPLC and TO 2015 entered into a Proud Supporter Agreement in sponsorship of the Pan Am Games and assisted in the land preparation of the site for the bus and vehicle logistics facility.



SHIP CHANNEL BRIDGE REFURBISHMENT

TPLC, working with the Toronto Port Authority, have jointly agreed to carry out necessary infrastructure repairs to the Ship Channel Bridge to allow for two-way traffic to once again be allowed on the bridge.

2015 Key Initiatives and Outcomes

JOBS IN THE PORT LANDS

In 2015, TPLC conducted an employment survey in the Port Lands to better understand the current employment status and to identify emerging trends within the Port Lands.


In 2015, there are almost **6,600** jobs in the Port Area.

Nearly 4,000 jobs are directly related to TPLC tenancies.

Total number of jobs has increased by **15%** from 2014.

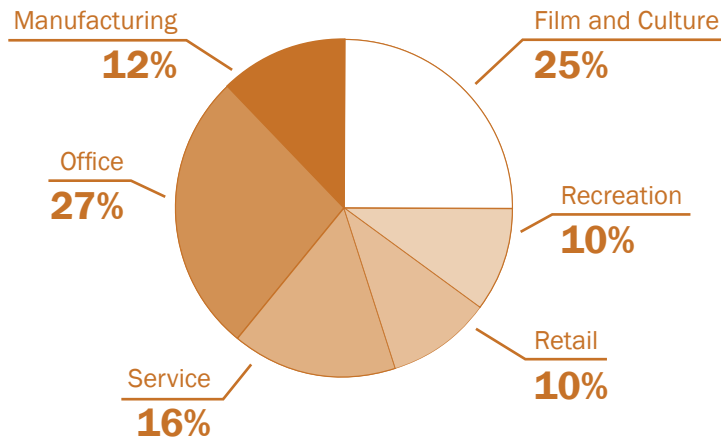
92% of the jobs are full time positions.

— **71%** of jobs are related to TPLC tenancies.



— **The remaining 8%** are part time jobs.

Port Lands Employment by Sector



LCBO LANDS SALE – QUEENS QUAY

TPLC has entered into an option agreement to sell 0.5 acres of former rail land to LCBO to consolidate their property on Queen's Quay Boulevard. The 10 acre site has been offered for sale to be developed into a new mixed development.



KEATING RAIL YARD AND GREAT GULF DEVELOPMENT

TPLC and First Gulf have been in discussions regarding the Keating Rail Yard and how to incorporate those lands as part of the new mixed use project which will highlight major transit improvements in the area as part of the City Smart Track Plan.

2015 Key Initiatives and Outcomes



INCUBATOR FUNDING

TPLC continues to provide funding to the Incubator program that is now part of the City's Economic Development & Culture Division as directed by City Council in 2009. Past recipients of grants from this program include: the Toronto Business Development Centre ("TBDC"), the Toronto Fashion Incubator ("TFI"), the Toronto Food Business Incubator (now known as "Food Starter"), the Toronto Kitchen Incubator and Artscape.



INFRASTRUCTURE, RAIL OPERATIONS & DOCK MAINTENANCE

As part of its strategy to ensure infrastructure capacity in the Port Lands, the Corporation continues to invest in water, sewer and road work, as well as maintain 6.4 km of rail and 4.8 km of dockwall.



WORKS YARD CONSOLIDATION

The Toronto Works Yard Consolidation Project presents an opportunity to improve the efficiency of delivering public services and to leverage more flexibility on City-owned lands towards future growth objectives and environmental stewardship in the Port Lands area. TPLC is working with City real estate to accommodate needed city service in the Portlands which will also free up strategic lands for redevelopment opportunities.

30 years of TPLC

Urban Development | Property Management | Environmental Stewardship

2016 is TPLC's
30th Anniversary
since City Council created
the Corporation in **1986**.

With a strong economic
development mandate,
TPLC's future is bright.



Corus Quay



Pinewood Studios Expansion



Innovation and
Creativity Cluster



Canpar



Essroc Canada
Relocation



Evergreen



Cherry Beach Sportsfield



Eastern Concrete Terminal

Since 2010, TPLC has
provided a total of

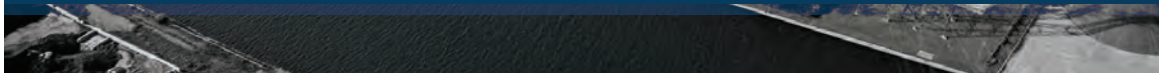
**\$70
Million**

in distributions back
to the City.



The Port Lands in 2016

Celebrating over 30 years of brownfields revitalization successes on Toronto's waterfront



The Port Lands circa 1990s with a legacy of environmental contamination and economic decline



Economic Development, Jobs & Environmental Land Stewardship

Toronto Port Lands Company continues to provide a major contribution to building our City. Our seasoned team of professionals also directly contributes to the City's new economic development strategy and achieving its objectives. A dedicated staff consists of highly qualified individuals with a long-term commitment and perspective with both private and public sector experience.

This short summary provides only a brief review of our activities and successes in 2015. The City of Toronto continues to receive excellent value from its Corporation and can look forward to continued growth for 2016. We would like to thank the balance of the staff and the other Board members for their hard work and positive contributions to the City.

TPLC Milestones

- Almost **4,000** jobs related to TPLC tenancies
- A cumulative **\$70 million** distributed by TPLC since 2010
- Restoring more than **130 acres** of brownfield lands to productive use since 2009
- Owns and manages **400 acres** of the Port Lands
- **67% increase** in net income from 2014 to 2015
- Improving Toronto's film industry with Pinewood Studios' **135,000 sq foot** expansion



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City of Toronto Economic Development Corporation
c.o.b. Toronto Port Lands Company

Consolidated Financial Statements

December 31, 2015





April 14, 2016

Independent Auditor's Report

**To the Shareholder of
City of Toronto Economic Development Corporation
c.o.b. Toronto Port Lands Company**

We have audited the accompanying consolidated financial statements of City of Toronto Economic Development Corporation c.o.b. Toronto Port Lands Company, which comprise the consolidated balance sheet as at December 31, 2015 and the consolidated statements of shareholder's equity, net income and comprehensive income and cash flows for the year then ended, and the related notes, which comprise a summary of significant accounting policies and other explanatory information.

Management's responsibility for the consolidated financial statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and

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PwC refers to PricewaterhouseCoopers LLP, an Ontario limited liability partnership.



fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of City of Toronto Economic Development Corporation c.o.b. Toronto Port Lands Company as at December 31, 2015 and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards.

