

City of Mississauga

# Corporate Report



Date: March 28, 2024

Originator's files:

To: Chair and Members of General Committee

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

Meeting date:  
April 24, 2024

## Subject

**Annual Treasurer's Statement Report: Summary of Activity in 2023**

## Recommendation

1. That the report dated March 28, 2024, entitled "Annual Treasurer's Statement Report: Summary of Activity in 2023" 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 March 28, 2024, from the City Manager and Chief Administrative Officer entitled "Annual Treasurer's Statement Report: Summary of Activity in 2023" 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), Bonus Zoning (formerly Section 37), Cash-in-Lieu (CIL) of Parkland, and Community Benefits Charges (CBC) 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 2023 fiscal year.
- Appendix 2 provides a summary of the opening and closing balances and the reserve fund financial transactions.
- The 2023 closing balances for DCs, Bonus Zoning, CIL Parkland and CBCs were \$231.5 million, \$8.4 million, \$140.5 million, and \$13.3 million, respectively.
- This report is compliant with both the DC 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 DCA, and a listing of DC/Lot Levy credits.

Subsection 37 (51) of the *Planning Act* 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.

Subsection 42 (17) of the *Planning Act* 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.

Additionally, subsection 37 (48) 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.

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

### Development Charges Reserve Fund Activity

Table 1 summarizes the DC reserve fund activity. DC revenue of \$80.3 million was collected in 2023 with an additional \$8.9 million in interest earned.

In 2023, \$90.7 million was transferred from the DC reserve funds to capital projects where roughly 38% (or \$34.5 million) was for roads and related infrastructure projects and a further 48% (or \$43.7 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 \$11.2 million was returned from capital projects to the DC reserve funds, as the monies were no longer required, due to various reasons. Finally, roughly \$300,000 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	2023 (\$ millions)
<b>Opening Balance</b>	<b>\$ 222.2</b>
Add: DC Revenues	\$ 80.3
Interest Income and Other	\$ 8.9
<b>Total Revenues</b>	<b>\$ 89.2</b>
Less: DC Funds Transferred to Capital Projects	\$ 90.7
DC Funds Returned from Capital Projects	\$ (11.2)
Transfers to Revenue and Refunds	\$ 0.3
<b>Total Expenditures</b>	<b>\$ 79.8</b>
<b>Closing Balance</b>	<b>\$ 231.6</b>

The closing balance of the DC Reserve Fund as of December 31, 2023, is \$231.6 million which represents an increase of \$9.4 million, year-over-year. The increase in the reserve fund balance was mainly due to DC revenues and interest income exceeding total expenditures.

A list of all DC Reserve Funds, including descriptions, can be found in Appendix 1, and the 2023 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 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 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 the changes in the DC legislation during the 2023 calendar year was \$1,623,300. The DC revenue loss to date, at the time of writing of this report, is approximately \$1,819,300. 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 in legislation will reduce DC revenues as well as impeded cash flows. This will 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.

### Cash-in-lieu of Parkland Reserve Fund Activity

As summarized in Table 2, the City collected \$17.5 million in CIL Parkland revenues and the reserve fund earned an additional \$7.0 million in interest. Capital projects which used CIL Parkland as a funding source amounted to \$34.7 million, and \$96.4 million was returned to the reserve fund. There were no CIL Parkland refunds in 2023.

The closing balance of the CIL Parkland Reserve Fund as of December 31, 2023, is \$140.5 million which represents an increase of \$86.1 million, year-over-year. The increase in the reserve fund balance was mainly due to funds returned from capital projects.

**Table 2. CIL Parkland Reserve Fund Activity**

CIL-Parkland Reserve Fund Activity	2023 (\$ millions)
<b>Opening Balance</b>	<b>\$ 54.4</b>
Add: CIL-Parkland Revenues	\$ 17.5
Interest Income and Other	\$ 7.0
<b>Total Revenues</b>	<b>\$ 24.5</b>
Less: CIL-Parkland Funds Transferred to Capital Projects	\$ 34.7
CIL-Parkland Funds Returned from Capital Projects	\$ (96.4)
Transfers to Revenue and Refunds	\$ -
<b>Total Expenditures</b>	<b>\$ (61.7)</b>
<b>Closing Balance</b>	<b>\$ 140.5</b>

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

Bill 23 also impinged on the City's ability to collect CIL Parkland. The revenue loss associated with the changes to the *Planning Act* during the 2023 calendar year was \$18,082,400. The CIL Parkland revenue loss to date, at the time of writing of this report, is approximately \$18,154,900.

### 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 \$4.1 million in Bonus Zoning revenue from development during 2023.

In 2023, the existing Bonus Zoning monies were transferred to a newly created reserve fund account per By-law 0147-2023. This transfer is represented in the "Other" category in the amount of \$3.8 million, plus \$0.5 million in interest earned, for a total of \$4.3 million. There were some minor transfers to and from the reserve fund for capital projects in 2023.

The closing balance of the Bonus Zoning (formerly Section 37) Reserve Fund as of December 31, 2023, is \$8.4 million which represents an increase of \$4.8 million, year-over-year. The increase in the reserve fund balance was mainly due to revenue collected from development.

**Table 3. Bonus Zoning Reserve Fund Activity**

Bonus Zoning Reserve Fund Activities	2023 \$(millions)
<b>Opening Balance</b>	<b>\$ -</b>
Add: Bonus Zoning Revenue	\$ 4.1
Interest Income and Other	\$ 4.3
<b>Total Revenues</b>	<b>\$ 8.4</b>
Less: Bonus Zoning Funds Transferred to Capital Projects	\$ 0.1
Bonus Zoning Funds Returned from Capital Projects	\$ (0.1)
Transfers to Revenue and Refunds	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>
<b>Closing Balance</b>	<b>\$ 8.4</b>

### 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 2022 year-end closing balance of the Bonus Zoning (formerly Section 37) reserve fund forms the opening balance of the CBC reserve fund. The opening balance consisted of the former Bonus Zoning and former DC Parking reserve funds.

