

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2020

Item 4, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2020.

4. 2019 DEVELOPMENT CHARGE RESERVE AND SPECIAL RESERVE STATEMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services and Chief Financial Officer, dated June 16, 2020:

Recommendations

1. That the 2019 Development Charges Reserve Fund and Special Fund Statement be received for information purposes; and
2. That the 2019 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 16, 2020

WARD(S): ALL

**TITLE: 2019 DEVELOPMENT CHARGE RESERVE AND SPECIAL
RESERVE STATEMENT**

FROM:

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

ACTION: FOR INFORMATION

Purpose

To provide Council with the 2019 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 2019 was \$493 million. The City collected \$4.6 million in DC collection revenues, \$11.1 million in interest revenue and funded \$26.2 million in capital projects. The consolidated ending balance was \$482.5 million as of December 31, 2019.
- The City collected \$6.3 million in CIL parkland revenue and spent \$1.6 million in 2019. The ending balance of the CIL parkland reserve fund was \$72.6 million as of December 31, 2019.
- The City received \$266.4 thousand in revenues through Section 37 agreements during 2019 and spent approximately \$84.8 thousand. The closing balance as of December 31, 2019 was \$3.1 million.
- 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 2019 Development Charges Reserve Fund and Special Fund Statement be received for information purposes.
2. That the 2019 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 give 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 give Council a financial statement relating to the special account for Increased Height and Density under Section 37.

Previous Reports/Authority

[2018 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, 2019, the consolidated fund balance in the City's development charge reserve funds was \$482.5 million.

The table below summarizes the Development Charges Reserve Fund activities for the period of January 1, 2019 to December 31, 2019:

Table 1: 2019 Development Charge Reserve Balance as of December 31, 2019 (\$million)

	City-Wide Development Charges	Area Specific Development Charges	Total
Opening Balance	\$484.3	\$8.8	\$493.0
Revenues	\$15.5	\$0.2	\$15.7

Expenses	-\$26.5	\$0.3	-\$26.2
Closing Balance	\$473.3	\$9.2	\$482.5

Note 1: The Revenues and Expenses include interest accruals.

Note 2: Some numbers may not add due to rounding

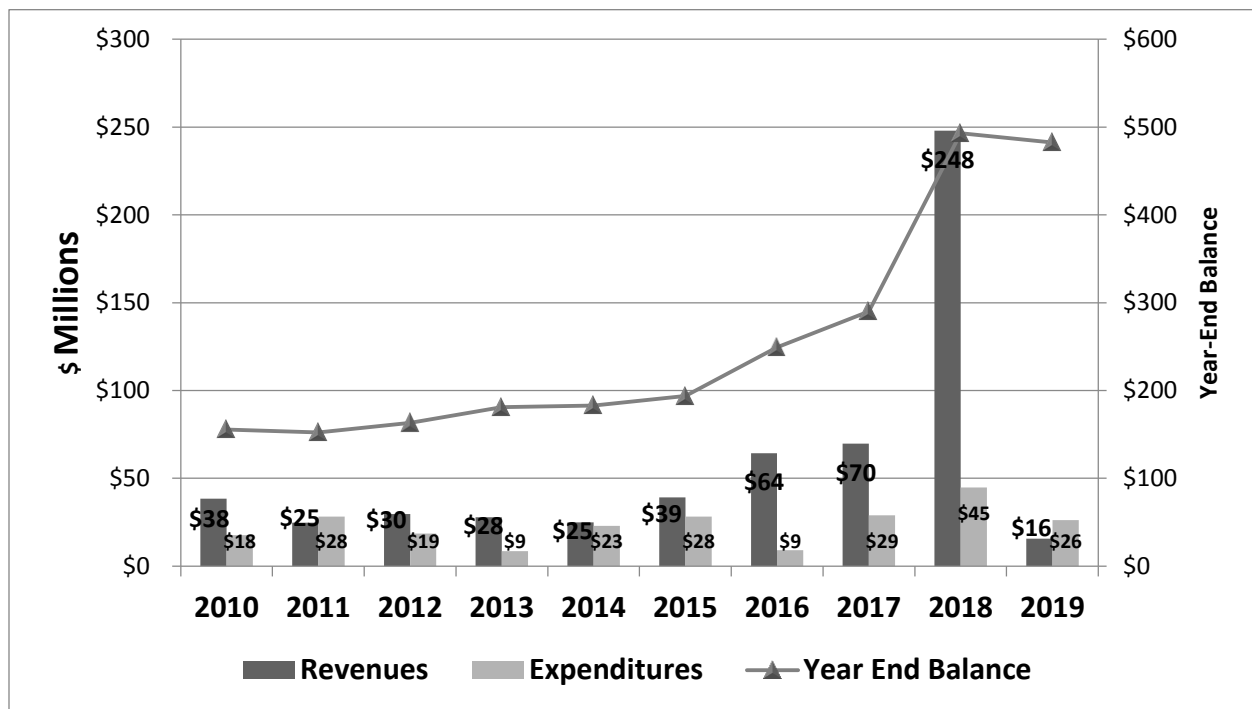
Attachment 1 summarizes the development charges reserve established under the authority of the DCA and the City's Development Charge By-laws. The summary schedule provides a breakdown of the funds collected, interest earned and capital expenditures for each reserve fund. There are detailed schedules for each reserve fund providing capital project detail of expenditures processed during 2019, 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 2019 were \$15.7 million, which was approximately \$10.5 million less than 2019 expenditure \$26.2 million.

