

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 20, 2023

Item 2, Report No. 28, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 20, 2023.

2. 2022 DEVELOPMENT CHARGE RESERVE AND SPECIAL RESERVE STATEMENT

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 6, 2023:

Recommendations

1. THAT the 2022 Development Charges Reserve Fund and Special Fund Statement be received for information; and
2. THAT the 2022 Development Charges Reserve Fund and Special Fund Statement be made available to the public, and that a copy be forwarded to the Ministry of Municipal Affairs and Housing on request.

Committee of the Whole (2) Report

DATE: Tuesday, June 6, 2023 **WARD(S):** ALL

TITLE: 2022 DEVELOPMENT CHARGE RESERVE AND SPECIAL
RESERVE STATEMENT

FROM:

Michael Coroneos, Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer

ACTION: FOR INFORMATION

Purpose

To provide Council with the 2022 Development Charges Reserve Fund Statement, Special Account Statement for Increased Height and Density (Section 37) payments, and Statement for Cash-in-Lieu Parkland.

Report Highlights

- The *Development Charges Act, 1997* (the DCA) and the *Planning Act* require that the Treasurer of the municipality provide to Council, annually, a statement relating to Development Charges (DC), Increased Height and Density (Section 37) and the Cash-in-Lieu of Parkland (CIL) reserve funds and a listing of DC/Lot levy credits.
- The DC reserve funds consolidated opening balance for 2022 was \$507.4 million. The City collected \$117.9 million in DC collection revenues, \$11.5 million in interest revenue and funded \$71.8 million in capital projects. The consolidated ending balance was \$564.8 million as of December 31, 2022.
- The City collected \$43.4 million in CIL parkland revenue and spent \$23.2 million in 2022. The ending balance of the CIL parkland reserve fund was \$160.8 million as of December 31, 2022.
- The City received \$20.6 million in revenues through Section 37 agreements during 2022 and spent \$63 thousand in 2022. The closing balance as of December 31, 2022 was \$27.2 million.
- In September 2022, Council approved the new Community Benefits Charge (CBC) under Section 37 of the Planning Act, replacing the previous Section 37 Height and Density Bonusing. No collections under the new CBC have been received in 2022.
- In compliance with the DCA, the City does not impose directly or indirectly a charge related to a development or a requirement to construct a service related to development except as allowed under existing legislative Acts.

Recommendations

1. THAT the 2022 Development Charges Reserve Fund and Special Fund Statement be received for information; and
2. THAT the 2022 Development Charges Reserve Fund and Special Fund Statement be made available to the public, and that a copy be forwarded to the Ministry of Municipal Affairs and Housing on request.

Background

The Development Charges Act, 1997 (the “DCA”) section 43(1) and 43(2) requires the Treasurer of the municipality to provide Council with an annual financial statement relating to development charge by-laws and reserve funds established under the DCA. Section 12 of the Ontario Reg. 82/98 prescribed the information that must be included in the Treasurer statement under section 43 of the DCA.

The Planning Act Section 42 requires the treasurer of the municipality to provide Council a financial statement relating to the special account set up for Cash-in-Lieu for Parkland under Section 42.

The Planning Act Section 37 requires the treasurer of the municipality to provide Council a financial statement relating to the special account for Increased Height and Density under Section 37.

Previous Reports/Authority

[2021 DC Reserve and Special Reserve Statement](#)

Analysis and Options

The collection of development charges, payments in lieu of parkland and payments from developers pursuant to a Section 37 agreement are a major source of funding for the City's growth-related capital works.

There are legislative requirements for the Treasurer to provide Council a financial statement relating to the establishment of these reserve funds and the receipt and disbursement of funds during the fiscal year, and to make these statements available to the public. The inclusion of this report on a public agenda, and subsequent posting of the report to the City's website, ensures that this report is available to the public.

The required financial statements were prepared on an accrual basis for goods and services received however it does not reflect other commitments of funds.

DC Reserve Fund Statements

The DCA outlines specific reporting requirements for development charge reserves. A municipality that has passed a Development Charge by-law shall establish a separate reserve fund for each service to which the development charge relates; and the fund shall be used only to meet growth related capital costs for which the development charge was imposed. Reporting requirements include identifying all other types of funding applied to each project funded with development charges and providing a detailed summary of the activity for each development charge reserve for the year.

As of December 31, 2022, the consolidated fund balance in the City's development charge reserve funds was \$564.8 million.

The table below summarizes the Development Charges Reserve Fund activities for the period of January 1, 2022 to December 31, 2022:

Table 1: 2022 Development Charge Reserve Balance as of December 31, 2022 (\$million)

	City-Wide Development Charges	Area Specific Development Charges	Total
Opening Balance	\$491.4	\$15.9	\$507.3
Revenues	\$125.5	\$3.8	\$129.3
Expenses	-\$71.7	-\$0.1	-\$71.8
Closing Balance	\$545.2	\$19.6	\$564.8

Note 1: The Revenues and Expenses include interest accruals.

