

City of Mississauga

Corporate Report



Date: May 29, 2023

Originator's files:

To: Chair and Members of General Committee

From: Shari Lichterman, CPA, CMA, City Manager and Chief Administrative Officer

Meeting date:
June 21, 2023

Subject

Annual Treasurer's Statement Report: Summary of Activity in 2022

Recommendation

1. That the report dated May 29, 2023, entitled "Annual Treasurer's Statement Report: Summary of Activity in 2022" 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.
2. That the report dated May 29, 2023 from the City Manager and Chief Administrative Officer entitled "Annual Treasurer's Statement Report: Summary of Activity in 2022" be made available to the public on the City of Mississauga's website.

Executive Summary

- Legislative requirements in the *Development Charges Act* (DC 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), Bonus Zoning (Section 37) and the Cash-in-Lieu (CIL) of Parkland reserve funds and a listing of DC/Lot Levy credits.
- The Treasurer's Annual Statement summarizes the financial activities related to those reserve funds and DC/Lot Levy credits for the 2022 fiscal year.
- The DC reserve fund opening balance for 2022 was \$170.2 million. The City collected \$111.2 million in DC revenue and funded \$61.7 million in capital projects for growth-related capital assets. Refunds were issued in the amount of \$2.9 million. The closing balance was \$222.2 million at the end of 2022.
- The CIL Parkland reserve fund opening balance for 2022 was \$75.6 million. The City collected \$53.3 million in CIL Parkland revenue during 2022 and funded capital assets of \$73.9 million in 2022. The closing balance of the CIL Parkland reserve fund after all transactions was \$54.4 million.

- The Bonus Zoning (Section 37) reserve fund had an opening balance of \$2.5 million in 2022. The City collected \$13.0 million through Section 37 agreements during the year. The amount of funded capital assets in 2022 was \$2.8 million. The closing balance at the end of 2022 was \$13.4 million.
- This report is compliant with both the DC Act and the *Planning Act*.

Background

Section 43 of the *Development Charges Act, 1997* and Section 42 of the *Planning Act* require the Treasurer of the municipality to provide Council with an annual financial statement for activities related to its DC, Bonus Zoning (Section 37) and Cash-in-lieu (CIL) of Parkland Reserve Funds and DC/Lot Levy credits.

Additionally, Section 37 of the *Planning Act* 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. City Council approved its first Community Benefits Charge Strategy and By-law in 2022.

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 2022 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.

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 (DC) Reserve Fund Activity

Table 1 summarizes DC Reserve Fund activity. DC revenue of \$111.2 million was collected in 2022. This is \$15.6 million more than the \$95.6 million collected in 2021. Interest in the amount of \$5.6 million was earned, which is \$2.1 million more than in 2021, due to higher cash balances in 2022.

The allocation of DC revenue to growth-related capital projects in 2022 was \$61.7 million, after accounting for DC funds returned from capital projects. This represents an increase of \$15.7 million from the 2021 DC allocations to capital projects. Roughly 40% of the \$61.7 million was for road and road-related infrastructure projects and a further 40% was for recreation and park development projects. Transfers to Revenue and Refunds in 2022 are lower by \$6.8 million due to the refunds issued as a result of the 2019 DC By-law appeal settlements in 2020.

Table 1. DC Reserve Fund Activity

DC Reserve Fund Activity		2022 \$(millions)	2021 \$(millions)	Difference
Opening Balance	\$	170.2	127.1	\$ 43.1
Add: DC Revenues	\$	111.2	95.6	\$ 15.6
Interest Income and Other	\$	5.6	3.5	\$ 2.1
Total Revenues	\$	116.8	99.1	\$ 17.7
Less:				
DC Funds Transferred to Capital Projects	\$	69.9	51.7	\$ 18.2
DC Funds Returned from Capital Projects	\$	(8.2)	(5.7)	\$ (2.5)
Transfers to Revenue and Refunds	\$	3.1	9.9	\$ (6.8)
Total Expenditures	\$	64.8	55.9	\$ 8.9
Closing Balance	\$	222.2	170.2	\$ 52.0

A list of all DC Reserve Funds, including descriptions, can be found in Appendix 1, and 2022 activity for each DC Reserve Fund can be found in Appendix 2.

The City expects to incur the amount of capital costs that were estimated in the 2022 DC Background Study, during the term of the 2022 DC by-law. This exercise of examining and funding of capital projects included in the DC background study is done annually through the capital budget process.

Impacts of Bill 23

On November 28, 2022, Bill 23 the *More Homes Built Fast Act*, 2022 received Royal Assent. The legislation had significant and immediate impacts to the City's recently passed 2022 DC By-law. Most notably, a mandatory retroactive 20% discount applied to all residential and non-residential DC rates. In other words, a municipality may only collect 80% of the Council approved DC rates in the first year of its by-law. This 20% discount decreases by 5% annually until the fifth year of the by-law. As the Council passed its current DC By-law on June 22, 2022, the City would only be able to begin collecting the Council approved DC rates after June 22, 2026.

The revenue loss associated with this one change in legislation was \$52,000 between November 29 and December 31, 2022. The revenue loss to date, at the time of writing of this report, is approximately \$520,000. It should be noted that the City is anticipated to experience further revenue loss as time progresses, as the DC rates are now frozen at the time the planning application is deemed complete. Once those applications with frozen discounted DC rates come forward for permit issuance, it would only be then that the City would experience greater revenue losses.

This change will reduce DC revenues as well as cash flow and impact the City's ability to fund growth-related infrastructure required to maintain existing service levels, unless the burden is shifted to the existing tax base.

CIL Parkland Reserve Fund Activity

As summarized in Table 2, the collection of CIL Parkland revenues in 2022 increased by \$4.5 million from 2021. The total capital expenditures for eligible expenses such as land acquisition, building renovation and equipment repair and replacement was \$73.9 million in 2022, after accounting for CIL Parkland funds returned from capital projects. This represents a \$2.4 million increase over 2021. The closing fund balance (after adding interest earned) shows a reduction of \$21.2 million compared to 2021.