Chart 1 illustrates the decrease 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. As illustrated in the chart, in 2019 the DC collections were significantly reduced largely due to the significant collections in 2018 as part of the City's DC pre-payment agreements. There has also been a general softening in the development industry resulting in decreased DC collections in 2019. DC revenues were \$15.7 million, consisting of DC collections of approximately \$4.6 million with an additional \$11.1 million in interest revenue assigned to the DC reserves. Draws from the DC reserves in 2019 continued on pace similar to previous years due to the ongoing need to fund growth related infrastructure projects. As a result of overall collections since 2012, the balances in the development charge reserves have risen in the last several years, leaving a consolidated reserve fund balance of \$482.5 million as of December 31, 2019.

Chart 1: 2010-2019 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 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) or infrastructure and services specified in the agreement (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, 2019:

Table 2: 2019 Cash-in-Lieu Parkland and Section 37 Reserve Balance as of December 31, 2019
(\$million)

	Cash in Lieu Parkland	Section 37
Opening Balance	\$67.88	\$2.87
Revenues	\$6.30	\$0.27
Expenses	-\$1.64	-\$0.08
Closing Balance	\$72.54	\$3.06

Note: Some numbers may not add due to rounding

Note: Include interest earned

As of December 31, 2019, the Section 37 reserve balance was \$3.1 million

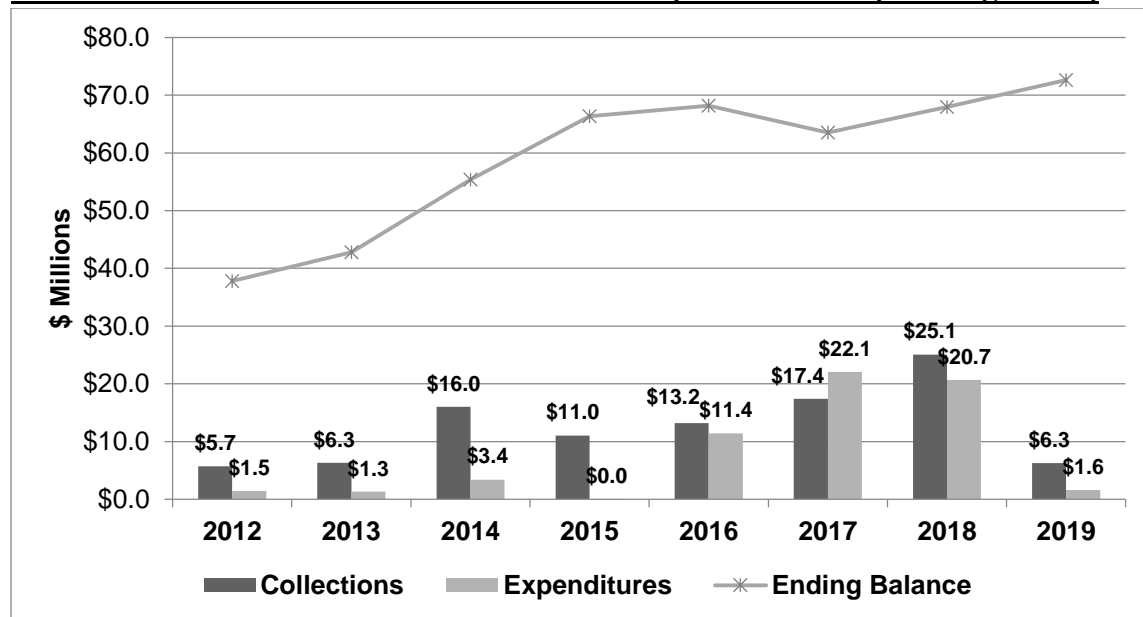
During 2019, \$266.3 thousand in revenue was received through a Section 37 agreement. There were approximately \$84.8 thousand in capital expenditures for the year.