Note 2: Some numbers may not add due to rounding

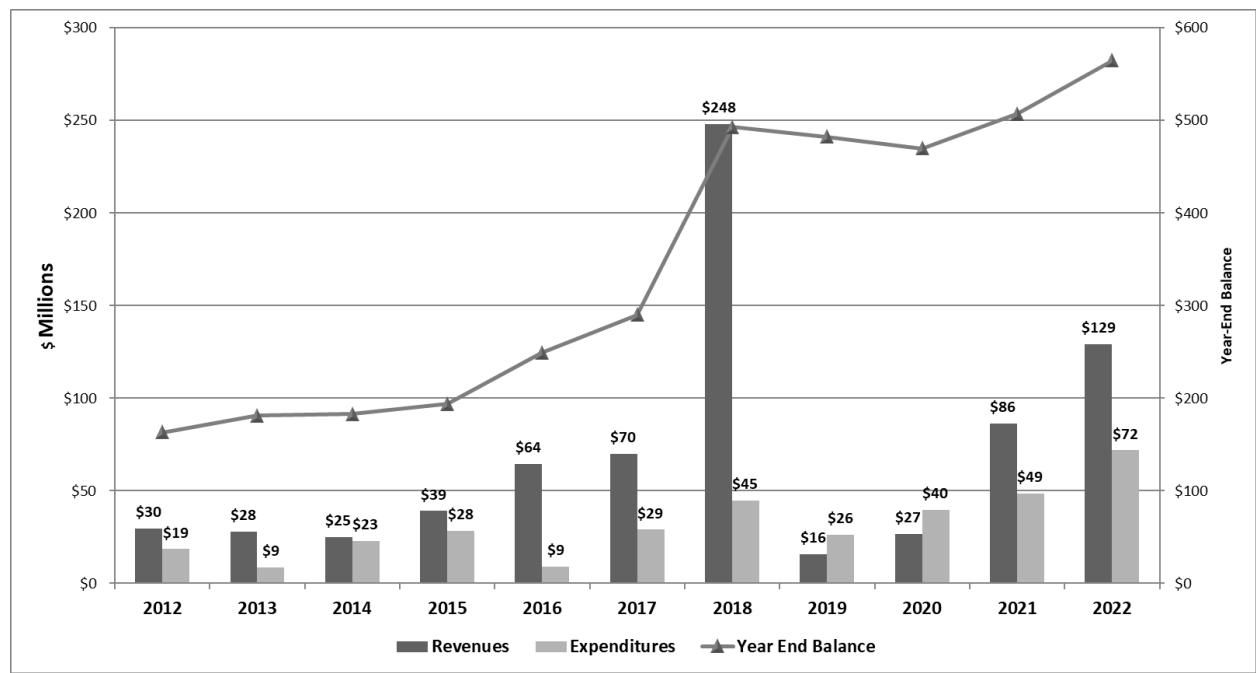
Attachment 1 summarizes the development charges reserve established under the authority of the DCA and the City's Development Charge By-laws. The summary schedule provides a breakdown of the funds collected, interest earned and capital expenditures for each reserve fund. There are detailed schedules for each reserve fund providing capital project detail of expenditures processed during 2022, indicating other non-development charge related funding sources.

Attachment 2 provides a description of each service for which the development charge reserve fund was established.

Development charge revenues in 2022 were \$129.3 million, which was approximately \$57.5 million more than 2022 expenditures of \$71.8 million.

Chart 1 illustrates the increase in collections in comparison to previous years. In each year since 2012, the City's development charge collections have exceeded the draws from the development charge reserves, except for 2019 and 2020. As illustrated in the chart, in 2022 the DC collections have continued to increase and rebounded for the drop in collections in 2019 and 2020 due to the 2018 DC prepayment agreements. In comparison to 2021, there has been an increase in DC collections of approximately \$42.9 million. DC revenues were \$129.3 million, consisting of DC collections of approximately \$117.9 million with an additional \$11.5 million in interest revenue assigned to the DC reserves. Draws from the DC reserves in 2022 continue to increase over previous years due to the ongoing need to fund growth related infrastructure projects. As a result of increasing revenues above expenditures, the balances in the development charge reserves have increased leaving a consolidated reserve fund balance of \$564.8 million as of December 31, 2022.

Chart 1: 2012-2022 Development Charge Revenues and Expenditures Comparison (\$million)



Special Fund Statement on Cash-in-Lieu Parkland and Section 37

The *Planning Act* outlines specific reporting requirements for payments received in lieu of the conveyance of parkland and payments received in consideration of increases in the height or density of proposed developments. In 2022, Height and density bonusing provision under Section 37 of the *Planning Act* was replaced by a new growth funding tool called the Community Benefits Charge (CBC) within Section 37. In accordance with Sections 37 and 42 of the *Planning Act*, 1990, the following is required:

All money received by the municipality shall be paid into a separate reserve account and spent only for the acquisition of land to be used for park or other public recreational purposes (CIL Parkland), infrastructure and services specified in the agreement (Section 37) or CBC (Section 37).

Reporting requirements include identifying all other types of funding applied to each project funded with CIL Parkland or Section 37 proceeds and providing a detailed summary of the activity for this special account for the year.

The following table summarizes the reserve activity for these special reserves as of December 31, 2022:

Table 2: 2022 Cash-in-Lieu Parkland and Section 37 Reserve Balance as of December 31, 2022
(\$million)

	Cash in Lieu Parkland	Height and Density Section 37	Community Benefits Charge
Opening Balance	\$140.6	\$6.8	\$0
Revenues	\$43.4	\$20.6	\$0
Expenses	-\$23.2	-\$0.1	\$0
Closing Balance	\$160.8	\$27.2	\$0

Note 1: Some numbers may not add due to rounding

Note 2: Include interest earned

As of December 31, 2022, the CIL Parkland reserve balance was \$160.8 million

During 2022, \$40.2 million in cash in lieu payments were received and the reserve earned \$3.1 million in interest. There were \$23.2 million in capital expenditures for the year. Attachment 3 provides information of the capital expenditures that were funded from the CIL Parkland reserve fund in 2022.

As of December 31, 2022, the Section 37 reserve balance was \$27.2 million

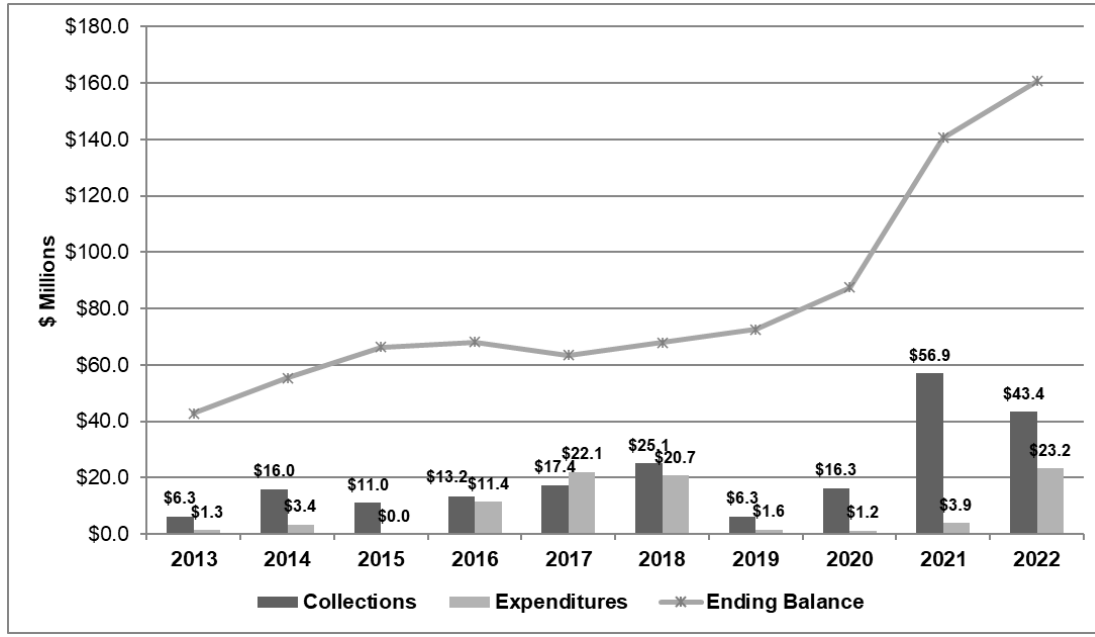
During 2022, \$20.1 million in revenue was received through Section 37 agreements and the reserve earned \$0.4 million in interest. The significant increase in revenues was due to several high-density applications ahead of the transition from the height and density bonusing provisions replaced by the new CBC regime. There were \$63 thousand in capital expenditures for the year. Attachment 4 provides information of the capital expenditures that were funded from the Section 37 reserve fund in 2022.