Table 2. CIL Parkland Reserve Fund Activity

CIL-Parkland Reserve Fund Activity	2022		2021		Difference
	\$ (millions)	\$ (millions)	\$ (millions)	\$ (millions)	
Opening Balance	\$ 75.6	\$ 95.2	\$ (19.6)		
Add: CIL Parkland Revenues	\$ 53.3	\$ 48.8	\$ 4.5		
Interest Income and Other	\$ 4.2	\$ 4.0	\$ 0.2		
Total Revenues	\$ 57.5	\$ 52.8	\$ 4.7		
Less: CIL Parkland Funds Transferred to Capital Projects	\$ 78.5	\$ 71.5	\$ 7.0		
CIL Parkland Funds Returned from Capital Projects	\$ (4.6)	\$ -	\$ (4.6)		
Transfers to Revenue and Refunds	\$ 4.9	\$ 0.9	\$ 4.0		
Total Expenditures	\$ 78.8	\$ 72.4	\$ 6.4		
Closing Balance	\$ 54.4	\$ 75.6	\$ (21.2)		

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

Bonus Zoning (Section 37) Reserve Fund Activity

The Bonus Zoning reserve fund was established with the approval of the 2012 Corporate Policy governing the collection of monies related to Section 37 of the Planning Act. The City collected \$13.0 in bonus zoning revenue from development during 2022. An allocation of \$2.8 million for capital expenditures was made from this reserve fund in 2022. The Bonus Zoning Reserve Fund had a closing balance of \$13.4 million at the end of 2022.

Table 3. Bonus Zoning Reserve Fund Activity

Bonus Zoning Reserve Fund Activity	2022 \$(millions)	2021 \$(millions)	Difference
Opening Balance	\$ 2.5	\$ 3.0	\$ (0.5)
Add: Bonus Zoning Revenue	\$ 13.0	\$ 0.3	\$ 12.7
Interest Income and Other	\$ 0.6	\$ 0.1	\$ 0.5
Total Revenues	\$ 13.6	\$ 0.4	\$ 13.2
Less: Bonus Zoning Funds Transferred to Capital Projects	\$ 2.8	\$ 0.9	\$ 1.9
Bonus Zoning Funds Returned from Capital Projects	\$ -	\$ -	\$ -
Transfers to Revenue and Refunds	\$ -	\$ (0.1)	\$ 0.1
Total Expenditures	\$ 2.8	\$ 0.8	\$ 2.0
Closing Balance	\$ 13.4	\$ 2.5	\$ 10.9

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 the bonus zoning provision in the *Planning Act*. City Council approved its first Community Benefits Charge Strategy and By-law in 2022. As at the end of 2022, all applicable planning applications have been processed under the previous Section 37 requirements and therefore no CBCs were collected in 2022. Therefore there are no CBC transactions to report for the fiscal year 2022.

DC and Lot Levy Credit Activity

The majority of 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 when a building permit is issued. The value of each credit is calculated and this amount is transferred from the lot levy reserve funds to the development charge reserve funds to keep DC revenues whole. Appendix 4 summarizes the amount of lot levies held by the City. An amount of roughly \$193,000 was redeemed in 2022.

Developers are also entitled to DC credits if they construct infrastructure on behalf of the City. There was no DC credit activity during 2022, 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 *Development Charges Act, 1997* 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: 2022 DC Reserve Funds Description

Appendix 2: 2022 DC Reserve Funds, Bonus Zoning and CIL Parkland Continuity Schedule

Appendix 3: 2022 Capital Projects Financed

Appendix 4: 2022 Development Levy Credits Continuity Schedule

Appendix 5: 2022 DC Credits Continuity Schedule

Appendix 6: 2022 Statement of Compliance



Shari Licherman, CPA, CMA, City Manager and Chief Administrative Officer

Prepared by: Janet Lee, Manager, Development Financing

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:

General Government	Funds were 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 was previously 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.
Development Related Studies - Non Discounted	Funds were collected for growth-related studies related to new development. This former charge was 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 construction 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 Public Works Division of the Transportation and Works Department as these relate to growth. This charge is collected from both the residential and non-residential sectors.
Parking	Funds were collected for this service are to be used for the design and construction of parking services in the City of Mississauga. This charge was previously 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

2022 Development Charge Reserve Funds, Bonus Zoning and Cash-in-Lieu of Parkland Continuity Schedule

Fund Name	Balance January 1, 2022	Revenues					Capital Expenditures			Balance December 31, 2022
		From Revenue	Interest	From Developers	Other	Total Revenue	DCA / General Reserve Refunds	Transfers To/ (From) Capital ¹	Transfers To Revenue	
DCA-By-Law Enforcement	(3,544,749)	0	(118,479)	508,532	0	390,053	434	(16,877)	0	(3,138,253)
DCA-Development Related Studies	(435,723)	0	(3,545)	1,575,592	0	1,572,047	948	336,492	0	798,883
DCA-Development Related Studies-Non-Discounted	334,186	0	0	53,775	0	53,775	461	387,500	0	0
DCA-Recreation and Parks Development	48,043,362	0	1,606,428	45,201,143	0	46,807,571	47,932	25,826,504	0	68,976,497
DCA-Recreation (Hershey) ²	0	0	38,651	(36,162)	0	2,489	2,489	0	0	0
DCA-Fire Services	(6,605,403)	0	(344,124)	4,358,678	0	4,014,554	3,710	(35,189)	0	(2,559,370)
DCA-Library	7,021,133	0	206,479	4,780,144	0	4,986,622	5,024	2,182,420	0	9,820,311
DCA-Transit	13,309,101	0	457,261	4,285,230	0	4,742,490	3,545	3,435,610	0	14,612,436
DCA-Roads and Related Infrastructure	53,281,208	0	2,043,656	54,818,881	0	56,862,537	2,871,932	25,238,367	0	82,033,446
DCA-Public Works	11,719,216	0	467,110	3,094,656	0	3,561,766	2,653	345,000	150,000	14,783,328
DCA-Parking ³	7,774,499	0	0	(7,773,699)	0	(7,773,699)	801	0	0	(0)
DCA-LAC	0	0	6,257	(5,869)	0	387	387	0	0	(0)
DCA-Storm Water	35,034,860	0	1,128,389	1,042,309	0	2,170,698	0	3,977,765	0	33,227,793
DC Appeal - Residential	3,113,400	0	98,041	(375,839)	0	(277,798)	0	0	0	2,835,602
DC Appeal - Industrial	503,906	0	15,127	(68,099)	0	(52,972)	0	0	0	450,934
DC Appeal - Non-Industrial	640,061	0	12,767	(262,820)	0	(250,053)	0	0	0	390,008
Total DC Reserve Funds	170,189,055	0	5,614,019	111,196,449	0	116,810,468	2,940,316	61,677,592	150,000	222,231,615
Bonus Zoning (section 37)	2,545,796	0	639,318	12,988,136		13,627,455	444	2,766,271	0	13,406,536
Cash-in-Lieu of Parkland (section 42)	75,640,400	0	4,147,205	53,322,640	0	57,469,845	4,881,655	73,869,743	0	54,358,847

