

City of Mississauga

Corporate Report



Date: March 11, 2025	Originator's files:
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To: Chair and Members of General Committee	
From: Geoff Wright, P.Eng, MBA, City Manager and Chief Administrative Officer	
Meeting date: April 9, 2025	

Subject

Annual Treasurer's Statement Report - 2024

Recommendation

1. That the report dated March 11, 2025, entitled "Annual Treasurer's Statement Report: Summary of Activity in 2024" from the City Manager and Chief Administrative Officer be approved in compliance with the reporting requirements of the Development Charges Act, 1997 and the Planning Act, 1990.
2. That the report dated March 11, 2025, from the City Manager and Chief Administrative Officer entitled "Annual Treasurer's Statement Report: Summary of Activity in 2024" be made available to the public on the City of Mississauga's website.

Executive Summary

- Legislative requirements in the *Development Charges Act* and the *Planning Act* require the Treasurer of the municipality to provide Council with a financial statement each year for the Development Charges (DC), Community Benefits Charges (CBC), Bonus Zoning (formerly Section 37), and Cash-in-Lieu (CIL) of Parkland reserve funds.
- The Annual Treasurer's Statement summarizes the financial activities related to those reserve funds as well as DC/Lot Levy credits for the 2024 fiscal year.
- Appendix 2 provides a summary of the opening and closing balances and the reserve fund financial transactions.
- The 2024 closing balances for DCs, CBCs, Bonus Zoning, and CIL Parkland were \$195.0 million, \$15.5 million, \$8.4 million, and \$140.0 million, respectively.
- This report is compliant with both the *Development Charges Act* and the *Planning Act*.

Background

Section 43 of the *Development Charges Act*, 1997 (DC Act) requires that the Treasurer of a municipality provide to Council an annual financial statement for activities relating to the

development charges (DC) by-law and reserve funds established under section 33 of the DC Act, and a listing of DC/Lot Levy credits.

Subsection 37 (48) of the *Planning Act, 1990* states that a council of a municipality that passes a community benefits charges (CBC) by-law shall provide an annual financial statement of the CBC transactions in the preceding year.

Subsection 37 (51) of the *Planning Act, 1990* requires that funds that have been collected under Bonus Zoning (the former Section 37) related to increased density allocations must be reported annually to Council by the Treasurer.

Additionally, subsection 42 (17) of the *Planning Act, 1990* sets out that if a council of a municipality that passes a Parkland Conveyance by-law, the Treasurer must provide Council with an annual financial statement for activities related to its Cash-in-lieu (CIL) of Parkland reserve funds.

Collectively, these four charges are known as Growth Charges. Growth Charges are collected by the City for the sole purpose of funding necessary infrastructure to support new residents and businesses. These revenues can only be used for the purposes for which it was collected, in compliance with the legislation and Council approved policies. Growth Charges are important revenue tools for municipalities so that existing property owners are not unduly burdened by the cost of growth-related infrastructure.

Comments

This report has been prepared to comply with the legislative requirements of both the DC Act and the *Planning Act*. A summary of reserve fund activities during 2024 is contained within the body of this report for Council's information. The report appendices have been prepared to comply with the reporting requirements as contained in each of the respective Acts and accompanying Regulations.

The Statement of Compliance found in Appendix 6 is a legislative requirement that came into effect on January 1, 2016. This statement requires the municipal Treasurer to indicate that no additional levies have been collected by the City beyond those allowed under existing legislation acts.

Development Charges Reserve Fund Activity

Table 1 summarizes the DC reserve fund activity. DC revenue of \$45.4 million was collected in 2024 with an additional \$2.5 million in interest earned.

In 2024, \$129.5 million was transferred from the DC reserve funds to capital projects where roughly 72% (or \$60.2 million) was for roads and related infrastructure projects and a further 18% (or \$15.5 million) was for recreation and park development projects. The exercise of

examining and funding of capital projects using DCs is done annually through the capital budget process. An amount of \$45.3 million was returned from capital projects to the DC reserve funds, as the monies were no longer required due to various reasons. Finally, roughly \$200,000 was returned to developers/builders in the form of DC refunds (e.g. – building permit was cancelled).

Table 1. DC Reserve Fund Activity

DC Reserve Fund Activity	2024 \$(millions)
Opening Balance	\$ 231.5
Add: DC Revenues	\$ 45.4
Interest Income and Other	\$ 2.5
Total Revenues	\$ 47.9
Less:	
DC Funds Transferred to Capital Projects	\$ 129.5
DC Funds Returned from Capital Projects	\$ (45.3)
Transfers to Revenue and Refunds	\$ 0.2
Total Expenditures	\$ 84.4
Closing Balance	\$ 195.0

The closing balance of the DC Reserve Fund as of December 31, 2024, is \$195.0 million which represents a decrease of \$36.6 million, year-over-year. The decrease in the reserve fund balance was mainly due to total expenditures exceeding DC revenues and interest income.

A list of all DC Reserve Funds, including descriptions, can be found in Appendix 1, and the 2024 activity for each DC Reserve Fund can be found in Appendix 2. A list of all capital projects funded by DCs can be found in Appendix 3.

On November 28, 2022, Bill 23 the *More Homes Built Fast Act, 2022* received Royal Assent. The legislation had significant impacts to the City's recently passed 2022 DC By-law. Most notably, a mandatory retroactive phase-in to the residential and non-residential DC rates. Subsequently, the Province passed Bill 185 on June 6, 2024, which reversed some of the previous legislative changes, including the repeal of the mandatory phase-in of DC rates.

Cash-in-lieu of Parkland Reserve Fund Activity

As summarized in Table 2, the City collected \$72.8 million in CIL Parkland revenues and the reserve fund earned an additional \$14.4 million in interest. Capital projects which used CIL Parkland as a funding source amounted to \$94.7 million, and \$6.9 million was returned to the reserve fund. There were no CIL Parkland refunds in 2024.

The closing balance of the CIL Parkland Reserve Fund as of December 31, 2024, is \$139.8 million which represents a nominal decrease of \$0.7 million, year-over-year.

Table 2. CIL Parkland Reserve Fund Activity

CIL-Parkland Reserve Fund Activity	2024 \$(millions)
Opening Balance	\$ 140.5
Add: CIL-Parkland Revenues	\$ 72.8
Interest Income and Other	\$ 14.4
Total Revenues	\$ 87.2
Less:	
CIL-Parkland Funds Transferred to Capital Projects	\$ 94.7
CIL-Parkland Funds Returned from Capital Projects	\$ (6.9)
Transfers to Revenue and Refunds	\$ -
Total Expenditures	\$ 87.8
Closing Balance	\$ 139.8

A list of all capital projects financed by CIL Parkland can be found in Appendix 3.