As of December 31, 2022, the Community Benefits Charges reserve had a zero balance

In September 2022, Council approved a Community Benefits Charge (CBC) by-law under Section 37 of the Planning Act. This new growth funding tool replaces the Height and Density bonusing under Section 37. In 2022, there was no revenue under the CBC, however there will be collections in future years.

Following chart illustrate CIL Parkland collections and expenditures for the period of 2013-2022.

Chart 2: 2013-2022 CIL Parkland Collections* and Expenditures Comparison (\$million)



Financial Impact

Development charges are collected on a city-wide and area specific basis from developers to help fund growth related infrastructure.

Payments received in lieu of conveying parkland within a planned development, are used by the City to fund acquisition of land required for parks and other recreation purposes.

Payments received from developers pursuant to an agreement under Section 37 of the Planning Act are to increase the height and/or density of a proposed development in exchange for a benefit to the community such as enhanced park service levels, streetscaping or public art in intensification areas.

Interest earned on development charges collected and held for future use is apportioned to the various development charge reserves on a proportionate basis and is not used to fund the operations of the City. There are also separate reserves for Payments in Lieu of parkland and payments received as a result of executed Section 37 agreements into which these funds are allocated when received and interest is accrued. The City issued one development charge credits in the fiscal year 2022 in the amount of \$63.6 thousand as it relates to the Huntington Road Sanitary Sewer Area Specific Development Charge.

Broader Regional Impacts/Considerations

Not applicable.

Conclusion

The 2022 Development Charges Reserve Fund and Special Account Statement are provided pursuant to the reporting requirements of the *Development Charges Act, 1997* and the *Planning Act*.

In compliance with the DCA and to the best of staff's knowledge and belief, the City does not impose directly or indirectly a charge related to a development or a requirement to construct a service related to development except as allowed under existing legislative Acts.

For more information, please contact Michael Marchetti, Director, Financial Planning and Development Finance, ext.8271.

Attachments

1. 2022 Development Charge Reserve Fund Statement
2. Description of City Wide and Area Specific Development Charge Reserves
3. 2022 Cash-in-Lieu of Parkland Reserve Fund Statement
4. 2022 Section 37 Reserve Fund Statement

Prepared by

Nelson Pereira, Manager, Development Finance, ext. 8393
Brianne Clace, Project Manager, Development Finance, ext. 8284

In consultation with:

Kenneth Quan, Manager, Corporate Financial Planning & Analysis, ext. 8029
Maggie Chen, Senior Corporate Financial Planning Analyst, ext. 8425

Approved by



Michael Coroneos, Deputy City Manager, Corporate Services, Chief Financial Officer and City Treasurer

Reviewed by



Nick Spensieri, City Manager

City of Vaughan
2022 City-Wide Development Charges Reserve Fund Statement
As at December 31, 2022 (in '000s)

	Community Services	Engineering Services	Fire & Rescue Services	General Government	Library Services	Public Works	Total
Balance as of January 1, 2021	\$ 166,225	\$ 298,898	\$ 2,390	\$ (765)	\$ 13,397	\$ 11,267	\$ 491,412
Revenues							
Development Charge Revenues	-	77,639	2,595	-	-	-	80,234
Development Charge Credits	26,142	-	-	2,662	2,727	2,695	34,227
Transfer from Capital	-	-	-	-	-	-	-
Interest Earned	3,686	6,704	86	2	311	279	11,068
Other	-	-	-	-	-	-	-
Total Revenues	\$ 29,829	\$ 84,343	\$ 2,681	\$ 2,664	\$ 3,038	\$ 2,975	\$ 125,529
Expenditures							
Transfer to Capital	26,302	39,833	420	1,974	1,366	88	69,982
Development Charge Refunds	-	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-	-
Other	1,577	-	-	-	175	-	1,753
Total Expenditures	\$ 27,880	\$ 39,833	\$ 420	\$ 1,974	\$ 1,541	\$ 88	\$ 71,735
Balance as of December 31, 2021	\$ 168,173	\$ 343,408	\$ 4,652	\$ (75)	\$ 14,893	\$ 14,154	\$ 545,207

City of Vaughan
2022 Area Specific Development Charges Reserve Fund Statement
As at December 31, 2022 (in '000s)

	D8 - Rainbow Creek	D15 - West Woodbridge	D18 - West Major Mack	D19 - East Rutherford	PD D20 - Watermain W.	D23 - Dufferin Teston	D24 - Ansley Grove	D25 - Zenway Fogel
Balance as of January 1, 2022	\$ 4,192	\$ 76	\$ 9	\$ 49	\$ 1,713	\$ 93	\$ 233	\$ 833
Revenues								
Development Charge Revenues	101	239	-	-	60	-	-	173
Transfer from Capital	-	-	-	-	-	-	-	-
Interest Earned	89	7	0	1	37	2	5	19
Other	-	-	-	-	-	-	-	-
Total Revenues	\$ 190	\$ 246	\$ 0	\$ 1	\$ 97	\$ 2	\$ 5	\$ 192
Expenditures								
Transfer to Capital	-	-	-	-	-	-	-	-
Development Charge Refunds	-	-	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balance as of December 31, 2022	\$ 4,382	\$ 322	\$ 9	\$ 50	\$ 1,810	\$ 95	\$ 238	\$ 1,026