The CBC Revenue is comprised of one CBC receipt in 2023 in the amount of \$1.9 million and the collection of \$0.9 million in Parking DCs from the frozen rates of the 2019 DC By-law, for a total of \$2.8 million. Additionally, this revenue fund earned \$0.9 million in interest, but was offset in the form of the \$3.8 million transfer to the Bonus Zoning reserve fund.

The closing balance of the CBC Reserve Fund as of December 31, 2023, is \$13.3 million which represents an increase of \$3.7 million, year-over-year. The increase in the reserve fund balance was mainly due to revenue collected from development.

**Table 4. Community Benefits Charges Reserve Fund Activity**

Community Benefit Charges Reserve Fund Activity	2023 \$(millions)
<b>Opening Balance</b>	<b>\$ 13.4</b>
Add: CBC Revenue	\$ 2.8
Interest Income and Other	\$ (2.9)
<b>Total Revenues</b>	<b>\$ (0.1)</b>
Less: CBC Transferred to Capital Projects	\$ -
CBC Returned from Capital Projects	\$ -
Transfers to Revenue and Refunds	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>
<b>Closing Balance</b>	<b>\$ 13.3</b>

### 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.

In 2023, Finance and Building staff conducted a line-by-line review to verify the stated liabilities under Section 14 lot levy credits. As a result of that review, total funds of \$12.8 million were identified in relation to properties that are built-out. Therefore, the City is no longer required to set aside funds of \$12.8 million, as the liability decreased by the same amount. Amounts totalling \$12.8 million from various lot levy reserves were transferred to the respective DC reserve funds. 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 2023, 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: 2023 DC Reserve Funds Description
- Appendix 2: 2023 DC, CBC, Bonus Zoning and CIL Parkland Reserve Fund Continuity Schedule
- Appendix 3: 2023 Capital Projects Financed
- Appendix 4: 2023 Development Levy Credits Continuity Schedule
- Appendix 5: 2023 DC Credits Continuity Schedule
- Appendix 6: 2023 Statement of Compliance



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

Prepared by: Janet Lee, Manager, Development Financing & Reserve Management

## 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:

<b>By-law Enforcement</b>	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.
<b>Development Related Studies</b>	Funds are collected for growth-related studies related to new development. This charge is collected from both the residential and non-residential sectors.
<b>Recreation &amp; Parks Development</b>	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.
<b>Fire Services</b>	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.
<b>Library</b>	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.
<b>Transit</b>	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.
<b>Roads and Related Infrastructure</b>	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.
<b>Public Works</b>	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.
<b>Living Art Centre Debt</b>	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.
<b>Storm Water Management</b>	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.

**2023 Development Charges, Community Benefit Charges, Bonus Zoning and Cash-in-Lieu of Parkland Reserve Fund Continuity Schedule**

Fund Name	Balance January 1, 2023	Revenues				Capital Expenditures			Balance December 31, 2023
		Interest	From Developers	Other	Total Revenue	DCA / General Reserve Refunds	Transfers To/ (From) Capital <sup>1</sup>	Transfers To Revenue	
DCA-By-Law Enforcement	(3,138,253)	(124,337)	391,291	0	266,953	482	0	0	(2,871,782)
DCA-Development Related Studies	798,883	37,557	1,180,725	0	1,218,282	1,123	695,062	0	1,320,980
DCA-Recreation and Parks Development	68,976,497	2,098,801	22,089,091	0	24,187,892	55,115	43,133,462	0	49,975,812
DCA-Recreation (Hershey) <sup>2</sup>	0	17,781	253,500	0	271,281	727	0	0	270,554
DCA-Fire Services	(2,559,370)	(22,961)	3,481,333	0	3,458,371	4,631	50,000	0	844,370
DCA-Library	9,820,311	449,688	2,243,858	0	2,693,546	5,299	700,709	0	11,807,848
DCA-Transit	14,612,436	630,020	4,644,891	0	5,274,911	10,241	4,049,188	0	15,827,918
DCA-Roads and Related Infrastructure	82,033,446	3,635,285	41,790,917	0	45,426,202	61,311	24,356,053	0	103,042,284
DCA-Public Works	14,783,328	678,046	2,386,066	0	3,064,112	2,843	408,587	150,000	17,286,010
DCA-LAC	0	3,883	325	0	4,208	325	0	0	3,883
DCA-Storm Water	33,227,793	1,264,679	816,134	0	2,080,814	39,738	6,104,433	0	29,164,436
DC Appeal - Residential	2,835,602	132,389	334,805	0	467,194	5,425	0	0	3,297,371
DC Appeal - Industrial	450,934	36,537	464,174	0	500,711	0	0	0	951,645
DC Appeal - Non-Industrial	390,008	22,623	175,441	0	198,064	0	0	0	588,072
<b>Total DC Reserve Funds</b>	<b>222,231,615</b>	<b>8,859,989</b>	<b>80,252,551</b>	<b>0</b>	<b>89,112,539</b>	<b>187,260</b>	<b>79,497,495</b>	<b>150,000</b>	<b>231,509,399</b>
<b>Community Benefit Charges<sup>3</sup></b>	<b>13,406,536</b>	<b>866,327</b>	<b>2,829,074</b>	<b>(3,805,247)</b>	<b>(109,846)</b>	<b>416</b>	<b>0</b>	<b>0</b>	<b>13,296,274</b>
<b>Bonus Zoning (formerly Section 37)<sup>4</sup></b>	<b>0</b>	<b>509,134</b>	<b>4,100,015</b>	<b>3,805,247</b>	<b>8,414,396</b>	<b>0</b>	<b>10,845</b>	<b>0</b>	<b>8,403,551</b>
<b>Cash-in-Lieu of Parkland (Section 42)</b>	<b>54,358,847</b>	<b>6,928,449</b>	<b>17,466,948</b>	<b>0</b>	<b>24,395,397</b>	<b>2,925</b>	<b>(61,725,085)</b>	<b>0</b>	<b>140,476,405</b>

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

<sup>2</sup> 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.