As of December 31, 2019, the CIL Parkland reserve balance was \$72.5 million

During 2019, \$4.7 million in cash in lieu payments were received and the reserve earned \$1.6 million in interest. There were \$1.6 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 2019. Following chart illustrate CIL Parkland collections and expenditures for the period of 2012-2019.

Chart 2: 2012-2019 CIL Parkland Collections* and Expenditures Comparison (\$million)



Financial Impact

Development charges are collected on a city-wide 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 credit in the fiscal year 2019 in the amount of \$83 thousand as it relates to the Huntington Road Sewer Area Specific Development Charge.

Broader Regional Impacts/Considerations

Not applicable.

Conclusion

The 2019 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. 2019 Development Charge Reserve Fund Statement
2. Description of City Wide and Area Specific Development Charge Reserves

3. 2019 Cash-in-Lieu of Parkland Reserve Fund Statement
4. 2019 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

Greg Eleftheriou, Senior Corporate Financial Planning Analyst Ext 8352

Attachment 1

City of Vaughan
2019 City-Wide Development Charges Reserve Fund Statement
As at December 31, 2019 (in '000s)

	Community Services	Engineering Services	Fire & Rescue Services	General Government	Library Services	Public Works	Total
Balance as of January 1, 2019	\$ 162,825	\$ 290,454	\$ 7,253	\$ 1,499	\$ 12,365	\$ 9,888	\$ 484,284
Revenues							
Development Charge Revenues	\$ 772	\$ 3,297	\$ 161	\$ 167	\$ 81	\$ 169	4,646
Development Charge Credits	-	-	-	-	-	-	-
Transfer from Capital	-	-	-	-	-	-	-
Interest Earned	\$ 3,676	\$ 6,538	\$ 122	\$ 26	\$ 280	\$ 222	10,864
Other	-	-	-	-	-	-	-
Total Revenues	\$ 4,448	\$ 9,835	\$ 283	\$ 193	\$ 360	\$ 390	\$ 15,510
Expenditures							
Transfer to Capital	\$ (5,114)	\$ (14,695)	\$ (4,413)	\$ (1,092)	\$ (226)	\$ (932)	(26,473)
Development Charge Refunds	-	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-
Total Expenditures	\$ (5,114)	\$ (14,695)	\$ (4,413)	\$ (1,092)	\$ (226)	\$ (932)	\$ (26,473)
Balance as of December 31, 2019	\$ 162,158	\$ 285,595	\$ 3,123	\$ 600	\$ 12,499	\$ 9,346	\$ 473,321

City of Vaughan
2019 Area Specific Development Charges Reserve Fund Statement
As at December 31, 2019

	D8 - Rainbow Creek	D15 - West Woodbridge	D18 - West Major Mack	D19 - East Rutherford	PD D20 - Watermain W.	D23 - Dufferin Teston	D24 - Ansley Grove
Balance as of January 1, 2019	\$ 3,788	\$ (244)	\$ (249)	\$ 802	\$ 2,618	\$ 89	\$ 224
Revenues							
Development Charge Revenues	13	37	-	-	-	-	-
Transfer from Capital	-	-	-	-	-	-	-
Interest Earned	86	10	(1)	4	59	2	5
Other	-	-	-	-	-	-	-
Total Revenues	\$ 99	\$ 47	\$ (1)	\$ 4	\$ 59	\$ 2	\$ 5
Expenditures							
Transfer to Capital	-	757	258	(756)	-	-	-
Development Charge Refunds	-	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-
Total Expenditures	\$ -	\$ 757	\$ 258	\$ (756)	\$ -	\$ -	\$ -
Balance as of December 31, 2019	\$ 3,887	\$ 559	\$ 8	\$ 50	\$ 2,677	\$ 91	\$ 229

