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# Consolidated financial statements of Toronto Port Authority

December 31, 2022

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## Independent Auditor's Report

To the Board of Directors of the  
Toronto Port Authority

### Opinion

We have audited the consolidated financial statements of Toronto Port Authority (the "Port Authority"), which comprise the consolidated statement of financial position as at December 31, 2022, and the consolidated statement of operations and comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies (collectively referred to as the "financial statements").

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Port Authority as at December 31, 2022, and the results of its operations, changes in equity, and its cash flows for the year then ended in accordance with International Financial Reporting Standards.

### Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards ("Canadian GAAS"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Port Authority in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Responsibilities of Management and Board of Directors for the Financial Statements

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

In preparing the financial statements, management is responsible for assessing the Port Authority's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Port Authority or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is responsible for overseeing the Port Authority's financial reporting process.

## Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian GAAS will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 Port Authority's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Port Authority's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Port Authority to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Port Authority to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*Deloitte LLP*

Chartered Professional Accountants  
Licensed Public Accountants  
April 12, 2023

## Toronto Port Authority

### Consolidated statement of operations and comprehensive income

Year ended December 31, 2022

(In thousands of Canadian dollars)

	Notes	2022 \$	2021 \$
<b>Operating revenue</b>	16		
Port, Outer Harbour Marina, Airport, property and other revenue		<b>46,195</b>	36,530
Airport improvement fees, net	10	<b>19,190</b>	3,145
		<b>65,385</b>	39,675
<b>Operating expenses</b>			
Wages, salaries and employee benefits		<b>13,438</b>	10,903
Repairs and maintenance		<b>7,084</b>	5,789
Professional and consulting fees		<b>1,168</b>	1,364
Property taxes, net		<b>76</b>	50
Other operating and administrative expenses		<b>13,261</b>	11,581
		<b>35,027</b>	29,687
Income from operations and Airport improvement fees, net before the following		<b>30,358</b>	9,988
Payments in lieu of taxes	9	<b>(1,076)</b>	(3,293)
Amortization of right-of-use and capital assets		<b>(10,212)</b>	(10,356)
Interest expense		<b>(4,416)</b>	(4,429)
Charge on gross revenue – Port, Outer Harbour Marina, Airport, property and other revenue	2	<b>(2,064)</b>	(833)
Charge on gross revenue – Airport improvement fees	2	<b>(1,151)</b>	—
Gain on interest rate swap – ineffective portion	8 (b)	<b>419</b>	43
<b>Net income (loss) for the year before the following</b>		<b>11,858</b>	(8,880)
Gain on sale of Parliament Street Slip Water Lot, net	18	<b>18,981</b>	—
Write off of site preparation costs	6	<b>(1,944)</b>	—
Provision for Leslie Street Spit Hardpoint J & Other Obligations	13	<b>(19,300)</b>	—
<b>Net income (loss) for the year</b>		<b>9,595</b>	(8,880)
Changes in fair value of interest rate swaps due to hedge accounting – (loss) gain on interest rate swaps – Effective portion	8 (b)	<b>(49)</b>	301
Remeasurement gain on employee future benefits	7	<b>10,881</b>	13,831
Other comprehensive income		<b>10,832</b>	14,132
<b>Comprehensive income for the year</b>		<b>20,427</b>	5,252

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

**Toronto Port Authority**  
**Consolidated statement of changes in equity**

Year ended December 31, 2022

(In thousands of Canadian dollars)

	Notes	Net assets over liabilities \$	Accumulated other comprehensive income \$	Total equity \$
<b>Balance, January 1, 2021</b>		203,560	4,377	207,937
Net loss		(8,880)	—	(8,880)
Remeasurement gain on employee future benefits	7	—	13,831	13,831
Amortization of accumulated loss on derivative interest rate swaps	8 (b)	—	91	91
Gain on interest rate swaps – Effective portion	8 (b)	—	301	301
<b>Balance, December 31, 2021</b>		194,680	18,600	213,280
Net income		9,595	—	9,595
Remeasurement gain on employee future benefits	7	—	10,881	10,881
Loss on interest rate swaps – Effective portion	8 (b)	—	(49)	(49)
<b>Balance, December 31, 2022</b>		<b>204,275</b>	<b>29,432</b>	<b>233,707</b>

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

**Toronto Port Authority**  
**Consolidated statement of financial position**

As at December 31, 2022

(In thousands of Canadian dollars)

	Notes	2022 \$	2021 \$
<b>Assets</b>			
Current assets			
Cash and cash equivalents		13,209	43,797
Short-term investments		49,978	7,571
Accounts receivable (net)	3	10,223	5,868
Fair value of the interest rate swaps		370	—
Inventories		64	68
Prepaid threshold – Tunnel Deposit	15	8,548	24,898
Prepaid expenses		1,662	1,141
		<b>84,054</b>	83,343
Non-current assets			
Long-term investments	3	34,299	1,494
Long-term receivable		401	—
Employee future benefits	7	9,537	—
Right-of-use assets	5	2,235	2,580
Capital assets	6	226,328	230,534
Total assets		<b>356,854</b>	317,951
<b>Liabilities</b>			
Current liabilities			
Accounts payable and accrued liabilities	3	31,129	7,369
Current portion of bank loans	8	2,280	2,280
Current portion of lease liability	5	371	329
Current portion of Pedestrian Tunnel concession liability	4 and 15	3,374	3,174
Unearned revenue		6,848	5,299
		<b>44,002</b>	18,451
Non-current liabilities			
Bank loans	8	24,483	26,763
Lease liability	5	2,087	2,431
Pedestrian Tunnel concession liability	4 and 15	50,623	53,997
Employee future benefits	7	1,952	3,029
Total liabilities		<b>79,145</b>	86,220
		<b>123,147</b>	104,671
<b>Equity</b>			
		<b>233,707</b>	213,280
		<b>356,854</b>	317,951

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

Approved by the Board

 Director

 Director

**Toronto Port Authority**  
**Consolidated statement of cash flows**  
Year ended December 31, 2022  
(In thousands of Canadian dollars)

	Notes	2022 \$	2021 \$
<b>Operating activities</b>			
Net income (loss) for the year		9,595	(8,880)
Adjustments for non-cash items			
Gain on sale of Parliament Street Slip			
Water Lot, net	18	(18,981)	—
Write-off of site preparation costs		1,944	—
Amortization of capital assets	6	9,838	9,984
Amortization of right-of-use asset	5	374	372
Employee future benefits expense	7	1,500	2,968
Employer contribution to employee future benefit plans	7	(1,233)	(1,188)
Interest expense		4,416	4,429
Gain on interest rate swaps – ineffective portion	8 (b)	(419)	(43)
Bank interest paid		(917)	(733)
Interest paid on Pedestrian Tunnel concession liability		(3,410)	(3,597)
		2,707	3,312
Net change in non-cash working capital balances related to operations	17	20,036	(319)
		22,743	2,993
<b>Investing activities</b>			
Acquisition of short-term investments		(53,980)	(7,573)
Disposal of short-term investments		11,573	42,396
Acquisition of long-term investments		(43,181)	(1,494)
Disposal of long-term investments		10,376	—
Acquisition of capital assets		(8,952)	(4,730)
Capital funding received		845	—
Proceeds from sale of Parliament Street Slip Water Lot	18	19,512	—
		(63,807)	28,599
<b>Financing activities</b>			
Prepaid threshold – Pedestrian Tunnel deposit		16,350	(169)
Lease amount paid		(420)	(407)
Pedestrian Tunnel concession liability		(3,174)	(2,986)
Bank loan principal payments		(2,280)	(2,280)
		10,476	(5,842)
(Decrease) increase in cash position		(30,588)	25,750
Cash and cash equivalents, beginning of year		43,797	18,047
<b>Total cash and cash equivalents, end of year</b>		<b>13,209</b>	<b>43,797</b>
<b>Cash and cash equivalents consist of</b>			
Cash		5,494	13,110
Cash equivalents		7,715	30,687
		13,209	43,797

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



# Toronto Port Authority

## Notes to the consolidated financial statements

December 31, 2022

(In thousands of Canadian dollars)

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### 1. General information and Canada Marine Act status

The Toronto Port Authority ("Port Authority") is an entity operating pursuant to Letters Patent issued by the Federal Minister of Transport. The Port Authority is a corporation without share capital. Its head office is located at 207 Queens Quay West, Toronto, Ontario. Effective June 8, 1999, the Port Authority was incorporated under the Canada Marine Act. Formerly, the Port Authority was constituted as the Toronto Harbour Commissioners ("Commissioners") and operated under The Toronto Harbour Commissioners Act of 1911. On January 19, 2015, the Toronto Port Authority was rebranded as PortsToronto.

The Port Authority is focused on its mission as a financially self-sustaining business enterprise providing economic, environmental and social benefits to the waterfront community in which it operates. These benefits are delivered under four organizational values or pillars, which are: City Building, Community, Environmental and Financial.

The Port Authority has several businesses, including:

- Port Operations, which include land and facilities providing docking, handling, distribution and storage services for cargo, container shipping related services, cruise ship passenger services, and facilities for film production. This operation supported by the Works Department provides harbour maintenance and aids to navigation, as well as exercising regulatory authority over the harbour by-laws. The Toronto Port Authority has jurisdiction over the navigational waters from Victoria Park Avenue to Humber River.
- The Outer Harbour Marina, a full service marina located near the foot of Leslie Street.
- Billy Bishop Toronto City Airport ("BBTCA") operations, which include a pedestrian tunnel, ferry service, ferry terminals, runways and tenanted properties to support scheduled commercial passenger flight service, charter services and a flight school.
- Real Estate and Property Administration, which includes development and management of lands under its control.

The financial statements were authorized for issue by the Board of Directors on April 12, 2023.

### 2. Significant accounting policies

#### *Statement of compliance*

The consolidated financial statements have been prepared by management in accordance with International Financial Reporting Standards ("IFRS") issued by the International Accounting Standards Board ("IASB"). The principal accounting policies applied in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all years presented. The Port Authority and its Board of Directors have, at the time of approving the financial statements, a reasonable expectation that the Port Authority has adequate resources to continue in operational existence for the foreseeable future. Thus the going concern basis of accounting has been adopted in preparing the financial statements.

#### *Basis of consolidation*

These consolidated financial statements contain the results of the Port Authority for the year ended December 31, 2022, as well as its wholly owned subsidiary, 2315155 Ontario Inc. 2315155 Ontario Inc. was incorporated on March 8, 2012 to lease a portion of the Canada Malting silos adjacent to the Pedestrian Tunnel Pavilion.