<sup>3</sup> The opening balance of the Community Benefit Charges reserve fund was the closing balance of the Bonus Zoning (formerly Section 37) reserve fund as at the end of 2022. It consisted of the former Bonus Zoning and former DC Parking reserve funds. The closing balance represents CBCs collected in 2023 and DC Parking reserve funds.

<sup>4</sup> The Bonus Zoning monies were transferred to a newly created reserve fund account, per By-law 0147-2023. The closing balance represents Bonus Zoning monies collected in 2023 and the transferred Bonus Zoning monies.

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland**  
**December 31, 2023**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2023.

Project Number	Description	2023 Development Charge Financing		2023 Cash-in-Lieu of Parkland		2023 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		
8173	<b>Traffic System and ITS</b> Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121 Contributions - Capital and Maintenance - 35201	312,701				19,554 101,173			(4,665,372) (291,744) (1,509,455)	(6,466,571)
14106	<b>Goreway Drive Grade Separation</b> Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121 Debt Management RF-Tax Capital - 37100		(2,906,250)					(253,750) (590,000)	(13,128,859) (253,750) (590,000)	(13,972,609)
14307	<b>Hydro One Est Corridor_Etobicoke Crk-BRT</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121		(18,061)					(2,007)	(1,828,375) (203,153)	(2,031,527)
15319	<b>Community PksPhase 1 Not Yet Name P_459</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35182 Debt Management RF-Tax Capital - 37100	106,945				4,429 7,454			(12,867,496) (379,167) (153,673) (896,882)	(14,297,218)
16340	<b>Community Parks_Phase 1 P_459</b> Recreation and Parks - 31315 Cash-in-Lieu of Parkland - 32121 Capital Reserve Fund - 33121	2,579		4,960		287			(1,141,226) (2,195,040) (126,802)	(3,463,068)
17009	<b>Southdown Master Drainage Plan</b> Storm Water Management - 31350	88,652							(261,348)	(261,348)
17014	<b>Levi Creek Watercourse Realignment</b> Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	88				25,440			(878) (254,712)	(255,590)
17019	<b>Cooksville Ck Floor SWMF #2103 (P-096)</b> Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	73				2,012			(9,985) (276,140)	(286,125)
17182	<b>Pedestrian &amp; Cyclist Access-Transitway</b> Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121	72,798				89,302			(1,918,504) (2,353,446)	(4,271,950)
17190	<b>Burnhamthorpe Multi-Use Trail Bridge-#3</b> Roads and Related Infrastructure - 31335	1,028,443							(471,557)	(471,557)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland**  
**December 31, 2023**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2023.

Project Number	Description	2023 Development Charge Financing		2023 Cash-in-Lieu of Parkland		2023 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		
17197	<b>Property Acquisition - Living Arts Drive</b> Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121	8,087,103				1,600,000			(12,897)	(12,897)
17303	<b>Site Investigations, Appraisals</b> Cash-in-Lieu of Parkland - 32121			15,294					(94,706)	(94,706)
17310	<b>Bridges &amp; Underp McLaughlin-Derry P_492</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121	52,523				5,836			(106,777) (11,864)	(118,641)
17313	<b>ComPkcs-Design &amp; Cons (Harris Property)</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35182		(1,707,104)				(15,238) (9,658)		(5,852,642) (209,545) (132,814)	(6,195,000)
18004	<b>Cooksville Crk Flood Protect-H.Molasy</b> Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	1,509				42,491				0
18306	<b>Parkland Acquisition Program</b> Cash-in-Lieu of Parkland - 32121			24,350					(85,650)	(85,650)
18308	<b>Land Acquisition Cooksville Creek</b> Cash-in-Lieu of Parkland - 32121				(9,522,059)				(19,958,136)	(19,958,136)
18348	<b>Design &amp; Construction - F_408</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121	74,400				8,267			(1,218,000) (135,333)	(1,353,333)
18964	<b>Special Planning Studies</b> Reserve for Contingencies - 30125 Development Related Studies - 31357	44,497				95,585			(194,415) (90,503)	(284,918)
18965	<b>Innovative Planning Tools</b> Reserve for Contingencies - 30125 Development Related Studies - 31357	90,000				60,000				0
18968	<b>Municipal Growth Management</b> Development Related Studies - 31357 Capital Reserve Fund - 33121	57,941				199,574			(71,194) (245,223)	(316,417)
19001	<b>Cksvl Crk Erosion Ctl-CP E.-Miss Valley</b> Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(8,750)				(201,250)		(13,750) (316,250)	(330,000)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland**  
**December 31, 2023**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2023.

