

Item:



## Finance, Administration and Audit Committee Report

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**DATE:** Wednesday, June 06, 2018

**WARD(S):** ALL

**TITLE: 2017 DEVELOPMENT CHARGES RESERVE FUND AND  
SPECIAL FUNDS STATEMENT**

**FROM:**

Laura Mirabella, Chief Financial Officer and City Treasurer

**ACTION:** FOR INFORMATION

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**Purpose**

To provide Council with the 2017 Development Charges Reserve Fund Statement, Special Account Statement for Increased Height and Density (Section 37) payments, and Statement for Cash-in-Lieu Parkland.

**Recommendations**

1. That the 2017 Development Charges Reserve Fund and Special Fund Statement be received for information purposes.
2. That the 2017 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.

## **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 2017 was \$249.0 million. The City collected \$66.7 million in DC revenues and funded \$28.9 million in capital projects. The consolidated ending balance was \$289.9 as of December 31, 2017.
- The City collected \$16.8 million in CIL parkland revenue during 2017 and spent \$22.1 million in 2017. The ending balance of the CIL parkland reserve fund was \$63.5 million as of December 31, 2017.
- The City received \$180,000 in revenues through Section 37 agreements during 2017. The closing balance as of December 31, 2017 was \$1.9 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.

## **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**

[\*\*2016 Development Charge Fund 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, 2017, the consolidated fund balance in the City's development charge reserve funds was \$289.9 million.**

The table below summarizes the Development Charges Reserve Fund activities for the period of January 1, 2017 to December 31, 2017:

**Table 1: 2017 Development Charge Reserve Balance as of December 31, 2017 (\$million)**

	<b>City-Wide Development Charges</b>	<b>Special Area Development Charges</b>	<b>Total</b>
Opening Balance	\$247.8	\$1.2	\$249.0
Revenues	\$68.9	\$0.9	\$69.8
Expenses	-\$28.8	-\$0.2	-\$29.0
<b>Closing Balance</b>	<b>\$287.9</b>	<b>\$1.9</b>	<b>\$289.9</b>

*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

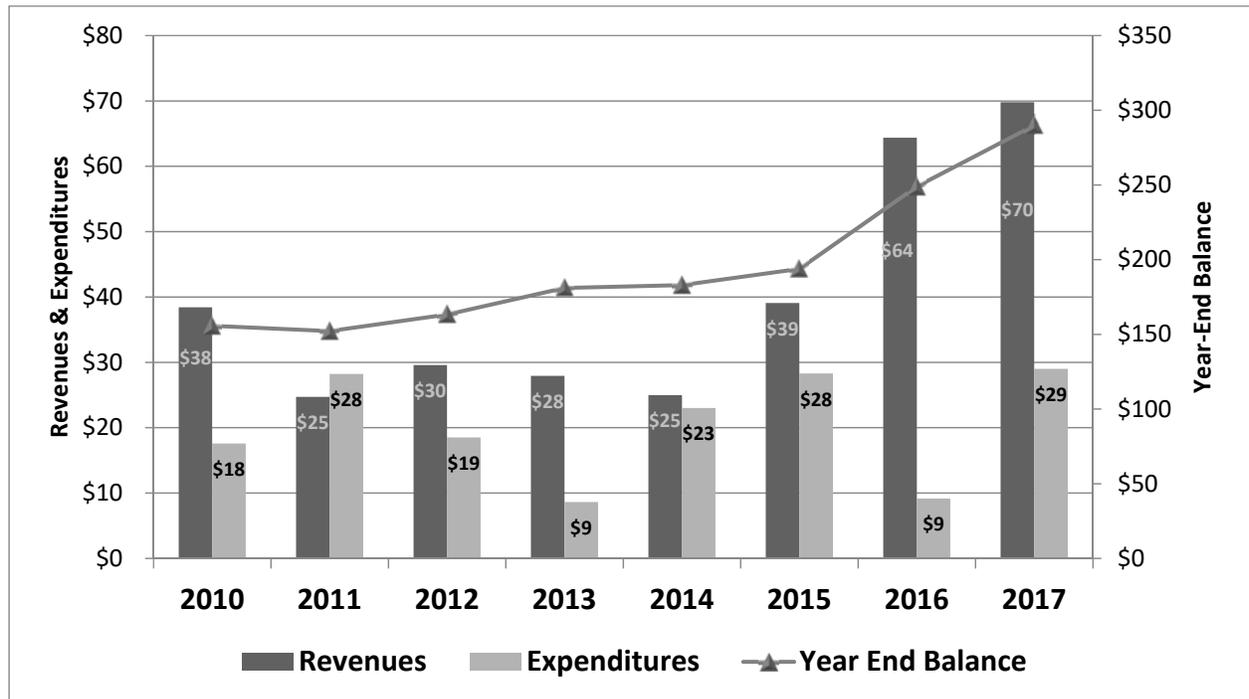
expenditures for each reserve fund. There are detailed schedules for each reserve fund providing capital project detail of expenditures processed during 2017, indicating other non-development charge related funding sources.