	D27 - Huntington	D33 - Woodbridge Ave. Sewer	Black Creek Map 1	Black Creek Map 2	Black Creek Map 3	VMC- Interchange SWM Pond	VMC West- Interch.Sewer	VMC SE Doughton Sewer*	Total
Balance as of January 1, 2022	\$ 633	\$ 63	\$ (143)	\$ 1,361	\$ 410	\$ 5,894	\$ 500	\$ -	\$ 15,914
Revenues									
Development Charge Revenues	66	-	-	45	170	1,024	1,241	340	\$ 3,459
Transfer from Capital	-	-	-	-	-	-	-	-	\$ -
Interest Earned	13	1	-	29	10	141	32	6	\$ 394
Other	(64)	-	-	-	-	-	-	-	\$ (64)
Total Revenues	\$ 15	\$ 1	\$ -	\$ 75	\$ 180	\$ 1,165	\$ 1,273	\$ 346	\$ 3,789
Expenditures									
Transfer to Capital	-	-	-	7	62	-	-	-	\$ 69
Development Charge Refunds	-	-	-	-	-	-	-	-	\$ -
Interest Expense	-	-	-	-	-	-	-	-	\$ -
Other	-	-	-	-	-	-	-	-	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ 7	\$ 62	\$ -	\$ -	\$ -	\$ 69
Balance as of December 31, 2022	\$ 648	\$ 64	\$ (143)	\$ 1,428	\$ 528	\$ 7,059	\$ 1,772	\$ 346	\$ 19,633

**Development Charges Reserve
Engineering Services
Transfer to Capital
For the Period January 1, 2022 - December 31, 2022**

Project	Project Description	Total Expenditures	Engineering Services DC Funding	Other Funding Total	Other Funding Source	Amount
BU-2551-18	Long Range Fiscal Planning and Forecast	128,431	28,176	100,255	City Wide DC - General Gov.	53,288
				-	Capital from Taxation	40,452
				-	Recreation Land Reserve	6,515
BU-2554-20	Growth Related Financial Studies and Analysis	174,746	132,267	36,135	ASDC - Black Creek - Immediately Affected Landowners	
				-	ASDC - Black Creek - Undeveloped Lands in Black Creek Drainage Shed	1,454
				-	ASDC - Black Creek - VMC Areas Draining to Edgeley Pond	1,303
				-	Capital from Taxation	10,159
				-	DCs - Community Services	18,073
				-	DCs - Fire & Rescue Services	2,624
				-	DCs - General Government	1,195
				-	DCs - Library Services	1,328
CD-1978-18	Sidewalk on Pine Valley Drive - Strada Dr to Langstaff Rd	927	927	-		-
CD-1980-19	Sidewalk, Cycling and Street Lighting at Various Locations	3,596,751	2,888,012	107,970	Federal Grant	107,970
CD-2006-15	Major Mackenzie Drive Streetscape - Phase 1b City Hall Camp	-189	-65	124	Keele Valley Landfill Reserve	-124
DE-7098-15	Pedestrian and Bicycle Network Implementation Program	218,326	218,326	-		-
DE-7104-15	TMP Education, Promotion, Outreach and Monitoring	16,661	16,661	-		-
DE-7108-15	School Travel Planning Measures	5,369	5,369	-		-
DE-7114-16	Portage Parkway - Hwy 400 to Jane Street	1,633,875	1,633,875	-		-
DE-7138-15	Block 55 PD-KN Watermain Servicing	2,827	2,827	-		-
DE-7139-16	Storm Drainage and Storm Water Management Master Plan Up	43,407	43,407	-		-
DE-7141-16	Transportation Master Plan Update	480,699	480,699	-		-
DE-7142-16	Water Master Plan Update	265,408	265,408	-		-
DE-7168-16	Wastewater Master Plan Update	64,531	64,531	-		-
DE-7169-16	Concord GO Comprehensive Transportation Study	401,586	401,586	-		-
DE-7175-17	VMC Edgeley Pond Design and Construction	48,854	22,022	11,946	ASDC - Black Creek - Undeveloped Lands in Black Creek Drainage Shed	626
				-	ASDC - Black Creek - VMC Areas Draining to Edgeley Pond	4,927
				-	Capital from Taxation	469
				-	DCs - Community Services	4,570
				-	Storm Water Reserve	1,354

**Development Charges Reserve
Engineering Services
Transfer to Capital
For the Period January 1, 2022 - December 31, 2022**

Project	Project Description	Total Expenditures	Engineering Services DC Funding	Other Funding Total	Other Funding Source	Amount
DE-7176-17	Black Creek Channel Renewal Design and Construction	1,297,896	563,511	246,050	ASDC - Black Creek - VMC Areas Draining to Edgeley Pond	963
				-	ASDC - Black Creek - Undeveloped Lands in Black Creek Drainage Shed	59,581
				-	Capital from Taxation	6,263
				-	DCs - Community Services	59,009
				-	Gas Tax Reserve	113,666
				-	Storm Water Reserve	6,568
DE-7186-18	VMC Transportation Master Plan	145,755	145,755	-		-
DE-7188-18	Promenade Mall Secondary Plan Comprehensive Transportation	53,693	53,693	-		-
DE-7189-18	Highway 7 and Weston Road Secondary Plan Comprehensive Transportation	312,954	312,954	-		-
DE-7223-19	VMC Master Servicing Plan Update	38,193	38,193	-		-
DE-7225-19	VMC Jane Street Enhanced Streetscaping & Edgeley Pond Interchange	78,628	78,628	-		-
DE-7231-19	Teston Road Urbanization from Pine Valley West	507,152	507,152	-		-
DE-7294-19	PGM Digital Strategy	1,867	1,867	-		-
DE-7315-21	Block 27 Municipal Class Environmental Assessment (MCEA) Study	140,306	140,306	-		-
DP-9526-17	Yonge Street / Steeles Corridor Urban Design Streetscape & Open Space	14,618	1,426	13,192	Capital from Taxation	3,316
				-	DCs - General Government	16,508
DP-9542-15	Islington Avenue Streetscape Phase 1	16,645	13,954	2,691	Capital from Taxation	2,691
DP-9543-15	Centre Street Design and Construction Phase 1	0	96,209	46,872	Capital from Taxation	46,872
DP-9552-18	VMC Signage and Wayfinding Strategy	50,764	50,764	-		-
DP-9555-17	VMC - Consultation Services	68,035	34,018	34,018	Capital from Taxation	3,402
				-	DCs - General Government	30,616
DP-9565-20	City-Wide Intensification Standards and Guidelines	106,850	106,850	-		-
DP-9582-19	Update to the City-Wide Street Implementation Manual	780	698	81	DCs - General Government	81
DP-9584-19	Islington Avenue Streetscape - Phase 2	28,605	28,605	-		-
DP-9590-20	Major Mackenzie Drive Streetscape Improvement - Southside of Highway 7	218,451	24,565	-		-
DP-9595-21	Design Review Panel Administration	1,273	876	397	DCs - General Government	397