Project Number	Description	2023 Development Charge Financing		2023 Cash-in-Lieu of Parkland		2023 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		
19011	Cksvl Crk Ersn Ctrl- Miss Vall-CP Rail Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	7,000				203,000				0
19103	Preliminary Engineering Studies Roads and Related Infrastructure - 31335	30,716							(69,284)	(69,284)
19107	Dundas BRT TPAP Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121 Debt Management RF-Tax Capital - 37100		(3,000,000)						(8,500,000) (659,212) (4,300,000)	(13,459,212)
19140	Mtrng & min mod STM Managemnt Fac-VarLoc Storm Water Management - 31350	13,800							(66,200)	(66,200)
19167	Cycling Program Roads and Related Infrastructure - 31335 Federal Gas Tax Reserve Fund - 35182 Developer Contributions-Bike Lanes - 37511	7				40,189 1,728			(4,645,255) (59,811) (2,572)	(4,707,638)
19185	Cycle Tracks w Rd Rehab Bloor & Tomken Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121		(770,000)				(230,000)		(4,020,000) (230,000)	(4,250,000)
19242	Transit - Churchill Meadows CC - Phase 1 Transit - 31330	17,538							(482,462)	(482,462)
19243	Transit - Churchill Meadows CC - Phase 2 Transit - 31330	92,128							(407,872)	(407,872)
19246	Transit Electrification Study Transit - 31330 Capital Reserve Fund - 33121		(283,338)				(122,298)		(1,400,005) (255,631)	(1,655,636)
19248	Transit MiWay Transit Shelters Transit - 31330 Capital Reserve Fund - 33121		(2,137)				(831)		(362,137) (140,831)	(502,968)
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		(449,708)		(900,000)		(628,292)		(5,018,713) (10,401,750) (847,537) (700,000) (22,818,000)	(39,786,000)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland**  
**December 31, 2023**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2023.

Project Number	Description	2023 Development Charge Financing		2023 Cash-in-Lieu of Parkland		2023 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		
20027	<b>Carolyn Crk Eros Ctrl-Cr Riv Outlet Chan</b> Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(62,500)				(2,437,500)		(68,750) (2,681,250)	(2,750,000)
20028	<b>Wolfedale Crk-Burnhamthorpe Rd.to Cr Riv</b> Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(5,000)				(145,000)		(25,000) (725,000)	(750,000)
20102	<b>Courtneypark Drive East/Hwy 410 Inter</b> Roads and Related Infrastructure - 31335		(9,200,000)							(15,965,000)
20103	<b>Preliminary Engineering Studies</b> Roads and Related Infrastructure - 31335		(31,083)							(146,083)
20163	<b>New Vehicles &amp; Equipment</b> Public Works - 31340		(63,587)							(258,587)
20223	<b>Transit Bus Landing Pads</b> Transit - 31330	48,387								(251,613)
20246	<b>Transit Bus Pads - Growth</b> Transit - 31330	28,000								(140,960)
20305	<b>Land Acquisition – Parkland (F-586)</b> Cash-in-Lieu of Parkland - 32121			45,928,597						0
20306	<b>Parkland Acquisition Program</b> Cash-in-Lieu of Parkland - 32121			1,279						(108,721)
20315	<b>Park Dev - Not Yet Named (F_411)(Rogers)</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121		(541,000)						(6,296,300) (156,700)	(6,453,000)
20322	<b>Marina Park Development (P_112)</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121		(3,792,000)						(9,271,700) (258,300)	(9,530,000)
20334	<b>Leash Free Zone</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121	19,008				2,112			(33,642) (3,738)	(37,380)
20341	<b>New Trail Development</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121	320,699				40,087			(151,472) (12,376)	(163,849)
20342	<b>Park Development - Zonta Meadows (P_294)</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121		(884,000)						(6,416,000) (332,000)	(6,748,000)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland**  
**December 31, 2023**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2023.

Project Number	Description	2023 Development Charge Financing		2023 Cash-in-Lieu of Parkland		2023 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		
20349	<b>Beechwood and Rathwood Park</b> Bonus Zoning - 35400					40,000			(81,750)	(81,750)
20352	<b>New Spray Pad in Garnetwood Park (P-135)</b> Bonus Zoning - 35400					40,000			(504,124)	(504,124)
20425	<b>Carmen Corbasson CC Indoor Pool</b> Recreation and Parks - 31315 Cash-in-Lieu of Parkland - 32121 Capital Reserve Fund - 33121 Debt Management RF-Tax Capital - 37100		(1,170,000)		(13,500,000)			(20,000) (5,310,000)	(1,815,190) (17,850,000) (607,810) (8,790,000)	(29,063,000)
20495	<b>Heritage Facilities Maintenance</b> Capital Reserve Fund - 33121 Bonus Zoning - 35400					37	(22,529)		(49,963) (22,529)	(72,492)
21102	<b>Development Charges Update (Major Roads)</b> Roads and Related Infrastructure - 31335	70,896								(104,104)
21104	<b>Kariya Dr 110 M S of ElmDr to CntralPkwy</b> Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121		(101,075)						(221,075) (30,000)	(251,075)
21105	<b>Local Network Studies</b> Roads and Related Infrastructure - 31335		(150,000)						(300,000)	(300,000)
21107	<b>Square One Dr-Amacon Drwy to RathburnRdw</b> Roads and Related Infrastructure - 31335		(2,590,000)							(13,249,300)
21135	<b>CreditRiver ErContrl-Dundas St to HWY403</b> Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992	7,210				346,194			(1,086,525) (563,475)	(1,650,000)
21138	<b>Storm Sewer Oversizing - Mississauga Rd</b> Storm Water Management - 31350		(1,009,772)							(2,409,772)
21153	<b>ICIP Cycle Tracks, Aquitaine/Arg/Millcrk</b> Roads and Related Infrastructure - 31335	550,000								0
21171	<b>Traffic Signal Equipment Enhancements</b> Roads and Related Infrastructure - 31335	330								(349,670)
21249	<b>Transit Shelters - ICIP</b> Transit - 31330 Capital Reserve Fund - 33121		(144,018)						(144,018) (29,936)	(173,954)
21306	<b>Parkland Acquisition Program</b> Cash-in-Lieu of Parkland - 32121				(14,379)				(239,379)	(239,379)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland**  
**December 31, 2023**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2023.