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

**Development charge revenues in 2017 were \$69.8 million, which was approximately \$40 million more than 2017 expenditure \$29.0 million.**

Chart 1 illustrates the increase in collections in comparison to previous years. The 2013 DC Background Study forecasted DC revenues of \$370 million for the period of 2012-2017; the actual DC collections over this period were \$231 million. The DC collection trended upwards since 2015 and the 2016-2017 DC collections met the forecast. For 2017 this increase can be attributed to development charges collected for a number of townhouse developments in Blocks 19, 32 and 40, large residential development in Block 55, a high-density development in the Vaughan Metropolitan Centre and several industrial developments in the City’s West employment lands. In each year since 2012, the City’s development charge collections have exceeded the draws from the development charge reserves; as a result, the balances in the development charge reserves have risen in the last five years, leaving a consolidated reserve fund balance of \$289.9 million as of December 31, 2017.

**Chart 1: 2010-2017 Development Charge Revenues and Expenditures Comparison \* (\$million)**



\*Includes Interest revenues and expenses

**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, 2017:

**Table 2: 2017 Cash-in-Lieu Parkland and Section 37 Reserve Balance as of December 31, 2017**  
**(\$million)**

	Cash in Lieu Parkland	Section 37
Opening Balance	\$68.1	\$1.7
Revenues	\$17.4	\$0.2
Expenses	-\$22.1	\$0.0
<b>Closing Balance</b>	<b>\$63.5</b>	<b>\$1.9</b>

*Note: Some numbers may not add due to rounding*

*Note: Include interest earned*

**As of December 31, 2017, the CIL Parkland reserve balance was \$63.5 million**

During 2017, \$16.8 million in cash in lieu payments were received and the reserve earned \$0.6 million in interest. There were \$22.1 million in capital expenditures for the year.

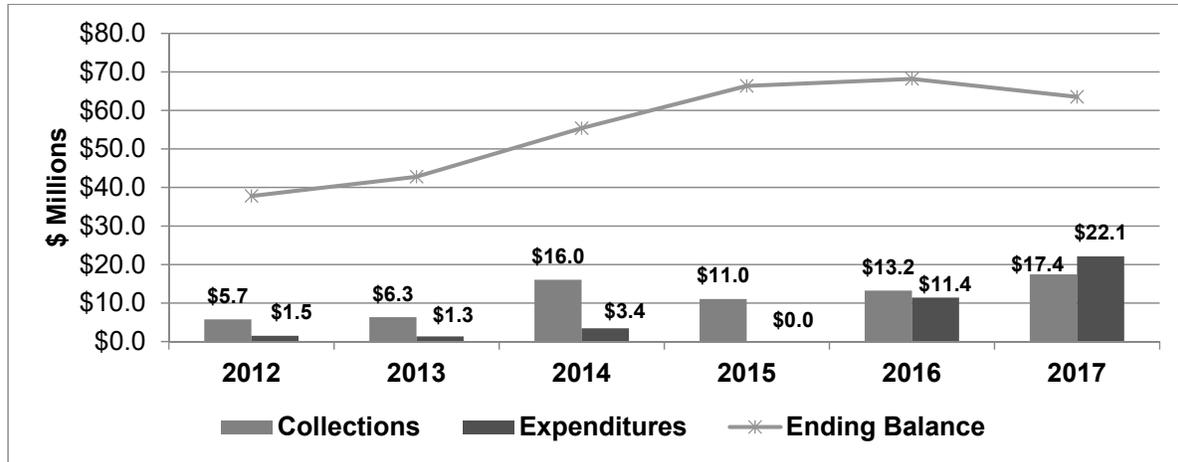
Attachment 3 provides information of the capital expenditures that were funded from the CIL Parkland reserve fund in 2017.

**As of December 31, 2017, the Section 37 reserve balance was \$1.9 million**

During 2017, \$180,000 in revenue was received through a Section 37 agreement. Since the establishment of the Section 37 reserve fund, there have been no capital expenditures funded from the fund.

Following chart illustrate CIL Parkland collections and expenditures for the period of 2012-2017.

**Chart 2: 2012-2017 CIL Parkland Collections\* and Expenditures Comparison (\$million)**



\*Includes Interest earned

### **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.

### **Broader Regional Impacts/Considerations**

Not Applicable.