PricewaterhouseCoopers LLP

Chartered Professional Accountants, Licensed Public Accountants

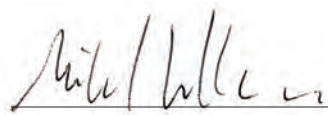
Consolidated Balance Sheet

As at	Notes	December 31, 2015	December 31, 2014
		\$	\$
ASSETS			
Non-current assets			
Investment properties	5	341,502,491	342,460,858
Restricted cash and investments	2	15,738,976	15,565,241
Other non-current assets	6	1,825,289	1,254,784
Non-current assets		359,066,756	359,280,883
Current assets			
Amounts receivable	7, 12	6,718,212	10,199,750
Prepaid expenses		479,335	148,274
Short-term investments	8	11,000,000	5,000,000
Cash and cash equivalents	9	8,822,894	9,328,573
Current assets		27,020,441	24,676,597
Total assets		386,087,197	383,957,480
LIABILITIES AND SHAREHOLDER'S EQUITY			
Non-current liabilities			
Tenants' deposits and prepaid rents	11	8,131,320	8,291,139
Non-current liabilities		8,131,320	8,291,139
Current liabilities			
Accounts payable and accrued liabilities	10, 12	7,709,231	7,255,543
Prepaid rents	11	294,880	269,850
Current liabilities		8,004,111	7,525,393
Total liabilities		16,135,431	15,816,532
SHAREHOLDER'S EQUITY		369,951,766	368,140,948
Total liabilities and shareholder's equity		386,087,197	383,957,480

Commitments and contingencies 19, 20

The accompanying notes are an integral part of these consolidated financial statements.

Approved by the Board of Directors



Director



Director

Consolidated Statement of Shareholder's Equity

	Notes	Number of Shares	Capital	Retained Earnings	Total Shareholder's Equity
			\$	\$	\$
			(note 1)		
Balance, as at December 31, 2013		1	1	367,046,230	367,046,231
Net income				1,180,360	1,180,360
Reserve for future transfer of assets to Build Toronto Inc.	12(b)(ii)			(85,643)	(85,643)
Balance, as at December 31, 2014		1	1	368,140,947	368,140,948
Net income				1,984,974	1,984,974
Reserve for future transfer of assets to Build Toronto Inc.	12(b)(ii)			(174,156)	(174,156)
Balance, as at December 31, 2015		1	1	369,951,765	369,951,766

The accompanying notes are an integral part of these consolidated financial statements.

Consolidated Statement of Net Income and Comprehensive Income

For the year ended December 31	Notes	2015	2014
		\$	\$
Revenue from investment properties	14	17,916,788	16,551,496
Investment property operating expenses	16, 12(a)(ii)	7,304,343	6,777,312
Net property income		10,612,445	9,774,184
Expenses			
General and administrative	17, 12(c)(iii)	3,962,438	3,691,091
Environmental monitoring		124,564	108,834
Amortization	18	1,371,998	1,592,473
		5,459,000	5,392,398
Income before the following		5,153,445	4,381,786
Other income (expenses)			
Non-recurring income	12(a)(iv), 15	381,944	91,925
Interest and investment income	12(b)(i)	563,496	670,472
Incubator program funding	12(a)(iii)	(1,907,433)	(1,377,136)
Invest Toronto Grant	12(c)(i)	(2,380,634)	(2,672,330)
		(3,342,627)	(3,287,069)
Income before gain on sale of investment properties		1,810,818	1,094,717
Gain on sale of investment properties	5	174,156	85,643
Net income and comprehensive income		1,984,974	1,180,360

The accompanying notes are an integral part of these consolidated financial statements.

Consolidated Statement of Cash Flows

For the year ended December 31	Notes	2015	2014
		\$	\$
OPERATING ACTIVITIES			
Net Income		1,984,974	1,180,360
Items not affecting cash	13(a)	907,057	1,346,841
Net change in operating assets and liabilities	13(b)	958,227	395,066
Cash provided by operating activities		3,850,258	2,922,267
FINANCING ACTIVITIES			
Decrease in deferred payment loan receivable	12(b)(i)	2,660,917	1,000,000
Cash provided by financing activities		2,660,917	1,000,000
INVESTING ACTIVITIES			
Purchase of short-term investments		(6,000,000)	(5,000,000)
Increase in restricted cash		(173,735)	(240,784)
Increase in other non-current assets		(528,478)	(913,606)
Additions to asset-held-for-sale		-	(2,645)
Additions to investment properties		(314,641)	(8,285,647)
Cash used in investing activities		(7,016,854)	(14,442,682)
(Decrease) in cash and cash equivalents during the year		(505,679)	(10,520,415)
Cash and cash equivalents, beginning of year		9,328,573	19,848,988
Net income and comprehensive income	9	8,822,894	9,328,573

The accompanying notes are an integral part of these consolidated financial statements.

Note 1

Nature and description of the Corporation

The City of Toronto Economic Development Corporation (the “Corporation”) was incorporated under the Ontario Business Corporations Act on March 21, 1986. The number of shares authorized and the number of shares issued and outstanding is one common share. The Corporation’s share capital is all held by the City of Toronto (the “City”).

The Corporation now operates as Toronto Port Lands Company (“TPLC”) and generates revenues for the City by maximizing the value and economic development potential of properties under its management.

The Corporation has been designated as a Government Business Enterprise (“GBE”).

As a municipal corporation under Section 149(1) of the Income Tax Act (Canada), the Corporation is exempt from income taxes.

The Corporation’s consolidated financial statements for the year ended December 31, 2015 were authorized for issue by the Board of Directors on April 8, 2016, after which the consolidated financial statements may only be amended with the Board’s approval.

Note 2

Summary of significant accounting policies

The significant accounting policies used in the preparation of these consolidated financial statements are described below.

New accounting standards adopted in 2015

The Corporation has adopted the following new and revised standards, along with any consequential amendments, effective January 1, 2015. These changes were made in accordance with the applicable transitional provisions.

IFRS 7, “Financial Instruments: Disclosures” was amended to enhance disclosure requirements to aid financial statement users in evaluating the nature of, and risks associated with an entity’s continuing involvement in derecognized financial assets and the offsetting of financial assets and financial liabilities. The Corporation’s adoption of this amendment did not result in a material impact to the consolidated financial statements.

Basis of presentation and consolidation, and statement of compliance

The Corporation prepared its consolidated financial statements in accordance with International Financial Reporting Standards (“IFRS”) as issued by the International Accounting Standards Board (“IASB”). The accounting policies set out below have been applied consistently to all periods presented in these consolidated financial statements.

The consolidated financial statements include the assets, liabilities and results of operations of the Corporation and its wholly owned subsidiaries:

- Arrowhead New Toronto East Inc.
- Arrowhead New Toronto West Inc.
- Arrowhead New Toronto South Inc.

Arrowhead New Toronto East Inc. holds title to the properties formally and municipally known as 260 Eighth Street and 124 Birmingham Street, Etobicoke, as a nominee corporation pursuant to TPLC’s shareholder’s direction.