Bonus Zoning (formerly Section 37) Reserve Fund Activity

The Bonus Zoning (formerly Section 37) reserve fund was established with the approval of the 2012 Corporate Policy governing the collection of monies related to the former Section 37 of the *Planning Act*. The City collected \$3.5 million in Bonus Zoning revenue from development and the reserve fund earned an additional \$0.6 million in interest. Capital projects which used Bonus Zoning (formerly Section 37) as a funding source amounted to \$5.5 million, and \$1.4 million was returned to the reserve fund.

The closing balance of the Bonus Zoning (formerly Section 37) Reserve Fund as of December 31, 2024, is \$8.4 million which represents the same balance, year-over-year.

Table 3. Bonus Zoning Reserve Fund Activity

Bonus Zoning Reserve Fund Activities	2024 \$(millions)
Opening Balance	\$ 8.4
Add: Bonus Zoning Revenue	\$ 3.5
Interest Income and Other	\$ 0.6
Total Revenues	\$ 4.1
Less:	
Bonus Zoning Funds Transferred to Capital Projects	\$ 5.5
Bonus Zoning Funds Returned from Capital Projects	\$ (1.4)
Transfers to Revenue and Refunds	\$ -
Total Expenditures	\$ 4.1
Closing Balance	\$ 8.4

Community Benefits Charges (CBC) Reserve Fund Activity

As a result of the Royal Assent of Bill 197, *COVID-19 Economic Recovery Act, 2020*, the CBC replaced Section 37, the bonus zoning provision, in the *Planning Act*. City Council approved its first Community Benefits Charge Strategy and By-law in 2022.

The CBC Revenue is comprised of one CBC receipt in 2024 in the amount of \$1.1 million. Additionally, this reserve fund earned \$1.1 million in interest. The closing balance of the CBC Reserve Fund as of December 31, 2024, is \$15.5 million which represents an increase of \$2.2 million, year-over-year. The increase in the reserve fund balance was due to revenue collected from development and interest earned.

Table 4. Community Benefits Charges Reserve Fund Activity

Community Benefit Charges Reserve Fund	2024 \$(millions)
Opening Balance	\$ 13.3
Add: CBC Revenue	\$ 1.1
Interest Income and Other	\$ 1.1
Total Revenues	\$ 2.2
Less: CBC Transferred to Capital Projects	\$ -
CBC Returned from Capital Projects	\$ -
Transfers to Revenue and Refunds	\$ -
Total Expenditures	\$ -
Closing Balance	\$ 15.5

DC and Lot Levy Credit Activity

The majority of the lot levy credits are related to the road and storm services that were waived during the lot levy regime in the development agreements. These credits are redeemed at the time of building permit issuance. Appendix 4 summarizes the amount of lot levies held by the City.

Developers are also entitled to DC credits if they construct infrastructure on behalf of the City. There was no DC credit activity during 2024, as shown in Appendix 5.

A Statement of Compliance, required by the DC Act, is acknowledged by the City Treasurer, and attached as Appendix 6.

Financial Impact

There are no immediate financial impacts as a result of the recommendations in this report.

Conclusion

The Annual Treasurer's Statement is required by the DC Act and the *Planning Act*. This report and its accompanying appendices have been prepared for Council's information and to fulfill the

legislative and regulatory reporting requirements of the Annual Treasurer's Statement. This statement will be available to the public on the City's website following Council's approval of the recommendation.

Attachments

Appendix 1: 2024 DC Reserve Funds Description

Appendix 2: 2024 DC, CBC, Bonus Zoning and CIL Parkland Reserve Fund Continuity Schedule

Appendix 3: 2024 Capital Projects Financed

Appendix 4: 2024 Development Levy Credits Continuity Schedule

Appendix 5: 2024 DC Credits Continuity Schedule

Appendix 6: 2024 Statement of Compliance



Geoff Wright, P.Eng, MBA, City Manager and Chief Administrative Officer

Prepared by: Janet Lee, Manager, Development Financing

Appendix 1**Development Charges Reserve Funds**

Pursuant to the *Development Charges Act, 1997* S.O. 1997 c.27, as amended, monies collected under the Act shall be placed into separate reserve fund accounts for the purpose of funding growth-related capital costs for which the development charge was imposed under the Development Charges By-law 0133-2022 or in previous Mississauga Development Charge By-laws.

Reserve funds were established for the following purpose:

By-law Enforcement	Funds are collected for the purpose of the animal control expansion, and services related to the <i>Provincial Offences Act</i> , as a result of new development. This charge is collected from both the residential and non-residential sectors.
Development Related Studies	Funds are collected for growth-related studies related to new development. This charge is collected from both the residential and non-residential sectors.
Recreation & Parks Development	Funds are collected for the purpose of capital requirements consistent with the Future Directions Plan servicing residential growth. Development charges are collected from the residential sector only.
Fire Services	Funds are collected for the capital requirements consistent with the Fire Master Plan as it relates to growth. This charge is collected from both the residential and non-residential sectors.
Library	Funds are collected for the capital expenses related to growth as outlined in the Library Master Plan, which was endorsed by both Council and the Library Board. Development charges are collected from the residential sector only.
Transit	Funds are collected for the purpose of providing all transit services as they relate to growth. This charge is collected from both the residential and non-residential sectors.
Roads and Related Infrastructure	Funds are collected for the construction of transportation infrastructure in the City as this relates to development growth. This charge is collected from both the residential and non-residential sectors.
Public Works	Funds are collected for the capital costs involved with Building and Fleet components of the Transportation and Works Department as they relate to growth. This charge is collected from both the residential and non-residential sectors.
Living Art Centre Debt	Funds collected for this service are used to retire a debt incurred for the construction of the Living Arts Centre in Mississauga. Development charges are collected from the residential sector only.
Storm Water Management	Funds collected for this service are to be used for items such as erosion control, conveyance, storm water management, storm sewer oversizing and related studies. This charge is collected from both the residential and non-residential sectors, on a cost per net hectare basis.