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 Centre.³ Parking is no longer an eligible service under the DC Act. Balance \$7.8 million was transferred to Bonus Zoning (section 37) reserve account in 2022.

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland December 31, 2022										
Project Number	Description	2022 Development Charge Financing		2022 Cash-in-Lieu of Parkland		2022 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		
10137	Credit River Erosion Control - Ostler Co Storm Water Management - 31350 Capital Reserve Fund - 33121	1,375				80,719			(7,022)	(419,175)
12269	Design and Construction of Station 120 Fire Services - 31320 Capital Reserve Fund - 33121	185,189				39,187			(6,091,614)	(7,380,625)
12307	Hydro One Corridor - Oakville to Credit River - Recreation and Parks - 31315 Capital Reserve Fund - 33121	380,660				3			(1,887,762)	(2,097,522)
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	26,300				89,000			(7,263,700)	(22,385,700)
15102	Transportation Master Plan Study City Wide Engineering - 31335	44,824							(387,932)	(387,932)
15104	Lakeshore Road Movement Study City Wide Engineering - 31335	33,057							(1,409,699)	(1,409,699)
15106	Second Line Over HWY. 401- Bridge Pier City Wide Engineering - 31335	1,677,302							(3,527,698)	(3,527,698)
15141	Moore Crk Erosion Ctrl-Lakeshore Rd W Storm Water Management - 31350 Capital Reserve Fund - 33121 Stormwater-Capital Reserve Fund - 35992	599				53,948			(1,912)	(822,248)
16107	QEW/Credit River Active Trans Assessment City Wide Engineering - 31335	774,821				203,204			(172,098)	(95,179)
16201	Transit Bus Acquisitions - Growth Transit - 31330 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35183		(60)					(5)	(1,490,060)	(1,621,210)
16270	Central Library Redevelopment Library - 31325 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35183 Debt Management RF-Tax Capital - 37100		(1,927,500)						(21,196,000)	(47,628,500)
									(2,255,000)	(380,500)
									(21,196,000)	(22,587,000)

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland December 31, 2022												
Project Number	Description	2022		2022		2022			Total Project Net Financing By Project and Reserve	Total Project Net Financing		
		Development Charge Financing		Cash-in-Lieu of Parkland		Other Financing						
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing				
16312	City Centre Scholar's Green Recreation and Parks - 31315 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35182	360,000				37,806			(2,405,047) (252,568) (14,660)	(2,672,275)		
16323	2 Unit Tennis Centre-Design & Construction Recreation and Parks - 31315 Capital Reserve Fund - 33121	27,160							(195,177) (21,738)	(216,915)		
16326	Design & Construction - Park F-410 (Willow Glen) Recreation and Parks - 31315 Capital Reserve Fund - 33121	50,588				5,622			(748,434) (83,168)	(831,602)		
17010	Cooksville Ck Erosion Ctrl - Miss Valley Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	3,412				97,395			(34,134) (974,385)	(1,008,518)		
17014	Levi Creek Watercourse Realignment Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	412				119,588			(966) (280,152)	(281,118)		
17015	Mary Fix Ck Erosion Ctrl-S of Dundas Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(3,099)						(23,647) (2,265,773)	(2,289,421)		
17102	Preliminary Engineering Studies City Wide Engineering - 31335	5,747							(94,253)	(94,253)		
17165	Sidewalks City Wide Engineering - 31335 Contributions - Sidewalks - 35207	18,276							(331,724) (426,502)	(758,225)		
17171	Traffic Signal Equipment Enhancements City Wide Engineering - 31335		(155)						(79,807)	(79,807)		
17173	Traffic Systems and ITS City Wide Engineering - 31335		(1,994)						(41,817)	(41,817)		
17205	Transit Change-Off Vehicle Acquisitions Transit - 31330 Capital Reserve Fund - 33121	78,202				9,075			(177,741) (20,625)	(198,367)		
17228	Transit Bus Acquisitions 40FT-PTIF Transit - 31330 Capital Reserve Fund - 33121	42				274			(1,984,958) (12,790,763)	(14,775,721)		
17308	Riverwood VC-Study & Preliminary Design Reserve for Contingencies - 30125 Recreation and Parks - 31315	15,249				1,694			(7,806) (70,251)	(78,056)		