**Toronto Port Authority**  
**Notes to the consolidated financial statements**

December 31, 2022

(In thousands of Canadian dollars)

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**2. Significant accounting policies (continued)**

*Basis of presentation*

The Port Authority's functional currency is Canadian dollars. The consolidated financial statements are also presented in Canadian dollars, rounded to the nearest thousand.

The consolidated financial statements have been prepared on the historical cost basis (except for financial instruments measured at fair value and amortized cost). Historical cost is generally based on the fair value of the consideration given in exchange for assets.

*Cash and cash equivalents*

Cash and cash equivalents include cash on hand, balances with the bank and short-term investments, which are readily convertible to cash and have an original term to maturity of 90 days or less.

*Financial instruments*

Financial assets and financial liabilities are recognized when the Port Authority becomes a party to the contractual provisions of the instrument. Financial assets and financial liabilities are initially measured at fair value. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss ("FVTPL") are recognized immediately in profit or loss.

The Port Authority's financial assets and financial liabilities are classified and measured as follows:

Asset/liability	Measurement
Cash and cash equivalents	Amortized cost
Short-term investments	Amortized cost
Long-term investments	Amortized cost
Long-term receivable	Amortized cost
Accounts receivable	Amortized cost
Accounts payable and accrued liabilities	Amortized cost
Fair value of interest rate swaps designated in cash flow hedges	FVTPL for ineffective portion, and FVTOCI for effective portion
Bank loans	Amortized cost
Pedestrian Tunnel concession liability	Amortized cost

*Financial assets*

Financial assets are classified into the following specified categories: financial assets at fair value through profit or loss (FVTPL), amortized cost, or financial assets at fair value through other comprehensive income (FVTOCI). The classification depends on the nature and purpose of the financial assets and is determined at the time of initial recognition. All regular way purchases or sales of financial assets are recognized and derecognized on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

Under IFRS 9, all financial instruments are initially measured at fair value, with subsequent measurement determined in line with their classification.

**Toronto Port Authority**  
**Notes to the consolidated financial statements**

December 31, 2022

(In thousands of Canadian dollars)

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**2. Significant accounting policies (continued)**

*Financial instruments (continued)*

*Amortized cost*

Financial assets are measured at amortized cost if the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows, and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

*Effective interest method*

The effective interest method is a method of calculating the amortized cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Income is recognized on an effective interest basis for debt instruments other than those financial assets classified as FVTPL.

*Fair value through other comprehensive income (FVTOCI)*

Financial assets are measured at FVTOCI if the financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at FVTOCI are stated at fair value at the end of each reporting period with changes in the fair value recognized in other comprehensive income.

*Fair value through profit and loss (FVTPL)*

Financial assets are measured at FVTPL unless they meet the criteria above to be measured at amortized cost or FVTOCI.

*Impairment of financial assets*

Under IFRS 9, financial assets under all categories are assessed for impairment based on the expected loss model. The expected loss model requires a loss allowance to be recorded at an amount equal to:

- (a) the 12-month expected credit losses (expected credit losses that result from those default events on the financial instrument that are possible within 12 months after the reporting date); or
- (b) the lifetime expected credit losses (expected credit losses that result from all possible default events over the life of the financial instrument).

A loss allowance for lifetime expected credit losses is required for a financial instrument if the credit risk on that financial instrument has increased significantly since initial recognition. It is also required for contract assets or trade receivables that are not, according to IFRS 15, considered to contain a significant financing component. As at December 31, 2022, the Port Authority does not hold any financial instruments that exhibit such an increase in risk to warrant a loss allowance for lifetime expected credit losses.

**Toronto Port Authority**  
**Notes to the consolidated financial statements**

December 31, 2022

(In thousands of Canadian dollars)

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**2. Significant accounting policies (continued)**

*Financial instruments (continued)*

*Impairment of financial assets (continued)*

Additionally, entities can elect an accounting policy of recognizing lifetime expected credit losses for all contract assets and/or all trade receivables, including those that contain a significant financing component. The same election is also separately permitted for lease receivables. The Port Authority has not made this election.

For all other financial instruments, expected credit losses are measured at an amount equal to the 12-month expected credit losses. As at December 31, 2022, the only financial asset for which a loss allowance has been recorded equal to the 12-month expected credit losses is accounts receivable, through the allowance for doubtful accounts.

*Measurement of expected credit losses*

The measurement of expected credit losses reflects an unbiased and probability-weighted amount that is determined by evaluating the range of possible outcomes as well as incorporating the time value of money. The Port Authority also considers reasonable and supportable information about past events, current conditions and reasonable and supportable forecasts of future economic conditions when measuring expected credit losses.

*Derecognition of financial assets*

The Port Authority derecognizes a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Port Authority neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Port Authority recognizes its retained interest in the asset and an associated liability for amounts it may have to pay. If the Port Authority retains substantially all the risks and rewards of ownership of a transferred financial asset, the Port Authority continues to recognize the financial asset and also recognizes a collateralized borrowing for the proceeds received. On de-recognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognized in other comprehensive income and accumulated in equity is recognized in profit or loss.

*Other financial liabilities*

Other financial liabilities (including borrowings and trade and other payables) are initially measured at fair value net of transaction costs. Subsequently, they are measured at amortized cost using the effective interest method.

*Derecognition of financial liabilities*

The Port Authority derecognizes financial liabilities when, and only when, the Port Authority's obligations are discharged, cancelled or they expire. The difference between the carrying amount of the financial liability derecognized and the consideration paid and payable is recognized in profit or loss.

**Toronto Port Authority**  
**Notes to the consolidated financial statements**

December 31, 2022

(In thousands of Canadian dollars)

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**2. Significant accounting policies (continued)**

*Financial instruments (continued)*

*Derivative financial instruments including hedge accounting*

The Port Authority had entered into derivative financial instruments (interest rate swaps) to manage its exposure to interest rate fluctuations as a result of its bank loans.

Derivatives are initially recognized at fair value at the date the derivative contracts are entered into and are subsequently remeasured to their fair value at the end of each reporting period. The resulting gain or loss is recognized in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

Transaction costs are expensed as incurred.

The Port Authority has designated its interest rate swaps as cash flow hedges and elected to apply the requirements of IAS 39 for hedge accounting, instead of the requirements in Chapter 6 of IFRS 9. At the inception of the hedge relationship, the Port Authority documented the relationship between the hedging instrument and the hedged item, along with its risk management objectives and its strategy for undertaking various hedge transactions. Furthermore, at the inception of the hedge and on an ongoing basis, the Port Authority documents whether the hedging instrument is highly effective in offsetting changes in fair values or cash flows of the hedged item attributable to the hedged risk.

The effective portion of changes in the fair value of derivatives that are designated and qualify as cash flow hedges are recognized in other comprehensive income. The gain or loss relating to the ineffective portion is recognised immediately in profit or loss. Amounts previously recognized in other comprehensive income and accumulated in equity are reclassified to profit or loss in the periods when the hedged item is recognized in profit or loss, in the same line of the statement of operations and comprehensive income as the recognized hedged item.

Hedge accounting is discontinued when the Port Authority revokes the hedging relationship, when the hedging instrument expires or is sold, terminated, or exercised, or when it no longer qualifies for hedge accounting. Any gain or loss recognized in other comprehensive income and accumulated in equity at that time remains in equity and is recognized when the forecast transaction is ultimately recognized in profit or loss. When a forecast transaction is no longer expected to occur, the gain or loss accumulated in equity is recognized immediately in profit or loss. For discontinued hedge accounting under a previous accounting framework, the loss accumulated in other comprehensive income is recognized in profit or loss on a straight-line basis.

*Inventories*

Inventories are valued at the lower of cost and net realizable value. Cost includes all direct expenditures and other appropriate costs incurred in bringing the inventory to its present location and condition.

**Toronto Port Authority**  
**Notes to the consolidated financial statements**

December 31, 2022

(In thousands of Canadian dollars)

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**2. Significant accounting policies (continued)**

*Capital assets*

Land acquired since 1974 is recorded at cost. Land acquired prior to 1974 were recorded based on historical appraised values.

All other capital assets are recorded at cost less amortization and any impairment losses, net of any applicable government funding.

Historical cost of property, plant and equipment includes expenditures that are directly attributable to the acquisition or construction of the items, including borrowing costs relating to the acquisition or construction.

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 Port Authority and the cost of the item can be measured reasonably. Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalized during the period of time that it is necessary to complete and prepare the asset for its intended use. The carrying amounts of replaced capital assets are derecognized as incurred. All repairs and maintenance are charged to earnings during the period in which they are incurred.

Amortization of buildings, structures, plant and equipment is provided on the straight-line basis over the estimated useful lives of the assets.

No amortization is provided on land and capital work-in-progress.

*Impairment of capital assets*

Capital assets, which have long lives and are non-financial in nature are reviewed for impairment when events or changes in circumstances indicate that the carrying amount may not be recoverable. If such an indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss, if any. The recoverable amount is the higher of fair value less costs to sell and value-in-use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are largely independent cash inflows, or cash generating units ("CGU's"). Where the asset does not generate cash flows that are independent from other assets, the Port Authority estimates the recoverable amount of the CGU to which the asset belongs. When the recoverable amount of an asset (or CGU) is estimated to be less than its carrying amount, the carrying amount is reduced to the recoverable amount and an impairment loss is recognized. Impairment losses are recognized as an expense immediately in profit or loss. An impairment charge is reversed if the assets' (or CGUs) recoverable amount exceeds its carrying amount.

*Government capital funding*

Capital payments, received from various governments and their agencies, whose primary condition is that the Port Authority should purchase, construct or otherwise acquire non-current assets are recognized as capital funding, netted as part of the capital assets in the consolidated statement of financial position and transferred to profit or loss on a systematic and rational basis over the useful lives of the related assets.

**Toronto Port Authority**  
**Notes to the consolidated financial statements**

December 31, 2022

(In thousands of Canadian dollars)

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**2. Significant accounting policies (continued)**

*Leases*

A lease is an agreement whereby the lessor conveys to the tenant (the lessee) in return for a payment or series of payments the right to use an asset, generally land and buildings for an agreed period of time.

*(a) Port Authority as a lessor*

Leases for which the Port Authority is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases. Operating lease rental revenue is recognized on a straight-line basis over the term of the lease. As at December 31, 2022, the Port Authority did not have any finance lease agreements.