Appendix 2

2024 Development Charges, Community Benefit Charges, Bonus Zoning and Cash-in-Lieu of Parkland Reserve Fund Continuity Schedule

Fund Name	Balance January 1, 2024	Revenues				Capital Expenditures			Balance December 31, 2024
		Interest	From Developers	Other	Total Revenue	DCA / General Reserve Refunds	Transfers To/ (From) Capital ¹	Transfers To Revenue	
DCA-By-Law Enforcement	(2,871,782)	(104,595)	189,673	0	85,078	14	0	0	(2,786,718)
DCA-Development Related Studies	1,320,980	41,313	544,477	0	585,789	27	457,697	0	1,449,046
DCA-Recreation and Parks Development	49,975,812	862,479	14,216,143	270,554	15,349,176	0	15,531,274	0	49,793,714
DCA-Recreation (Hershey) ²	270,554	4,212	0	(270,554)	(266,342)	0	0	0	4,212
DCA-Fire Services	844,370	56,065	1,716,399	0	1,772,464	138	0	0	2,616,696
DCA-Library	11,807,848	418,435	1,391,724	0	1,810,159	0	1,398,496	0	12,219,511
DCA-Transit	15,827,918	385,338	2,629,246	(4,375,000)	(1,360,416)	369	5,026,607	0	9,440,526
DCA-Roads and Related Infrastructure	103,042,284	3,322,087	22,229,999	0	25,552,086	1,953	60,233,135	0	68,359,282
DCA-Public Works	17,286,010	650,131	1,148,064	0	1,798,195	79	378,278	150,000	18,555,848
DCA-LAC	3,883	1,638	99,480	0	101,118	0	0	0	105,001
DCA-Storm Water	29,164,436	1,049,732	435,363	0	1,485,095	0	1,154,539	0	29,494,991
DC Appeal - Residential	3,297,371	130,049	508,769	0	638,819	0	0	0	3,936,189
DC Appeal - Industrial	951,645	40,997	273,824	0	314,821	0	0	0	1,266,466
DC Appeal - Non-Industrial	588,072	21,234	17,476	0	38,710	180	0	0	626,602
Total DC Reserve Funds	231,509,399	6,879,116	45,400,636	(4,375,000)	47,904,752	2,759	84,180,025	150,000	195,081,367
Community Benefit Charges	13,296,274	1,132,122	1,116,835	0	2,248,957	0	0	0	15,545,232
Bonus Zoning (formerly Section 37)	8,403,551	590,592	3,465,000	0	4,055,592	0	4,082,652	0	8,376,491
Cash-in-Lieu of Parkland (Section 42)	140,476,405	9,957,151	72,756,309	4,375,000	87,088,460	0	87,798,712	0	139,766,153

¹ Details of the transfers to/(from) Reserve Funds by project are shown in Appendix 3.

² Revenues collected under the DCA Recreation (Hershey) was used to pay for the growth-related share of the Hershey Centre. In 2019, the Hershey Centre was renamed the Paramount Fine Foods Centre.

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland
December 31, 2024

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2024.

Project Number	Description	2024 Development Charge Financing		2024 Cash-in-Lieu of Parkland		2024 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
8159	Creditview Rd Bridge over Credit River Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121 Debt Management RF-Tax Capital - 37100	196,987				65,503 23,459			(6,354,123) (2,112,914) (756,714)	(9,223,750)
8171	Traffic Signal Equipment Enhancements Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121 Contributions - Capital and Maintenance - 35201	109,419				11,816 29,881			(1,528,432) (165,058) (417,394)	(2,110,884)
11175	Traffic Management Centre Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121 Contributions - Capital and Maintenance - 35201	262,418				225,107 (40,537)			(1,532,188) (511,190) (534,634)	(2,578,012)
13331	Multi-Use Trails-ORT-07 Ctl Pky-L Eto Ck Recreation and Parks - 31315 Capital Reserve Fund - 33121	180,000				20,000			(419,982) (46,665)	(466,646)
14106	Goreway Drive Grade Separation Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121 Debt Management RF-Tax Capital - 37100		(7,091,250)					(750) (2,058,000)	(20,220,109) (254,500) (2,648,000)	(23,122,609)
14142	New Facility-Cooksville Creek Pond #3702 Storm Water Management - 31350 Parks-Other Developer Contribution - 35219 Stormwater-Capital Reserve Fund - 35992 Debt Management - Stormwater - 37200 Developer Contribution-Stormwater Reserve - 37513	214,762				447,104			(7,048,938) (1,711,000) (2,877,896) (8,186,000) (1,900,000)	(21,723,834)
14176	Multi-Use Trails along Hanlan Routes Roads and Related Infrastructure - 31335	293,578							(1,990,662)	(1,990,662)
14308	LakeviewCorridorTrail_Lakeshore to QEW Recreation and Parks - 31315 Capital Reserve Fund - 33121	381,389				42,377			(84,109) (9,345)	(93,454)
15140	Cksvl Crk Ersion Ctrl-Mis Valy & Cntl Pk Storm Water Management - 31350 Capital Reserve Fund - 33121	2,020				58,567			(5,980) (173,433)	(179,414)

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		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
15167	Cycling Program Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35182 Contributions - Capital and Maintenance - 35201	7,240				12,516			(1,199,716) (16,484) (261,000) (7,595)	(1,484,795)
15303	Bicycle/Pedestrian System (ORT05B) Recreation and Parks - 31315 Capital Reserve Fund - 33121		(63,577)					(7,064)	(285,877) (31,764)	(317,641)
16312	City Centre Scholar's Green (P_507) Recreation and Parks - 31315 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35182	270,000				28,027			(2,135,047) (221,627) (16,854)	(2,373,528)
17004	Cooksville Ck Erosion Ctrl- QEW-Elaine Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	37,609					1,070,227		(63,723) (1,813,337)	(1,877,060)
17008	Cooksville Ck Erosion Ctrl-S of Rathburn Storm Water Management - 31350 Debt Management - Stormwater - 37200 Stormwater-Capital Reserve Fund - 35992	9,589					272,754		(131,216) (940,043) (2,792,200)	(3,863,459)
17017	Pinnacle SWMF- near Hurontario/Eglinton Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	44,543					1,265,532		(31,957) (907,968)	(939,925)
17020	Cooksville Ck Flood SWMF #3604 (P-309) Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	47					1,381		(4,578) (134,187)	(138,765)
17101	Intersection Capital Program Roads and Related Infrastructure - 31335	55,701							(439,299)	(439,299)
17307	Bridges & Underpasses - Various Com Pks Federal Gas Tax Reserve Fund - 35182 CBC Reserve Fund - 35220 Bonus Zoning - 35400						134,818		(220,000) (160,000) 134,818	(245,182)
17312	ComPks- Basic Development-F_034 Recreation and Parks - 31315 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35182	251,522				48,478			(2,528,053) (79,010) (408,245)	(3,015,309)