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland December 31, 2022												
Project Number	Description	2022		2022		2022			Total Project Net Financing By Project and Reserve	Total Project Net Financing		
		Development Charge Financing		Cash-in-Lieu of Parkland		Other Financing						
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing				
17312	ComPks-Basic Development-F_034 Recreation and Parks - 31315 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35182	419,203				27,296			(2,779,575) (180,989) (354,744)	(3,315,309)		
17313	ComPks-Design & Cons (Harris Property) Recreation and Parks - 31315 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35182		(1,832,538)					(37,007) (23,456)	(4,145,538) (194,307) (123,156)	(4,463,000)		
17601	DC Background Study 2017 General Government - 31310 Capital Reserve Fund - 33121	2,734				304			(357,266) (39,696)	(396,962)		
18004	Cooksville Crk Flood Protect-H.Molasy Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	1,920				54,080			(1,509) (42,491)	(44,000)		
18009	Lakeview Master Drainage Plan Storm Water Management - 31350	380,000								0		
18010	Port Credit Master Drainage Plan Storm Water Management - 31350	380,000								0		
18103	Preliminary Engineering Studies City Wide Engineering - 31335	40,720							(59,280)	(59,280)		
18135	Applewood Crk Erosion Control - Lakeview Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(91,800)					(2,968,200)	(375,530) (12,434,470)	(12,810,000)		
18145	Minor Erosion Ctrl Work-Various Locations Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	337				8,644			(2,663) (68,356)	(71,019)		
18165	Sidewalks City Wide Engineering - 31335 Contributions - Sidewalks - 35207	1,411				564			(348,589) (139,436)	(488,025)		
18186	Cycling Program (Structures) City Wide Engineering - 31335	16,666								(283,334)		
18308	Land Acquisition Cooksville Creek Cash-in-Lieu of Parkland - 32121			4,519,399					(19,958,136)	(19,958,136)		
18348	Design & Construction - F_408 Recreation and Parks - 31315 Capital Reserve Fund - 33121	22,500				2,500			(1,292,400) (143,600)	(1,436,000)		
18349	Sun-Canadian Pipeline Trail Development Recreation and Parks - 31315 Capital Reserve Fund - 33121	38,201				4,245			(175,470) (19,496)	(194,966)		

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland December 31, 2022												
Project Number	Description	2022		2022		2022			Total Project Net Financing By Project and Reserve	Total Project Net Financing		
		Development Charge Financing		Cash-in-Lieu of Parkland		Other Financing						
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing				
18612	DC Background Study - Consulting General Government - 31310 Capital Reserve Fund - 33121	14,143				1,572			(75,857) (8,429)	(84,285)		
18965	Innovative Planning Tools Reserve for Contingencies - 30125 Development Related Studies - 31357	90,000				60,000			(60,000) (90,000)	(150,000)		
18968	Municipal Growth Management Development Related Studies - 31357 Capital Reserve Fund - 33121	73,365				252,703			(129,135) (444,797)	(573,932)		
19002	Minor Erosion Ctl Works - Var Locations Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	1,795				46,074			(1,205) (30,926)	(32,131)		
19004	Cksvl Creek Fld Strg Fac-Mississauga Val Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(268,890)						(410,890) (9,779,110)	(10,190,000)		
19007	Mississauga Stm Water Mngt Master Plan Storm Water Management - 31350	250,000							(500,000)	(500,000)		
19010	Sawmill Ersn Ctl-Folkway-Erin Mls Pkwy Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(110,000)						(114,000) (2,736,000)	(2,850,000)		
19104	9th Line Widening Eglin W to DerryW- EA City Wide Engineering - 31335 Capital Reserve Fund - 33121	24,930				2,770			(749,070) (83,230)	(832,300)		
19106	Lakeshore HOT TPAP for Phases 1 and 2 City Wide Engineering - 31335 Capital Reserve Fund - 33121		(2,500,000)						(4,095,000)	(4,095,000)		
19107	Dundas BRT TPAP City Wide Engineering - 31335 Capital Reserve Fund - 33121 Debt Management RF-Tax Capital - 37100		(3,500,000)						(5,500,000) (659,212) (4,300,000)	(10,459,212)		
19165	Sidewalks City Wide Engineering - 31335 Contributions - Sidewalks - 35207	32,852							(179,172) (110,260)	(289,431)		
19185	Cycle Tracks w Rd Rehab Bloor & Tomken City Wide Engineering - 31335		(1,000,000)						(3,250,000)	(3,250,000)		
19188	Noise Wall Program Retrofit City Wide Engineering - 31335 Capital Reserve Fund - 33121		(650,000)					(650,000)	(1,650,000) (650,000)	(2,300,000)		

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland December 31, 2022												
Project Number	Description	2022		2022		2022			Total Project Net Financing By Project and Reserve	Total Project Net Financing		
		Development Charge Financing		Cash-in-Lieu of Parkland		Other Financing						
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing				
19223	Transit Bus Landing Pads Transit - 31330 Federal Gas Tax Reserve Fund - 35183		(19,123)						(219,123)	(219,123)		
19246	Transit Electrification Study Transit - 31330 Capital Reserve Fund - 33121		(916,667)					(133,333)	(1,116,667) (133,333)	(1,250,000)		
19306	Parkland Acquisition Program Cash-in-Lieu of Parkland - 32121			1,389					(108,611)	(108,611)		
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		(2,554,915)		(9,501,750)			(335)	(4,569,005) (9,501,750) (219,245) (700,000) (22,818,000)	(37,808,000)		
20004	Cooksville Crk Flood Stg Facility Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	53,611				1,087,389			(373,964) (7,585,036)	(7,959,000)		
20018	Cooksville Creek Erosion Contr Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(6,750)					(143,250)	(15,750) (334,250)	(350,000)		
20027	Carolyn Crk Eros Ctrl-Cr Riv Outlet Chan Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(1,250)					(48,750)	(6,250) (243,750)	(250,000)		
20029	Loyalist Crk Ersn Ctl-Betwn ThornlodgeDr Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(44,690)					(1,755,310)	(148,966) (5,851,034)	(6,000,000)		
20102	Courtneypark Drive East/Hwy 410 Inter City Wide Engineering - 31335		(2,465,000)						(6,765,000)	(6,765,000)		
20107	Downtown Mississauga Movement PlanUpdate City Wide Engineering - 31335		(300,000)						(1,000,000)	(1,000,000)		
20137	Cr River Eros Ctrl- Adj to Ostler Crt Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(4,515)					(77,579)	(16,615) (285,479)	(302,094)		
20145	Minor Erosion Control Works - Var Loc Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	5,723				99,201			(12,277) (212,799)	(225,076)		
20186	Port Credit AT Bridge City Wide Engineering - 31335		(1,000,000)						(1,600,000)	(1,600,000)		