Project Number	Description	2023 Development Charge Financing		2023 Cash-in-Lieu of Parkland		2023 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		
21307	<b>Cooksville Parkland Acquisition</b> Cash-in-Lieu of Parkland - 32121			107,016					(4,874,233)	(4,874,233)
21323	<b>New Amenities - Football/ Track</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121		(495,000)						(1,617,000) (33,000)	(1,650,000)
21326	<b>Park Development-Lakeview Village(F_303)</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121		(17,985,322)						(23,756,022) (94,300)	(23,850,322)
21334	<b>Playground (new) - Elm Creek Park</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35182		(539,024)				(10,976)		(990,824) (292,976) (874,200)	(2,158,000)
21336	<b>Major Redevelopment ... Gulated Park</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35183		(1,363,439)				(251,224) (1,445,873)		(1,641,639) (520,439) (2,422,708)	(4,584,786)
21337	<b>Leash Free</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121		(16,650)				(1,850)		(155,250) (17,250)	(172,500)
21956	<b>Major Transit Station Area (MTSA) Studies</b> Reserve for Contingencies - 30125 Development Related Studies - 31357 Development Related Studies-Non Discounted - 31358		(187,500)				(62,500)		(206,250) (187,500) (356,250)	(750,000)
22117	<b>Lakeshore Bus Rapid Transit Design &amp; Con</b> Transit - 31330 Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121 Debt Management RF-Tax Capital - 37100		(136,222) (1,003,305)				(3,285) (1,370,000)		(202,977) (1,494,975) (676,266) (1,370,000)	(3,744,218)
22118	<b>Dundas Bus Rapid Transit Design &amp; Constr</b> Transit - 31330 Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121 Debt Management RF-Tax Capital - 37100		(473,095) (1,677,854)				(517) (1,110,000)		(2,624,045) (1,677,854) (517) (2,220,000)	(6,522,416)
22120	<b>Lakeshore Corridor Land</b> Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121		(400,000)				(100,000)		(800,000) (200,000)	(1,000,000)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland**  
**December 31, 2023**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2023.

Project Number	Description	2023 Development Charge Financing		2023 Cash-in-Lieu of Parkland		2023 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		
22133	<b>Sheridan Crk Erosion Control</b> Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(284,097)				(4,515,903)		(351,097) (5,478,903)	(5,830,000)
22142	<b>Hurontario LRT Storm Sewer Improvements</b> Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992 Stormwater Pipe Reserve Fund - 35993		(576,000)				(3,015,700) (1,298,300)		(1,152,000) (6,031,400) (2,596,600)	(9,780,000)
22144	<b>Cooksville Crk Flood Stg Fac-Mckenzie Pk</b> Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(545,000)				(11,045,000)		(596,200) (12,083,800)	(12,680,000)
22264	<b>Future Directions Master Plan Review</b> Fire Services - 31320		(50,000)							(200,000)
22273	<b>South Common Library - design &amp; const</b> Library - 31325 Capital Reserve Fund - 33121		(42,588)				(150,992)		(67,508) (239,345)	(306,853)
22274	<b>Library Collection Increases</b> Library - 31325	58								(99,942)
22303	<b>Parkland Acquisitions Various</b> Cash-in-Lieu of Parkland - 32121			50,335,027						(11,064,973)
22306	<b>Parkland Acquisition Studies</b> Cash-in-Lieu of Parkland - 32121				(75,000)					(195,000)
22307	<b>Land Exchange</b> Cash-in-Lieu of Parkland - 32121									(110,100)
22316	<b>Shade Structure - Various Community Park</b> Cash-in-Lieu of Parkland - 32121				(60,000)					(310,000)
22320	<b>Bike System Culham Trail - Harris Lands</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121		(1,479,996)				(430,004)		(2,092,141) (607,859)	(2,700,000)
22321	<b>Multi-Use Trails - Construction</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121		(154,974)				(45,026)		(340,942) (99,058)	(440,000)
22323	<b>N.W Sports Park 2B - Field Heritage Area</b> Recreation and Parks - 31315		(5,312,000)							(7,212,000)
22324	<b>Sport Fields-Design and Const-Various</b> Recreation and Parks - 31315		(202,000)						(404,000)	(404,000)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland**  
**December 31, 2023**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2023.

Project Number	Description	2023 Development Charge Financing		2023 Cash-in-Lieu of Parkland		2023 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		
22325	<b>N.W Sports Park 2B - Tennis Facility</b> Recreation and Parks - 31315		(415,000)						(1,660,000)	(1,660,000)
22335	<b>Outdoor Volleyball</b> Recreation and Parks - 31315		(106,000)						(212,000)	(212,000)
22344	<b>Park Development - Hancock Woodlands</b> Recreation and Parks - 31315		(382,083)						(582,083)	(582,083)
22420	<b>South Common CC renovation</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121		(308,606)						(540,061) (687,351)	(1,227,412)
22499	<b>Banners Program</b> Reserve for the Arts - 30195 Bonus Zoning - 35400							(10,846)	(70,000) (10,846)	(80,846)
23010	<b>Sawmill Creek Erosion Ctrl- Erin Mills</b> Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(23,000)						(23,000) (527,000)	(550,000)
23011	<b>CooksvilleCreekErosionCtrl-Miss Valley</b> Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(126,900)						(126,900) (2,573,100)	(2,700,000)
23012	<b>CooksvilleCreek Flood Storage Facilities</b> Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(37,000)						(37,000) (753,000)	(790,000)
23013	<b>CooksvilleCreekErosionCtrl-Lak Rd North</b> Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(23,100)						(23,100) (526,900)	(550,000)
23014	<b>CooksvilleCreekErosionCtrl-Lak Rd South</b> Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(23,500)						(23,500) (476,500)	(500,000)
23015	<b>Land Acq-Etobicoke Creek Drainage Imp</b> Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(122,000)						(122,000) (1,878,000)	(2,000,000)
23101	<b>Intersection Capital Program</b> Roads and Related Infrastructure - 31335		(500,000)						(500,000)	(500,000)
23102	<b>Downtown EA</b> Roads and Related Infrastructure - 31335		(1,000,000)						(1,000,000)	(1,000,000)
23103	<b>Preliminary Engineering Studies</b> Roads and Related Infrastructure - 31335		(115,000)						(115,000)	(115,000)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland**  
**December 31, 2023**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2023.