*(b) Port Authority as a lessee*

The Port Authority assesses whether a contract is or contains a lease, at inception of the contract. The Port Authority recognises a right-of-use asset and a corresponding lease liability with respect to all lease arrangements in which it is the lessee, except for short-term leases (defined as leases with a lease term of 12 months or less) and leases of low value assets (such as tablets and personal computers, small items of office furniture and telephones). For these leases, the Port Authority recognises the lease payments as an operating expense on a straight-line basis over the term of the lease unless another systematic basis is more representative of the time pattern in which economic benefits from the leased assets are consumed.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the rate implicit in the lease. If this rate cannot be readily determined, the Port Authority uses its incremental borrowing rate.

The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made.

The right-of-use assets comprise the initial measurement of the corresponding lease liability, lease payments made at or before the commencement day, less any lease incentives received and any initial direct costs. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated over the shorter period of lease term and useful life of the underlying asset. If a lease transfers ownership of the underlying asset or the cost of the right-of-use asset reflects that the Port Authority expects to exercise a purchase option, the related right-of-use asset is depreciated over the useful life of the underlying asset. The depreciation starts at the commencement date of the lease.

**Toronto Port Authority**  
**Notes to the consolidated financial statements**

December 31, 2022

(In thousands of Canadian dollars)

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**2. Significant accounting policies (continued)**

*Pedestrian Tunnel concession liability*

In 2012, the Port Authority entered into a Public Private Partnership to design, build, finance, operate and maintain the Pedestrian Tunnel to Billy Bishop Toronto City Airport for twenty years. The base contract price cost to construct the Pedestrian Tunnel was \$82.5 million and it was substantially complete and accepted by the Port Authority on May 29, 2015. The Pedestrian Tunnel was officially opened to the public and stakeholders on July 30, 2015. Title to the Tunnel will remain with the Port Authority throughout the term of the Agreement.

The Port Authority has capitalized construction costs as well as the present value of future Capital Lifecycle payments to be made over the term of the concession period (Expiry date April 8, 2034). The Port Authority has also recognized a liability for the Tunnel, equal to the construction cost of the asset less payments made. The present value calculations to determine the asset/liability is based on the weighted average cost of capital of 7.25%.

*Employee future benefits*

The Port Authority maintains a defined benefit pension plan, registered with the Office of the Superintendent of Financial Institutions (OSFI), for the benefit of full-time permanent employees (for non-unionized employees hired before November 25, 2013 and certain unionized employees). The Port Authority also offers a defined contribution pension plan for full-time non-unionized employees hired after November 24, 2013. Certain Plan members are also granted supplemental benefits, which mirror the formula of the registered plan and replace defined benefits that have been limited by the Income Tax Act. These supplemental benefits are unfunded. In addition, the Port Authority offers other non-pension post-employment benefits to most employees, including a death benefit, early retirement benefits and self-funded workers' compensation benefits. Beginning in 2018, the Port Authority established other employee future benefits for certain full-time employees provided that they remain employed with the Port Authority for a specified length of time. Obligations under the employee benefit plans are accrued as the employees render the service necessary to earn the pension and other employee future benefits.

The Port Authority has adopted the following policies for its defined benefit pension plan and other retirement benefits:

- (i) The cost of pensions and other retirement benefits earned by employees is actuarially determined using the projected unit credit method prorated on service and management's best estimate of expected plan investment performance, salary escalation, and retirement ages of employees.
- (ii) The fair value of plan assets is used as the basis of calculating the expected return on plan assets.
- (iii) The discount rate used to value the defined benefit obligation is based on high quality corporate bonds in the same currency in which the benefits are expected to be paid and with terms to maturity that, on average, match the terms of the defined benefit obligations.
- (iv) Actuarial gains and losses due to changes in defined benefit plan assets and obligations are recognized immediately in accumulated other comprehensive income (loss). When a restructuring of a benefit plan gives rise to both curtailment and settlement of obligations, the curtailment is accounted for prior to or in conjunction with the settlement.



**Toronto Port Authority**  
**Notes to the consolidated financial statements**

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(In thousands of Canadian dollars)

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**2. Significant accounting policies (continued)**

*Employee future benefits (continued)*

- (v) When the calculation results in a net benefit asset, the recognized asset is limited to the total of any unrecognized past service costs and the present value of economic benefits available in the form of future refunds from the plan or reductions in future contributions to the plan (the "asset ceiling"). In order to calculate the present value of economic benefits, consideration is given to minimum funding requirements that apply to the plan. Where it is anticipated that the Port Authority will not be able to recover the value of the net defined benefit asset, after considering minimum funding requirements for future services, the net defined benefit asset is reduced to the amount of the asset ceiling. The impact of the asset ceiling is recognized in comprehensive income (loss).

Payments to defined contribution retirement benefit plans are recognized as an expense when employees have rendered services entitling them to the contributions.

*Revenue recognition*

Revenue from a contract to provide services is recognized in line with the transfer of promised services to a customer by reference to the stage of completion of the contract, and at an amount that reflects the consideration expected to be received in exchange for transferring such services. The Port Authority's policy for recognition of revenue from operating leases is described above in Note 2 for Leases, in accordance with IFRS 16.

Revenue from vessels, cargo and passengers using the port are recognized when services are substantially rendered. Landing fees and airport operating fees are recognized as the airport facilities are utilized. Airport improvement fees are recognized upon the enplanement of passengers. Seasonal berthing fees and storage fees earned at the Outer Harbour Marina are recognized on a straight-line basis over the term of the agreement and any unearned portion is reflected as unearned revenue.

*Gross revenue charge*

In order to maintain its Letters Patent in good standing, the Port Authority is required to pay annually to the Transport Canada a charge on gross revenue, which is calculated as follows:

	Charge %
Gross revenue	
up to \$10,000	2
on the next \$10,000	4
on the next \$40,000	6
on the next \$10,000	4
over \$70,000	2

**Toronto Port Authority**  
**Notes to the consolidated financial statements**

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**2. Significant accounting policies (continued)**

*Adoption of new and revised standards*

*New and amended IFRS Standards that are effective for the current year*

*Amendments to IAS 37 Provisions, Contingent Liabilities and Contingent Assets—  
Onerous Contracts – Cost of Fulfilling a Contract*

The Port Authority has adopted the amendments to IAS 37 for the first time in the current year. The amendments specify that the cost of fulfilling a contract comprises the costs that relate directly to the contract. Costs that relate directly to a contract consist of both the incremental costs of fulfilling that contract (examples would be direct labour or materials) and an allocation of other costs that relate directly to fulfilling contracts (an example would be the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract).

*IFRS 9 Financial Instruments*

The amendment clarifies that in applying the '10 per cent' test to assess whether to derecognize a financial liability, an entity includes only fees paid or received between the entity (the borrower) and the lender, including fees paid or received by either the entity or the lender on the other's behalf.

These amendments had no material impact on the disclosures or on the amounts reported in these financial statements.

*New and revised IFRS Standards in issue but not yet effective*

At the date of authorization of these financial statements, the Port Authority has not applied the following new and revised IFRS Standards that have been issued but are not yet effective:

IFRS 17	Insurance Contracts
Amendments to IAS 1	Presentation of Financial Statements
Amendments to IAS 1 and IFRS Practice Statement	Disclosure of Accounting Policies
Amendments to IAS 8	Defination of Accounting Estimates

The Port Authority does not expect that the adoption of the Standards listed above will have a material impact on the financial statements of the Port Authority in future periods, as described below:

*Amendments to IFRS 17 Insurance Contracts*

On May 18, 2017 the IASB issued IFRS 17, a comprehensive standard that provides guidance on the recognition, measurement, presentation and disclosure of insurance contracts. IFRS 17 requires entities to measure insurance contract liabilities as their current estimate of fulfillment cash flows using one of three approaches and to discount loss reserves. On June 25, 2019, the IASB issued amendments to IFRS 17 that included targeted improvements and the deferral of the effective date to January 1, 2023. The Port Authority does not expect the adoption of the standard to have a material impact to the consolidated financial statements.

**Toronto Port Authority**  
**Notes to the consolidated financial statements**

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(In thousands of Canadian dollars)

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**2. Significant accounting policies (continued)**

*Adoption of new and revised standards (continued)*

*New and amended IFRS Standards that are effective for the current year (continued)*

*Amendments to IAS 1 Presentation of Financial Statements*

On January 23, 2020 the IASB issued an amendment to IAS 1, providing a more general approach to the classification of liabilities based on the contractual arrangements in place at the reporting date. On July 15, 2020, the IASB announced the deferral of the effective date to January 1, 2023. The Port Authority does not expect the adoption of the standard to have a material impact to the consolidated financial statements.

*Amendments to IAS 1 Presentation of Financial Statements and IFRS Practice Statement 2 Making Materiality Judgements—Disclosure of Accounting Policies*

The amendments change the requirements in IAS 1 with regard to disclosure of accounting policies. The amendment replaces all instances of the term 'significant accounting policies' with 'material accounting policy information'. Accounting policy information is material if, when considered together with other information included in an entity's financial statements, it can reasonably be expected to influence decisions that the primary users of general-purpose financial statements make on the basis of those financial statements.

The supporting paragraphs in IAS 1 are also amended to clarify that accounting policy information that relates to immaterial transactions, other events or conditions is immaterial and need not be disclosed. Accounting policy information may be material because of the nature of the related transactions, other events or conditions, even if the amounts are immaterial. However, not all accounting policy information relating to material transactions, other events or conditions is itself material.

The amendments to IAS 1 are effective for annual periods beginning on or after January 1, 2023, with earlier application permitted and are applied prospectively. The amendments to IFRS Practice Statement 2 do not contain an effective date or transition requirements.

*Amendments to IAS 8 Accounting Policies Changes in Accounting Estimates and Errors—Definition of Accounting Estimates*

The amendments replace the definition of a change in accounting estimates with a definition of accounting estimates. Under the new definition, accounting estimates are "monetary amounts in financial statements that are subject to measurement uncertainty". The definition of a change in accounting estimates was deleted. However, the IASB retained the concept of changes in accounting estimates in the Standard with the following clarifications:

- (i) a change in accounting estimate that results from new information or new developments is not the correction of an error; and
- (ii) the effects of a change in an input or a measurement technique used to develop an accounting estimate are changes in accounting estimates if they do not result from the correction of prior period errors.