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland December 31, 2022												
Project Number	Description	2022		2022		2022			Total Project Net Financing By Project and Reserve	Total Project Net Financing		
		Development Charge Financing		Cash-in-Lieu of Parkland		Other Financing						
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing				
20197	Property Acquisition City Wide Engineering - 31335 Cash-in-Lieu of Parkland - 32121	2,270,000							(2,730,000)	(2,730,000)		
20304	Land Acquisition – Parkland (F-585) Cash-in-Lieu of Parkland - 32121								(16,353,707)	(16,353,707)		
20309	Land Acquisition – Parkland (F-563) Cash-in-Lieu of Parkland - 32121			16,441					(19,566,311)	(19,566,311)		
20315	Park Dev - Not Yet Named (F_411)(Rogers) Recreation and Parks - 31315 Capital Reserve Fund - 33121		(4,345,000)						(5,755,300) (156,700)	(5,912,000)		
20322	Marina Park Development (P_112) Recreation and Parks - 31315 Capital Reserve Fund - 33121		(3,155,000)						(5,479,700) (258,300)	(5,738,000)		
20340	Vehicles & Equipment Recreation and Parks - 31315 Cash-in-Lieu of Parkland - 32121 Capital Reserve Fund - 33121			14,528					(162,000) (341,000) (60,096)	(563,096)		
20341	New Trail Development Recreation and Parks - 31315 Capital Reserve Fund - 33121	376,528				41,836			(472,172) (52,464)	(524,635)		
20342	Park Development - Zonta Meadows (P_294) Recreation and Parks - 31315 Capital Reserve Fund - 33121		(2,544,000)						(5,532,000) (332,000)	(5,864,000)		
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		(117,000)		(4,350,000)		(533,000)		(645,190) (4,350,000) (587,810) (3,480,000)	(9,063,000)		
20603	2021 DC Background Study and By-Law Development Related Studies - 31357 Development Related Studies-Non Discounted - 31358	142							142 (382,168)	(382,026)		
21107	Square One Dr-Amacon Drwy to RathburnRdW City Wide Engineering - 31335		(1,249,300)						(10,659,300)	(10,659,300)		
21108	Corridor Transportation Master Plans City Wide Engineering - 31335		(750,000)						(1,500,000)	(1,500,000)		
21135	CreditRiver ErContrl-Dundas St to HWY403 Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(5,750)				(94,250)		(28,750) (471,250)	(500,000)		

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland December 31, 2022												
Project Number	Description	2022		2022		2022			Total Project Net Financing By Project and Reserve	Total Project Net Financing		
		Development Charge Financing		Cash-in-Lieu of Parkland		Other Financing						
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing				
21137	CreditRiver ErosionCtrl-Adj to OstlerCrt Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(215,773)					(3,569,877)	(383,773) (6,351,877)	(6,735,650)		
21145	Minor Erosion Control Works-VarLocations Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	18,000					312,000			0		
21184	Noise Wall Upgrades City Wide Engineering - 31335 Capital Reserve Fund - 33121 Debt Management RF-Tax Capital - 37100		(1,207,500)					(7,500) (1,200,000)	(1,307,500) (107,500) (1,200,000)	(2,615,000)		
21193	Cycling Program (Major Roads) City Wide Engineering - 31335		(2,800,000)							(2,934,000)		
21248	Transit MiWay Transit Shelters Transit - 31330		(6,336)							(366,336)		
21304	Land Acquisition Waterfront F-105 Cash-in-Lieu of Parkland - 32121				(10,650)					(117,718)		
21306	Parkland Acquisition Program Cash-in-Lieu of Parkland - 32121				(105,000)					(225,000)		
21311	Land Acquisition – Parkland (F-622) Cash-in-Lieu of Parkland - 32121									0		
21323	New Amenities - Football/ Track Recreation and Parks - 31315 Capital Reserve Fund - 33121		(825,000)						(1,122,000) (33,000)	(1,155,000)		
21326	Park Development-Lakeview Village(F_303) Recreation and Parks - 31315 Capital Reserve Fund - 33121		(4,922,000)						(5,770,700) (94,300)	(5,865,000)		
21328	Bough Beeches Park Improvements Storm Water Management - 31350 Capital Reserve Fund - 33121 Parks-Other Developer Contribution - 35219		(26,300)					(89,000)	(26,300) (663,000) (89,000)	(778,300)		
21334	Playground (new) - Elm Creek Park Recreation and Parks - 31315 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35182		(369,000)					(65,800) (874,200)	(451,800) (282,000) (874,200)	(1,608,000)		
21336	Major Redevelopment ... Gulleden Park Recreation and Parks - 31315 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35183		(278,200)					(94,465) (976,835)	(278,200) (269,215) (976,835)	(1,524,250)		