**Development Charges Reserve
Engineering Services
Transfer to Capital
For the Period January 1, 2022 - December 31, 2022**

Project	Project Description	Total Expenditures	Engineering Services DC Funding	Other Funding Total	Other Funding Source	Amount
DT-7112-14	Kirby Road Improvements Pt A & B Municipal Class EA	145,794	145,794	-		-
ID-2008-20	Sidewalk and Street Lighting on Highway 27 by York Region - R	1,152	1,152	-		-
ID-2050-19	Kirby Road Extension - Dufferin Street to Bathurst Street	16,230,757	16,230,757	-		-
ID-2052-18	Bass Pro Mills Drive Extension - Romina Dr to Jane St	16,523	16,523	-		-
ID-2056-18	Sidewalk, Cycling Facilities & Street Lighting on Jane St - Hwy 7	810,230	810,230	-		-
ID-2058-20	Kleinburg-Nashville PD6 Major Mackenzie Watermain Pts 1 & 2	5,173,011	5,132,307	-		-
ID-2063-20	Road Recon, WM & SAN Replac, SW, Cyc, SL & Streetscaping	7,933,738	5,729,844	1,459,949	Roads Infrastructure Reserve	73,899
				-	Sewer Reserve	42,058
				-	Water Reserve	1,208,435
				-	Federal Grant	135,557
ID-2073-20	Pedestrian and Cycling Infrastructure Implementation Program	639,122	639,122	-		-
ID-2078-19	Pre - Engineering Investigation and Study Program	113,162	56,581	56,581	Roads Infrastructure Reserve	56,581
ID-2079-19	Canada Drive-America Avenue Bridge	480,459	436,336	-		-
ID-2080-19	Clark Avenue West Cycling Facility	154	146	8	Gas Tax Reserve	8
ID-2081-21	Road Reconstruction, Watermain Replacement, SW, Cyc & SL	354,591	79,166	149,613	Water Reserve	149,613
ID-2083-19	Huntington Road Reconstruction - Langstaff Rd to Nashville Rd	438,786	438,786	-		-
ID-2085-20	Traffic Signal Installation - Midblock Pedestrian on New Westmi	85,781	85,781	-		-
ID-2089-20	Sidewalk, ATF and Street Lighting on Major Mackenzie Drive by	1,117,733	-9,903	19,789	Gas Tax Reserve	19,789
ID-2090-19	Sidewalk, Street Lighting & Watermain on Keele Street - Steele	4,095,079	18,673	5,069	Water Reserve	5,069
ID-2099-20	Traffic Infrastructure Improvements	3,249	6,734 -	3,486	Gas Tax Reserve	- 3,486
ID-2110-21	Keele St - Rutherford to Teston - WM & San Replacement/ SW/	287,125	14,648	272,477	Water Reserve	126,216
				-	Sewer Reserve	146,261
ID-2114-21	Sidewalk & Street Lighting on Rutherford Rd - Jane to Westburr	13,694	13,694	-		-
ID-2115-21	Sidewalk, Street Lighting, Trail & Watermain on Teston Rd - Pin	7,969	7,969	-		-
ID-2116-21	Street Lighting & ATF on Major Mackenzie Dr - Jane St to HWY	70,352	1,486	-		-
ID-2117-21	Sidewalk & Street lighting on Rutherford Rd Ph 3 & Watermain	13,293	13,293	-		-
IM-7212-19	Bass Pro Mills Environmental Assessment Study from Weston t	96,104	96,104	-		-
IM-7213-19	Teston Road Environmental Assessment Study from Pine Valle	251,690	251,690	-		-
IM-7214-19	McNaughton Road West Environmental Assessment Study from	232,611	232,611	-		-
IM-7215-19	Shared Mobility Pilot Project	344,055	203,112	100,000	Other Recoveries	100,000
IM-7216-19	Annual Active Transportation Planning & Policy Program 2019 t	174,297	174,296	-		-
IM-7217-19	CAM Strategy Update and Roadmap	126,812	-15,867	142,680	Building & Facilities Infrastructure Reserve	16,825
				-	Gas Tax Reserve	39,977
				-	Parks Infrastructure Reserve	16,826
				-	Roads Infrastructure Reserve	4,514
				-	Sewer Reserve	32,269
				-	Water Reserve	32,269

**Development Charges Reserve
Engineering Services
Transfer to Capital
For the Period January 1, 2022 - December 31, 2022**

Project	Project Description	Total Expenditures	Engineering Services DC Funding	Other Funding Total	Other Funding Source	Amount
IM-7219-19	Transportation Monitoring and Modelling Program 2019 to 2026	11,320	11,320	-		-
IM-7222-21	Infrastructure Systems Optimization Program 2021 to 2022	248,674	248,674	-		-
IM-7224-21	John Lawrie Bridges by MTO on behalf of City	-3,309	-79,992	11,000	Municipal Contribution	- 11,000
IM-7225-21	Engineering DC Costing / Policy Update	204,604	204,604	-		-
PK-6373-19	Vaughan Super Trail Development	61,598	-13,562	75,160	DCs - Community Services	83,018
		0	0	-	Capital from Taxation	- 7,858
VM-9581-20	VMC On-street Paid Public Parking Pilot Project	59,314	59,314	-		-
CD-1957-18	Active Transportation Facility on Islington Avenue - Rutherford F	274	274	-		-
DE-7178-17	Kirby Road Intersection Improvements (Blk 55 External Works	17,148	17,148	-		-
DE-7197-18	VMC - Hydrogeological Desktop Review & Borehole Analysis	364	364	-		-
DE-7208-18	Stegmans Mill Sidewalk & Intersection Improvements (Block 55	48,847	48,847	-		-
ID-2104-22	Teston Road Reconstruction - Pine Valley Dr to Kleinburg Sumr	2,787	2,787	-		-
IM-7221-22	Innovative Transportation Pilots Program	28,251	28,251	-		-
IM-7227-22	Yonge/ Steeles Corridor Secondary Plan Collector Roads - Env	15,657	15,657	-		-
RP-6770-18	Road Safety Program: Neighbourhood Traffic Management Pla	74,849	74,208	642	Capital from Taxation	642
		50,192,377	39,833,014	2,866,963		2,866,963