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland
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Project Number	Description	2024 Development Charge Financing		2024 Cash-in-Lieu of Parkland		2024 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
17313	ComPk - Design & Cons (Harris Property) Recreation and Parks - 31315 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35182		(3,082,000)						(8,934,642) (209,545) (132,814)	(9,277,000)
17427	RecFuture Directions Study-Cooksville CC Reserve for Contingencies - 30125 Recreation and Parks - 31315	34,070				3,786			(11,214) (100,930)	(112,145)
18005	Cooksville Crk Erosion Ctrl - CP Rwy Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(776)				(22,516)		(50,110) (1,453,183)	(1,503,293)
18106	Burnhamthorpe Road E Reconstruction Roads and Related Infrastructure - 31335 Federal Gas Tax Reserve Fund - 35182 Debt Management RF-Tax Capital - 37100	21,449				293,669 63,818			(259,305) (3,917,651) (404,107)	(4,581,063)
18135	Applewood Crk Erosion Control - Lakeview Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	117,262				3,882,738			(258,269) (8,551,731)	(8,810,000)
18142	Etobicoke Crk Erosion Ctrl-Pony Trl Dr Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(95,000)				(2,905,000)		(190,000) (5,810,000)	(6,000,000)
18173	Traffic System and ITS Roads and Related Infrastructure - 31335	30,275							(44,725)	(44,725)
18185	Noise Wall Program Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35182 Debt Management RF-Tax Capital - 37100		(11,387)				(702) (1,049) (16,331)		(531,316) (32,764) (48,968) (1,083,331)	(1,696,378)
18197	Property Acquisition Roads and Related Infrastructure - 31335		(18,269)						(93,269)	(93,269)
18198	Traffic Signals - New Roads and Related Infrastructure - 31335 Contributions - Traffic Signals - 35209	88,357				96,871			(251,643) (273,129)	(524,772)
18309	Hancock Woodlands - Various Cash-in-Lieu of Parkland - 32121			313,111					(4,215,676)	(4,215,676)

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		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
18336	Park Improvements Program Capital Reserve Fund - 33121 Bonus Zoning - 35400					292,198	(292,198)		(566,277) (50,181)	(616,459)
18968	Municipal Growth Management Development Related Studies - 31357 Capital Reserve Fund - 33121	2,225				7,663			(68,969) (237,560)	(306,529)
19004	Cksvl Creek Fld Strg Fac-Mississauga Val Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	40,323				959,677			(370,567) (8,819,433)	(9,190,000)
19010	Sawmill Ersn Ctl-Folkway-Erin Mls Pkwy Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(38,000)				(912,000)		(152,000) (3,648,000)	(3,800,000)
19167	Cycling Program Roads and Related Infrastructure - 31335 Federal Gas Tax Reserve Fund - 35182		(584,943)						(5,230,198) (62,383)	(5,292,581)
19172	Transit Signal Priority (TSP) Roads and Related Infrastructure - 31335	283,364							(56,636)	(56,636)
19173	Traffic System and ITS Roads and Related Infrastructure - 31335	87,186							(262,814)	(262,814)
19186	Cycling Program (Structures) Roads and Related Infrastructure - 31335	7,143							(142,857)	(142,857)
19246	Transit Electrification Study Transit - 31330 Capital Reserve Fund - 33121	13,845					(30,377)		(1,386,160) (286,008)	(1,672,168)
19307	Land Acquisition-Loreland Ave Cash-in-Lieu of Parkland - 32121			2,194,330					(12,805,670)	(12,805,670)
19319	Northwest Sports Park Phase 1 Recreation and Parks - 31315 Debt Management RF-Tax Capital - 37100	1,043,454				115,939			(756,546) (84,061)	(840,606)
19340	Growth related Equipment - Parks Recreation and Parks - 31315 Capital Reserve Fund - 33121 Debt Management RF-Tax Capital - 37100		(183)				(20)		(172,767) (52,892) (341,000)	(566,659)

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland
December 31, 2024

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2024.

Project Number	Description	2024 Development Charge Financing		2024 Cash-in-Lieu of Parkland		2024 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
19427	Burnhamthorpe CC Indoor Pool Redevelopment Recreation and Parks - 31315 Cash-in-Lieu of Parkland - 32121 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35182 Debt Management RF-Tax Capital - 37100		(477,647)		(183,565)		(1,544,794)	(204,994)	(5,496,360) (10,585,315) (2,392,331) (700,000) (23,022,994)	(42,197,000)
20020	Cksville Crk Ersn Ctl-Upstrm Ctl Pkw Blvd Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	8,775				177,917			(45,746) (927,563)	(973,309)
20029	Loyalist Crk Ersn Ctl-Betwn ThornlodgeDr Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	49,655				1,950,345			(99,310) (3,900,690)	(4,000,000)
20101	Clarkson Rd/Lakeshore Rd Int-Des&Cons Roads and Related Infrastructure - 31335		(1,600,000)							(2,080,000)
20102	Courtneypark Drive East/Hiway 410 Inter Roads and Related Infrastructure - 31335	1,938,716								(14,026,284)
20140	Montrng & minor mod of SWM Fac-Var Loc Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(1,300)				(24,700)		(5,300) (100,700)	(106,000)
20145	Minor Erosion Control Works - Var Loc Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	641				11,119			(11,635) (201,680)	(213,315)
20172	Transit Signal Priority (TSP) Roads and Related Infrastructure - 31335	340,000								0
20186	Port Credit AT Bridge Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121		(2,387,000)				(713,000)		(3,987,000) (713,000)	(4,700,000)
20198	Traffic Signals - New Roads and Related Infrastructure - 31335 Contributions - Traffic Signals - 35209 CBC Reserve Fund - 35220 Bonus Zoning - 35400	94,148				102,906			(335,852) (367,094) (102,000) 22,333	(782,614)
20246	Transit Bus Pads - Growth Transit - 31330	7,439							(133,522)	(133,522)

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland
December 31, 2024

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2024.

Project Number	Description	2024 Development Charge Financing		2024 Cash-in-Lieu of Parkland		2024 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
20248	Transit MiWay Transit Shelters Transit - 31330 Debt Management RF-Tax Capital - 37100		(22,792)				(34,188)		(382,792) (574,188)	(956,981)
20304	Land Acquisition – Parkland (F-585) Cash-in-Lieu of Parkland - 32121			2,834,959						(13,518,748)
20322	Marina Park Development (P_112) Recreation and Parks - 31315 Capital Reserve Fund - 33121		(5,050,455)				(20,545)		(14,322,155) (278,845)	(14,601,000)
20340	Vehicles & Equipment Recreation and Parks - 31315 Cash-in-Lieu of Parkland - 32121 Capital Reserve Fund - 33121	10,959		5,772			(2,170)		(151,041) (350,228) (47,266)	(548,535)
20342	Park Development - Zonta Meadows (P_294) Recreation and Parks - 31315 Capital Reserve Fund - 33121		(961,000)						(7,377,000) (332,000)	(7,709,000)
20425	Carmen Corbasson CC Indoor Pool Recreation and Parks - 31315 Cash-in-Lieu of Parkland - 32121 Capital Reserve Fund - 33121 Debt Management RF-Tax Capital - 37100		(489,050)		(9,501,000)		(950) (16,253,000)		(2,304,240) (27,351,000) (608,760) (25,043,000)	(55,307,000)
21103	Preliminary Engineering Studies Roads and Related Infrastructure - 31335		(74,553)							(189,553)
21104	Kariya Dr 110 M S of ElmDr to CntralPkwy Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121		(900,000)						(1,121,075) (30,000)	(1,151,075)
21163	New Vehicles & Equipment Public Works - 31340		(4,084)							(234,084)
21172	Transit Signal Priority (TSP) Roads and Related Infrastructure - 31335	340,000								0
21173	Traffic System and ITS Roads and Related Infrastructure - 31335	200,000								0
21178	TW-West Credit Site Public Works - 31340 Capital Reserve Fund - 33121	50,807					5,645			(2,743,548)
21187	Cycling Program (Midblock Crossings) Roads and Related Infrastructure - 31335		(275,000)						(475,000)	(475,000)