The amendments are effective for annual periods beginning on or after January 1, 2023 to changes in accounting policies and changes in accounting estimates that occur on or after the beginning of that period, with earlier application permitted.

**Toronto Port Authority**  
**Notes to the consolidated financial statements**

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(In thousands of Canadian dollars)

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**2. Significant accounting policies (continued)**

*Use of estimates and key areas of judgment*

The preparation of financial statements in accordance with IFRS requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reported period. Actual results could differ from these estimates. Accounts requiring significant estimates and assumptions include fair value of interest rate swap and hedge accounting, useful lives of capital assets, accounts receivable, impairment of capital assets, employee future benefits, legal provisions and pedestrian tunnel concession liability, which are further elaborated below.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

*(i) Fair value of interest rate swap and hedge accounting*

As described in Note 3, the Port Authority uses valuation techniques that include inputs that are based on observable market data to estimate the fair value of its interest rate swaps. Note 3 provides information about the key assumptions used in the determination of the fair value of the interest rate swaps.

The Port Authority believes that the chosen valuation techniques and assumptions used are appropriate in determining the fair value of its interest rate swaps.

The Port Authority also applied judgement in electing to apply hedge accounting on the changes in the fair value of the interest rate swaps.

*(ii) Useful lives of capital assets*

The Port Authority reviews the estimated useful lives of capital assets at the end of each reporting period. There has been no change in the useful lives estimates for the current year. Below are the amortization rates of the capital assets, which approximate their useful lives:

Land	No amortization
Buildings, structures, runways and taxiways	Straight-line over 5–75 years
Plant and equipment	Straight-line over 3–25 years
Deferred site preparation expenditures	Straight-line over 5–40 years
Capital work-in-progress	No amortization

*(iii) Accounts receivable*

The carrying amount of accounts receivable is reduced by a valuation allowance which is calculated based on the expected credit losses for the accounts. The expected credit losses are measured at an amount equal to the 12-month expected credit losses. Management reviews the adequacy of this allowance at each reporting date.

*(iv) Impairment of capital assets*

The Port Authority reviews the carrying amount of capital assets and CGUs in comparison to their recoverable amounts. The recoverable amounts are determined based on the value in use or fair value less costs to sell. In the year ended December 31, 2022, there was no impairment identified by management.

**Toronto Port Authority**  
**Notes to the consolidated financial statements**

December 31, 2022

(In thousands of Canadian dollars)

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**2. Significant accounting policies (continued)**

*Use of estimates and key areas of judgment (continued)*

*(v) Employee future benefits*

The determination of funding requirements is made on the basis of annual actuarial valuations. The recording of employee future benefits liability and the related annual expense is made on the basis of annual actuarial valuations or extrapolations for accounting purposes, in the years between full valuations.

*(vi) Legal provisions*

Provisions are recognized when the Port Authority has a present obligation (legal or constructive) because of a past event, it is probable that the Port Authority will be required to settle the obligation, and a reasonable estimate can be made of the amount of the obligation.

The amount recognized as a provision, if any, is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation.

*(vii) Pedestrian Tunnel concession liability*

The accounting treatment for the BBTCA Pedestrian Tunnel including the related asset and concession liability was a key area of judgement. The Port Authority reviewed the substance of the Project Agreement and concluded that the present value of the Pedestrian Tunnel's construction costs and related liability should be recognized on the consolidated statement of financial position.

**3. Financial instruments: fair value and risk management**

*Fair value*

The fair value of the interest rate swap is calculated using a discounted cash flow analysis using the applicable yield curve and credit spread over the remaining life of the derivative.

The carrying value of cash and cash equivalents, short-term investments, accounts receivable, notes receivable, prepaid threshold – tunnel deposit, accounts payable and accrued liabilities approximate their fair values due to the relatively short-term maturity. The carrying value of long-term investments and bank loans approximate fair value due to the terms and conditions of the arrangements compared to current market conditions for similar items.

*Fair value hierarchy*

The Port Authority applies a three-tier hierarchy to classify the determination of fair value measurements for disclosure purposes. Inputs refer broadly to the data and assumptions that market participants would use in pricing the investment. Observable inputs are inputs that are based on market data from independent sources. Unobservable inputs are inputs that reflect the Port Authority's own assumptions about the assumptions market participants would use in pricing an investment based on the best information available in the circumstances. The three-tier hierarchy of inputs is as follows:

Level 1 – Quoted prices in active markets for identical investments

Level 2 – Inputs other than quoted prices included in Level 1 that are observable for the investment, either directly (i.e. as prices) or indirectly (i.e. derived from prices)

Level 3 – Inputs for the investment that are not based on observable market data (unobservable inputs)

**Toronto Port Authority**  
**Notes to the consolidated financial statements**

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(In thousands of Canadian dollars)

**3. Financial instruments: fair value and risk management (continued)**

*Fair value hierarchy (continued)*

The following is a summary of the fair value and classification levels as at December 31, 2022:

	Level 1	Level 2	Level 3	Total
	\$	\$	\$	\$
Financial assets				
Interest rate swap	—	370	—	370

The following was a summary of the fair value classification levels as at December 31, 2021:

	Level 1	Level 2	Level 3	Total
	\$	\$	\$	\$
Financial liabilities				
Interest rate swap	—	—	—	—

There were no transfers of financial instruments between Levels 1, 2, and 3 during 2022 and 2021.

The Port Authority uses observable and market data on the underlying instruments to value its Level 2 financial instruments. The Port Authority does not hold any Level 3 instruments.

*Financial risk management*

In the normal course of business, the Port Authority is exposed to a variety of financial risks: market risk, credit risk, liquidity risk, cash flow risk and interest rate risk. The Port Authority's primary risk management objective is to preserve capital. Risk management strategies, as discussed below, are designed and implemented to ensure the Port Authority's risks and related exposures are consistent with its objectives and risk tolerances.

*Market risk*

Market risk is managed by the Port Authority's investment policy, which requires a diversified portfolio of allowable investments pursuant to Section 32 of the Canada Marine Act. The Port Authority does not have any financial instruments which are subject to significant market risk.

*Interest rate risk*

Interest rate risk describes the Port Authority's exposure to changes in the general level of interest rates. Interest rate risk on financial assets arises when the Port Authority invests in fixed income which contain interest-bearing investments and when it incurs financial liabilities at variable interest rates. Interest rate changes directly impact the fair value of fixed income securities and the fair value of the pooled funds. Interest rate changes will also have an indirect impact on the remaining investments held by the Port Authority. At the end of 2022, the Port Authority holds fixed income securities as part of short-term investments totalling \$49,978 (\$7,571 in 2021) and as part of long-term investments totalling \$34,299 (\$1,494 in 2021). These fixed income securities consist of bankers acceptances, guaranteed investment certificates, and bonds.

**Toronto Port Authority**  
**Notes to the consolidated financial statements**

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**3. Financial instruments: fair value and risk management (continued)**

*Financial risk management (continued)*

*Interest rate risk (continued)*

An analysis of maturity dates for the long-term fixed income securities is set out below.

	<b>Interest rate</b>	<b>2022</b>	Interest rate	2021
	%	\$	%	\$
Maturity				
2024	<b>3.67 - 5.30</b>	<b>15,173</b>	1.20	1,494
2025	<b>3.84 - 5.35</b>	<b>14,126</b>	—	—
2027	<b>4.85</b>	<b>5,000</b>	—	—
		<b>34,299</b>		<b>1,494</b>

The cost of the Port Authority's short-term fixed income securities together with accrued interest income approximates fair value given the short-term nature of the investments.

The long-term fixed income securities are valued at amortized cost, and as such fluctuations in interest rates will have no impact on the amount reflected in the Statement of Financial Position or net earnings.

The Port Authority's financial liabilities are exposed to fluctuations in interest rates with respect to the unhedged portion of long term debt and its credit facility. The Port Authority is exposed to the following interest rate risks at December 31, 2022:

	\$
Unhedged portion of long-term debt	<u>22,206</u>

The following table details the Port Authority's sensitivity analysis to an increase of interest rates by 0.5% on net earnings and comprehensive income. The sensitivity includes floating rate financial liabilities and adjusts their effect at year-end for a 0.5% increase in interest rates. A decrease of 0.5% would result in an equal and opposite effect on net earnings and comprehensive income.

	Effect on net earnings and comprehensive income
	\$
Unhedged portion of long-term debt	<u>111</u>

Under interest rate swap contracts, the Port Authority agrees to exchange the difference between fixed and floating rate interest amounts calculated on agreed notional principal amounts. Such contracts enable the Port Authority to mitigate the risk of changing interest rates on the fair value of issued fixed rate debt and the cash flow exposures on the issued variable rate debt. The fair value of interest rate swaps at the end of the reporting period is determined by discounting the future cash flows using the curves at the end of the reporting period and the credit risk inherent in the contract.

The interest rate swaps settle on a monthly basis. The Port Authority settles the difference between the fixed and floating interest rate on a net basis.

**Toronto Port Authority**  
**Notes to the consolidated financial statements**

December 31, 2022

(In thousands of Canadian dollars)

**3. Financial instruments: fair value and risk management (continued)**

*Financial risk management (continued)*

*Credit risk*

The Port Authority's principal financial assets are cash and cash equivalents, short term investments, long-term investments, accounts receivable, and notes receivable, which are subject to credit risk. The carrying amounts of financial assets on the consolidated statement of financial position, represents the Port Authority's maximum credit exposure at the date of the consolidated statement of financial position.

The Port Authority's credit risk is primarily attributable to its accounts receivables. The amounts disclosed in the consolidated statement of financial position for accounts receivable are net of allowance for doubtful accounts, estimated by the management of the Port Authority based on previous experience and its assessment of the current economic environment to reflect the 12-month expected credit losses. In order to reduce its risk, management has adopted credit policies that include regular review of credit limits.

The credit risk on cash and cash equivalents, short-term investments, notes receivable, and long-term investments is limited because the counterparties are chartered banks and public sector entities with high credit-ratings assigned by national credit-rating agencies.