**Development Charges Reserve
Fire & Rescue Services
Transfer to Capital
For the Period January 1, 2022 - December 31, 2022**

Project	Project Description	Total Expenditure	Fire & Rescue Services DC Funding	Other Funding Total	Other Funding Source	Amount
BU-2554-20	Growth Related Financial Studies and Analysis	174,746	2,624	165,779	ASDC - Black Creek - Immediately Affected Landowners	-
				-	ASDC - Black Creek - Undeveloped Lands in Black Creek Drainage Shed	1,454
				-	ASDC - Black Creek - VMC Areas Draining to Edgeley Pond	1,303
				-	Capital from Taxation	10,159
				-	DCs - Community Services	18,073
				-	DCs - Engineering Services	132,267
				-	DCs - General Government	1,195
				-	DCs - Library Services	1,328
FR-3582-16	Reposition Fire Station #7-4 Kleinburg Design & Construction	0	0	-		-
FR-3652-19	Public Order Unit - VFRS	1,302	710	17,234	Fire Equipment Reserve	592
		0	0	-	Other Recoveries	16,642
FR-3689-20	Technical Rescue - Replacement and Growth-Related	18,846	4,711	14,134	Fire Equipment Reserve	14,134
ID-2093-20	New Fire Station 7-12	429,587	411,474	-		-
		624,481	419,519	197,147		197,147

**Development Charges Reserve
Public Works
Transfer to Capital
For the Period January 1, 2022 - December 31, 2022**

Project	Project Description	Total Expenditure	Public Works DC Funding	Other Funding Total	Other Funding Source	Amount
FL-9553-20	Fleet Management Software	9,307	1,215	8,092	Capital from Taxation	4,519
		0	0	-	DCs - Community Services	1,117
					Vehicle Reserve	2,456
ID-2059-18	Dufferin Works Yard Improvements/ Renovations	577,457	81,263	65,267	DCs - Community Services	63,809
		0	0	-	Capital from Taxation	1,458
RP-1972-17	Public Works and Parks Operations Yard Expansion and Upgra	9,066	5,080	579	DCs - Community Services	579
RP-6771-18	VMC Maintenance Equipment	0	0	-		-
		595,831	87,559	73,938		73,938

**Development Charges Reserve
General Government
Transfer to Capital
For the Period January 1, 2022 - December 31, 2022**

Project	Project Description	Total Expenditure	General Government DC Funding	Other Funding Total	Other Funding Source	Amount
BS-1006-15	Zoning Bylaw Review	308,270	99,531	208,738	Capital from Taxation	131,819
		0	0	-	Building Standards Reserve	76,920
BU-2551-18	Long Range Fiscal Planning and Forecast	128,431	53,288	75,143	DCs - Engineering Services	28,176
		0	0	-	Capital from Taxation	40,452
		0	0	-	Recreation Land Reserve	6,515
BU-2554-20	Growth Related Financial Studies and Analysis	174,746	1,195	167,208	ASDC - Black Creek - Undeveloped Lands in Black Creek Drainage Shed	1,454
		0	0	-	ASDC - Black Creek - VMC Areas Draining to Edgeley Pond	1,303
		0	0	-	Capital from Taxation	10,159
		0	0	-	DCs - Community Services	18,073
		0	0	-	DCs - Engineering Services	132,267
		0	0	-	DCs - Fire & Rescue Services	2,624
		0	0	-	DCs - Library Services	1,328
BU-2560-20	Bill 108 Related Studies	60,671	54,604	6,067	Capital from Taxation	6,067
DP-9526-17	Yonge Street / Steeles Corridor Urban Design Streetscape & Op	14,618	16,508	1,890	DCs - Engineering Services	1,426
		0	0	-	Capital from Taxation	3,316
DP-9553-17	Plan Update - Implications of Growth on Heritage Conservation	16,945	15,251	1,695	Capital from Taxation	1,695
DP-9555-17	VMC - Consultation Services	68,035	30,616	37,419	Capital from Taxation	3,402
					DCs - Engineering Services	34,018
DP-9577-21	Promenade Mall Urban Design Streetscape Plan	9,486	9,486	-		-
DP-9582-19	Update to the City-Wide Street Implementation Manual	780	81	698	DCs - Engineering Services	698
DP-9595-21	Design Review Panel Administration	1,273	397	876	DCs - Engineering Services	876
ID-2087-19	General Design & Construction Standards for Building Infrastruc	23,243	21,073	2,170	Capital from Taxation	2,170
PK-6536-16	VMC-Parks Development Plan and Implementation Strategy	92,595	83,336	9,259	Capital from Taxation	9,259
PK-6643-20	Parks & Open Space Strategic Plan (Greenspace Strategy Plan	14,320	14,662	342	Capital from Taxation	342
PL-9023-11	Weston Road and Highway 7 Secondary Plan	73,949	66,554	7,395	Capital from Taxation	7,395
PL-9550-16	Official Plan Review	1,410,457	1,301,593	108,865	Capital from Taxation	108,865
PL-9551-16	Concord GO Centre Secondary Plan Mobility Hub Study	75,689	68,120	7,569	Capital from Taxation	7,569
PL-9570-18	Promenade Mall Secondary Plan	52,023	46,821	5,202	Capital from Taxation	5,202
PL-9573-19	VMC Secondary Plan Review	96,175	90,505	5,670	Capital from Taxation	5,670
		2,621,707	1,973,620	641,743		641,743