	D25 - Zenway Fogel	D27 - Huntington	D33 - Woodbridge Ave. Sewer	Black Creek Map 2	Black Creek Map 3	Total
Balance as of January 1, 2019	\$ 113	\$ 601	\$ 49	\$ 729	\$ 240	\$ 8,760
Revenues						
Development Charge Revenues	-	206	9	-	-	264
Transfer from Capital	-	-	-	-	-	-
Interest Earned	3	12	1	16	5	203
Other	-	(289)	-	-	-	(289)
Total Revenues	\$ 3	\$ (70)	\$ 10	\$ 16	\$ 5	\$ 179
Expenditures						
Transfer to Capital	-	-	-	1	0	260
Development Charge Refunds	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-
Other	-	-	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ 1	\$ 0	\$ 260
Balance as of December 31, 2019	\$ 116	\$ 531	\$ 59	\$ 746	\$ 246	\$ 9,199

**Development Charges Reserve
Engineering Services
Transfer to Capital
For the Period January 1, 2019 - December 31, 2019**

Project	Project Description	Total Expenditures	Engineering Services DC Funding	Other Funding Total	Other Funding Source	Amount
1589-0-06	Rutherford Road PD 6 East Watermain	0	-756,036	756,036	ASDC - East Rutherford Watermain	756,036
BU-2551-18	Long Range Fiscal Planning and Forecast	75,682	-8,156	83,838	Capital from Taxation	8,524
					DCs - General Government	76,717
					Recreation Land Reserve	-1,403
CD-1957-18	Active Transportation Facility on Islington Avenue - Rutherford F	94,561	94,561	0		
CD-1978-18	Sidewalk on Pine Valley Drive - Strada Dr to Langstaff Rd	37,249	37,249	0		
CD-1991-17	Traffic Signal Installation - Interchange Way and Interchange W	1,530	1,530	0		
CD-2002-16	2018 Watermain Replacement	10,731,131	732,943	8,997,759	Federal Grant	957,585
					Provincial Grant	478,793
					Water Reserve	7,561,381
CD-2007-19	Sidewalk, ATF and Street Lighting on Major Mackenzie Drive by	7,103	7,103	0		
CO-0054-09	Vaughan Hospital Precinct Development	994,123	-695,731	7,135,731	Capital from Taxation	6,872,454
					Other Recoveries	263,277
DE-7098-15	Pedestrian and Bicycle Network Implementation Program	179,808	179,808	0		
DE-7104-15	TMP Education, Promotion, Outreach and Monitoring	11,943	11,943	0		
DE-7108-15	School Travel Planning Measures	5,029	5,029	0		
DE-7114-16	Portage Parkway - Hwy 400 to Jane Street	73,005	73,005	0		
DE-7137-16	Block 61 Valley Corridor Crossings	3,673,453	3,673,453	0		
DE-7139-16	Storm Drainage and Storm Water Management Master Plan Up	61,316	61,316	0		
DE-7141-16	Transportation Master Plan Update	182,263	182,263	0		
DE-7142-16	Water Master Plan Update	64,547	64,547	0		
DE-7156-15	New Community Areas Transportation Study (Block 27 and 41)	9,844	9,844	0		
DE-7160-15	Vaughan Metropolitan Centre (VMC) - Utility Servicing Master P	51,014	51,014	0		
DE-7168-16	Wastewater Master Plan Update	64,547	64,547	0		
DE-7169-16	Concord GO Comprehensive Transportation Study	542,576	542,576	0		
DE-7175-17	VMC Edgeley Pond Design and Construction	183,148	-82,938	148,548	ASDC - Black Creek - Undeveloped Lands in	-106
					Black Creek Drainage Shed	
					ASDC - Black Creek - VMC Areas Draining to	-1,140
					Edgeley Pond	
					Capital from Taxation	-7,425
					DCs - Community Services	-66,802
					Federal Grant	149,347
					Provincial Grant	74,674
DE-7177-17	Interim Servicing Strategy, Blocks 27, 34, 35 & 41	389,486	389,486	0		
DE-7178-17	Kirby Road Intersection Improvements (Blk 55 External Works	816,183	816,183	0		
DE-7181-17	Implementation of the Transportation Master Plan Update	156,256	156,256	0		
DE-7182-17	Implementation of the Regional Express Rail	280,678	280,678	0		
DE-7184-17	Kirby GO Station	24,240	24,240	0		
DE-7186-18	VMC Functional Road Design Study	48,029	48,029	0		
DE-7188-18	Promenade Mall Secondary Plan Comprehensive Transportatior	180,258	180,258	0		
DE-7189-18	Highway 7 and Weston Road Secondary Plan Comprehensive T	48,029	48,029	0		
DE-7208-18	Stegmans Mill Sidewalk & Intersection Improvements (Block 55	1,886,634	1,886,634	0		
DE-7210-19	Block 55 Valley Road Crossings	1,307,780	1,307,780	0		
DE-7221-19	VMC NW Quad - Commerce Way (Hwy 7 to Applemill)	2,213	2,213	0		
DE-7229-19	Kleinburg Core Parking Study	118,792	118,792	0		