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland
December 31, 2024

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Project Number	Description	2024 Development Charge Financing		2024 Cash-in-Lieu of Parkland		2024 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
21190	Cycling Program (Collegeway Prefd Alt) Roads and Related Infrastructure - 31335 Federal Gas Tax Reserve Fund - 35182	42,105				157,895			(1,157,895) (4,342,105)	(5,500,000)
21198	Traffic Signals - New Roads and Related Infrastructure - 31335 Federal Gas Tax Reserve Fund - 35182 Contributions - Traffic Signals - 35209	113,418				150,960 124,537			(396,582) (144,040) (435,463)	(976,085)
21249	Transit Shelters - ICIP Transit - 31330 Capital Reserve Fund - 33121		(144,018)						(288,036) (29,936)	(317,972)
21304	Land Acquisition Waterfront F-105 Cash-in-Lieu of Parkland - 32121			21,301						(96,418)
21306	Parkland Acquisition Program Cash-in-Lieu of Parkland - 32121			8,872						(230,507)
21309	Land Acquisition – Parkland (F-616) Cash-in-Lieu of Parkland - 32121			750,000						(10,357,520)
21322	Play Equipment (New) - Missinihe Park Recreation and Parks - 31315 Capital Reserve Fund - 33121		(1,656)			2,028			(209,556) (72,072)	(281,627)
21323	New Amenities - Football/ Track Recreation and Parks - 31315 Capital Reserve Fund - 33121		(495,000)						(2,112,000) (33,000)	(2,145,000)
21326	Park Development-Lakeview Village(F_303) Recreation and Parks - 31315 Capital Reserve Fund - 33121	11,545,535				68,215			(12,210,487) (26,085)	(12,236,572)
21334	Playground (New) - Elmcreek Park Recreation and Parks - 31315 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35182		(485,121)				(9,879)		(1,475,945) (302,855) (874,200)	(2,653,000)
21336	Major Redevelopment - Gulleden Park Recreation and Parks - 31315 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35183		(25,064)				(7,946) (36,990)		(1,666,703) (528,385) (2,459,697)	(4,654,786)
21341	Growth Related Equipment-Parks Recreation and Parks - 31315 Capital Reserve Fund - 33121		(2,552)				(284)		(164,552) (18,284)	(182,835)

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland
December 31, 2024

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2024.

Project Number	Description	2024 Development Charge Financing		2024 Cash-in-Lieu of Parkland		2024 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
21954	Municipal Growth Management Development Related Studies - 31357 Capital Reserve Fund - 33121	118,134				56,879			(84,366) (40,621)	(124,987)
22103	Preliminary Engineering Studies Roads and Related Infrastructure - 31335	60,455							(54,545)	(54,545)
22134	Cooksville Crk Erosion Control-CP Rail Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	1,094				22,199			(91,906) (1,864,801)	(1,956,707)
22138	Storm Sewer Oversizing - Var Loc Storm Water Management - 31350	270,000								0
22142	Hurontario LRT Storm Sewer Improvements Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992 Stormwater Pipe Reserve Fund - 35993		(1,150,900)					(6,025,200) (2,593,900)	(2,302,900) (12,056,600) (5,190,500)	(19,550,000)
22145	Minor Erosion Control Works - Var Loc Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	7,034				124,849			(966) (17,151)	(18,118)
22172	Transit Signal Priority (TSP) Roads and Related Infrastructure - 31335	340,000								0
22212	CentPkwy Station-Bus loop&washroom Transit - 31330 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35183		(244,240)					(715,000) (2,355,760)	(1,463,672) (715,000) (4,136,328)	(6,315,000)
22218	Electrification/On Route Charging Transit - 31330 Capital Reserve Fund - 33121		(12,194)					(17,806)	(73,166) (106,834)	(180,000)
22273	South Common Library - design & const Library - 31325 Capital Reserve Fund - 33121 Debt Management RF-Tax Capital - 37100		(346,588)					(57,412) (1,032,000)	(414,143) (296,757) (1,032,000)	(1,742,901)
22303	Parkland Acquisitions Various Cash-in-Lieu of Parkland - 32121			750,000					(10,314,973)	(10,314,973)
22321	Multi-Use Trails - Construction Recreation and Parks - 31315 Capital Reserve Fund - 33121	340,229				98,851			(713) (207)	(920)

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland
December 31, 2024

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2024.

Project Number	Description	2024 Development Charge Financing		2024 Cash-in-Lieu of Parkland		2024 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
22322	Bike System Culham Trail - Derry Rd Recreation and Parks - 31315 Capital Reserve Fund - 33121	86,547				25,146			(68,426) (19,881)	(88,306)
22323	N.W Sports Park 2B - Field Heritage Area Recreation and Parks - 31315		(7,655,000)						(14,867,000)	(14,867,000)
22324	Sport Fields-Design and Const-Various Recreation and Parks - 31315		(202,000)						(606,000)	(606,000)
22337	Sanitation Infrastructure Recreation and Parks - 31315		(555)						(51,110)	(51,110)
22348	Ward 1 Improvements - P.C. Memorial Park Federal Gas Tax Reserve Fund - 35182 CBC Reserve Fund - 35220 Bonus Zoning - 35400						(136,552)		(897,311) (742,741) (532,000)	(2,172,052)
22420	South Common CC renovation Recreation and Parks - 31315 Capital Reserve Fund - 33121 Debt Management RF-Tax Capital - 37100		(2,997,000)						(3,537,061) (687,351) (3,814,000)	(8,038,412)
22952	Special Planning Studies Reserve for Contingencies - 30125 Development Related Studies - 31357	121,945				121,945			(3,055) (3,055)	(6,111)
23015	Land Acq-Etobicoke Creek Drainage Imp Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(305,000)					(4,695,000)	(427,000) (6,573,000)	(7,000,000)
23101	Intersection Capital Program Roads and Related Infrastructure - 31335		(211,000)						(711,000)	(711,000)
23104	Ninth Line Widening - Eglinton to Derry Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121		(820,980)					(91,220)	(1,641,960) (182,440)	(1,824,400)
23105	McLaughlin Rd Impv-Britannia to Bristol Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121 Bonus Zoning - 35400		(385,000)					(115,000) (1,000,000)	(770,000) (230,000) (1,000,000)	(2,000,000)
23108	Corridor Transportation Master Plans Roads and Related Infrastructure - 31335		(750,000)						(1,500,000)	(1,500,000)
23116	Transportation Master Plan Study Roads and Related Infrastructure - 31335		(200,000)						(400,000)	(400,000)

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland
December 31, 2024

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2024.