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland December 31, 2022												
Project Number	Description	2022		2022		2022			Total Project Net Financing By Project and Reserve	Total Project Net Financing		
		Development Charge Financing		Cash-in-Lieu of Parkland		Other Financing						
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing				
21338	Park Dev- Not Yet Named (F_486 Solmar) Recreation and Parks - 31315 Capital Reserve Fund - 33121		(50,000)						(95,000) (5,000)	(100,000)		
21348	Various Washroom Installation Cash-in-Lieu of Parkland - 32121				(2,224,000)				(2,675,000)	(2,675,000)		
21603	DC Background Study and By-Law Development Related Studies-Non Discounted - 31358 Capital Reserve Fund - 33121		(200,000)						(515,000) (35,000)	(550,000)		
21956	Major Tansit Station Area (MTSA) Studies Reserve for Contingencies - 30125 Development Related Studies-Non Discounted - 31358		(187,500)				(62,500)		(143,750) (356,250)	(500,000)		
22103	Preliminary Engineering Studies City Wide Engineering - 31335		(115,000)						(115,000)	(115,000)		
22111	Property Acquisition City Wide Engineering - 31335		(2,000,000)						(2,000,000)	(2,000,000)		
22112	The Exchange-Burnham Rd W to City Ctr Dr City Wide Engineering - 31335		(2,270,000)						(2,270,000)	(2,270,000)		
22113	Integrated Roads Studies City Wide Engineering - 31335		(500,000)						(500,000)	(500,000)		
22117	Lakeshore Bus Rapid Transit Design & Con Transit - 31330 City Wide Engineering - 31335 Capital Reserve Fund - 33121		(66,755) (491,670)						(66,755) (491,670) (672,981)	(1,231,406)		
22118	Dundas Bus Rapid Transit Design & Constr Transit - 31330 City Wide Engineering - 31335 Capital Reserve Fund - 33121 Debt Management RF-Tax Capital - 37100		(473,095) (1,677,854)				(259) (1,110,000)		(473,095) (1,677,854) (259) (1,110,000)	(3,261,208)		
22120	Lakeshore Corridor Land City Wide Engineering - 31335 Capital Reserve Fund - 33121		(400,000)				(100,000)		(400,000) (100,000)	(500,000)		
22128	Redmond Rd Burnhamthorpe Rd W to Webb Dr City Wide Engineering - 31335		(508,000)						(508,000)	(508,000)		
22132	SWM Fac 5602 - Ninth Line Lands- Constr Storm Water Management - 31350		(400,000)						(400,000)	(400,000)		
22133	Sheridan Crk Erosion Control Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(67,000)				(963,000)		(67,000) (963,000)	(1,030,000)		

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland December 31, 2022												
Project Number	Description	2022		2022		2022			Total Project Net Financing By Project and Reserve	Total Project Net Financing		
		Development Charge Financing		Cash-in-Lieu of Parkland		Other Financing						
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing				
22134	Cooksville Crk Erosion Control-CP Rail Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(93,000)					(1,887,000)	(93,000) (1,887,000)	(1,980,000)		
22135	Credit River Erosion Control-Creditview Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(22,800)					(377,200)	(22,800) (377,200)	(400,000)		
22137	SWM Fac 5602 - Ninth Line Lands -Design Storm Water Management - 31350		(100,000)						(100,000)	(100,000)		
22138	Storm Sewer Oversizing - Var Loc Storm Water Management - 31350		(270,000)						(270,000)	(270,000)		
22140	Mtrng & Min Mod STM Managemnt Fac-VarLoc Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(4,300)					(75,700)	(4,300) (75,700)	(80,000)		
22141	SWM Facility 5602 - Property Acquistion Storm Water Management - 31350		(2,700,000)						(2,700,000)	(2,700,000)		
22142	Hurontario LRT Storm Sewer Improvements Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992 Stormwater Pipe Reserve Fund - 35993		(576,000)					(3,015,700) (1,298,300)	(576,000) (3,015,700) (1,298,300)	(4,890,000)		
22144	Cooksville Crk Flood Stg Fac-Mckenzie Pk Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(51,200)					(1,038,800)	(51,200) (1,038,800)	(1,090,000)		
22145	Minor Erosion Control Works - Var Loc Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(8,000)					(142,000)	(8,000) (142,000)	(150,000)		
22147	Cooksville Crk Flood Storage-Huron Hghts Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(30,133)					(609,867)	(30,133) (609,867)	(640,000)		
22163	New Vehicles & Equipment Public Works - 31340		(195,000)						(195,000)	(195,000)		
22165	Sidewalks (Major Roads) City Wide Engineering - 31335		(625,000)						(625,000)	(625,000)		
22168	Winter Maintenance Vehicles Public Works - 31340		(150,000)						(150,000)	(150,000)		
22171	Traffic Signal Equipment Enhancements City Wide Engineering - 31335		(350,000)						(350,000)	(350,000)		

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland December 31, 2022												
Project Number	Description	2022		2022		2022			Total Project Net Financing By Project and Reserve	Total Project Net Financing		
		Development Charge Financing		Cash-in-Lieu of Parkland		Other Financing						
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing				
22172	Transit Signal Priority (TSP) City Wide Engineering - 31335		(340,000)						(340,000)	(340,000)		
22173	Traffic System and ITS City Wide Engineering - 31335		(200,000)						(200,000)	(200,000)		
22183	Noise Wall Upgrades City Wide Engineering - 31335 Federal Gas Tax Reserve Fund - 35183		(2,480,000)					(2,480,000)	(2,480,000) (2,480,000)	(4,960,000)		
22184	Noise Wall Upgrades City Wide Engineering - 31335 Capital Reserve Fund - 33121		(37,500)					(37,500)	(37,500) (37,500)	(75,000)		
22186	Cycling Program (Structures) City Wide Engineering - 31335		(250,000)						(250,000)	(250,000)		
22198	Traffic Signals - New City Wide Engineering - 31335 Contributions - Traffic Signals - 35209		(510,000)					(560,000)	(510,000) (560,000)	(1,070,000)		
22212	CentPkwy Station-Bus loop&washroom Transit - 31330 Federal Gas Tax Reserve Fund - 35183		(1,219,432)					(1,780,568)	(1,219,432) (1,780,568)	(3,000,000)		
22216	Transit Bus Stops/Pads Transit - 31330		(44,806)						(44,806)	(44,806)		
22217	Variable message signs (Display Equip) Transit - 31330		(400,000)						(400,000)	(400,000)		
22218	Electrification/On Route Charging Transit - 31330 Capital Reserve Fund - 33121		(60,972)					(89,028)	(60,972) (89,028)	(150,000)		
22220	Laird/Vega Bus Terminal – washroom Transit - 31330 Federal Gas Tax Reserve Fund - 35182		(162,591)					(237,409)	(162,591) (237,409)	(400,000)		
22248	Transit MiWay Transit Shelters Transit - 31330		(144,018)						(144,018)	(144,018)		
22264	Future Directions Master Plan Review Fire Services - 31320		(150,000)						(150,000)	(150,000)		
22268	New Fire Station Land Acquisition Fire Services - 31320 Public Safety Fire Program Reserve Fund - 35592							(20,000,000)	(20,000,000)	(20,000,000)		
22272	Port Credit Library Library - 31325 Capital Reserve Fund - 33121							(3,000,000)	(3,000,000)	(3,000,000)		