**Development Charges Reserve
Engineering Services
Transfer to Capital
For the Period January 1, 2019 - December 31, 2019**

Project	Project Description	Total Expenditures	Engineering Services DC Funding	Other Funding Total	Other Funding Source	Amount
DE-7293-19	VMC NW Quad - Applewood (Portage Parkway to Highway 7)	5,668	5,668	0		
DI-0075-15	Financial Framework-DC Study	5,887	2,840	3,047	Capital from Taxation	491
					DCs - General Government	2,556
DP-9017-10	Major Mackenzie Drive Streetscape Construction Keele Street to	0	16,760	-16,760	Keele Valley Landfill Reserve	24,765
					Municipal Contribution	-47,571
					Roads Infrastructure Reserve	6,046
DP-9524-13	Highway 7 VMC Streetscape	434,101	434,101	0		
DP-9527-13	VMC Black Creek Detailed Design Concept for Public Spaces at	1,210	1,210	0		
DP-9529-13	Design Review Panel Administration	4,805	-1,880	6,685	Capital from Taxation	660
					DCs - General Government	6,025
DP-9542-15	Islington Avenue Streetscape Phase 1	460,060	319,198	151,730	Capital from Taxation	63,570
					Other Recoveries	88,160
DP-9543-15	Centre Street Design and Construction Phase 1	393,292	105,234	101,351	Capital from Taxation	101,351
DP-9552-18	VMC Signage and Wayfinding Strategy	398	398	0		
DT-7034-09	Sidewalk & Streetlights	93,182	93,182	0		
DT-7065-11	Millway Avenue Widening & Realignment	54,436	-273,699	18,644	Municipal Contribution	76,490
					Other Recoveries	-57,846
DT-7089-13	Stevenson Avenue Construction	226,791	226,791	0		
DT-7097-14	Pedestrian and Cycle Strategy	151,043	151,043	0		
DT-7112-14	Kirby Road Municipal Class EA	348,464	348,464	0		
DT-7135-14	Coldspring Road and Stevenson Avenue Construction	70,488	70,488	0		
EN-1726-08	Applewood Crescent Extension	66	66	0		
EN-1906-12	Islington Avenue Streetscape - Gateway Features	0	361	444	Capital from Taxation	444
EN-1961-13	Sidewalk on Islington Avenue - Major Mackenzie Dr to Westridge	12,477	12,477	0		
EN-1965-14	Sidewalk, ATF and Street Lighting on Major Mackenzie Drive by	30,086	833,100	118,341	Water Reserve	118,341
EN-1983-14	Street Lighting on Teston Road - Hwy 400 to Jane Street	9,428	9,428	0		
EV-2125-18	Maplewood Booster Pumping Station Upgrade Works	616,560	184,968	431,592	Water Reserve	431,592
ID-2031-17	Traffic Signal Installations - Ilan Ramon Ave/ Lebovic Campus D	3,649	3,649	0		
ID-2032-17	Traffic Signal Installation - Midblock pedestrian Ilan Ramon Ave	901	901	0		
ID-2050-19	Kirby Road Extension - Dufferin Street to Bathurst Street	7,289	7,289	0		
ID-2051-18	Traffic Signal Installation - Edgeley Blvd and Courtland Ave	290,043	290,043	0		
ID-2052-18	Bass Pro Mills Drive Extension - Romina Dr to Jane St	2,053,614	2,053,614	0		
ID-2079-19	Canada Drive-America Avenue Bridge	17,184	17,184	0		
ID-2080-19	Clark Avenue West Cycling Facility	28,400	28,400	0		
ID-2083-19	Huntington Road Reconstruction - Langstaff Rd to Nashville Rd	165,418	165,418	0		
IM-7215-19	Shared Mobility Pilot Project	56,804	32,826	0		
IM-7218-19	Asset Management Plan Development	112,398	44,959	67,439	Building & Facilities Infrastructure Reserve	6,062
					Parks Infrastructure Reserve	6,062
					Sewer Reserve	27,657
					Water Reserve	27,657
RP-6783-19	Traffic Management Strategy Communication, Education and O	3,822	1,911	1,911	Capital from Taxation	1,911
		27,960,414	14,694,840	18,006,335		18,006,335