Project Number	Description	2024 Development Charge Financing		2024 Cash-in-Lieu of Parkland		2024 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
23138	Storm Sewer Oversizing-Various Locations Storm Water Management - 31350	270,000								0
23173	Traffic System and ITS Roads and Related Infrastructure - 31335	200,000								0
23198	Traffic Signals - New Roads and Related Infrastructure - 31335 Contributions - Traffic Signals - 35209		(185,371)					(203,544)	(695,371) (763,544)	(1,458,915)
23209	CX Electrical Modif Study&Design Transit - 31330 Capital Reserve Fund - 33121	600,000						(600,000)		(2,000,000)
23219	TransitChange-Off Veh Acquisition-Growth Transit - 31330	7,105								(47,895)
23237	TransitOtherVeh(VansCarsTrucks)AcqGrowth Transit - 31330		(40,000)							(260,000)
23240	Transit Other Veh(VansCarsTrucks)-Growth Transit - 31330		(55,000)							(275,000)
23246	Cawthra Transitway St-Bus loop&washroom Transit - 31330 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35183		(600,000)					(645,000) (255,000)		(3,500,000)
23270	Express Libraries Library - 31325		(623,000)							(830,500)
23274	Library Collection Growth Library - 31325	629								(99,371)
23276	Laptop Kiosk Expansion Library - 31325 Capital Reserve Fund - 33121		(330,000)							(680,680) (97,760)
23309	New Amenities - Football/ Track Recreation and Parks - 31315		(1,475,000)							(1,805,000)
23313	Park Development - (F_105) Recreation and Parks - 31315		(3,450,000)							(4,550,000)
23320	Camilla Park Development Recreation and Parks - 31315 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35182		(375,000)					(1,125,000)		(2,563,000)

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland
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Project Number	Description	2024 Development Charge Financing		2024 Cash-in-Lieu of Parkland		2024 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
23332	Ward 5 Park Development–Various Locations Bonus Zoning - 35400						(3,000,000)		(3,000,000)	(3,000,000)
24007	Creditview - Bancroft to Old Creditview Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121		(225,000)				(25,000)		(225,000) (25,000)	(250,000)
24008	Integrated Road Program - Study Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121		(287,500)				(287,500)		(287,500) (287,500)	(575,000)
24010	BloorSt Int Rd Proj (CenPkwy/EtobCreek) Roads and Related Infrastructure - 31335 Debt Management RF-Tax Capital - 37100		(750,000)				(2,250,000)		(750,000) (2,250,000)	(3,000,000)
24011	GIErin Dr IntRd Proj(Britannia/Derry) Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121		(250,000)				(750,000)		(250,000) (750,000)	(1,000,000)
24012	Old Derry Road/Old Creditview Road Study Roads and Related Infrastructure - 31335		(860,000)						(860,000)	(860,000)
24013	Integrated Road Program - Design Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121		(375,000)				(375,000)		(375,000) (375,000)	(750,000)
24015	Dixie/Dundas Drainage Improvements Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(168,000)				(2,582,000)		(168,000) (2,582,000)	(2,750,000)
24017	Transit & Rd Infrastructure Plan Implant Roads and Related Infrastructure - 31335		(100,000)						(100,000)	(100,000)
24018	Main Street Bridge at Credit River Roads and Related Infrastructure - 31335		(100,000)						(100,000)	(100,000)
24019	Sidewalk Infills (Major Roads) Roads and Related Infrastructure - 31335		(1,100,000)						(1,100,000)	(1,100,000)
24028	Wolfdale Crk-Cr Riv to Burnhamthorpe Rd Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(15,000)				(485,000)		(15,000) (485,000)	(500,000)
24101	Intersection Improvements Roads and Related Infrastructure - 31335		(575,000)						(575,000)	(575,000)
24108	Corridor Transportation Master Plans Roads and Related Infrastructure - 31335		(750,000)						(750,000)	(750,000)

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland
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Project Number	Description	2024 Development Charge Financing		2024 Cash-in-Lieu of Parkland		2024 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
24109	Cycling Linear Infills (Major Roads) Roads and Related Infrastructure - 31335 Debt Management RF-Tax Capital - 37100		(4,464,000)				(1,332,000)		(4,464,000) (1,332,000)	(5,796,000)
24113	Preliminary Engineering Studies Roads and Related Infrastructure - 31335		(132,000)							(132,000)
24117	Property Acquisition Roads and Related Infrastructure - 31335		(38,421,842)							(38,421,842)
24135	Credit River Erosion Ctrl - Dundas St Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(128,000)				(2,992,000)			(3,120,000)
24138	Storm Sewer Oversizing - Var Loc Storm Water Management - 31350		(270,000)							(270,000)
24140	Mrng and Minor mod of SWM Fac- Var loc Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(4,480)				(75,520)			(80,000)
24145	Minor Erosion Control Works - Var Loc Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(5,000)				(79,000)			(84,000)
24147	Minor Ero Etobicoke Crk Pacific Circle Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(46,436)				(846,564)			(893,000)
24163	New Vehicles & Equipment Public Works - 31340		(275,000)							(275,000)
24168	Winter Maintenance Vehicles Public Works - 31340		(150,000)							(150,000)
24171	Traffic Signal Equipment Enhancements Roads and Related Infrastructure - 31335		(350,000)							(350,000)
24173	Traffic System and ITS Roads and Related Infrastructure - 31335		(600,000)							(600,000)
24198	Traffic Signals - New Roads and Related Infrastructure - 31335 Contributions - Traffic Signals - 35209		(510,000)				(560,000)			(1,070,000)
24207	Burnhamthorpe bus space and enh shelter Transit - 31330 Capital Reserve Fund - 33121 Debt Management RF-Tax Capital - 37100		(812,955)				(45)			(2,000,000)
							(1,187,000)			(812,955) (45) (1,187,000)