Project Number	Description	2023 Development Charge Financing		2023 Cash-in-Lieu of Parkland		2023 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		
23104	<b>Ninth Line Widening - Eglinton to Derry</b> Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121		(820,980)				(91,220)		(820,980) (91,220)	(912,200)
23105	<b>McLaughlin Rd Impv-Britannia to Bristol</b> Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121		(385,000)				(115,000)		(385,000) (115,000)	(500,000)
23106	<b>The Exchange-Burnhamthorpe Rd to Webb Dr</b> Roads and Related Infrastructure - 31335		(2,435,000)							(2,435,000)
23108	<b>Corridor Transportation Master Plans</b> Roads and Related Infrastructure - 31335		(750,000)							(750,000)
23111	<b>Property Acquisition</b> Roads and Related Infrastructure - 31335		(625,000)							(625,000)
23113	<b>Integrated Roads Studies</b> Roads and Related Infrastructure - 31335		(500,000)							(500,000)
23116	<b>Transportation Master Plan Study</b> Roads and Related Infrastructure - 31335		(200,000)							(200,000)
23117	<b>Cycling Program</b> Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121		(231,000)				(69,000)		(231,000) (69,000)	(300,000)
23135	<b>Credit River Erosion Ctrl - Dundas St</b> Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(55,185)				(393,319)			0
23137	<b>Storm Sewer Oversizing-Lakeview Comm</b> Storm Water Management - 31350		(3,000,000)						(3,000,000)	(3,000,000)
23138	<b>Storm Sewer Oversizing-Various Locations</b> Storm Water Management - 31350		(270,000)						(270,000)	(270,000)
23140	<b>Monitoring and MOD of SWM Facilities</b> Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(4,480)				(75,520)		(4,480) (75,520)	(80,000)
23145	<b>Minor Erosion Control Works</b> Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(46,480)				(783,520)		(46,480) (783,520)	(830,000)
23163	<b>New Vehicles and Equipment</b> Public Works - 31340		(195,000)							(195,000)
23165	<b>Sidewalks (Major Roads)</b> Roads and Related Infrastructure - 31335		(400,000)						(400,000)	(400,000)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland**  
**December 31, 2023**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2023.

Project Number	Description	2023 Development Charge Financing		2023 Cash-in-Lieu of Parkland		2023 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		
23168	<b>Winter Maintenance Vehicles</b> Public Works - 31340		(150,000)						(150,000)	(150,000)
23171	<b>Traffic Signal Equipment Enhancements</b> Roads and Related Infrastructure - 31335		(350,000)						(350,000)	(350,000)
23173	<b>Traffic System and ITS</b> Roads and Related Infrastructure - 31335		(200,000)						(200,000)	(200,000)
23186	<b>Cycling Program (Structures)</b> Roads and Related Infrastructure - 31335 Capital Reserve Fund - 33121		(192,500)						(192,500) (57,500)	(250,000)
23193	<b>Cycling Program (Major Roads)</b> Roads and Related Infrastructure - 31335 Debt Management RF-Tax Capital - 37100		(3,465,000)					(1,035,000)	(3,465,000) (1,035,000)	(4,500,000)
23198	<b>Traffic Signals - New</b> Roads and Related Infrastructure - 31335 Contributions - Traffic Signals - 35209		(510,000)					(560,000)	(510,000) (560,000)	(1,070,000)
23207	<b>Carne Corbasson CC Onstreet TransitInfra</b> Transit - 31330 Capital Reserve Fund - 33121		(406,477)					(593,523)	(406,477) (593,523)	(1,000,000)
23209	<b>CX Electrical Modif Study&amp;Design</b> Transit - 31330 Capital Reserve Fund - 33121		(600,000)					(1,400,000)	(600,000) (1,400,000)	(2,000,000)
23219	<b>TransitChange-Off Veh Acquisition-Growth</b> Transit - 31330		(55,000)						(55,000)	(55,000)
23237	<b>TransitOtherVeh(VansCarsTrucks)AcqGrowth</b> Transit - 31330		(220,000)						(220,000)	(220,000)
23240	<b>Transit Other Veh(VansCarsTrucks)-Growth</b> Transit - 31330		(220,000)						(220,000)	(220,000)
23246	<b>Cawthra Transitway St-Bus loop&amp;washroom</b> Transit - 31330 Federal Gas Tax Reserve Fund - 35183		(812,954)					(1,187,046)	(812,954) (1,187,046)	(2,000,000)
23248	<b>Additional bus shelters</b> Transit - 31330		(432,000)						(432,000)	(432,000)
23249	<b>Onstreet Transit Infrastructure</b> Transit - 31330		(450,000)						(450,000)	(450,000)
23270	<b>Express Libraries</b> Library - 31325		(207,500)						(207,500)	(207,500)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland**  
**December 31, 2023**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2023.