**Development Charges Reserve
Fire & Rescue Services
Transfer to Capital
For the Period January 1, 2019 - December 31, 2019**

Project	Project Description	Total Expenditure	Fire & Rescue Services DC Funding	Other Funding Total	Other Funding Source	Amount
FR-3564-13	New Fire Station #7-3 on Martin Grove Road	559,020	440,393	118,627	Capital from Taxation	118,627
FR-3565-13	Station #73 Equipment	18,378	5,513	12,865	Capital from Taxation	12,865
FR-3582-16	Reposition Fire Station #7-4 Kleinburg Design & Construction	3,858,860	3,324,588	534,272	Building & Facilities	61,587
					Infrastructure Reserve	
					0 Capital from Taxation	472,685
FR-3617-16	Station #74 Engine Purchase	534,897	534,897	0		
FR-3618-18	Station #74 Equipment for Firefighter Purchase	4,874	4,874	0		
FR-3619-18	Engine #74 Equipment Purchase	69,248	69,248	0		
FR-3626-18	Station #74 Furniture and Equipment	23,285	23,285	0		
FR-3652-19	Public Order Unit - VFRS	10,618	10,618	0		
		5,079,181	4,413,417	665,764		665,764

**Development Charges Reserve
Public Works
Transfer to Capital
For the Period January 1, 2019 - December 31, 2019**

Project	Project Description	Total Expenditure	Public Works DC Funding	Other Funding Total	Other Funding Source	Amount
BY-9544-18	Animal Services MNR Feasibility Study	256,088	230,479	25,609	Capital from Taxation	25,609
BY-9548-18	VMC Enforcement Officers Vehicles	95,183	85,665	9,518	Capital from Taxation	9,518
FL-5418-14	PKS-FORESTRY-Additional Small Equipment	7,270	6,529	741	Capital from Taxation	741
FL-5596-18	PW-WATER-New- 2 pickup trucks	107,622	96,860	10,762	Water Reserve	10,762
ID-2059-18	Dufferin Works Yard Improvements/ Renovations	120,639	57,923	38,581	Capital from Taxation	1,916
				0	DCs - Community Services	36,666
LI-4555-18	VPL Courier Van	56,831	51,148	5,683	Capital from Taxation	5,683
RP-1972-17	Public Works and Parks Operations Yard Expansion and Upgra	131,278	73,563	8,386	DCs - Community Services	8,386
RP-6771-18	VMC Maintenance Equipment	330,890	330,890	0		
RP-6773-18	Dump Trailer	178	178	0		
RP-6774-18	PKS - Forestry Skid Steer	-378	-1,468	1,090	Capital from Taxation	109
					DCs - Community Services	981
		1,105,601	931,767	100,371		100,371

**Development Charges Reserve
General Government
Transfer to Capital
For the Period January 1, 2019 - December 31, 2019**

Project	Project Description	Total Expenditure	General Government DC Funding	Other Funding Total	Other Funding Source	Amount
BS-1006-15	Zoning Bylaw Review	397,259	141,339	255,920	Building Standards Reserve	109,846
					Capital from Taxation	146,074
BU-2551-18	Long Range Fiscal Planning and Forecast	75,682	76,717	-1,034	Capital from Taxation	8,524
					DCs - Engineering Services	-8,156
					Recreation Land Reserve	-1,403
DI-0075-15	Financial Framework-DC Study	5,887	2,556	3,331	Capital from Taxation	491
					DCs - Engineering Services	2,840
DP-9528-14	City of Vaughan City-Wide Urban Design Study	10,394	9,355	1,039	Capital from Taxation	1,039
DP-9529-13	Design Review Panel Administration	4,805	6,025	-1,220	Capital from Taxation	660
					DCs - Engineering Services	-1,880
EB-9545-17	Economic Development & Employment Strategy (EDES) Study	75,074	67,567	7,507	Capital from Taxation	7,507
ES-2521-15	Community Sustainability and Environmental Master Plan Review	5,267	6,640	-1,373	Capital from Taxation	-1,373
ID-2087-19	General Design & Construction Standards for Building Infrastructure	17,474	15,727	1,747	Capital from Taxation	1,747
PL-9023-11	Weston Road and Highway 7 Secondary Plan	93,308	83,977	9,331	Capital from Taxation	9,331
PL-9026-11	Vaughan Mills Centre Secondary Plan	11,590	10,601	989	Capital from Taxation	989
PL-9533-13	New Community Areas Secondary Plan - Block 41	66,794	60,084	6,711	Capital from Taxation	6,711
PL-9535-13	New Community Areas Secondary Plan - Block 27	37,744	33,862	3,882	Capital from Taxation	3,882
PL-9550-16	Official Plan Review	449,689	404,721	44,969	Capital from Taxation	44,969
PL-9551-16	Concord GO Centre Secondary Plan Mobility Hub Study	44,911	40,420	4,491	Capital from Taxation	4,491
PL-9570-18	Promenade Mall Secondary Plan	120,264	108,238	12,026	Capital from Taxation	12,026
PL-9572-18	Greening Standards Study	38,466	3,310	35,157	Capital from Taxation	368
					Federal Grant	34,789
PL-9573-19	VMC Secondary Plan Review	614	553	61	Capital from Taxation	61
SP-0093-19	Support of a Growth Management Strategy	45,658	20,546	25,112	Capital from Taxation	25,112
		1,500,883	1,092,236	408,647		408,647