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland
December 31, 2024

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Project Number	Description	2024 Development Charge Financing		2024 Cash-in-Lieu of Parkland		2024 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
24209	MiWay Infrastructure Growth Plan 2.0 Transit - 31330 Capital Reserve Fund - 33121		(141,795)					(257,343)	(141,795) (257,343)	(399,138)
24212	Transit Bus Acquisitions - Hybrid Growth Transit - 31330		(2,700,000)							(2,700,000)
24248	Transit MiWay Transit Shelters Transit - 31330		(432,000)							(432,000)
24249	Onstreet Transit Infrastructure Transit - 31330		(450,000)							(450,000)
24274	Library Collection Growth Library - 31325		(99,537)							(99,537)
24300	New Amenities - Sportfields and Courts Recreation and Parks - 31315		(331,898)							(331,898)
24305	Install Shade Structure - Various Cash-in-Lieu of Parkland - 32121				(300,000)					(300,000)
24306	Parkland Acquisition Studies Cash-in-Lieu of Parkland - 32121				(130,000)					(130,000)
24307	Park Development - Cooksville Parkland Recreation and Parks - 31315		(600,000)							(600,000)
24312	Sanitation Infrastructure Recreation and Parks - 31315 Capital Reserve Fund - 33121		(100,000)					(50,000)		(150,000)
24313	Bicycle/Pedestrian - ORDC Rail Trail Recreation and Parks - 31315 Capital Reserve Fund - 33121		(213,239)					(63,695)		(276,934)
24317	Spray Pad Recreation and Parks - 31315		(576,065)							(576,065)
24318	Cricket Pitch - Bloor Athletic Fields Recreation and Parks - 31315		(161,510)							(161,510)
24322	New Mountain Bike Course Recreation and Parks - 31315		(114,406)							(114,406)
24332	RecBoating Capacity and Demand Study Recreation and Parks - 31315		(90,000)							(90,000)
24340	Vehicles & Equipment - Growth - Parks Recreation and Parks - 31315 Capital Reserve Fund - 33121		(200,000)					(546,000)		(746,000)

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland
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Project Number	Description	2024 Development Charge Financing		2024 Cash-in-Lieu of Parkland		2024 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
24342	Park Dev - Hancock Woodlands Build Redev Cash-in-Lieu of Parkland - 32121				(1,500,000)				(1,500,000)	(1,500,000)
24348	Waterfront Development Various Locations Cash-in-Lieu of Parkland - 32121				(2,500,000)				(2,500,000)	(2,500,000)
24406	Land Acquisition-Parkland (F-639) Cash-in-Lieu of Parkland - 32121				(11,101,977)				(11,101,977)	(11,101,977)
24409	Land Acquisition-Parkland (F-645) Cash-in-Lieu of Parkland - 32121				(15,500,000)				(15,500,000)	(15,500,000)
24410	Land Acquisition-Parkland (F-454) Cash-in-Lieu of Parkland - 32121				(8,840,000)				(8,840,000)	(8,840,000)
24411	Land Acquisition-Parkland (P-646) Cash-in-Lieu of Parkland - 32121				(4,954,000)				(4,954,000)	(4,954,000)
24412	Land Acquisition-Parkland (F-376) Cash-in-Lieu of Parkland - 32121				(8,950,000)				(8,950,000)	(8,950,000)
24413	Land Acquisition-Parkland (P-625) Cash-in-Lieu of Parkland - 32121				(31,216,515)				(31,216,515)	(31,216,515)
24952	Special Planning Studies Reserve for Contingencies - 30125 Development Related Studies - 31357		(250,000)				(250,000)		(250,000) (250,000)	(500,000)
24953	Strategic Waterfront Implementation Reserve for Contingencies - 30125 Development Related Studies - 31357		(225,000)				(75,000)		(75,000) (225,000)	(300,000)
24954	Municipal Growth Management Development Related Studies - 31357 Capital Reserve Fund - 33121		(225,000)				(75,000)		(225,000) (75,000)	(300,000)
TOTAL FINANCING ALL YEARS ALL SOURCES									(614,336,900)	(614,336,900)
TOTAL FINANCING TRANSFERRED IN 2024		21,251,145	(105,431,170)	6,878,345	(94,677,057)	12,698,441	(65,479,044)	0		
NET FINANCING TOTALS			(84,180,025)		(87,798,712)					

2024 Development Levy Credit Continuity Schedule

Section 14 Development Levy Credits represent payments made by our developers under the old lot levy regime that can be applied against future development charge activity. These credits are recognized by the City as a liability on our Financial Statements.

M Plan	Applicant	Value of Prepaid City Credits @ Jan 1, 2024	Storms Waived @ Jan 1, 2024	Roads Waived @ Jan 1, 2024	Other Services Waived @ Jan 1, 2024	Value of Prepaid and Waived Credits @ Jan 1, 2024	Prepaid Credits in 2024	Waived Services in 2024	Value of Prepaid and Waived Credits @ Dec 31, 2024
M-957	1181482 Ontario Ltd	63,201	9,702	0	0	72,903	0	0	72,903
M-948	1236236 Ontario Inc.	21,282	3,581	0	0	24,862	0	0	24,862
M-901	763442 Ontario Limited (Indrio)	77,233	0	0	0	77,233	0	0	77,233
M-915	Annovator Investments	80,861	15,554	0	0	96,416	0	0	96,416
M-584	Brookfield Commercial Properties/Gentra Inc.	0	18,687	0	0	18,687	0	0	18,687
M-425	Canonfield Inc.	0	37,699	2,106,097	0	2,143,796	0	0	2,143,796
M-793	Canonfield Inc.	221,561	46,545	0	0	268,106	0	0	268,106
43R-13128	City Centre Plaza	0	21,132	6,422,272	0	6,443,404	0	0	6,443,404
M-852	Dundee Realty Corp	24,274	4,420	0	0	28,694	0	0	28,694
M-592	Erin Mills Development Corporation	59,314	17,456	0	0	76,771	0	0	76,771
RP1542	Erin Mills Development Corporation	0	0	5,397,173	0	5,397,173	0	0	5,397,173
M-793	Lord Realty Holdings Ltd	7,008	4,196	0	0	11,205	0	0	11,205
M-533	Lord Realty Holdings Ltd	0	36,261	0	0	36,261	0	0	36,261
M-852	Meadowpines Development Corporation	202,513	54,169	0	0	256,682	0	0	256,682
M-401	OMERS REALTY MGMT CORP	15,125	13,596	0	0	28,721	0	0	28,721
M-1010	OMERS REALTY MGMT CORP	0	276,784	21,383,092	12,049,466	33,709,342	0	0	33,709,342
M-1023	Orlando Corporation	36,818	5,036	0	0	41,853	0	0	41,853
M-832	Orlando Corporation	75,997	15,213	0	0	91,210	0	0	91,210
M-900	Orlando Corporation	0	28	1,394,792	0	1,394,820	0	0	1,394,820
M-948	Richill Construction Limited	40,901	6,882	0	0	47,783	0	0	47,783
M-435	Tordar Investments Ltd	11,774	9,232	0	0	21,006	0	0	21,006
Total		937,862	596,174	36,703,425	12,049,466	50,286,927	0	0	50,286,927

Note: Opening balance for waived services will fluctuate with rate changes.