Project Number	Description	2023 Development Charge Financing		2023 Cash-in-Lieu of Parkland		2023 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		
23274	<b>Library Collection Growth</b> Library - 31325		(100,000)						(100,000)	(100,000)
23276	<b>Laptop Kiosk Expansion</b> Library - 31325 Capital Reserve Fund - 33121		(350,680)					(97,760)	(350,680) (97,760)	(448,440)
23301	<b>Park Development - Ninth Line Properties</b> Recreation and Parks - 31315		(307,000)						(307,000)	(307,000)
23303	<b>New Amenities - Cricket</b> Recreation and Parks - 31315		(2,000,000)						(2,000,000)	(2,000,000)
23304	<b>Zonta Meadows Park (P-294)</b> Recreation and Parks - 31315 Parks-Other Developer Contribution - 35219		(815,900)					(500,000)	(815,900) (500,000)	(1,315,900)
23305	<b>Parkland Acquisitions Various</b> Cash-in-Lieu of Parkland - 32121				(8,000,000)				(8,000,000)	(8,000,000)
23306	<b>Parkland Acquisition Program</b> Cash-in-Lieu of Parkland - 32121				(120,000)				(120,000)	(120,000)
23307	<b>Park Rehabilitation &amp; Asset Replacement</b> Capital Reserve Fund - 33121						(300,000)		(300,000)	(300,000)
23309	<b>New Amenities - Football/ Track</b> Recreation and Parks - 31315		(330,000)						(330,000)	(330,000)
23310	<b>Cemetery maintenance Program</b> Capital Reserve Fund - 33121						(50,000)		(50,000)	(50,000)
23313	<b>Park Development - (F_105)</b> Recreation and Parks - 31315		(1,100,000)						(1,100,000)	(1,100,000)
23317	<b>Park Development - Grand Highlands</b> Recreation and Parks - 31315		(350,000)						(350,000)	(350,000)
23319	<b>New Amenities to existin Parks - Cricket</b> Recreation and Parks - 31315		(764,000)						(764,000)	(764,000)
23320	<b>Camilla Park Development</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121		(265,750)					(797,250)	(265,750) (797,250)	(1,063,000)
23322	<b>New Amenities - Play Facilities</b> Recreation and Parks - 31315		(88,000)						(88,000)	(88,000)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parkland**  
**December 31, 2023**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2023.

Project Number	Description	2023 Development Charge Financing		2023 Cash-in-Lieu of Parkland		2023 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		
23328	<b>Park Rehabilitation &amp; Asset Replacement</b> Capital Reserve Fund - 33121 Bonus Zoning - 35400						(383,000)		(383,000)	(463,000)
							(80,000)		(80,000)	
23331	<b>Park Sanitation Infrastructure</b> Recreation and Parks - 31315		(50,000)							(50,000)
23337	<b>New Amenities - Leash Free</b> Recreation and Parks - 31315		(117,000)							(117,000)
23340	<b>Vehicles &amp; Equipment-Parks/Forestry/Park Op</b> Recreation and Parks - 31315 Capital Reserve Fund - 33121		(200,000)							(588,000)
23348	<b>Park Improvements Program</b> Cash-in-Lieu of Parkland - 32121				(2,500,000)					(2,500,000)
23400	<b>Encroachment Management &amp; Rehabilitation</b> Capital Reserve Fund - 33121						(50,000)			(50,000)
23952	<b>Special Planning Studies</b> Reserve for Contingencies - 30125 Development Related Studies - 31357		(250,000)					(250,000)		(500,000)
23953	<b>Strategic Waterfront Implementation</b> Reserve for Contingencies - 30125 Development Related Studies - 31357		(225,000)					(75,000)		(300,000)
23954	<b>Municipal Growth Management</b> Development Related Studies - 31357 Capital Reserve Fund - 33121		(225,000)					(75,000)		(300,000)
<b>TOTAL FINANCING ALL YEARS ALL SOURCES</b>										<b>(390,079,071)      (390,079,071)</b>
<b>TOTAL FINANCING TRANSFERRED IN 2023</b>		11,226,028	(90,723,523)	96,416,523	(34,691,437)	2,974,752	(51,420,216)	0		
<b>NET FINANCING TOTALS</b>			(79,497,494)	61,725,085						