**Development Charges Reserve
Library Services
Transfer to Capital
For the Period January 1, 2019 - December 31, 2019**

Project	Project Description	Total Expenditure	Library Services DC Funding	Other Funding Total	Other Funding Source	Amount
LI-4519-09	Civic Centre Resource Library-Construction	14,979	12,490	2,489	Capital from Taxation	1,374
					Gas Tax Reserve	1,115
LI-4522-15	New Carrville Block 11 Library	12,073	10,866	1,208	Capital from Taxation	1,208
LI-4530-14	Civic Centre Resource Library	62,319	56,087	6,232	Capital from Taxation	6,232
LI-4539-14	Vellore Village South BL 39 - Consulting/Design/Construction	51,610	46,434	5,175	Capital from Taxation	5,175
RE-9537-17	VMC Library, Recreation and YMCA Centre of Community	13,656,882	100,097	-955,004	Capital from Taxation	92,682
					DCs - Community Services	-1,047,686
		13,797,864	225,974	-939,900		-939,900

**Development Charges Reserve
Community Services
Transfer to Capital
For the Period January 1, 2019 - December 31, 2019**

Project	Project Description	Total Expenditure	Community Services DC Funding	Other Funding Total	Other Funding Source	Amount
5961-2-03	Maple Valley Plan	295,683	243,195	52,488	Capital from Taxation	26,973
					Keele Valley Landfill Reserve	25,515
BF-8114-07	North Thornhill CC - Construction	7,845	692	7,153	Capital from Taxation	7,153
BF-8378-15	Carrville Community Centre and District Park	161,307	142,425	18,882	Capital from Taxation	18,882
DE-7175-17	VMC Edgeley Pond Design and Construction	183,148	-66,802	132,412	ASDC - Black Creek - Undeveloped Lands in	-106
					Black Creek Drainage Shed	
					ASDC - Black Creek - VMC Areas Draining	-1,140
					to Edgeley Pond	
					Capital from Taxation	-7,425
					DCs - Engineering Services	-82,938
					Federal Grant	149,347
					Provincial Grant	74,674
FL-5221-19	PKS- Additional sand sifters	490	441	49	Capital from Taxation	49
FL-9552-19	New Animal Services Animal Transport Vehicles	401	361	40	Capital from Taxation	40
ID-2059-18	Dufferin Works Yard Improvements/ Renovations	120,639	36,666	59,839	Capital from Taxation	1,916
					DCs - Public Works	57,923
PK-6084-08	19T-01V04 (Humberplex)-Kleinburg	18,295	16,457	1,838	Capital from Taxation	1,838
PK-6287-18	Block 18 District Park Development (UV2-D1)	658	592	66	Capital from Taxation	66
PK-6305-15	North Maple Regional Park Phase I Construction	1,541,422	1,190,738	350,684	Capital from Taxation	115,573
					Keele Valley Landfill Reserve	130,062
					Proceeds from Sale of Land	105,049
PK-6306-11	Pedestrian & Bicycle Masterplan (Off Road System)	13,163	11,881	1,282	Gas Tax Reserve	1,282
PK-6357-15	Agostino Park - Expansion Design & Construction	30,720	27,648	3,072	Capital from Taxation	3,072
PK-6365-14	Block 40 Chatfield District Park Construction (UV1-D4)	40,834	36,751	4,084	Capital from Taxation	4,084
PK-6365-17	Block 40 Chatfield District Park Construction (UV1-D4)	1,076,963	969,266	107,696	Capital from Taxation	107,696
PK-6395-13	Cannes Park-UV1-N27 Neighborhood Park Design and Constr	73,928	66,535	7,393	Capital from Taxation	7,393
PK-6397-13	VMC23-2 - Vaughan Metropolitan Centre Black Creek Park Des	50,483	45,435	5,048	Capital from Taxation	5,048
PK-6401-16	61W-N2 - Block 61 Neighbourhood Park Design and Constructi	391,707	352,536	39,171	Capital from Taxation	39,171