2024 Development Charge Credits Continuity Schedule

Represents Development Charge Credits for work being undertaken by the Developer.

Municipalities have the ability to offer credits towards development charges in exchange for services paid for by the Developer

M Plan	Developer	Type of DC Credit	Outstanding DC Credits Issued in Prior Years	Total Credits Used in Prior Years	DC Credits Balance @ Jan. 1, 2024	DC Credits Used during 2024	DC Credits Granted by Council during 2024	DC Credits Balance @ Dec. 31, 2024	GC Approval
M-1447	1296421 Ontario Inc.	Storm Water Mgmt	858,653	(681,906)	176,747			176,747	276-2000
M-1759	678604 Ontario Inc.	Park Development	12,981	(11,554)	1,427			1,427	GC 0574-2007
M-1874	678604 Ontario Inc. and 1105239 Ontario Inc.	Other Services	219,607	0	219,607			219,607	GC 0548-2011
M-1484	919848 Ontario Inc. & 1368781 Ontario Inc.	Park Development	27,574	(8,685)	18,889			18,889	178-2001
M-1272	996075 Ontario Ltd	Park Development	19,600	(615)	18,985			18,985	597-97
M-950, M-1263	Berlen Development Corp	Park Development	32,892	(31,895)	997			997	604-1997
M-1366	Britannia Meadows Development Corp	Transportation	187,250	(183,484)	3,766			3,766	442-1999
M-1366	Britannia Meadows Development Corp	Park Development	292,432	(287,485)	4,947			4,947	650-1999
M-1077 & M-1078 & M-1080	EMDC	Park Development	59,341	(58,815)	526			526	247-93
M-1079 & M-1081 & M-1082	EMDC	Park Development	476,214	(465,971)	10,243			10,243	212-93
M-1537 & M-1538	EMDC	Other Services	225,000	(198,876)	26,124			26,124	358-2002
M-1553/ M-1554	EMDC	Storm Water Mgmt	698,288	(694,675)	3,613			3,613	324-2001
M-1663, M-1664, M-1665	EMDC	Park Development	177,345	(153,616)	23,729			23,729	532-2004
M-1700 M-1701 M-1702 PN04-140	EMDC	Storm Water Mgmt	3,130,400	(3,125,900)	4,500			4,500	GC 0571-2005
PN-02-130	EMDC	Storm Water Mgmt	299,200	0	299,200			299,200	527-2003
	EMDC	Transportation	25,000	0	25,000			25,000	107-93
	EMDC	Transportation	40,000	0	40,000			40,000	107-93
M-1419 & M-1420	Fieldrun Development Corporation	Park Development	457,149		457,149			457,149	222-2000
M-1557	Gadan Properties Inc	Park Development	254,199	(251,310)	2,889			2,889	600-2002
M-1335	Graylight Properties Ltd	Transportation	203,490	(198,896)	4,594			4,594	812-1998
M-1483	KZK Group	Park Development	3,771	(2,606)	1,164			1,164	216-2001
M-1653	Matgo Developments Inc.	Park Development	174,653	(163,310)	11,342			11,342	477-2004
M-1563	Mattamy (Country Club) Ltd	Park Development	24,750	(21,656)	3,094			3,094	532-2002
M-1468	Mattamy Homes (Lorne Park)	Storm Water Mgmt	184,336	(182,520)	1,816			1,816	9-2001
M-1565	Mattamy Homes (Lorne Park)	Storm Water Mgmt	109,951	(109,378)	573			573	9-2001
M-1468	Mattamy Ltd	Park Development	451,254	(126,707)	324,547			324,547	125-2001
M-1565	Mattamy Ltd	Park Development	300,836	(299,243)	1,593			1,593	125-2001
M-1497	Monarch Construction Ltd	Park Development	11,067	(9,881)	1,186			1,186	527-2001
M-1526	Steelgate Security Products Ltd	Park Development	48,477	(43,932)	4,545			4,545	548-2001 & 481-2001

2024 Development Charge Credits Continuity Schedule

Represents Development Charge Credits for work being undertaken by the Developer.

Municipalities have the ability to offer credits towards development charges in exchange for services paid for by the Developer

M Plan	Developer	Type of DC Credit	Outstanding DC Credits Issued in Prior Years	Total Credits Used in Prior Years	DC Credits Balance @ Jan. 1, 2024	DC Credits Used during 2024	DC Credits Granted by Council during 2024	DC Credits Balance @ Dec. 31, 2024	GC Approval
M-1502	Summit Meadow Ltd	Park Development	45,924	(45,486)	438			438	528-2001
M-1246	Tarmac Canada Inc	Park Development	443,299	(439,842)	3,457			3,457	344-97
M-1476 & M-1477	Todbrook Investors Inc & Gasmuz Construction Inc	Park Development	214,152	(202,847)	11,305			11,305	330-2001
M-1476 & M-1477	Todbrook Investors Inc & Gasmuz Construction Inc	Other Services	340,775	(322,787)	17,988			17,988	323-2001
M-1535 & M-1536	Westport Realty Ltd	Park Development	4,884	(2,394)	2,490			2,490	156-2002
M-1509	Woodhaven Investments (1996) Inc	Park Development	410,267	(409,621)	646			646	547-2001
Total			10,465,009	(8,735,896)	1,729,113	0	0	1,729,113	

Summary of Credits by Type						
Type of DC Credit	Outstanding DC Credits Issued in Prior Years	Total Credits Used in Prior Years	DC Credits Balance @ Jan. 1, 2024	Total 2024 Credits Used during 2024	DC Credits Granted by Council during 2024	DC Credits Balance @ Dec. 31, 2024
Park Development	3,943,059	(3,037,473)	905,586	0	0	905,586
Storm Water Mgmt	5,280,829	(4,794,380)	486,449	0	0	486,449
Other Services	785,382	(521,663)	263,719	0	0	263,719
Transportation	455,740	(382,380)	73,360	0	0	73,360
Total	10,465,009	(8,735,896)	1,729,113	0	0	1,729,113

Statement of Compliance

For the year ended December 31, 2024, the Annual Treasurer's Statement Report: Summary of Activity in 2024 is in compliance with the *Development Charges Act 1997*, as amended. The City has not imposed additional levies in accordance with Subsection 59.1 (1) of the DC Act.



Marisa Chiu, CPA, CA
Chief Financial Officer and Treasurer
City of Mississauga