## Appendix 4

## 2023 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, 2023	Storms Waived @ Jan 1, 2023	Roads Waived @ Jan 1, 2023	Other Services Waived @ Jan 1, 2023	Value of Prepaid and Waived Credits @ Jan 1, 2023	Prepaid Credits Transferred in 2023	Waived Services Transferred in 2023	Value of Prepaid and Waived Credits @ Dec 31, 2023
M-957	1181482 Ontario Ltd	63,201	7,943	0	0	71,145	0	0	71,145
M-948	1236236 Ontario Inc.	21,282	2,932	0	0	24,214	0	0	24,214
M-901	763442 Ontario Limited (Indrio)	77,233	0	0	0	77,233	0	0	77,233
M-915	Annovator Investments	80,861	12,735	0	0	93,597	0	0	93,597
OZ-50/90	Bohler Uddeholm Thermo Tech	10,102	1,279	0	0	11,381	(10,102)	(1,279)	0
M-915	Boldco Group Inc.	87,551	18,192	0	0	105,743	(87,551)	(18,192)	0
	Brookfield Commercial Properties/Gentra Inc.	0	15,301	0	0	15,301	0	0	15,301
M-584	Cadillac Fairview Corp Ltd	0	15,284	570,687	0	585,972	0	(585,972)	0
M-425	Canonfield Inc.	0	30,867	1,725,467	0	1,756,334	0	0	1,756,334
M-793	Canonfield Inc.	221,561	38,109	0	0	259,670	0	0	259,670
43R-13128	City Centre Plaza	0	17,302	5,261,590	0	5,278,893	0	0	5,278,893
M-814	Dariusz Krowiak	1,212	0	0	0	1,212	(1,212)	0	0
M-852	Dundee Realty Corp	24,274	3,619	0	0	27,893	0	0	27,893
M-539	Eric Robbins	4,078	528	0	0	4,606	(4,078)	(528)	0
M-781	Erin Mills Development Corporation	99,253	4,176	0	0	103,429	(99,253)	(4,176)	0
M-592	Erin Mills Development Corporation	59,314	14,293	0	0	73,607	0	0	73,607
M-823	Erin Mills Development Corporation	13,520	14,688	2,138,633	0	2,166,841	(13,520)	(2,153,321)	0
22964	Erin Mills Development Corporation	0	7,838	5,068,763	0	5,076,601	0	(5,076,601)	0
RP1542	Erin Mills Development Corporation	0	0	4,199,164	0	4,199,164	0	0	4,199,164
T-86106 & 43R-22605	Erin Mills Development Corporation	0	77,769	4,055,002	0	4,132,771	0	(4,132,771)	0
B-111/87	Everlast Construction	710	2,331	104,190	0	107,231	(710)	(106,521)	0
M-677	Great West Life Assurance Company	13,167	9,064	0	0	22,231	(13,167)	(9,064)	0
M-948	Impulse Technologies Ltd.	6,198	894	0	0	7,092	(6,198)	(894)	0
M-757	Kaiser Photo Products	5,163	913	0	0	6,076	(5,163)	(913)	0
OZ-50/90	Keanall Holdings Ltd.	123,196	15,600	0	0	138,796	(123,196)	(15,600)	0
M-1015	Kee Group Inc.	28	4	0	0	32	(28)	(4)	0
M-635	Kee Group Inc.	2,922	816	0	0	3,738	(2,922)	(816)	0
M-728	Kee Group Inc.	3,881	1,008	0	0	4,889	(3,881)	(1,008)	0
M-793	Lord Realty Holdings Ltd	7,008	3,436	0	0	10,444	0	0	10,444
M-533	Lord Realty Holdings Ltd	0	29,689	0	0	29,689	0	0	29,689
M-852	Meadowpines Development Corporation	202,513	44,352	0	0	246,865	0	0	246,865
M-689	Menkes Industrial Parks Ltd	36,004	8,640	0	0	44,644	(36,004)	(8,640)	0
M-845	N.H.D. Developments Limited	17,059	2,599	0	0	19,658	(17,059)	(2,599)	0
M-401	OMERS REALTY MGMT CORP	15,125	11,132	0	0	26,257	0	0	26,257
M-1010	OMERS REALTY MGMT CORP	0	226,622	17,514,391	9,870,314	27,611,327	0	0	27,611,327
M-1023	Orlando Corporation	36,818	4,123	0	0	40,941	0	0	40,941

## Appendix 4

**2023 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, 2023	Storms Waived @ Jan 1, 2023	Roads Waived @ Jan 1, 2023	Other Services Waived @ Jan 1, 2023	Value of Prepaid and Waived Credits @ Jan 1, 2023	Prepaid Credits Transferred in 2023	Waived Services Transferred in 2023	Value of Prepaid and Waived Credits @ Dec 31, 2023
M-832	Orlando Corporation	75,997	12,435	0	0	88,432	0	0	88,432
M-900	Orlando Corporation	0	23	1,142,714	0	1,142,737	0	0	1,142,737
M-948	Richill Construction Limited	40,901	5,635	0	0	46,535	0	0	46,535
M-886	Riello Burners	15,768	2,256	0	0	18,024	(15,768)	(2,256)	0
M-1326	Rivergrove Development	98,844	16,938	0	0	115,782	(98,844)	(16,938)	0
M-901	Slough Estates Canada Ltd	83,971	17,973	0	0	101,943	(83,971)	(17,973)	0
M-435	Tordar Investments Ltd	11,774	7,559	0	0	19,333	0	0	19,333
M-922	Trailmobile Canada Inc	1,869	263	0	0	2,131	(1,869)	(263)	0
M-926	Tridel	1	0	0	0	1	(1)	0	0
OZ-50/90	Uddeholm	6,478	820	0	0	7,299	(6,478)	(820)	0
M-886	Uddeholm	15,347	2,208	0	0	17,555	(15,347)	(2,208)	0
<b>Total</b>		<b>1,584,184</b>	<b>710,187</b>	<b>41,780,602</b>	<b>9,870,314</b>	<b>53,945,288</b>	<b>(646,322)</b>	<b>(12,159,356)</b>	<b>41,139,610</b>

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

## 2023 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, 2023	DC Credits Used during 2023	DC Credits Granted by Council during 2023	DC Credits Balance @ Dec. 31, 2023	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

### 2023 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, 2023	DC Credits Used during 2023	DC Credits Granted by Council during 2023	DC Credits Balance @ Dec. 31, 2023	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
<b>Total</b>			<b>10,465,009</b>	<b>(8,735,896)</b>	<b>1,729,113</b>	<b>0</b>	<b>0</b>	<b>1,729,113</b>	

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, 2023	Total 2023 Credits Used during 2023	DC Credits Granted by Council during 2023	DC Credits Balance @ Dec. 31, 2023
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
<b>Total</b>	<b>10,465,009</b>	<b>(8,735,896)</b>	<b>1,729,113</b>	<b>0</b>	<b>0</b>	<b>1,729,113</b>

### Statement of Compliance

For the year ended December 31, 2023, the Annual Treasurer's Statement Report: Summary of Activity in 2023 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