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland December 31, 2022												
Project Number	Description	2022		2022		2022			Total Project Net Financing By Project and Reserve	Total Project Net Financing		
		Development Charge Financing		Cash-in-Lieu of Parkland		Other Financing						
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing				
22273	South Common Library - design & const Library - 31325 Capital Reserve Fund - 33121		(24,920)					(88,353)	(24,920) (88,353)	(113,273)		
22274	Library Collection Increases Library - 31325		(100,000)						(100,000)	(100,000)		
22278	Library Future Directions Master Plan Library - 31325		(130,000)						(130,000)	(130,000)		
22301	Future Directions Background Study Recreation and Parks - 31315		(120,000)						(120,000)	(120,000)		
22302	Future Directions M.P. - Parks Recreation and Parks - 31315		(200,000)						(200,000)	(200,000)		
22303	Parkland Acquisitions Various Cash-in-Lieu of Parkland - 32121				(61,400,000)				(61,400,000)	(61,400,000)		
22306	Parkland Acquisition Studies Cash-in-Lieu of Parkland - 32121				(120,000)				(120,000)	(120,000)		
22307	Land Exchange Cash-in-Lieu of Parkland - 32121				(110,100)				(110,100)	(110,100)		
22316	Shade Structure - Various Community Park Cash-in-Lieu of Parkland - 32121				(250,000)				(250,000)	(250,000)		
22320	Bike System Culham Trail - Harris Lands Recreation and Parks - 31315 Capital Reserve Fund - 33121		(612,145)					(177,855)	(612,145) (177,855)	(790,000)		
22321	Multi-Use Trails - Construction Recreation and Parks - 31315 Capital Reserve Fund - 33121		(185,968)					(54,032)	(185,968) (54,032)	(240,000)		
22322	Bike System Culham Trail - Derry Rd Recreation and Parks - 31315 Capital Reserve Fund - 33121		(154,973)					(45,027)	(154,973) (45,027)	(200,000)		
22323	N.W Sports Park 2B - Field Heritage Area Recreation and Parks - 31315		(1,900,000)						(1,900,000)	(1,900,000)		
22324	Sport Fields-Design and Const-Various Recreation and Parks - 31315		(202,000)						(202,000)	(202,000)		
22325	N.W Sports Park 2B - Tennis Facility Recreation and Parks - 31315		(1,245,000)						(1,245,000)	(1,245,000)		
22327	Harris Building Redevelopment Assessment Cash-in-Lieu of Parkland - 32121				(350,000)				(350,000)	(350,000)		
22334	Park Facility Instal - Leash Free Zone Recreation and Parks - 31315		(58,500)						(58,500)	(58,500)		

Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland December 31, 2022												
Project Number	Description	2022		2022		2022			Total Project Net Financing By Project and Reserve	Total Project Net Financing		
		Development Charge Financing		Cash-in-Lieu of Parkland		Other Financing						
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing				
22335	Outdoor Volleyball Recreation and Parks - 31315		(106,000)						(106,000)	(106,000)		
22336	New Park Play Facilities-various Recreation and Parks - 31315		(737,900)						(737,900)	(737,900)		
22337	Park Sanitation Infrastructure Recreation and Parks - 31315		(50,000)						(50,000)	(50,000)		
22340	Vehicle & Equipment Recreation and Parks - 31315 Capital Reserve Fund - 33121		(200,000)					(402,000)	(200,000) (402,000)	(602,000)		
22344	Park Development - Hancock Woodlands Recreation and Parks - 31315		(200,000)						(200,000)	(200,000)		
22420	South Common CC renovation Recreation and Parks - 31315 Capital Reserve Fund - 33121		(231,455)					(294,579)	(231,455) (294,579)	(526,034)		
22432	Future Directions Background Studies Recreation and Parks - 31315		(120,000)						(120,000)	(120,000)		
22433	Future Directions M.P. - Rec Recreation and Parks - 31315		(200,000)						(200,000)	(200,000)		
22952	Special Planning Studies Reserve for Contingencies - 30125 Development Related Studies - 31357		(125,000)					(125,000)	(125,000) (125,000)	(250,000)		
22953	Strategic Waterfront Implementation Reserve for Contingencies - 30125 Development Related Studies - 31357		(150,000)					(50,000)	(50,000) (150,000)	(200,000)		
22954	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									(491,610,383)	(491,610,383)		
TOTAL FINANCING TRANSFERRED IN 2022		8,197,999	(69,875,591)	4,551,757	(78,421,500)	3,393,387	(97,578,461)	0				
NET FINANCING TOTALS			(61,677,592)		(73,869,743)							