Arrowhead New Toronto West Inc. and Arrowhead New Toronto South Inc. are inactive corporations with no assets and have been since their incorporation in 2005.

Accounting policies of the subsidiaries have been changed to ensure consistency with the policies adopted by the Corporation.

Subsidiaries are fully consolidated from the date of inception, which is the date on which the Corporation obtains control and continue to be consolidated until the date such control ceases. Control exists when the Corporation is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.

All intercompany balances and transactions between these subsidiaries and the Corporation have been eliminated.

Basis of measurement

The Corporation's consolidated financial statements are prepared on a going concern basis.

The consolidated financial statements have been prepared under the historical cost convention except for certain financial assets, which are measured at fair value.

The consolidated financial statements are presented in Canadian dollars, which is the Corporation's presentation currency.

Real estate properties

Investment properties

Investment properties include land, office and other commercial properties held to earn rental income or for capital appreciation or for which future use is uncertain.

The Corporation categorizes its investment properties as income-producing properties. Investment properties are accounted for using the cost model wherein the cost of an income-producing property is allocated to its significant components and is amortized over the useful life of each component as described below.

Investment properties are initially recorded at cost. Cost of investment property includes the acquisition cost of the property, including related transaction costs in connection with an asset acquisition, assessment of environmental conditions, site survey, appraisals, direct development and construction costs and property taxes during development.

The Corporation estimates the value of significant components based on the actual cost of the component where available, otherwise on an amortized replacement cost basis. These components are amortized over their respective useful lives. Residual values and useful lives of all components are reviewed and adjusted, if appropriate, at least at each financial year-end. Generally, the significant components of a property and related useful lives are:

Significant Components	Useful Life (years)
Base building and structure	8 - 44
Roof	4 - 40
Heating, ventilation, air conditioning and cooling systems ("HVAC")	3 - 18
Elevators	21 - 40
Paving	10 - 38
Land improvement	19 - 40
Yard work	5

Additions to investment properties

Extensions and improvements to the productive capacity of leasable area of existing income-producing properties owned by the Corporation require significant ongoing capital expenditures. The Corporation considers its productive capacity maintenance expenditures to be the following:

- Major maintenance costs: Maintenance and repair costs are expensed against operations, while major maintenance costs, which are major items of repair or replacement incurred pursuant to a capital plan that improve productive capacity, are capitalized to income-producing properties. Each item is amortized over the useful life of the significant component to which it relates.
- Tenant improvements: Amounts expended to meet the Corporation's lease obligations are characterized as either tenant improvements, which are owned by the landlord, or tenant incentives. An expenditure is determined to be a tenant improvement when it primarily benefits and/or is owned by the landlord. In such circumstance, the Corporation is considered to have acquired an asset which is accounted for as a component of income-producing properties. Each tenant improvement is amortized over its useful life, which is generally between five and ten years.
- Leasing commissions: Direct third party brokerage fees incurred in the successful negotiation of a lease are amortized on a straight-line basis over the expected terms of the respective leases. The unamortized balance is expensed in full in the event the associated property is sold or the lease is terminated prior to its contractual expiration date. Leasing commissions are included in the carrying value of the investment property.

As a component of an income-producing property is replaced, the net book value of such replaced component is expensed in full, with amortization, to the extent a balance remains.

Impairment

At the end of each reporting period, management reviews the Corporation's investment properties to determine whether there is an event or change in circumstance that indicates a possible impairment loss. If such indication exists, the recoverable amount of the asset is estimated in order to determine the effect of the impairment loss, if any.

An impairment loss is present if the recoverable amount (determined as the higher of fair value, less costs to sell, and value in use) is less than its carrying value and is measured as the difference between such amounts.

Fair value is determined based on:

1. consideration of recent prices of similar properties in similar markets;
2. a discounted cash flow analysis, which is based on, among other things, rental income from current leases and assumptions about rental income from future leases reflecting market conditions on the valuation date, less future cash outflows in respect to such leases, discounted generally over a term of ten years; and
3. a direct capitalization method, which is based on the conversion of normalized earnings into an expression of fair value. The normalized net income for the year is divided by an overall capitalization rate.

Costs to sell include legal fees, transaction taxes and direct incremental costs to bring an asset to a condition for its sale.

The value in use is calculated as the discounted present value of estimated future cash flows expected to arise from the Corporation's planned use of an asset and from its disposal at the end of its useful life.

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the reversible amount, not to exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset. A reversal of the impairment loss is recognized in the consolidated statement of net income and comprehensive income immediately.

For the year ended December 31, 2015, there were no impairment losses recognized on the Corporation's investment properties.

Other non-current assets

Other non-current assets include project development costs, rail lines and infrastructure, fencing, furniture, fixtures, office, computer and property maintenance equipment. Rail lines, fencing, furniture, fixtures, office, computer and property equipment are stated at cost less accumulated amortization and accumulated impairment losses.

Amortization is provided on a basis designed to amortize the costs of the assets over their expected useful lives as follows:

	Useful life (years)
Furniture, fixtures and office equipment	5
Computer equipment	3
Rail lines and infrastructure	10 – 25
Fencing	5
Property maintenance equipment	5

Residual values and useful lives of all assets are reviewed and adjusted, if appropriate, at least at each financial year-end.

Cost includes expenditures that are directly attributable to the acquisition and expenditures for replacing part of the property and equipment when that cost is incurred, if the recognized criteria are met. Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Corporation and the cost can be measured reliably. All repairs and maintenance are charged to comprehensive income during the financial period in which they are incurred.

Rail lines and infrastructure, fencing, furniture, fixtures, office, computer and property maintenance equipment are reviewed for impairment whenever events or changes in circumstances indicate the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value, less costs to sell, and value in use. The amount of the loss is recognized in profit or loss. The carrying amount is reduced by the impairment loss directly. There were no impairment losses recognized during the year ended December 31, 2015.

Rail lines and infrastructure, fencing, furniture, fixtures, office, computer and property maintenance equipment are derecognized on disposal or when no future economic benefits are expected from their use or disposal. Any gain or loss arising on derecognition of an asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the consolidated statement of net income and comprehensive income in the year the asset is derecognized.

Project development costs consist of direct costs relating to the commercial development of land owned by the Corporation. These costs are transferred to the appropriate investment property accounts on substantial completion or to properties held-for-sale where the Corporation's intent is to dispose of the developed property. Amortization of the costs transferred to investment property commences with the commercial use of the property. For projects that are abandoned, costs are immediately expensed.

Cash and cash equivalents

Cash and cash equivalents include cash on hand, balances with banks, short-term deposits and Guaranteed Investments Certificates with maturities at the time of acquisition of three months or less. Bank borrowings are considered to be financing activities.