The aging of accounts receivable was:

	<b>2022</b>	2021
	\$	\$
Trade		
Current	<b>9,526</b>	5,326
Aged between 31-90 days	<b>319</b>	472
Aged greater than 90 days	<b>640</b>	349
	<b>10,485</b>	6,147
Others	<b>31</b>	60
	<b>10,516</b>	6,207
Allowance for doubtful accounts	<b>(293)</b>	(339)
	<b>10,223</b>	5,868

*Reconciliation of allowance for doubtful accounts*

	<b>2022</b>	2021
	\$	\$
Balance, beginning of year	<b>339</b>	260
Increase during the year	<b>62</b>	94
Bad debts written off during the year	<b>(108)</b>	(15)
Balance, end of year	<b>293</b>	339



**Toronto Port Authority**  
**Notes to the consolidated financial statements**

December 31, 2022

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**3. Financial instruments: fair value and risk management (continued)**

*Financial risk management (continued)*

*Liquidity risk*

The Port Authority's objective is to have sufficient liquidity to meet its liabilities when due. The Port Authority monitors its cash balances and cash flows generated from operations to meet its requirements. The Port Authority has the following financial liabilities as at December 31, 2022. The total undiscounted cash repayments required to settle these liabilities, with the exception of the Tunnel concession liability, are set out below:

	Carrying value	2023	2024	2025 and thereafter
	\$	\$	\$	\$
Accounts payable and accrued liabilities	31,129	31,129	—	—
Bank loan	26,763	2,280	2,280	22,203
	<u>57,892</u>	<u>33,409</u>	<u>2,280</u>	<u>22,203</u>

With respect to the Tunnel concession liability, the Port Authority is responsible for the payment of monthly Capital Payments totalling \$6,583 per year until April 8, 2034 in settlement of the liability (Note 15). The discounted cash repayments relating to this liability are as follows:

	Carrying value	2023	2024	2024 and thereafter
	\$	\$	\$	\$
Tunnel concession liability	53,997	3,374	3,586	47,037

*Cash flow risk*

The Port Authority's Investment Policy includes a targeted upper limit of 25% of cash reserves in the investment products of any one particular financial institution, with a hard cap limit of 30%, regardless of the type of investment.

**4. Capital disclosures**

The Port Authority's objective when managing capital is to ensure sufficient liquidity to support its financial obligations and execute the operational and strategic plans to continue to provide benefits for its stakeholders and to remain financially self-sufficient. The Port Authority continually assesses its capital structure and adjusts it with reference to changes in economic conditions and risk characteristics associated with its underlying assets. According to its Letters Patent, the Port Authority's aggregate borrowing cannot exceed \$52,100 except for borrowing for the Pedestrian Tunnel. There is \$140,000 that is specifically identified for the Pedestrian Tunnel. The Port Authority cannot borrow money as an agent of Her Majesty. Currently the Port Authority largely relies on cash flows from operations and investment activities to fund its capital investment program. The Port Authority's capital is comprised of its bank loan, Pedestrian Tunnel concession liability, and equity, net of cash and cash equivalents, and short-term investments.

**Toronto Port Authority**  
**Notes to the consolidated financial statements**

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**4. Capital disclosures (continued)**

	<b>2022</b>	2021
	\$	\$
Bank loan	<b>26,763</b>	29,043
Tunnel concession liability	<b>53,997</b>	57,171
Less: cash and cash equivalents	<b>13,209</b>	43,797
Less: short-term investments	<b>49,978</b>	7,571
Net debt	<b>17,573</b>	34,846
Equity	<b>233,707</b>	213,280
	<b>251,280</b>	248,126

As of December 31, 2022, there was a shortfall of \$13,500 in AIF funds which had been temporarily financed by general non-AIF funds. As and when AIF revenue is generated by BBTCA, it will be used to replenish the non-AIF funds that were used. Additionally, the Port Authority has certain covenants on its bank loans. As at December 31, 2022, the Port Authority complied with those covenants. In addition, the Port Authority has certain external restrictions on the assets it can purchase with the airport improvement fees. As at December 31, 2022, the Port Authority complied with those restrictions.

**5. Right-of-use assets and lease liabilities**

The Port Authority's right-of-use assets and lease liabilities relate to a lease for its head office premises, as well as an IT service room and lunch and locker room in the terminal building located at Billy Bishop Toronto City Airport. Both leases were entered into in 2019.

*Right-of-use assets*

	<b>2022</b>	2021
	\$	\$
Opening cost, January 1	<b>3,529</b>	3,543
Additions (disposals)	<b>29</b>	(14)
Ending cost, December 31	<b>3,558</b>	3,529
Opening accumulated amortization, January 1	<b>(949)</b>	(577)
Amortization	<b>(374)</b>	(372)
Ending accumulated amortization, December 31	<b>(1,323)</b>	(949)
Opening net book value, January 1	<b>2,580</b>	2,966
Ending net book value, December 31	<b>2,235</b>	2,580

**Toronto Port Authority**  
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**5. Right-of-use assets and lease liabilities (continued)**

*Lease liabilities*

	<b>2022</b>	2021
	\$	\$
Maturity analysis – contractual undiscounted cash flows		
Less than one year	<b>448</b>	417
One to five years	<b>1,722</b>	1,792
More than five years	<b>585</b>	931
Total undiscounted lease liabilities as at December 31, 2022	<b>2,755</b>	3,140
Lease liabilities included in the consolidated statement of financial position as at December 31, 2022		
Current	<b>371</b>	329
Non-current	<b>2,087</b>	2,431
	<b>2,458</b>	2,760

For the year ended December 31, 2022, the expense relating to variable lease payments not included in the measurement of lease obligations was \$315 (\$326 in 2021). Expenses relating to short-term leases were \$110 (\$110 in 2021) and expenses relating to leases of low value assets were \$35 (\$33 in 2021); these have been expensed directly to net income.

**6. Capital assets**

	<b>Land</b>	<b>Buildings and structures</b>	<b>Plant and equipment</b>	<b>Deferred site preparation expenditures</b>	<b>Capital work in process</b>	<b>2022 Total</b>
	\$	\$	\$	\$	\$	\$
Opening, January 1, 2022						
Cost	<b>15,518</b>	<b>272,796</b>	<b>48,276</b>	<b>2,698</b>	<b>10,859</b>	<b>350,147</b>
Capital funding	—	<b>(23,682)</b>	<b>(11,782)</b>	—	—	<b>(35,464)</b>
Accumulated amortization	—	<b>(63,339)</b>	<b>(20,390)</b>	<b>(420)</b>	—	<b>(84,149)</b>
Opening, January 1, 2022 Net book value	<b>15,518</b>	<b>185,775</b>	<b>16,104</b>	<b>2,278</b>	<b>10,859</b>	<b>230,534</b>
Additions/Disposals	—	—	<b>(256)</b>	<b>(1,862)</b>	<b>8,595</b>	<b>6,477</b>
Transfers	—	<b>660</b>	<b>5,708</b>	—	<b>(6,368)</b>	—
Amortization	—	<b>(7,681)</b>	<b>(2,044)</b>	<b>(113)</b>	—	<b>(9,838)</b>
Capital funding received	—	—	<b>(845)</b>	—	—	<b>(845)</b>
	—	<b>(7,021)</b>	<b>2,563</b>	<b>(1,975)</b>	<b>2,227</b>	<b>(4,206)</b>
Closing, December 31, 2022 Net book value	<b>15,518</b>	<b>178,754</b>	<b>18,667</b>	<b>303</b>	<b>13,086</b>	<b>226,328</b>

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(In thousands of Canadian dollars)

**6. Capital assets (continued)**

	Land \$	Buildings and structures \$	Plant and equipment \$	Deferred site preparation expenditures \$	Capital work in process \$	2021 Total \$
Opening, January 1, 2021						
Cost	15,518	272,483	46,348	2,533	8,535	345,417
Capital funding	—	(23,682)	(11,782)	—	—	(35,464)
Accumulated amortization	—	(55,569)	(18,212)	(384)	—	(74,165)
Opening, January 1, 2021 Net book value	15,518	193,232	16,354	2,149	8,535	235,788
Additions/Disposals	—	313	1,928	165	2,324	4,730
Amortization	—	(7,770)	(2,178)	(36)	—	(9,984)
Capital funding received	—	—	—	—	—	—
	—	(7,457)	(250)	129	2,324	(5,254)
Closing, December 31, 2021 Net book value	15,518	185,775	16,104	2,278	10,859	230,534

*Deferred site preparation expenditures*

Deferred site preparation expenditures were incurred to prepare lands in the port-lands area for sub-tenants under a ground lease; and to prepare land at the marine terminals for other tenants. These expenditures were being amortized over the initial term of the tenants and sub-tenant leases. On December 31, 2022, the ground lease was terminated and the related unamortized amount remaining of \$1,944 was written off.

*Future capital projects*

The following information is provided in accordance with the requirements of section 36(a) of the Port Authorities regulations:

Total estimated future capital expenditures for projects authorized or committed - \$22.67 million (\$16.4 million in 2021).

Projects with estimated costs in excess of \$1 million per project included in the total above are as follows:

	<b>Total authorized or committed As at December 31, 2022 \$</b>	<b>Total spent As at December 31, 2022 \$</b>	<b>Estimated future expenditure As at December 31, 2022 \$</b>
Ship Channel Bridge - Mechanical and Electrical Restoration	<b>11,980</b>	<b>328</b>	<b>11,652</b>

**Toronto Port Authority**  
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**7. Employee future benefits**

The Port Authority maintains a defined benefit pension plan, registered with the Office of the Superintendent of Financial Institutions (OSFI), for the benefit of full-time permanent employees (for non-unionized employees hired before November 25, 2013 and certain unionized employees). The Port Authority provides a defined contribution pension plan for full-time non-unionized employees hired after November 24, 2013. Certain Plan members are also granted supplemental benefits, which mirror the formula of the registered plan and replace defined benefits that have been limited by the Income Tax Act. These supplemental benefits are unfunded. The Port Authority also provides other non-pension employment benefits to most of its employees as detailed in Note 2 under "Employee future benefits". The Other Post Employment Benefits (OPEB) and Workplace Safety and Insurance Board (WSIB) benefits are unfunded. Beginning in 2018, the Port Authority established other employee future benefits for certain full-time employees provided that they remain employed with the Port Authority for a specified length of time.

In 2022, certain employee departures resulted in the forfeiture of employee future benefits. In addition, certain benefits that have been previously accrued will be retired in 2023. The effect of this has been reflected in these financial statements.