## **Conclusion**

The 2017 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:

Maggie Wang, Manager, Corporate Financial Planning & Analysis, Ext. 8029

## **Attachments**

1. 2017 Development Charge Reserve Fund Statement
2. Description of City Wide and Area Specific Development Charge Reserves
3. 2017 Cash-in-Lieu of Parkland Reserve Fund Statement
4. 2017 Section 37 Reserve Fund Statement
5. Development Charge Credits Issued in 2017

## **Prepared by**

Maggie Wang, MBA, CPA, CGA, A.I.M.A. Manager, Corporate Financial Planning & Analysis Ext 8029

Attachment 1  
City of Vaughan  
2017 City-Wide Development Charges Reserve Fund Statement  
As at December 31, 2017 (in '000s)

	Engineering Services	Public Works	Indoor Recreation	Parks Development	Library Services	Fire & Rescue Services	General Government	Total
<b>Balance as of January 1, 2017</b>	\$ 130,644	\$ 10,402	\$ 59,792	\$ 38,540	\$ 9,917	\$ 83	\$ (1,532)	\$ 247,846
<b>Revenues</b>								
Development Charge Revenues	37,564	1,720	11,863	9,037	2,492	2,082	1,064	65,822
Development Charge Credits	-	-	-	-	-	-	-	-
Transfer from Capital	-	-	-	-	-	-	-	-
Interest Earned	1,655	122	704	453	105	10	-	3,048
Other	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	\$ 39,218	\$ 1,842	\$ 12,567	\$ 9,490	\$ 2,596	\$ 2,092	\$ 1,064	\$ 68,870
<b>Expenditures</b>								
Transfer to Capital	(7,520)	(31)	(8,483)	(4,750)	(6,243)	(725)	(1,003)	(28,756)
Development Charge Refunds	-	-	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-	(15)	(15)
Other	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	\$ (7,520)	\$ (31)	\$ (8,483)	\$ (4,750)	\$ (6,243)	\$ (725)	\$ (1,018)	\$ (28,771)
<b>Balance as of December 31, 2017</b>	\$ 162,342	\$ 12,214	\$ 63,876	\$ 43,279	\$ 6,270	\$ 1,449	\$ (1,486)	\$ 287,945

Attachment 1  
City of Vaughan  
2017 Area Specific Development Charges Reserve Fund Statement  
As at December 31, 2017 (in '000s)

	D2 - Clarence St.	D8 - Rainbow Creek	D15 - West Woodbridge	D18 - West Major Mack	D19 - East Rutherford	PD D20 - Watermain West	D23 - Dufferin Teston
<b>Balance as of January 1, 2017</b>	\$ 0	\$ 3,520	\$ (568)	\$ 36	\$ (1,563)	\$ 1,893	\$ 75
<b>Revenues</b>							
Development Charge Revenues	-	91	254	12	25	77	-
Transfer from Capital	-	-	-	-	-	-	-
Interest Earned	-	39	-	0	-	21	1
Other	-	-	-	-	-	-	-
<b>Total Revenues</b>	\$ -	\$ 129	\$ 254	\$ 12	\$ 25	\$ 98	\$ 1
<b>Expenditures</b>							
Transfer to Capital	-	-	-	(101)	-	-	-
Development Charge Refunds	-	-	-	-	-	-	-
Interest Expense	-	-	(0)	-	(4)	-	-
Other	-	-	-	-	-	-	-
<b>Total Expenditures</b>	\$ -	\$ -	\$ (0)	\$ (101)	\$ (4)	\$ -	\$ -
<b>Balance as of December 31, 2017</b>	\$ 0	\$ 3,649	\$ (314)	\$ (52)	\$ (1,542)	\$ 1,991	\$ 75

	D24 - Ansley Grove	D25 - Zenway Fogel	D27 - Huntington	Black Creek Map 1	Black Creek Map 2	Black Creek Map 3	Total
<b>Balance as of January 1, 2017</b>	\$ 217	\$ (3,500)	\$ 462	\$ 199	\$ 426	\$ -	\$ 1,197
<b>Revenues</b>							
Development Charge Revenues	-	118	114	-	192	-	882
Transfer from Capital	-	-	-	-	-	-	-
Interest Earned	2	-	6	0	2	-	71
Other	-	-	-	-	-	-	-
<b>Total Revenues</b>	\$ 2	\$ 118	\$ 120	\$ 0	\$ 193	\$ -	\$ 953
<b>Expenditures</b>							
Transfer to Capital	-	-	-	(1)	(8)	(3)	(112)
Development Charge Refunds	-	-	(77)	(31)	-	-	(108)
Interest Expense	-	(5)	-	-	-	(0)	(8)
Other	-	-	-	-	-	-	-
<b>Total Expenditures</b>	\$ -	\$ (5)	\$ (77)	\$ (32)	\$ (8)	\$ (3)	\$ (228)
<b>Balance as of December 31, 2017</b>	\$ 219	\$ (3,386)	\$ 505	\$ 167	\$ 612	\$ (3)	\$ 1,922