Short-term investments

Short-term investments recorded in the consolidated financial statements include Guaranteed Investments Certificates with maturities at the time of acquisition between three months and one year.

Restricted cash and investments

Restricted cash includes balances with bank, short-term deposits and Guaranteed Investment Certificates. Pursuant to a direction from City Council, these funds, and all accumulating investment income, are to be utilized for the environmental remediation of its Port Land properties when it undertakes redevelopment at those sites. There is no formal redevelopment plan in place as at December 31, 2015.

Provisions

A provision is a liability of uncertain timing or amount. Provisions are recognized when the Corporation has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated. Provisions are measured at the present value for the expenditures expected to be required to settle the obligation using a discount rate that reflects the current market assessment of the time value of money and the risks specific to the obligation. Provisions are re-measured at each consolidated balance sheet date using the current discount rate. The increase in the provision due to the passage of time is recognized as an interest expense.

Revenue recognition

Revenue from investment properties includes rents from tenants under leases, percentage participation rents, property tax and operating cost recoveries, lease cancellation fees, leasing concessions, parking income and incidental income.

The Corporation has retained substantially all of the risks and benefits of ownership of its real estate properties and, therefore, accounts for leases with its tenants as operating leases. Percentage participation rents are accrued based on sales estimates submitted by tenants if tenants anticipate attaining the minimum sales level stipulated in the tenant lease.

Revenue from investment properties during free rent periods represents a tenant incentive and is reflected in the consolidated balance sheet in other non-current assets and recognized as a reduction of rental revenue in the consolidated statement of net income and comprehensive income on a straight-line basis over the initial term of the lease. The Corporation accounts for stepped rents on a straight-line basis. Rents recorded in advance of cash received are included in amounts receivable. Tenant incentive receivables are included in other non-current assets and are deducted from rental revenue on a straight-line basis over the term of the tenant's lease. All other rental revenue is recognized in accordance with each lease.

Assets held-for-sale

Non-current assets and groups of assets and liabilities that comprise disposal groups are categorized as assets held-for-sale when the asset or disposal group is available-for-sale in its present condition and the sale is highly probable. For this purpose, a sale is highly probable if: management is committed to a plan to achieve the sale; there is an active program to find a buyer; the non-current assets or disposal group are being actively marketed at a reasonable price; the sale is anticipated to be completed within one year from the date of classification; and changes to the plan are unlikely.

Assets held-for-sale are measured at the lower of the carrying cost and fair value and are not amortized while classified as held-for-sale.

Comprehensive income

Comprehensive income is defined as the change in equity from transactions and other events from non-owner sources. Other comprehensive income refers to items recognized in comprehensive income that are excluded from net income. Accordingly, the Corporation prepares a consolidated statement of net income and comprehensive income and includes accumulated other comprehensive income as a component of shareholder's equity within the consolidated balance sheet.

Environmental costs

The Corporation owns and controls lands with varying degrees of environmental contamination. The costs to remediate these lands depend on the timing and final approved use of the sites. Where costs cannot be reasonably determined at this time, a contingent liability exists. The Corporation recognizes a provision for the part of the obligation for which an outflow of resources embodying economic benefits is probable, and when a reliable estimate can be made.

The lands are periodically assessed to determine whether an outflow of resources embodying economic benefits has become probable and can be reliably measured. If it becomes probable that an outflow of future economic benefits will be required for an item previously dealt with as a contingent liability, a provision is recognized in the consolidated financial statements in the year in which the change in probability occurs.

Property tax rebate programs

The Corporation is eligible to receive rebates for remediation costs incurred and future property taxes as part of various City incentive programs for new property developments. On successful application and execution of a rebate agreement with the City, the Corporation recognizes these grants annually in income unless the timing of receipt is uncertain.

Financial instruments

Recognition and measurement of financial instruments

Financial assets must be classified into one of the following categories: held-to-maturity, loans and receivables, fair value through profit or loss ("FVTPL") or available-for-sale assets. Financial liabilities are classified as other financial liabilities or FVTPL. All financial instruments are measured in the consolidated balance sheet at fair value, except for loans and receivables, held-to-maturity financial assets and other financial liabilities that are measured at amortized cost using the effective interest rate method.

The Corporation has designated its cash and cash equivalents, short-term investments and restricted cash as FVTPL, which are measured at fair value. Amounts receivable are classified as loans and receivables, which are measured at amortized cost. Accounts payable and accrued liabilities, and tenant deposits are classified as other financial liabilities, which are measured at amortized cost.

Transaction costs

Direct and indirect financing costs that are attributable to the issue of financial liabilities classified as other financial liabilities are presented as a reduction from the carrying amount of the related debt and are amortized using the effective interest rate method over the terms of the related debt. These costs include: interest; amortization of discounts or premiums relating to borrowings; fees and commissions paid to lenders, agents, brokers and advisers; and transfer taxes and duties that are incurred in connection with the arrangement of borrowings.

Fair value

The fair value of a financial instrument is the amount that would be received to sell a financial asset or transfer a liability in an orderly transaction between market participants. Fair value may be based on other observable current market transactions in the same instrument, without modification, or on a valuation technique using market-based inputs. The carrying values of the Corporation's financial assets and financial liabilities approximate their fair values because of the short period of time until the receipt or payment of cash, except where separately disclosed in the notes to the consolidated financial statements.

Impairment

For the loans and receivables category, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate. The carrying amount of the asset is reduced and the amount of the loss is recognized in the consolidated statement of net income and comprehensive income. If a loan has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

When a loan or receivable is impaired, the Corporation reduces the carrying amount to its recoverable amount, which is the estimated future cash flow discounted at the original effective interest rate of the instrument, and continues unwinding the discount as interest income. Interest income on impaired loans and receivables is recognized using the original effective interest rate.

An allowance is provided for when collection is no longer reasonably assured, including bankruptcy, abandonment by tenants and in certain tenant disputes.

Note 3

Critical accounting judgments, estimates and assumptions in applying accounting policies

Critical judgments in applying accounting policies

The following are the critical judgments that have been made in applying the Corporation's accounting policies that have the most significant effect on amounts in the consolidated financial statements:

- Selection of accounting standards: The Corporation has been identified as a GBE and accordingly management considered various criteria applicable to the Corporation's business in selecting the appropriate accounting standards to follow. These criteria include whether the Corporation: (a) is a separate legal entity with powers to contract in its own name and sue and be sued; (b) has been delegated the financial and operational authority to carry on a business; (c) sells goods and services to individuals and organizations outside of the government reporting entity as its principal activity; and (d) can, in the normal course of its operations, maintain its operations and meet its liabilities from revenues received from sources outside of the government. The Corporation meets all the above criteria and, therefore, follows IFRS.
- The Corporation's accounting policies relating to investment properties are described above. In applying these policies, judgment has been applied in determining whether certain costs are additions to the carrying amount of the property, in distinguishing between tenant incentives and tenant improvements and, for properties under development, identifying the point at which practical completion of the property occurs and identifying the directly attributable borrowing costs to be included in the carrying value of the development property.
- The Corporation feels that in absence of reliable comparable market data, and alternative reliable estimates of fair value, it will not be possible to reliably measure its investment properties at fair value on a continuing basis and as a result has elected to use the cost basis model.