Information about the Port Authority's employee future benefits in the aggregate is as follows:

	Pension benefit plan	Other benefits	2022 Total	Pension benefit plan	Other benefits	2021 Total
	\$	\$	\$	\$	\$	\$
Accrued benefit obligation						
Balance, beginning of year	68,678	2,762	71,440	72,176	2,765	74,941
Employer current service cost	1,917	(165)	1,752	2,022	353	2,375
Employees' contributions	418	—	418	401	—	401
Interest expense	1,996	55	2,051	1,841	55	1,896
Benefits paid	(3,735)	(89)	(3,824)	(3,132)	(84)	(3,216)
Actuarial (gains) losses	(16,870)	(414)	(17,284)	(4,630)	(327)	(4,957)
Effect of forfeitures	(295)	(197)	(492)	—	—	—
Balance, end of year	52,109	1,952	54,061	68,678	2,762	71,440
Plan assets						
Fair value, beginning of year	68,411	—	68,411	59,861	—	59,861
Employer contributions	1,144	89	1,233	1,104	84	1,188
Employees' contributions	418	—	418	401	—	401
Non-investment expenses	(207)	—	(207)	(229)	—	(229)
Benefits paid	(3,735)	(89)	(3,824)	(3,132)	(84)	(3,216)
Interest income	2,018	—	2,018	1,532	—	1,532
Return on plan assets excluding amounts included in interest income	(6,403)	—	(6,403)	8,874	—	8,874
Fair value, end of year	61,646	—	61,646	68,411	—	68,411
Funded status – plan surplus (deficit)	9,537	(1,952)	7,585	(267)	(2,762)	(3,029)
Accrued benefit asset (liability)	9,537	(1,952)	7,585	(267)	(2,762)	(3,029)

**Toronto Port Authority**  
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**7. Employee future benefits (continued)**

The Port Authority's net benefit plan expense is as follows:

	<b>Pension benefit plan</b>	<b>Other benefits</b>	<b>2022 Total</b>	Pension benefit plan	Other benefits	2021 Total
	\$	\$	\$	\$	\$	\$
Components of net benefit costs recognized during the year						
Current service costs	<b>1,917</b>	<b>(165)</b>	<b>1,752</b>	2,022	353	2,375
Administration costs	<b>207</b>	—	<b>207</b>	229	—	229
Interest expense	<b>1,996</b>	<b>55</b>	<b>2,051</b>	1,841	55	1,896
Interest income	<b>(2,018)</b>	—	<b>(2,018)</b>	(1,532)	—	(1,532)
Effect of forfeitures	<b>(295)</b>	<b>(197)</b>	<b>(492)</b>	—	—	—
Employee future benefit cost recognized	<b>1,807</b>	<b>(307)</b>	<b>1,500</b>	2,560	408	2,968

The amounts recognized in OCI are as follows:

	<b>Pension benefit plan</b>	<b>Other benefits</b>	<b>2022 Total</b>	Pension benefit plan	Other benefits	2021 Total
	\$	\$	\$	\$	\$	\$
Remeasurement of the net defined benefit liability in OCI						
Actuarial (gains) losses on assets	<b>6,403</b>	—	<b>6,403</b>	(8,874)	—	(8,874)
Actuarial (gains) losses on obligations	<b>(16,870)</b>	<b>(414)</b>	<b>(17,284)</b>	(4,630)	(327)	(4,957)
Remeasurement (gain) loss recognized	<b>(10,467)</b>	<b>(414)</b>	<b>(10,881)</b>	(13,504)	(327)	(13,831)

The date used to measure assets and liabilities for accounting purposes was as at December 31, 2022. The most recent actuarial valuation for funding purposes for the Pension Plan for Employees of the Toronto Port Authority was January 1, 2022. The next actuarial valuation for funding purposes will be done as at January 1, 2023.

The Port Authority had secured additional contributions totalling \$3,707 through a consolidated letter of credit for the years 2011-2015, inclusive, which was reduced by \$3,470 in 2022 and \$237 remains outstanding as of December 31, 2022.

The Port Authority's funding policy for the Pension Plan is in accordance with the requirements of the federal Pension Benefits Standards Act. The determination of the funding requirements is made based on annual actuarial valuations.

**Toronto Port Authority**  
**Notes to the consolidated financial statements**

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**7. Employee future benefits (continued)**

The Port Authority has reflected Ruling 14 of the International Financial Reporting Interpretations (“IFRIC 14”) which clarifies how the asset ceiling defined under IAS 19 should be applied, particularly how it interacts with minimum funding rules. Under IAS19, any variation in the asset ceiling will be recognized in other comprehensive income (as opposed to profit and loss). The impact of the asset limit on the funded plans has been applied based on management’s interpretation of IAS 19, as clarified by IFRIC 14. This interpretation is summarized as follows:

- The Port Authority assumed that it does not have an unconditional right to a refund of surplus;
- The Port Authority may take funding contribution holidays based on past practice and/or plan rules;
- Minimum Funding Requirements (“MFR”) have been set based on the requirements of the most recently filed actuarial valuation report for funding purposes. Based on the MFR, the going concern and solvency funded status is projected into the future. In any year where the plan is projected to be in a surplus on both a going concern and solvency basis and the threshold set by the governing pension legislation for taking a contribution holiday is met, then this projected surplus is used to reduce or eliminate the minimum funding contribution in that year. The economic benefit available from a reduction in future contributions is therefore equal to the difference between the present value of employer IAS 19 current service cost and the present value of the employer minimum funding current service requirements. The present values are determined using the IAS 19 discount rate and have been calculated assuming that the plan is maintained indefinitely.
- Any required deficit contributions that, once made, are not available to the Port Authority as an economic benefit may form an additional liability which is netted against the consolidated statement of financial position, or if there is already a liability, the adjusted liability on the consolidated statement of financial position is equal to the present value of the remaining required deficit contributions. Required deficit contributions are determined based on the most recently filed actuarial valuation report for funding purposes.

The main risks affecting the Pension Plan, OPEB and WSIB Benefits are:

Longevity	The risk that retirees will collect a pension for a longer period of time, on average, than expected according to the mortality assumptions used.
Investment	The risk that the invested assets of the Pension Plan do not yield the assumed rate of return, resulting in insufficient assets to provide for the benefits promised and/or requiring the Port Authority to make additional contributions to fund the deficit.
Discount rate	The risk from changing market interest rates. A decrease in corporate bond yields will increase plan obligations. This risk is greater to the extent that there is a mismatch between the characteristics of the assets and obligations.
Regulatory/legal	The risk of regulatory/jurisprudence changes that can alter the benefit promise.
Health inflation risk	The risk that the cost of health benefits increases is higher than the assumptions used.

**Toronto Port Authority**  
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**7. Employee future benefits (continued)**

*Pension Plan Asset Allocation as of December 31, 2022\**

Asset category	Percentage of defined benefit assets			
	Quoted %	2022 Unquoted %	Quoted %	2021 Unquoted %
Equities	<b>51.50</b>	—	53.10	—
Fixed income	<b>15.40</b>	—	15.40	—
Alternative investments	<b>32.50</b>	—	30.90	—
Other	<b>0.60</b>	—	0.60	—
	<b>100.00</b>	—	100.00	—

\* OPEB benefits and WSIB benefits are unfunded.

The significant actuarial assumptions adopted in measuring the Port Authority's accrued benefit obligations are as follows (weighted-average assumptions as of December 31):

Key assumptions	2022 %	2021 %
Accrued benefit obligation at end of year		
Discount rate	<b>5.20</b>	3.00
Compensation increase	<b>2.00</b>	3.00
Benefit cost during the year		
Discount rate	<b>5.20</b>	3.00
Health care trend rates at end of year		
Initial rate	<b>4.35</b>	4.35
Ultimate rate	<b>4.05</b>	4.05

Sensitivity analysis on defined benefit obligation	2022	
	Pension plan \$	Other benefits \$
Impact of 1% increase in discount rate	<b>(5,813)</b>	<b>(133)</b>
Impact of 1% decrease in discount rate	<b>7,347</b>	<b>159</b>
Impact of 1% increase in salary scale	<b>574</b>	-
Impact of 1% decrease in salary scale	<b>(510)</b>	-
Impact of 1 year increase in longevity	<b>1,323</b>	<b>31</b>
Impact of 1 year decrease in longevity	<b>(1,347)</b>	<b>(32)</b>
Impact of 1% increase in trend rate	<b>N/A</b>	<b>138</b>
Impact of 1% decrease in trend rate	<b>N/A</b>	<b>(118)</b>

The weighted average duration of the plan is approximately 12.7 years in 2022, (15.5 years in 2021).



**Toronto Port Authority**  
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**8. Bank loans and derivative instruments**

(a) *Bank loans*

Due to the COVID-19 pandemic, the Port Authority’s two commercial carriers announced a temporary cessation of their operations at Billy Bishop Airport in March 2020 and as a result, there was a material change in passenger levels. In accordance with the terms of the Port Authority’s loan agreement with the Bank, the Port Authority provided notice of a material change in passenger levels and the resulting material adverse change in its financial condition, business and operations, which were determined to be temporary Events of Default. The Port Authority and Bank entered into amending agreements in 2020 and 2021 that included revisions to the terms of an agreement. Effective April 30, 2022, The Port Authority and Bank entered into an amended and restated agreement which consolidates all the previous amendments and restatements. The Port Authority has sufficient cash and short-term investments available to repay any borrowing of funds under the Bank loan agreement. In August 2022, Bank waived the Subject Events of Default that had occurred prior to June 30, 2022, on a permanent basis effective June 30, 2022.

The following are the main terms of the credit facility:

	Amount \$	Interest rate	Amortization	Maturity date
Term Facility (Revolving) To finance capital expenditures	50,000	BA rate plus 0.85% BMO Prime less 0.15%	15 years ending May 31, 2034	May 31, 2025
	<u>50,000</u>			

Capital expenditures financed and refinanced in the term credit facility includes:

- Repairs and improvements related to access to BBTCA, including a Ferry, Dockwalls, new Ferry Passenger Transfer Facilities
- Various projects at the Marine Terminals, Outer Harbour Marina, Airport and Tunnel Advertising Equipment
- Runway Airfield Rehabilitation Program at Billy Bishop Toronto City Airport
- Any other capital expenditures in any of the Port Authority businesses

As of December 31, 2022, \$26,763 (\$29,043 in 2021) has been drawn from the term facility in the form of a Bankers Acceptance (“BA”), with the next BA maturity date of January 11, 2023 and interest rate of 4.60% (January 12, 2022 and 0.45% in 2021). Under the provision of the Loan Agreement, the facility is revolving, the BA automatically renews every 30 days upon maturity, and is repayable over 180 months. As such, the loan has been classified as long-term (with a short-term portion reflecting principal repayments due in the next 12 months).