**Development Charges Reserve
Library Services
Transfer to Capital
For the Period January 1, 2022 - December 31, 2022**

Project	Project Description	Total Expenditure	Library Services DC Funding	Other Funding Total	Other Funding Source	Amount
BU-2554-20	Growth Related Financial Studies and Analysis	174,746	1,328	167,074	ASDC - Black Creek - Undeveloped Lands in Black Creek Drainage Shed	1,454
		0	0	-	ASDC - Black Creek - VMC Areas	1,303
		0	0	-	Draining to Edgeley Pond	10,159
		0	0	-	Capital from Taxation	18,073
		0	0	-	DCs - Community Services	2,624
		0	0	-	DCs - Fire & Rescue Services	132,267
		0	0	-	DCs - Engineering Services	1,195
		0	0	-	DCs - General Government	-
LI-4522-15	New Carrville Block 11 Library	2,053,065	2,043,498	9,567	Capital from Taxation	9,567
LI-4554-17	VMC Library - Resource Material, F&E, Comm/Hrdwr	92,195	82,976	9,220	Capital from Taxation	9,220
LI-4570-19	Vaughan Hospital Library - Non-Building Capital Costs	13,967	12,877	1,089	Capital from Taxation	1,089
RE-9537-17	VMC Library, Recreation and YMCA Centre of Community	-3,107,281	-774,606	5,680,420	DCs - Community Services	- 5,680,420
	VMC YMCA Debenture Payment	1,752,708	175,271	1,577,437	DCs - Community Services	1,577,437
		979,401	1,541,344	- 3,916,032		- 3,916,032

**Development Charges Reserve
Community Services
Transfer to Capital
For the Period January 1, 2022 - December 31, 2022**

Project	Project Description	Total Expenditure	Community Services DC Funding	Other Funding Total	Other Funding Source	Amount
BF-8378-15	Carrville Community Centre and District Park	20,559,640	20,262,953	296,687	Capital from Taxation	296,687
BU-2554-20	Growth Related Financial Studies and Analysis	174,746	18,073	150,330	ASDC - Black Creek - Undeveloped Lands in Black Creek Drainage Shed	1,454
		0	0	-	ASDC - Black Creek - VMC Areas Draining to Edgeley Pond	1,303
		0	0	-	Capital from Taxation	10,159
		0	0	-	DCs - Engineering Services	132,267
		0	0	-	DCs - Fire & Rescue Services	2,624
		0	0	-	DCs - General Government	1,195
		0	0	-	DCs - Library Services	1,328
DE-7175-17	VMC Edgeley Pond Design and Construction	48,854	4,570	29,398	ASDC - Black Creek - Undeveloped Lands in Black Creek Drainage Shed	626
		0	0	-	ASDC - Black Creek - VMC Areas Draining to Edgeley Pond	4,927
		0	0	-	Capital from Taxation	469
		0	0	-	DCs - Engineering Services	22,022
		0	0	-	Storm Water Reserve	1,354
DE-7176-17	Black Creek Channel Renewal Design and Construction	1,297,896	59,009	750,552	ASDC - Black Creek - Undeveloped Lands in Black Creek Drainage Shed	59,581
		0	0	-	ASDC - Black Creek - VMC Areas Draining to Edgeley Pond	963
		0	0	-	Capital from Taxation	6,263
		0	0	-	DCs - Engineering Services	563,511
		0	0	-	Gas Tax Reserve	113,666
		0	0	-	Storm Water Reserve	6,568
FL-5221-19	PKS- Additional sand sifters	0	-366	366	Capital from Taxation	366
FL-9553-20	Fleet Management Software	9,307	1,117	8,190	Capital from Taxation	4,519
		0	0	-	DCs - Public Works	1,215
		0	0	-	Vehicle Reserve	2,456
FL-9642-21	New Vehicles for Animal Services, Off-Leash Dog Parks	231,259	231,259	-		-
ID-2059-18	Dufferin Works Yard Improvements/ Renovations	577,457	63,809	82,721	Capital from Taxation	1,458
		0	0	-	DCs - Public Works	81,263
PD-8115-21	Project Pre-Work, Survey & Geotechnical Investigations	98,363	23,828	23,828	Parks Infrastructure Reserve	23,828
PD-9583-21	Off-Leash Dog Parks Strategy and Construction	273,319	273,319	-		-
PK-6287-18	Block 18 District Park Development (UV2-D1)	136,070	140,322	4,252	Capital from Taxation	4,252
PK-6347-16	LP-N6 Block 12 Linear Park- Design and Construction	707	637	71	Capital from Taxation	71
PK-6365-17	Block 40 Chatfield District Park Construction (UV1-D4)	0	0	-		-
PK-6373-19	Vaughan Super Trail Development	61,598	83,018	21,420	Capital from Taxation	7,858

**Development Charges Reserve
Community Services
Transfer to Capital
For the Period January 1, 2022 - December 31, 2022**

Project	Project Description	Total Expenditure	Community Services DC Funding	Other Funding Total	Other Funding Source	Amount
		0	0	-	DCs - Engineering Services	- 13,562
PK-6395-13	Cannes Park-UV1-N27 Neighborhood Park Design and Constr	236,651	214,399	22,252	Capital from Taxation	22,252
PK-6424-17	Block 61W Neighbourhood Park and Greenway Development (N	38,640	34,776	3,864	Capital from Taxation	3,864
PK-6430-20	Block 30 VMC SmartCentres Urban Park Phase 1 (VMC30-7)	55,957	54,879	1,077	Capital from Taxation	1,077
PK-6456-18	Algoma Park-Block 61W Neighbourhood Park Development (61	6,118	5,506	612	Capital from Taxation	612
PK-6498-17	Block 59 District Park Construction (WVEA59-D1)-Phase 1	2,122	1,689	434	Capital from Taxation	434
PK-6528-18	MacMillan Farm Master Plan	7,652	7,018	635	Capital from Taxation	635
PK-6537-20	Block 23 VMC Expo City Park Development (VMC23-2)	8,491	7,911	581	Capital from Taxation	581
PK-6538-16	Thornhill Green Park-Section 37 Improvements	630	104	12	Capital from Taxation	12
PK-6547-22	Block 61W Greenway Development Phase 2 (61W-G8B)	67	67	-		
PK-6548-18	Block 55 Neighbourhood Park Development (N1/P4/P5)	441,574	397,417	44,157	Capital from Taxation	44,157
PK-6554-20	Klein Mills Park-Block 55 Neighbourhood Park Development (55	4,781	4,303	478	Capital from Taxation	478
PK-6565-21	Block 40 Municipal Park Development (UV1-N31)	757	757	-		
PK-6567-19	Block 31 Neighbourhood Park Development (VMCSP-N2)	216	206	10	Capital from Taxation	10
PK-6589-18	Vaughan Grove Sports Park Artificial Turf Replacement	939,549	769,290	170,259	Gas Tax Reserve	- 159,244
		0	0	-	Other Recoveries	100,000
		0	0	-	Parks Infrastructure Reserve	229,503
PK-6602-19	Vaughan Super Trail Development-Feasibility Study	65,211	53,881	11,331	Capital from Taxation	11,331
PK-6603-20	Block 18 Public Square Development (CC18-S5)	3,138	2,894	244	Capital from Taxation	244
PK-6604-20	York Hill District Park Redevelopment	493,150	191,522	21,012	Parks Infrastructure Reserve	21,012
PK-6636-19	North Maple Regional Park Development	10,388,691	9,072,584	93,477	Capital from Taxation	31,327
		0	0	-	Other Recoveries	62,150
PK-6660-21	PBMP Trail Observation Study	1,532	1,532	-		-
RE-9537-17	VMC Library, Recreation and YMCA Centre of Community	-3,107,281	-5,680,420	- 774,606	DCs - Library Services	- 774,606
RP-1972-17	Public Works and Parks Operations Yard Expansion and Upgrac	9,066	579	5,080	DCs - Public Works	5,080
	VMC YMCA Debenture Payment	1,752,708	1,577,437	175,271	DCs - Community Services	175,271
		34,818,639	27,879,880	1,092,649		1,092,649