- The Corporation makes judgments in determining whether certain leases, in particular those leases with long contractual terms where the lessee is the sole tenant in a property and long-term ground leases, are operating or finance leases. The Corporation has determined that all of its tenant leases and long-term ground leases are operating leases.

Critical accounting estimates and assumptions

The preparation of the consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the consolidated financial statements and reported amounts of revenue and expenses during the reporting periods.

In determining fair value and the recoverable amount for its real estate assets, the assumptions underlying estimated values are limited by the availability of comparable data and the uncertainty of predictions concerning future events. Should the underlying assumptions change, actual results could differ from the estimated amounts. In addition, the computation of cost reimbursements from tenants for realty taxes, insurance and common area maintenance charges is complex and involves a number of estimates, including the interpretation of terms and other tenant lease provisions. Tenant leases are not consistent in dealing with such cost reimbursements and variations in computations can exist. Adjustments are made throughout the year to these cost recovery revenues based on the Corporation's best estimate of the final amounts to be billed and collected.

The estimates also include: (i) impairment of investment properties and financial instruments; (ii) useful lives of investment properties and the significant components thereof used in the calculation of amortization; (iii) fair value of financial instruments; (iv) allowances for doubtful accounts; and (v) measurement of environmental provisions.

Note 4 Future accounting policy changes

IFRS 15, "Revenue from Contracts with Customers" ("IFRS 15")

IFRS 15 provides a comprehensive five-step revenue recognition model for all contracts with customers. The IFRS 15 revenue recognition model requires management to exercise significant judgment and make estimates that affect revenue recognition. IFRS 15 is effective for annual periods beginning on or after January 1, 2018, with earlier application permitted. The Corporation is currently evaluating the impact of adopting this standard on the consolidated financial statements.

IFRS 9, "Financial Instruments" ("IFRS 9")

The final version of IFRS 9, "Financial Instruments" ("IFRS 9"), was issued by the IASB in July 2014 and will replace IAS 39, "Financial Instruments: Recognition and Measurement". IFRS 9 introduces a model for classification and measurement, a single, forward-looking "expected loss" impairment model and a substantially reformed approach to hedge accounting. The new single, principle-based approach for determining the classification of financial assets is driven by cash flow characteristics and the business model in which an asset is held. The new model also results in a single impairment model being applied to all financial instruments, which will require more timely recognition of expected credit losses. It also includes changes in respect of an entity's own credit risk in measuring liabilities elected to be measured at fair value, so that gains caused by the deterioration of an entity's own credit risk on such liabilities are no longer recognized in profit or loss. The entity's own credit changes can be early adopted in isolation without otherwise changing the accounting for financial instruments. Lastly, a third measurement category for financial assets – "fair value through other comprehensive income" – will exist. IFRS 9 is effective for annual periods beginning on or after January 1, 2018; however, it is available for early adoption. The Corporation is currently evaluating the impact of adopting this standard on the consolidated financial statements.

IFRS 7, “Financial Instruments: Disclosures” (“IFRS 7”),

IFRS 7 has been amended by the IASB to require additional disclosures on transition from IAS 39 to IFRS 9. The amendment to IFRS 7 is effective for periods beginning on or after January 1, 2018. The Corporation is currently evaluating the impact of adopting this standard on the consolidated financial statements.

IAS 1, “Presentation of Financial Statements” (“IAS 1”)

IAS 1 was amended by the IASB to clarify guidance on materiality and aggregation, the presentation of subtotals, the structure of financial statements and disclosure of accounting policies. The amendment gives guidance that information within the consolidated balance sheets and statements of comprehensive income should not be aggregated or disaggregated in a manner that obscures useful information, and that disaggregation may be required in the statement of comprehensive income in the form of additional subtotals as they are relevant to understanding the entity’s financial position or performance. The amendments to IAS 1 are effective for periods beginning on or after January 1, 2016. The Corporation will adopt this standard for the year ending December 31, 2016.

IFRS 16, “Leases” (“IFRS 16”)

IFRS 16 sets out the principles for the recognition, measurement and disclosure of leases. IFRS 16 provides revised guidance on identifying a lease and for separating lease and non-lease components of a contract. IFRS 16 introduces a single accounting model for all lessees and requires a lessee to recognize right-of-use assets and lease liabilities for leases with terms of more than 12 months, unless the underlying asset is of low value. Under IFRS 16 lessor accounting for operating and finance leases will remain substantially unchanged. IFRS 16 is effective for annual periods beginning on or after January 1, 2019, with earlier application permitted for entities that apply IFRS 15. The Corporation is currently evaluating the impact of adopting this standard on the consolidated financial statements.

Note 5 Investment properties

The Corporation feels that in absence of reliable comparable market data, alternative estimates of fair value, and significant uncertainties relating to the timing, cost, infrastructure requirements and eventual use of the properties, it is not possible to reliably measure its investment properties at fair value on a continuing basis and as a result has elected to use the cost basis model. In addition, no fair value disclosures have been provided for the investment properties for the same reason.

Investment properties consist of the following:

	2015		
	Cost	Accumulated Amortization	Net
	\$	\$	\$
Land	322,044,279	-	322,044,279
Base building and structure	20,717,833	5,303,078	15,414,755
Elevator	36,125	10,321	25,804
HVAC	1,583,391	782,388	801,003
Roof	1,993,070	681,307	1,311,763
Land improvement	1,337,337	195,550	1,141,787
Paving	896,021	186,104	709,917
Yard work	1,223,225	1,200,888	22,337
Leasing commission costs	59,230	28,384	30,846
	349,890,511	8,388,020	341,502,491
			2014
	Cost	Accumulated Amortization	Net
	\$	\$	\$
Land	322,020,967	-	322,020,967
Base building and structure	20,617,477	4,406,465	16,211,012
Elevator	36,125	8,601	27,524
HVAC	1,571,290	649,949	921,341
Roof	1,845,044	561,695	1,283,349
Land improvement	1,337,337	140,829	1,196,508
Paving	896,021	135,963	760,058
Yard work	1,223,225	1,188,801	34,424
Leasing commission costs	28,384	22,709	5,675
	349,575,870	7,115,012	342,460,858

Reconciliation of the carrying amount for investment properties is set out below:

	2015		
	Income-producing Properties	Asset Held-for-sale	Total
	\$	\$	\$
Balance as at December 31, 2014	342,460,858	-	342,460,858
Additions:			
Capital expenditure	314,641	-	314,641
Amortization	(1,273,008)	-	(1,273,008)
Balance as at December 31, 2015	341,502,491	-	341,502,491
			2014
	Income-producing Properties	Asset Held-for-sale	Total
	\$	\$	\$
Balance as at December 31, 2013	326,841,354	7,980,036	334,821,390
Additions:			
Capital expenditure	287,329	2,645	289,974
Acquisitions (a)	7,998,318	-	7,998,318
Transfers from non-current assets	823,823	-	823,823
Transfers from asset-held-for sale (b)	7,982,681	(7,982,681)	-
Amortization	(1,472,647)	-	(1,472,647)
Balance as at December 31, 2014	342,460,858	-	342,460,858

- a) By an agreement dated June 24, 2009, as amended by agreement dated December 9, 2011 and November 27, 2012 (collectively the "Option Agreement"), the Corporation granted an option to Rose Surrounding Option Inc. ("RSOI") to lease certain lands within the Port Lands area of the City of Toronto (Option Lands).

On February 5, 2014, pursuant to the Board of Directors' Resolution dated December 31, 2013, the Corporation acquired the optionee's interest in the Option Agreement and the Option Lands for a cash price of \$7,998,318 which is included as land. The optionee retained its interest in the Option Agreement and the Option Lands in respect of 300 Commissioners Street.

- b) On December 31, 2014, the Corporation reclassified its asset held-for-sale at 260 Eighth Street and 124 Birmingham Street, Toronto to investment properties as a completed sale of the property is not expected within one year.

Gain on sale of investment properties

On January 31, 2008, the Corporation sold 12.92 acres of the land at Midland and St. Clair Avenue, Toronto, to a residential developer, which included a profit-sharing agreement, the effect of which is to be determined on completion of the project. During the year, \$174,156 has been recorded as final adjustment to the gain on sale of the property at completion of the project (for 2014, an additional gain on sale of \$85,643 was recorded after adjusting for the revised estimated cost to complete).

Note 6
Other non-current assets

Other non-current assets consist of the following:

	2015	2014
	\$	\$
Project development costs	1,037,707	649,218
Straight-line rent receivable	425,823	288,994
Free rent cost	77,020	72,832
Furniture, fixtures and equipment (a)	284,739	243,740
	1,825,289	1,254,784

(a) Furniture, fixtures and equipment consist of the following:

	2015			2014		
	Cost	Accumulated Amortization	Net	Cost	Accumulated Amortization	Net
	\$	\$	\$	\$	\$	\$
Rail lines and infrastructure	354,492	215,952	138,540	292,358	197,184	95,174
Fencing	784,757	716,941	67,816	733,922	689,292	44,630
Furniture, fixtures and office equipment	345,669	295,551	50,118	336,065	266,148	69,917
Computer equipment	425,731	408,828	16,903	408,315	392,030	16,285
Property maintenance equipment	31,857	20,495	11,362	31,857	14,123	17,734
	1,942,506	1,657,767	284,739	1,802,517	1,558,777	243,740

Note 7
Amounts receivable

Amounts receivable consist of following:

	2015	2014
	\$	\$
Tenants	1,346,572	1,466,345
Others	2,296,018	2,176,483
City (property tax related)	3,526,115	4,092,693
Related parties	1,184,003	4,126,322
Allowance for doubtful accounts	(1,634,496)	(1,662,093)
	6,718,212	10,199,750

Note 8
Short-term investments

Short-term investments consist of the following:

	2015	2014
	\$	\$
Guaranteed investments certificates	11,000,000	5,000,000

Note 9
Cash and cash equivalents

Cash and cash equivalents consist of the following:

	2015	2014
	\$	\$
Cash and cash equivalents	1,915,186	3,443,567
Flexi GICs	4,041,048	1,027,188
High interest savings accounts	2,866,660	4,857,818
	8,822,894	9,328,573

Note 10
Accounts payable and accrued liabilities

Accounts payable and accrued liabilities consist of the following:

	2015	2014
	\$	\$
Trade payable	1,375,217	904,080
Accrued liabilities	773,399	869,356
Property tax related	3,727,932	3,872,798
Related party	1,667,534	1,493,378
Other	128,236	112,681
Construction holdbacks	36,913	3,250
	7,709,231	7,255,543

Note 11
Tenants' deposits and prepaid rents

Tenants' deposits and prepaid rents consist of the following:

	2015	2014
	\$	\$
Tenant deposits	389,116	374,137
Prepaid rents	8,037,084	8,186,852
	8,426,200	8,560,989
Less current portion	294,880	269,850
	8,131,320	8,291,139

Included in prepaid rents is \$7,917,002 (2014 - \$8,091,800) deferred rental revenue from the Toronto Hydro Electric Commission for two 99-year leases and St Mary's Cement Corporation for a 20-year lease.

Note 12 Related party transactions

In addition to related party transactions and balances discussed elsewhere in the notes, the relationship and transactions with the related parties are discussed below:

Related party	Relationship
City of Toronto ("City")	parent and shareholder
Build Toronto Inc. ("BTI")	same parent
Build Toronto Holdings One Inc. ("BTHOI"), subsidiary of BTI	same parent
Build Toronto Holdings Harbour Inc. ("BTHHI"), subsidiary of BTI	same parent
Invest Toronto Inc. ("ITI")	same parent

a) City of Toronto

- i) Included in amounts receivable are amounts due from the City of \$4,106,033 (2014 - \$4,596,490) for rent, hydro, realty tax adjustments and the City's share of project study costs. Included in accounts payable and accrued liabilities are amounts due to the City of \$3,614,121 (2014 - \$3,020,265), which have arisen as a result of charges for realty taxes and hydro.
- ii) Included in rental property operating expenses are realty taxes and water charges of \$253,217 (2014 - \$271,070) from the City.
- iii) The Corporation previously carried out the activities and staffing of the incubator program. Subject to a City Council decision in October 2008 effective January 1, 2009, the Corporation's incubator program will be managed by the City within its Economic Development and Culture Division. The City and the Corporation entered into a grant agreement for an initial term of two years, which is automatically renewed unless the City elects not to renew the agreement for an additional term. This grant is included in the consolidated statement of net income and comprehensive income.

The Corporation paid an amount of \$1,907,433 (2014 - \$1,377,136) during the year to the City as a grant toward their incubator program.
- iv) Pursuant to a funding agreement dated March 27, 2015 between the City and the Corporation, the Corporation received from the City a funding amount of \$381,944 which represents the Corporation's performance of paving work for the 2015 PanAm/Para PanAm Games fleet and bus parking facility. This amount has been included as non-recurring income.

b) Build Toronto Inc.