**Toronto Port Authority**  
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**8. Bank loans and derivative instruments (continued)**

(a) *Bank loans (continued)*

Principal payments for the above facility for the next five years are as follows:

	Total \$
2023	2,280
2024	2,280
2025	2,280
2026	2,280
2027	2,280
Thereafter	<u>15,363</u>
	26,763
Less: current portion	<u>2,280</u>
Long-term	<u>24,483</u>

The table above is based on the amortization of payments of the facility described above. The loan agreements have a fixed repayment time frame that is shorter than the amortization period. The Port Authority anticipates that the loan will be renegotiated at the specific maturity dates to extend to the full amortization period and thereby the chart above reflects the commitment that these amounts will need to be repaid at the above noted dates.

If the repayments upon maturity were required, the above table would be adjusted to the following: \$2,280 in 2023; \$2,280 in 2024 and \$22,203 in 2025.

The Airport's capital program, which includes Debt Service for borrowings, is funded through Airport Improvement fees. As at December 31, 2022, the principal amounts payable by the Port Authority (non-AIF) and the restricted Airport Improvement Fees are \$5,074 and \$21,689, respectively. Please see details on Airport Improvement fees under Note 10.

The Port Authority had two interest rate swaps:

	Start	Maturity	Starting Notional \$	Interest rate %	Notional at December 31, 2022 \$	Notional at December 31, 2021 \$
1st Swap	Jan 2007	Jan 2022	11,250	5.085%	—	4,012
2nd Swap	Jul 2016	Jul 2031	7,998	1.670%	<b>4,557</b>	5,093

The first swap matured on January 4, 2022 and was replaced by utilizing a variable interest rate strategy.

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**8. Bank loans and derivative instruments (continued)**

*(b) Derivative instrument and hedge accounting*

On January 1, 2007, the Port Authority designated the 1st interest rate swap in a hedging relationship with an original credit facility of \$11,250. Prospective and retrospective hedge effectiveness is assessed on these hedges using a hypothetical derivative method. The hypothetical derivative assessment involves comparing the effect of changes in interest rates each period on the changes in fair value of both the actual and hypothetical derivative. The effective portion of the interest rate swap is recorded in other comprehensive income until the forecasted transaction occurs. Where applicable, the fair value of the derivative has been adjusted to account for the Port Authority's credit risk.

In July 2016, the Port Authority designated the 2nd interest rate swap in a hedging relationship with an original credit facility of \$7,998. Prospective and retrospective hedge effectiveness is assessed on these hedges using a hypothetical derivative method. The hypothetical derivative assessment involves comparing the effect of changes in interest rates each period on the changes in fair value of both the actual and hypothetical derivative. The effective portion of the interest rate swap is recorded in other comprehensive income until the forecasted transaction occurs. Where applicable, the fair value of the derivative has been adjusted to account for the Port Authority's credit risk.

The hedges were designated as cash flow hedges, with the hedge designations continuing in effect for subsequent refinancing. Based on an evaluation of the new credit agreement entered into in May 2019, the Port Authority determined that these instruments continue to qualify for hedge designation as the original cash flows under hedge (the "hedge items") continue to be in place under the new credit agreement.

The effect on net income and other comprehensive income is as follows:

*(i) Effect on net income – ineffective portion*

	<b>2022</b>	2021
	<b>\$</b>	\$
Amortization of accumulated loss of interest rate swap	—	(91)
Ineffectiveness of hedge accounting reclassified from Other Comprehensive Income	<b>122</b>	80
Interest recovery	<b>297</b>	54
	<b>419</b>	43

*(ii) Effect on other comprehensive income – effective portion*

	<b>2022</b>	2021
	<b>\$</b>	\$
Mark to market gain (loss) on the swap	<b>339</b>	435
Interest recovery	<b>(266)</b>	(54)
Ineffectiveness reclassified to net income	<b>(122)</b>	(80)
Recognized in other comprehensive income	<b>(49)</b>	301

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**9. Payments in lieu of taxes**

Payments in Lieu of Taxes or ("PILTs") are payments that may be made by federal institutions to the municipalities in which they operate. The quantum of PILTs made by a government institution to its host municipality is discretionary and, if made, is determined in accordance with the federal Payments in Lieu of Taxes Act (the "PILTs Act"). The Port Authority properties to which the PILTs Act applies are the Billy Bishop Toronto City Airport ("BBTCA"), the Outer Harbour Marina, 80 Cherry Street, and various waterlots. The Port Authority also pays property taxes to the City of Toronto (the "City") for BBTCA and various other properties.

**10. Airport improvement fees**

The Port Authority charged an Airport Improvement Fee ("AIF" or "Fee") of \$29.00 in 2022 (\$29.00 in 2021) per departing passenger. These Fees are to be used entirely to finance the Airport's capital program, which includes Debt Service for borrowings (see Note 8).

For the year ended December 31, 2022, the net amount of AIF collected was \$19,190 (\$3,145 in 2021). These Fees are recorded as Airport improvement fees, net in the consolidated statement of operations and comprehensive income.

The AIF revenue is net of the 3% commission paid to the air carriers for the collection of AIF from enplaned passengers.

The cumulative balance in AIF funds as of December 31, 2022 was in deficit of \$13,500 (deficit of \$19,592 in 2021).

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**10. Airport improvement fees (continued)**

*Revenue and expenses relating to Toronto Port Authority non-AIF operations and Airport Improvement Fees*

The following is an analysis of the Toronto Port Authority's results from the consolidated statement of operations and comprehensive income in terms of revenue and expenses from the Port Authority's non-AIF operations and those related to the restricted Airport Improvement Fees:

	2022 Total \$	2021 Total \$	2022 Non-AIF \$	2022 AIF \$	2021 Non-AIF \$	2021 AIF \$
Operating revenue						
Port, Outer Harbour Marina, Airport, property and other revenue	46,195	36,530	46,195		36,530	—
Airport improvement fees, net	19,190	3,145		19,190	—	3,145
	<b>65,385</b>	<b>39,675</b>	<b>46,195</b>	<b>19,190</b>	<b>36,530</b>	<b>3,145</b>
Operating expenses						
Wages, salaries and employee benefits	13,438	10,903	13,438	—	10,903	—
Repairs and maintenance	7,084	5,789	7,084	—	5,789	—
Professional and consulting fees	1,168	1,364	1,168	—	1,364	—
Property taxes, net	76	50	76	—	50	—
Other operating and administrative expenses	13,261	11,581	13,261	—	11,581	—
	<b>35,027</b>	<b>29,687</b>	<b>35,027</b>	<b>—</b>	<b>29,687</b>	<b>—</b>
Income from operations and Airport improvement fees, net before the following	30,358	9,988	11,168	19,190	6,843	3,145
Payments in lieu of taxes	(1,076)	(3,293)	(1,076)		(3,293)	—
Amortization of right-of-use and capital assets	(10,212)	(10,356)	(2,220)	(7,992)	(1,999)	(8,357)
Interest expense	(4,416)	(4,429)	(223)	(4,193)	(223)	(4,206)
Charge on gross revenue – Port, Outer Harbour Marina, Airport, property and other revenue	(2,064)	(833)	(2,064)	—	(833)	—
Charge on gross revenue – Airport improvement fees	(1,151)	—	—	(1,151)	—	—
Gain on interest rate swaps – ineffective portion	419	43	419	—	43	—
Net income (loss) for the year before the following before the following item	11,858	(8,880)	6,004	5,854	538	(9,418)
Gain on sale of Parliament Slip Water Lot, net	18,981	—	18,981	—	—	—
Write off of site preparation costs	(1,944)	—	(1,944)	—	—	—
Provision for Rehabilitation of Leslie Street Spit Hardpoint J & Other Obligations	(19,300)	—	(19,300)	—	—	—
Net income (loss) for the year	9,595	(8,880)	3,741	5,854	538	(9,418)
Changes in fair value of interest rate swaps due to hedge accounting – (loss) gain on interest rate swaps – effective portion	(49)	301	(49)	—	301	—
Remeasurement gain on employee future benefits	10,881	13,831	10,881	—	13,831	—
Comprehensive income (loss) for the year	<b>20,427</b>	<b>5,252</b>	<b>14,573</b>	<b>5,854</b>	<b>14,670</b>	<b>(9,418)</b>

**11. Contingencies**

There are a number of outstanding claims against the Port Authority that have been referred to legal counsel and reported to the Port Authority's insurers, as applicable. With respect to insurable claims, the Port Authority expects that its liability, if any, will be limited to the amount of its insurance deductible.

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**12. Canada marine act and port authorities' management regulations**

Pursuant to subsection 37 (3) of the Canada Marine Act, total remuneration (includes salaries and bonus) was paid to the following:

	2022 \$	2021 \$
Director's fees		
Ms. Amanda Walton, Chair (elected as Chair April 15, 2021)	65	41
Mr. Darin Deschamps	38	33
Ms. Hellen Siwanowicz	35	27
Mr. Chris Reynolds	31	23
Mr. Don McIntyre (ceased to hold office March 31, 2022)	14	28
Mr. Robert Poirer (ceased to hold office April 15, 2021)	—	32
	<b>183</b>	<b>184</b>
Chief Executive Officer – Mr. Roelof-Jan (RJ) Steenstra (assumed office September 12, 2022)		
Remuneration	144	—
Other benefits	6	—
	<b>150</b>	<b>—</b>
Chief Executive Officer – Mr. Geoffrey Wilson (ceased to hold office June 30, 2022)		
Remuneration	265	350
Other benefits	15	24
	<b>280</b>	<b>374</b>
Executive Vice President, Ports Toronto and Billy Bishop Toronto City Airport – Mr. Gene Cabral (ceased to hold office August 19, 2022)		
Remuneration	185	224
Other benefits	12	20
	<b>197</b>	<b>244</b>
Senior Vice President & CFO – Mr. Alan Paul		
Remuneration	253	219
Other benefits	20	21
	<b>273</b>	<b>240</b>
Senior Vice President and General Counsel - Mr. Craig Manuel (ceased to hold office November 18, 2022)		
Remuneration	286	219
Other benefits	19	13
	<b>305</b>	<b>232</b>
Vice President Communications and Public Affairs – Ms. Deborah Wilson		
Remuneration	211	188
Other benefits	14	13
	<b>225</b>	<b>201</b>
Vice President Infrastructure, Planning & Environment – Mr. Chris Sawicki		
Remuneration	211	188
Other benefits	17	18
	<b>228</b>	<b>206</b>

**Toronto Port Authority**  
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### **13. Commitments**

The Port Authority currently has a Lease Agreement with the provincial Ministry of Natural Resources and Forestry to construct, operate and maintain a landfill area at the foot of Leslie Street on a portion of the Leslie Street Spit. The Port Authority is in the process of extending the lease until October 31, 2024. The Port Authority is required under its lease to maintain the shoreline and associated hardpoints in a stable condition.