Appendix 4

2022 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, 2022	Storms Waived @ Jan 1, 2022	Roads Waived @ Jan 1, 2022	Other Services Waived @ Jan 1, 2022	Value of Prepaid and Waived Credits @ Jan 1, 2022	Prepaid Credits Redeemed in 2022	Waived Services Redeemed in 2022	Value of Prepaid and Waived Credits @ Dec 31, 2022
M-957	1181482 Ontario Ltd	63,201	8,323	0	0	71,525	0	0	71,525
M-948	1236236 Ontario Inc.	21,282	3,072	0	0	24,354	0	0	24,354
M-901	763442 Ontario Limited (Indrio)	77,233	0	0	0	77,233	0	0	77,233
M-915	Annovator Investments	80,861	13,344	0	0	94,205	0	0	94,205
OZ-50/90	Bohler Uddeholm Thermo Tech	10,102	1,279	0	0	11,381	0	0	11,381
M-915	Boldco Group Inc.	87,551	18,192	0	0	105,743	0	0	105,743
	Brookfield Commercial Properties/Gentra Inc.	0	16,032	0	0	16,032	0	0	16,032
M-584	Cadillac Fairview Corp Ltd	0	15,284	570,687	0	585,972	0	0	585,972
M-425	Canonfield Inc.	0	32,342	1,445,705	0	1,478,048	0	0	1,478,048
M-793	Canonfield Inc.	221,561	39,931	0	0	261,492	0	0	261,492
43R-13128	City Centre Plaza	0	18,130	4,408,493	0	4,426,622	0	0	4,426,622
M-814	Dariusz Krowiak	1,212	0	0	0	1,212	0	0	1,212
M-852	Dundee Realty Corp	24,274	3,792	0	0	28,066	0	0	28,066
M-539	Eric Robbins	4,078	528	0	0	4,606	0	0	4,606
M-781	Erin Mills Development Corporation	99,253	4,176	0	0	103,429	0	0	103,429
M-592	Erin Mills Development Corporation	59,314	14,976	0	0	74,290	0	0	74,290
M-823	Erin Mills Development Corporation	13,520	154,626	2,138,633	0	2,306,780	0	-139,938	2,166,841
M-908 & R-22964	Erin Mills Development Corporation	0	7,838	5,068,763	0	5,076,601	0	0	5,076,601
RP1542	Erin Mills Development Corporation	0	0	3,318,630	0	3,318,630	0	0	3,318,630
T-86106 & 43R-22605	Erin Mills Development Corporation	0	77,769	4,055,002	0	4,132,771	0	0	4,132,771
B-111/87	Everlast Construction	710	2,331	104,190	0	107,231	0	0	107,231
M-677	Great West Life Assurance Company	13,167	9,064	0	0	22,231	0	0	22,231
M-948	Impulse Technologies Ltd.	6,198	894	0	0	7,092	0	0	7,092
M-757	Kaiser Photo Products	5,163	913	0	0	6,076	0	0	6,076
OZ-50/90	Keanall Holdings Ltd.	123,196	15,600	0	0	138,796	0	0	138,796
M-1015	Kee Group Inc.	28	4	0	0	32	0	0	32
M-635	Kee Group Inc.	2,922	816	0	0	3,738	0	0	3,738
M-728	Kee Group Inc.	3,881	1,008	0	0	4,889	0	0	4,889
M-793	Lord Realty Holdings Ltd	7,008	3,600	0	0	10,608	0	0	10,608
M-533	Lord Realty Holdings Ltd	0	31,109	0	0	31,109	0	0	31,109
M-852	Meadowpines Development Corporation	202,513	46,472	0	0	248,986	0	0	248,986
M-689	Menkes Industrial Parks Ltd	36,004	8,640	0	0	44,644	0	0	44,644

Appendix 4

2022 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, 2022	Storms Waived @ Jan 1, 2022	Roads Waived @ Jan 1, 2022	Other Services Waived @ Jan 1, 2022	Value of Prepaid and Waived Credits @ Jan 1, 2022	Prepaid Credits Redeemed in 2022	Waived Services Redeemed in 2022	Value of Prepaid and Waived Credits @ Dec 31, 2022
M-845	N.H.D. Developments Limited	17,059	2,599	0	0	19,658	0	0	19,658
M-401	OMERS REALTY MGMT CORP	15,125	11,664	0	0	26,789	0	0	26,789
M-1010	OMERS REALTY MGMT CORP	0	290,873	14,678,572	8,271,423	23,240,868	0	-53,418	23,187,450
M-1023	Orlando Corporation	36,818	4,320	0	0	41,138	0	0	41,138
M-832	Orlando Corporation	75,997	13,035	0	0	89,032	0	0	89,032
M-900	Orlando Corporation	0	24	957,438	0	957,462	0	0	957,462
M-948	Richill Construction Limited	40,901	5,904	0	0	46,805	0	0	46,805
M-886	Riello Burners	15,768	2,256	0	0	18,024	0	0	18,024
M-1326	Rivergrove Development	98,844	16,938	0	0	115,782	0	0	115,782
M-901	Slough Estates Canada Ltd	83,971	17,973	0	0	101,943	0	0	101,943
M-435	Tordar Investments Ltd	11,774	7,920	0	0	19,694	0	0	19,694
M-922	Trailmobile Canada Inc	1,869	263	0	0	2,131	0	0	2,131
M-926	Tridel	1	0	0	0	1	0	0	1
OZ-50/90	Uddeholm	6,478	820	0	0	7,299	0	0	7,299
M-886	Uddeholm	15,347	2,208	0	0	17,555	0	0	17,555
Total		1,584,184	926,883	36,746,113	8,271,423	47,528,603	0	-193,356	47,335,247

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

2022 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, 2022	DC Credits Used during 2022	DC Credits Granted by Council during 2022	DC Credits Balance @ Dec. 31, 2022	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

2022 Development Charge Credits Continuity Schedule

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

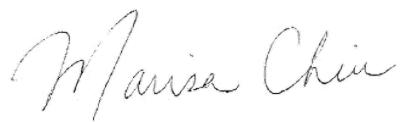
Municipalities have the ability to offer credits towards development charges in exchange for services paid for by the Developer

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, 2022	DC Credits Used during 2022	DC Credits Granted by Council during 2022	DC Credits Balance @ Dec. 31, 2022	GC Approval
M-1526	Steelgate Security Products Ltd	Park Development	48,477	(43,932)	4,545			4,545	548-2001 & 481-2001
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	1,729,113.37	

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, 2022	Total 2022 Credits Used during 2022	DC Credits Granted by Council during 2022	DC Credits Balance @ Dec. 31, 2022
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, 2022, the Annual Treasurer's Statement Report: Summary of Activity in 2022 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
Director of Finance and Treasurer
City of Mississauga