- i) On June 22, 2011, the Corporation provided a loan to BTHOI in the amount of \$3,660,917. The loan bears interest at 6% per annum, with interest calculated in arrears annually, and matured on June 23, 2014. The principal was paid down by \$1,000,000 at maturity. The remaining loan, bearing interest at 7% per annum, has been paid in full on June 24, 2015 with interest (in 2014, the loan balance including accrued interest of \$2,758,988 is included in amounts receivable). Interest income includes \$89,305 (2014 - \$202,182) in respect of this loan.
- ii) Pursuant to City Council Report EX32.5, City Council directed TPLC to assign to BTI its entitlement in respect of the Midland and St. Clair property. During 2011, pursuant to shareholder direction, the Corporation's Board approved payment of the estimated net proceeds of the 2009 and 2010 sale of lots in Midland and St. Clair property in the amount of \$10,774,426 to BTI, through a reduction of the intercompany amount receivable

from BTI. In 2014, the Corporation's Board authorized a reserve in the amount of \$85,643 for additional amounts due to BTI based on additional proceeds received to date and adjustments to the estimated cost to complete as at December 31, 2014 in respect of obligations in connection with the sale, which is included in accounts payable and accrued liabilities. In 2015, a final adjustment of \$174,156 was recorded upon completion of the project. There are no set terms of repayment of this amount and no interest is being accrued by the Corporation.

c) Invest Toronto Inc.

i) Subject to a City council report in October 2008, the Corporation was directed to assist and support the start-up of two new municipal corporations, ITI and BTI. As a result, a five-year grant agreement effective January 1, 2009 was executed with ITI to provide funding up to specified funding maximums identified in the grant agreement. At the end of the five-year term ended December 31, 2013, the grant agreement was automatically renewed for two additional one-year periods for a grant amount agreed to by the Board of Directors of both Corporations. This grant is included in the consolidated statement of net income and comprehensive income.

In 2015, the Corporation has provided a grant of \$2,380,634 (2014 - \$2,672,330) to ITI to fund its operating and capital expenditures.

ii) Included in amounts receivable is an amount of \$299,216 (2014 - \$482,547) due from ITI relating to timing of funds advanced for its operating and capital expenditures.

iii) The Corporation has agreed with ITI to share certain administrative, accounting and other corporate services on a cost allocation basis. The allocation of these costs to ITI for the year is \$124,528 (2014 - \$115,118).

Note 13
Consolidated statement of cash flows

(a) Items not affecting cash

For the years ended December 31	2015	2014
	\$	\$
Amortization of investment properties and tenant improvements	1,371,998	1,592,473
Amortization of free rent cost	20,671	54,378
Free rent revenue	(24,859)	(54,032)
Gain on sale of investment properties	(174,156)	(85,643)
Prepaid rents recognized	(149,768)	(94,873)
Straight-line rent receivable	(136,829)	(65,462)
	907,057	1,346,841

(b) Net change in operating assets and liabilities

For the years ended December 31	2015	2014
	\$	\$
Amounts receivable	820,621	739,147
Accounts payable and accrued liabilities	453,688	(399,972)
Prepaid expenses	(331,061)	(46,594)
Tenant deposits	14,979	102,485
	958,227	395,066

Note 14 Revenue from investment properties

Investment property rental revenue comprises the following:

For the years ended December 31	2015	2014
	\$	\$
Leases	8,578,853	7,782,147
Licences	4,102,030	4,035,496
Parking and other revenue	326,426	186,562
Recoverable operating costs and property taxes	4,909,479	4,547,291
	17,916,788	16,551,496

Future minimum rents receivable are as follows:

	\$
2016	9,932,055
2017	7,583,196
2018	7,057,423
2019	4,814,541
2020	2,870,772
Thereafter	90,243,966
	122,501,953

Note 15 Non-recurring income

Non-recurring income in 2015 represents funding from the City for performance of paving work for the 2015 PanAm/Para PanAm Games parking facility per note 12(a)(iv). The 2014 non-recurring income represents net settlement from claims for damages against a vendor for breach of contract. These payments are included in other income as non-recurring income.

Note 16 Investment property operating expenses

Investment property operating expenses comprise the following:

For the years ended December 31	2015	2014
	\$	\$
Repairs and maintenance	1,428,042	946,993
Property taxes	4,630,446	4,702,748
Administrative	132,226	118,822
Utilities	971,014	896,292
Bad debts	142,615	112,457
	7,304,343	6,777,312

Note 17 General and administrative expenses

General and administrative expenses comprise the following:

For the years ended December 31	2015	2014
	\$	\$
Salaries and expenses	2,557,403	2,502,371
Professional fees	358,963	477,527
PanAm promotional expenses	300,000	-
Office services	746,072	711,193
	3,962,438	3,691,091

Note 18 Amortization

For the years ended December 31	2015	2014
	\$	\$
Investment properties (note 5)	1,267,333	1,466,970
Other non-current assets	46,417	43,632
Computers, office property and equipment	52,573	76,194
	1,366,323	1,586,796
Leasing commission (note 5)	5,675	5,677
	1,371,998	1,592,473

Note 19 Commitments

- a) The Corporation has a project management agreement with a developer to fund the cost to complete the servicing of the residential land at Midland and St. Clair sold in 2008. During the year, no cost (2014 - \$35,138) was incurred and the project was completed in 2015.
- b) In 2011, the Corporation's Board of Directors approved a resolution granting the transfer of beneficial interest in the sale of the land at Midland and St. Clair to BTI. In 2015, an amount of \$174,156 (2014 - \$85,643) was recorded as an additional gain on sale on Midland and St. Clair (note 5). This amount will be transferred to BTI on the approval of the Corporation's Board of Directors.
- c) Effective June 1, 2012, the Corporation entered into an operating lease with Oxford Properties Group Inc. for a period of five years expiring May 31, 2017, at an annual rent of \$195,909.
- d) The Corporation has entered into a short term grant agreement with ITI for a period of two quarters ending June 30, 2016, for a grant amount agreed to by the Board of Directors of both companies.