Description of City-Wide Reserves:

i. City-wide – Engineering

To provide capital funds to support growth related undertake engineering services which include roads, structures, sidewalks, streetlights, intersection improvements, traffic signalization, streetscaping, growth related studies, etc. as outlined in the development charges study.

ii. City-wide – Public Works/Fleet

To provide capital funds to support growth related public works and fleet operations including land, works yards, salt domes, information systems, vehicle of nearly all City departments, etc, as outlined in the development charges study. Note: Fire and Rescue Services related fleet is excluded, which maintains a separate reserve for its own rolling stock.

iii. City-wide – Community Services

To provide capital funds to support growth related indoor recreational services including land, buildings, furnishings, equipment, etc. (e.g. indoor pools, fitness centers, ice resurfacers, etc.) as outlined in the development charges study and support growth related park development and facilities (e.g. park facilities, special facilities, pedestrian and bicycle trail systems, operation building, water parks, lighting, furniture etc.) as outlined in the development charges study. Please note land is excluded from the City-Wide Community Services Development charge as it is covered under the CIL recreation land reserve.

iv. City-wide – Library

To provide capital funds to support growth related library services including land, buildings, furnishings and resource materials as outlined in the development charges study

v. City-wide – Fire

To provide capital funds to support growth related Fire and Rescue Services including land, buildings, furnishings, equipment, vehicles, etc. as outlined in the development charges study.

vi. City-wide – Management Studies

To provide capital funds to undertake growth-related studies and other general government functions as permitted under legislation (i.e., official plan, secondary plans, development change document etc.) as outlined in the development charges study.

Description of Area Specific Development Charges:

General Purpose - Development charges collected are paid into the reserve fund for which the charge relates to specific water, wastewater, and storm drainage capital projects outlined in the Development Charge Background Study.

Reserves within this category are as follows:

- Rainbow Creek Drainage Works
- Pressure District 5 West Woodbridge Watermain

- Zenway/Fogal Sanitary Sub Trunk Extension
- Highway 27 South Servicing Works
- Huntington Road Sanitary Sewer Improvements
- Edgeley Pond and Black Creek Channel Works
- VMC Interchange SWM Pond Retrofit
- Steeles West Sanitary Sewer Improvements
- Steels West SWM Works
- Woodbridge Ave Sanitary Sewer Improvements
- VMC West Interchange Sanitary Sewer Improvements
- VMC SE Doughton Sanitary Sewer Improvements
- Jane St Sanitary Sewer Improvements
- Rainbow Creek Sanitary Sub Trunk

Attachment 3

City of Vaughan

2022 Cash-In-Lieu Parkland Reserve Fund Statement

As at December 31, 2022 (in '000s)

	Cash in Lieu of Parkland
Balance as of January 1, 2022	140,642,489
Plus:	
Payments Received	40,225,038
Interest Revenue	3,132,565
Other	-
Sub Total	\$43,357,603
Less:	
Expenditures	23,217,122
Interest Expense	-
Other	-
Sub Total	\$23,217,122
Balance as of December 31, 2022	<u>\$160,782,969</u>

Expenditure Detail:

Project	Project Description	Total Expenditure	Cash in Lieu	Other Funding	Other Funding Source
BU-2551-18	Long Range Fiscal Planning and Forecast	128,431	(6,515)	(121,915)	DCs - Engineering Services DCs - General Gov. Taxation
PK-6637-19	Parkland Dedication Policy Development	61,639	(61,639)	-	
PK-6649-19	Kipling Avenue Park Base Parkland Development	4,565	(4,565)	-	
RL-0005-12	Land Acquisition Fees	40,196	(36,496)	(3,700)	Other Recoveries
PK-6648-19	Vaughan Mills Neighbourhood Park Base Parkland Development	3,616	(3,616)	-	
RL-0022-21	Real Estate Land Acquisition for Block 59 District Park Site	21,836,290	(21,836,290)	-	
Capital recovery of Land Acquisition/Park Development Labour		1,268,000	(1,268,000)	-	
		23,342,738	(23,217,122)	(125,615)	

Attachment 4

City of Vaughan
2022 Increased Density (Section 37) Reserve Fund Statement
As at December 31, 2022 (in '000s)

		Section 37
Balance as of January 1, 2022		6,752,167
Plus:		
Payments Received		20,119,364
Interest Revenue		439,169
Other		-
Sub Total		\$20,558,534
Less:		
Expenditures		62,614
Interest Expense		-
Other		-
Sub Total		\$62,614
Balance as of December 31, 2022		<u>\$27,248,087</u>

Expenditure Detail:

Project	Project Description	Total Expenditure	Section 37	Other Funding	Other Funding Source
PK-6599-18	Block 37 Park Improvements	62,619	-62,614		
		62,619	(62,614)	-	