As part of the obligations under the lease, the Port Authority monitors the hardpoints and beaches along the east and south shores of the Leslie Street Spit for shoreline stabilization. Through this monitoring program, the reconstruction of Hardpoint J has been determined to require rehabilitation with additional rehabilitation potentially required for other hardpoints. The Port Authority is reviewing options to complete this remediation and has accrued a liability relating to this work reflective of the Port Authority's current best estimate.

The Port Authority currently has a lease for its head office premises located at 207 Queens Quay West. The Lease expires on September 28, 2027. The Port Authority also has a lease for an IT service room and lunch and locker room in the terminal building located at Billy Bishop Toronto City Airport. The lease expires on June 29, 2033. Please see Note 5 for details on the lease liability recorded in respect of these two leases.

The Port Authority has also provisioned for other potential liabilities.

### **14. Guarantees**

In the normal course of business, the Port Authority enters into agreements that meet the definition of a guarantee. The Port Authority's primary guarantees are as follows:

- (a) Indemnity has been provided to all directors and or officers of the Port Authority for various items including, but not limited to, all costs to settle suits or actions due to association with the Port Authority, subject to certain restrictions. The Port Authority has purchased directors' and officers' liability insurance to mitigate the cost of any potential future suits or actions. The term of the indemnification is not explicitly defined, but is limited to the period over which the indemnified party served as, director or officer of the Port Authority. The maximum amount of any potential future payment cannot be reasonably estimated.
- (b) In the normal course of business, the Port Authority has entered into agreements that include indemnities in favour of third parties, such as purchase and sale agreements, confidentiality agreements, engagement letters with advisors and consultants, outsourcing agreements, leasing contracts, information technology agreements and service agreements. These indemnification agreements may require the Port Authority to compensate counterparties for losses incurred by the counterparties because of breaches in representation and regulations or because of litigation claims or statutory sanctions that may be suffered by the counterparty because of the transaction. The terms of these indemnities are not explicitly defined and the maximum amount of any potential reimbursement cannot be reasonably estimated. In addition to the foregoing, in connection with the lease of real property from the City of Toronto by the Port Authority's wholly owned subsidiary, 2315155 Ontario Inc., the Port Authority has guaranteed 2315155 Ontario Inc.'s obligation to the City. The maximum liability of the Port Authority to the City pursuant to this guarantee is \$500.

Other than the guarantee to the City described above, the nature of these indemnification agreements prevents the Port Authority from making a reasonable estimate of the maximum exposure due to the difficulties in assessing the amount of liability which stems from the unpredictability of future events and the unlimited coverage offered to counterparties. Historically, the Port Authority has not made any significant payments under such or similar indemnification agreements and therefore no amount has been accrued in the statement of financial position with respect to these agreements.

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**15. Pedestrian Tunnel Project**

On March 8, 2012, the Toronto Port Authority and BBIA LP, an entity controlled by Forum Infrastructure Partners signed a Project Agreement ("the Agreement") to construct a Pedestrian Tunnel (the "Tunnel") to link the Billy Bishop Toronto City Airport ("Airport") to the Mainland at the foot of Bathurst Street, under the Western Gap. BBIA LP agreed to design, build, finance, operate and maintain the Tunnel for twenty years. The base contract price for BBIA LP to construct the Tunnel was \$82.5 million and it was substantially complete and accepted by the Port Authority on May 29, 2015. The Tunnel was officially opened to the public and stakeholders on July 30, 2015. Title to the Tunnel will remain with the Port Authority throughout the term of the Agreement.

The Port Authority has capitalized construction costs as well as the present value of future Capital Lifecycle payments to be made over the term of the concession period (Expiry Date April 8, 2034). The Port Authority has also recognized a liability for the Tunnel, equal to the asset, less payments made. As at December 31, 2022 an asset of \$110,418 (\$110,418 in 2021) has been included as part of capital assets, with a related liability of \$53,997 (\$57,171 in 2021).

On April 8, 2016 BBIA LP sold its interest in the Tunnel to BBPT AF LP, an entity controlled by Fiera Capital Corporation. As part of this transaction the Agreement was assigned by BBIA LP to BBPT AF LP and BBPT AF LP assumed all of BBIA LP's obligations under the Agreement.

The Port Authority pays monthly Capital Payments totaling \$6,583 per year until April 8, 2034 to BBPT AF LP using a portion of the airport improvement fee collected for enplaning (departing) passengers at the Airport.

The Port Authority is also responsible for monthly Lifecycle Payments totalling \$212 per year and monthly Operating Payments totalling \$1,301 per year, until 2034, to be indexed to inflation. As at December 31, 2022, the indexed amounts are \$270 and \$1,612 per year, respectively.

Pursuant to the Agreement, the Port Authority was required to provide a refundable deposit to BBIA as security for future monthly capital, life cycle and operating payments. The deposit amount is equivalent to 1, 2 or 3 times the total monthly payments for the next twelve months, determined based on the AIF revenues for the previous twelve months. During 2020, due to COVID-19 and the resulting reduction in passenger levels, the Port Authority was required to provide a deposit of 3 times the total monthly payments for the next twelve months and this deposit level increased to the end of 2021. In 2022, as the AIF revenues for previous twelve months increased, the deposit was reduced back down to 1 time from 3 times in 2021. The amount on deposit as at December 31, 2022 was \$8,548 (\$24,898 in 2021).



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**16. Revenue and expenses by Business Units**

The following is an analysis of the Toronto Port Authority's results from the Consolidated Statement of Operations and Comprehensive Income by business units:

	unit revenue		unit expenses		Business unit net income	
	2022	2021	2022	2021	2022	2021
	\$	\$	\$	\$	\$	\$
Business units						
Port operations	<b>10,952</b>	10,925	<b>4,703</b>	5,470	<b>6,249</b>	5,455
Outer Harbour Marina	<b>6,097</b>	5,395	<b>3,284</b>	2,995	<b>2,813</b>	2,400
Billy Bishop Toronto City Airport and net airport improvement fees	<b>43,500</b>	19,997	<b>19,507</b>	15,006	<b>23,993</b>	4,991
Property and other	<b>2,906</b>	2,929	<b>794</b>	463	<b>2,112</b>	2,466
Investment income	<b>1,930</b>	429	—	—	<b>1,930</b>	429
Corporate services	—	—	<b>6,739</b>	5,753	<b>(6,739)</b>	(5,753)
	<b>65,385</b>	39,675	<b>35,027</b>	29,687	<b>30,358</b>	9,988
Net income from operations and airport improvement fees, net before the following					<b>30,358</b>	9,988
Payments in lieu of taxes					<b>(1,076)</b>	(3,293)
Amortization of right-of-use and capital assets					<b>(10,212)</b>	(10,356)
Interest expense					<b>(4,416)</b>	(4,429)
Charge on gross revenue					<b>(3,215)</b>	(833)
Gain on interest rate swaps - Ineffective portion					<b>419</b>	43
Net income (loss) for the year before the following item					<b>11,858</b>	(8,880)
Gain on sale of Parliament Slip Water Lot, net					<b>18,981</b>	—
Write off of site preparation costs					<b>(1,944)</b>	—
Provision for Rehabilitation of Leslie Street Spit Hardpoint J & Other Obligations					<b>(19,300)</b>	—
Net income (loss) for the year					<b>9,595</b>	(8,880)
(Loss) gain on interest rate swaps - Effective portion					<b>(49)</b>	301
Remeasurement gain on employee future benefits					<b>10,881</b>	13,831
Comprehensive income for the year					<b>20,427</b>	5,252

**17. Net change in non-cash working capital balances related to operations**

The changes in non-cash working capital items are as follows:

	2022	2021
	\$	\$
Accounts receivable (net)	<b>(4,355)</b>	418
Long-term receivable	<b>(401)</b>	—
Inventories	<b>4</b>	(30)
Prepaid expenses	<b>(521)</b>	(45)
Accounts payable and accrued liabilities	<b>23,760</b>	(1,523)
Unearned revenue	<b>1,549</b>	861
	<b>20,036</b>	(319)

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**18. Sale of Parliament Street Slip Water Lot**

In the last few years, the Port Authority was in discussions with Waterfront Toronto ("WT") regarding WT's desire to gain control of all or a portion of the Parliament Street Slip Water Lot ("Slip") in connection with the ongoing development of the East Bayfront Precinct in Toronto. WT is an organization formed by the federal, provincial and municipal governments and is tasked with revitalizing Toronto's waterfront.

On June 1, 2022, Port Authority sold its approximately 2.95 acres of water and submerged land, together with the grant of a 60-year easement over the areas immediately south of the Slip and approximately 1.21 acres for finger piers and other activations of the Slip. The transaction price was agreed at \$19,512. Certain development costs relating to the Slip and closing adjustments were netted against the proceeds to arrive at the net gain from the sale.

**19. COVID-19**

The Port Authority applied for government assistance under the Canada Emergency Wage Subsidy and recognized nil in 2022 and \$1,865 in 2021.

The Port Authority applied for government assistance under Airport Relief Fund, Regional Air Transportation Initiative and Airport Capital Infrastructure Program and recognized \$2,547 in 2022 (\$3,167 in 2021), to be applied towards Airport Capital Expenditures.

In response to COVID-19, the Port Authority also reviewed the necessity and timing of proceeding with some of its planned capital projects. In particular, the capital program at the BBTCA, which is financed through AIF, was significantly lower during 2020 to 2022 as the AIF fund was depleted; the shortfall in funding required to support the capital program was funded through other internal resources. Please see details under Note 10.

Pursuant to the Pedestrian Tunnel Project Agreement, the Port Authority is required to provide a refundable deposit to BBIA as security for future monthly capital, life cycle and operating payments. Due to the significant drop in AIF revenues in 2020, the deposit was increased to three times annual coverage in 2020, pursuant to the terms of the Agreement. This deposit level was decreased to one time annual coverage in 2022. Please see details under Note 15.