Note 20
Contingencies

- a) The Corporation is subject to various legal claims arising in the normal course of its operations. The ultimate outcome of these claims cannot be determined at this time. However, the Corporation's management believes the ultimate resolution of these matters will not have a material adverse effect on these consolidated financial statements.
- b) Pursuant to an agreement to provide support to Medical and Related Science Discovery District ("MaRS") related to its facility in a heritage designated building, the Corporation has provided a \$500,000 undertaking to the City for the successful completion of the facility.
- c) The Corporation may be required to satisfy an asset retirement obligation for environmental contamination left by tenants or former owners of certain properties in the Port lands. The obligation to remedy the contamination is contingent on uncertain future events, including contamination levels exceeding acceptable levels, as prescribed by the Ontario Ministry of the Environment. The obligation to remedy the contamination may also result from the Corporation and its parent, the City, agreeing to development plans for the lands. The valuation of the asset retirement obligation has been estimated at \$47,600,000 at most, but given the uncertainty of when remediation will take place or the total costs expected to actually be incurred, this provision has been determined to not be reliably measurable and, accordingly, has not been recognized for accounting purposes.
- d) The Corporation has been advised of a legal matter related to a tax abatement program for a property where the grants received and accrued to date of approximately \$899,024 may be repayable under certain default conditions. The property had been sold to a third party in 2006 and the Corporation is seeking to provide an indemnity to the City should a default condition arise until the expiry of the program in 2018.
- e) Pursuant to a consulting agreement entered by the Corporation with BTI on January 1, 2014 in connection with the sale of 260 Eight Street and 124 Birmingham Street, the Corporation will pay BTI all reasonable third party expenses from August 1, 2013 and after, subject to providing sufficient information and submission for the Corporation's Board approval. All expenses shall be paid out of the closing proceeds of sale. Net proceeds, after deducting all third party expenses and BTI's out-of-pocket expenses will be distributed, with the Corporation receiving 80% and BTI 20%. As at December 31, 2015, BTI has reported net expense of \$28,212 (2014 - proceeds of \$21,973). Since no sale has been closed, the expense is not recorded as a payable of the Corporation.

Note 21
Employee benefits**Post-employment benefits**

The Corporation makes contributions to the Ontario Municipal Employees' Retirement Fund ("OMERS"), which is a multi-employer pension plan, on behalf of some of its employees. This pension plan is a defined benefit plan, which specifies the amount of the retirement benefit to be received by the employees based on the length of service and rates of pay. Employees and employers contribute jointly to this pension plan.

Since OMERS is a multi-employer pension plan, any pension plan surpluses or deficits are a joint responsibility of all Ontario municipalities and their employees. As a result, the Corporation does not recognize any share of the OMERS pension surplus or deficit. The Corporation's current service contributions to the OMERS pension plan in 2015, which were expensed, totalled \$246,672 (2014 - \$238,766) and are included in salaries and employee benefits expense on the consolidated statement of net income and comprehensive income.

Key management compensation

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Corporation, directly or indirectly. The Corporation's key management personnel include the President and Chief Executive Officer, Chief Financial Officer, General Counsel and Corporate Secretary and directors. The compensation paid or payable to key management for employee services is shown below:

For the years ended December 31	2015	2014
	\$	\$
Salaries and other short-term employee benefits	808,140	759,319

In 2015, \$13,120 was allocated to ITI as part of shared services. \$795,020 is the net balance.

Note 22 Financial instruments

a) Fair value through profit or loss

The Corporation's financial instruments consist of cash and cash equivalents, short-term investments, amounts receivable, restricted cash and investments, amounts payable and accrued liabilities, deposits on property and tenant deposits. Other than cash and cash equivalents, short-term investments and restricted cash, these financial instruments are carried at cost, which approximates fair value due to their short-term nature.

IFRS requires disclosure of a three-level hierarchy for fair value measurements based on the transparency of inputs to the valuation of a financial asset or financial liability as at the consolidated financial statement date. The three levels are defined as follows:

- Level 1 - Fair value is based on quoted market prices in active markets for identical assets or liabilities.
- Level 2 - Fair value is based on observable inputs other than Level 1 prices, such as quoted market prices for similar (but not identical) assets or liabilities in active markets, quoted market prices for identical assets or liabilities in markets that are not active, and other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities. Level 2 assets and liabilities include debt securities with quoted prices that are traded less frequently than exchange traded instruments and derivative contracts whose value is determined using a pricing model with inputs that are observable in the market or can be derived principally from or corroborated by observable market data.
- Level 3 - Fair value is based on non-observable inputs that are supported by little or no market activity and that are significant to the fair value of the assets or liabilities.

As at December 31, 2015, cash and cash equivalents of \$8,822,894 (2014 - \$9,328,573) and restricted cash and investments of \$15,738,976 (2014 - \$15,565,241) are classified in the Level 1 category.

Short-term investments are classified as Level 1 financial instruments as they consisted of Guaranteed Investment Certificates.

b) Risk management

The Corporation's investment and operating activities expose it to a range of financial risks. These risks include credit risk, market risk, liquidity risk and interest rate risk, which are described as follows:

- Credit risk

Credit risk on financial instruments is the risk of financial loss occurring as a result of default or insolvency of a counterparty on its obligation to the Corporation. The carrying value of the assets as presented in the consolidated balance sheet represents the maximum credit risk exposure as at the date of the consolidated financial statements.

The Corporation, in the normal course of business, is exposed to credit risk from its tenants. This risk is mitigated by the fact that management believes the Corporation has thorough and rigorous credit approval procedures. The Corporation provides for an allowance for doubtful accounts to absorb potential credit losses.

Cash and cash equivalents, short-term investments and restricted cash and investments consist of deposits with major commercial banks. It is management's assessment that the credit risk associated with these balances is negligible.

Management believes the Corporation's credit risk is low.

- Market risk

The Corporation is exposed to changes in electricity prices associated with the wholesale spot market for electricity in Ontario. The Corporation has addressed the commodity price risk exposure associated with changes in the wholesale price of electricity by entering into energy related purchase and sales contracts, through its participation in an agreement entered into by the City that fixes a portion of the wholesale price over the term of the contract.

- Liquidity risk

Liquidity risk is the risk of being unable to settle or meet commitments as they come due. The Corporation has \$7,709,231 of accounts payable and accrued liabilities that are due within one year. The Corporation has cash and cash equivalents, short-term investments and amounts receivable that are sufficient to satisfy these liabilities.

- Interest rate risk

Interest rate risk refers to the effect on the fair value or future cash flows of an investment due to fluctuations in interest rates. The Corporation's interest rate exposure arises from its investments in Guaranteed Investment Certificates (GICs) and high interest savings accounts (notes 8 and 9). The fixed rate nature of GICs reduces the risk of interest rate fluctuations over the term of the investments and therefore a change in interest rates at the year-end would not impact income.

**Note 23
Capital management**

The Corporation's capital comprises shareholder's equity.

In managing capital, the Corporation focuses on liquid resources available for operations. The Corporation's objective is to have sufficient liquid resources to continue operating despite adverse financial events and to provide it with the flexibility to take advantage of opportunities that will advance its purposes. The need for sufficient liquid resources is considered in the preparation of an annual budget and in the monitoring of cash flows and actual operating results compared to budget. As at December 31, 2015, the Corporation has met its objective of having sufficient liquid resources and financing facilities to meet its current obligations.





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