PK-6431-14	61E-N1 - Block 61 Neighbourhood Park Design and Constructio	687,286	618,557	68,729	Capital from Taxation	68,729
PK-6497-15	KA-S5 Block 51- Public Square- Design and Construction	273,823	246,441	27,382	Capital from Taxation	27,382
PK-6521-15	MS1 Block 19 Neighbourhood Park Design and Construction	530,193	477,174	53,020	Capital from Taxation	53,020
PK-6522-15	MS2 Block 19 Neighbourhood Park Design and Construction	287,419	258,677	28,742	Capital from Taxation	28,742
PK-6548-18	Block 55 Neighbourhood Park Development (N1/P4/P5)	543,456	489,110	54,346	Capital from Taxation	54,346
PK-6569-17	Block 8 Chateau Ridge Park- Playground Development (TN40)	164,806	148,325	0		
PK-6571-17	Block 44 Maxey Park Playground Development (WN4)	3,002	2,097	905	Capital from Taxation	905
PK-6575-18	Block 61W Secord Park Development Phase 2 (61W-N1)	69,445	62,501	6,945	Capital from Taxation	6,945
PK-6636-19	North Maple Regional Park Development	939,892	753,031	83,670	Capital from Taxation	83,670
PK-6639-19	Local Off Leash Dog Area Consultation	24,425	21,983	2,443	Capital from Taxation	2,443
RE-9537-17	VMC Library, Recreation and YMCA Centre of Community	13,656,882	-1,047,686	192,779	Capital from Taxation	92,682
					DCs - Library Services	100,097
RP-1972-17	Public Works and Parks Operations Yard Expansion and Upgra	131,278	8,386	73,563	DCs - Public Works	73,563
RP-6774-18	PKS - Forestry Skid Steer	-378	981	-1,359	Capital from Taxation	109
					DCs - Public Works	-1,468
		21,319,215	5,114,394	1,382,358		1,382,358

Attachment 2

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

- Pressure District 7 West Teston Rd/America Ave/Canada Dr 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
- Steeles West SWM Works
- Woodbridge Ave Sanitary Sewer Improvements
- VMC West Interchange Sanitary Sewer Improvements
- VMC SE Doughton Sanitary Sewer Improvements

Attachment 3

City of Vaughan

2019 Cash-In-Lieu Parkland Reserve Fund Statement

As at December 31, 2019 (in '000s)

		Cash in Lieu of Parkland
Balance as of January 1, 2019		67,884,484
Plus:		
Payments Received		4,740,152
Interest Revenue		1,559,294
Other		-
Sub Total		\$6,299,446
Less:		
Expenditures		1,639,409
Interest Expense		-
Other		-
Sub Total		\$1,639,409
Balance as of December 31, 2019		<u>\$72,544,521</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	75,682	-1,403	77,085	DCs - Engineering Services DCs - General Gov. Capital from Taxation
PK-6649-19	Kipling Avenue Park Base Parkland Development	81,512	81,512		
RL-0005-12	Land Acquisition Fees	24,841	24,841		
RL-0009-13	Real Estate Acquisition Strategy	83,177	162,925		
RL-2555-18	Parkland Acquisition Ivanhoe Cambridge	19,535	19,535		
		284,747	287,409	77,085	

Attachment 4

City of Vaughan
2019 Increased Density (Section 37) Reserve Fund Statement
As at December 31, 2019 (in '000s)

		Section 37
Balance as of January 1, 2019		2,874,006
Plus:		
Payments Received		-
Interest Revenue		66,371
Other		200,000
	Sub Total	\$266,371
Less:		
Expenditures		84,818
Interest Expense		-
Other		-
	Sub Total	\$84,818
Balance as of December 31, 2019		<u>\$3,055,559</u>

Expenditure Detail:

Project	Project Description	Total Expenditure	Section 37	Other Funding	Other Funding Source
PK-6599-18	Block 37 Park Improvements	84,818	84,818		
		84,818	84,818	-	