**Development Charges Reserve  
Engineering Services  
Transfer to Capital  
For the Period January 1, 2017 - December 31, 2017**

Project	Project Description	Total Expenditure	Engineering Services DC Funding	Other Funding	Other Funding Source
1231-0-04	Major Mackenzie PD 6 West Watermain	189	-100,488	100,677	ASDC - West Major Mackenzie Watermain
1547-0-05	Sidewalks Streetlights	104	104	0	
1584-0-06	Hwy 427 / Foqal Rd. Mid-Block Collector	477,451	477,451	0	
CD-1959-15	Traffic Signal Installation - Chrislea Road and Northview Boulevard	10,550	10,550	0	
CD-2010-15	Traffic Signal Installation - Colossus Drive and Famous Avenue	22,176	22,176	0	
CO-0054-09	Vaughan Hospital Precinct Development	15,767,155	57,340	15,709,815	Capital from Taxation
CO-0082-15	VMC Development Implementation Project	367,734	239,028	128,706	Capital from Taxation - \$12,870 General Government DCs - \$62,882 Parks Development DCs - \$52,954
DE-7104-15	TMP Education, Promotion, Outreach and Monitoring	12,433	12,433	0	
DE-7114-16	Portage Parkway - Applewood to Jane/ Detailed Design and Construction	11,896	11,896	0	
DE-7144-15	Woodbridge Core Area - Functional Servicing Strategy	69,838	35,838	34,000	Capital from Taxation
DE-7156-15	New Community Areas Transportation Study (Block 27 and 41)	156,971	156,971	0	
DE-7158-15	Concord GO Secondary Plan Feasibility Study (Minor Collector Connection to Boves Road)	60,289	60,289	0	
DE-7160-15	Vaughan Metropolitan Centre (VMC) - Urban Servicing Master Plan Strategy	18,080	18,080	0	
DE-7170-17	2018 Engineering DC Background Study Update	81,267	81,267	0	
DE-7175-17	VMC Edgeley Pond Construction	41,613	12,150	29,463	Capital from Taxation - \$1,826 Parks Development DCs - \$16,368 ASDC - Black Creek Immediately Affected Landowners - \$3,022 ASDC - Black Creek VMC Areas Draining to Edgeley Pond - \$7,554 ASDC - Black Creek Undeveloped Lands in Drainage Shed - \$693
DI-0075-15	Financial Framework-DC Study	83,949	39,017	44,932	Capital from Taxation - \$9,817 General Government DCs - \$35,115
DP-9017-10	Major Mackenzie Drive Streetscape Construction Keele Street to Hill Street	8,916	-21,846	30,762	Capital from Taxation - \$70,924 Keele Valley Landfill Reserve - (\$32,281) Roads Infrastructure Reserve - (\$7,881)
DP-9529-13	Design Review Panel Administration	3,551	3,533	18	Capital from Taxation
DP-9524-13	Highway 7 VMC Streetscape	0	-522,059	522,059	Capital from Taxation
DP-9542-15	Islington Avenue Streetscape Phase 1	22,279	11,197	11,082	Capital from Taxation
DT-7025-09	Huntington Road Class EA	45,333	45,333	0	
DT-7045-11	Block 11 Valley Road Crossings	11,469	11,469	0	
DT-7058-11	Black Creek Regional Storm Improvements Class EA Study	-41,157	-41,157	0	
DT-7065-11	Millway Avenue Widening & Realignment	5,706,605	5,752,624	-46,019	Capital from Taxation
DT-7070-11	VMC & Regional Centre Transportation Analysis	74,304	74,304	0	
DT-7071-11	Portage Parkway Extension Class EA Study	6,641	6,641	0	
DT-7073-11	Portage Parkway Widening Class EA Study	6,444	6,444	0	
DT-7085-13	Parking Management Strategy Study	209,163	209,163	0	
DT-7097-14	Pedestrian and Cycle Strategy	170,308	170,308	0	
DT-7121-13	VMC Edgeley Pond	84,450	84,450	0	
EN-1756-09	Sidewalk Const. Program to Support New Development	453,548	453,548	0	
EN-1865-11	Highway 407 Station Jane St. Sidewalk & Streetlighting	-16,441	-16,441	0	
EN-1880-12	Sidewalk on Major Mackenzie - McNaughton Rd to Bathurst St.	12,655	12,655	0	
EN-1882-12	Pedestrian Signal - New Westminster Dr. near Westmount Collegiate	1,635	1,635	0	
EN-1906-12	Islington Avenue Streetscape - Gateway Features	1,800	718	882	Capital from Taxation
EN-1960-13	Sidewalk on Weston Road - Steeles Avenue West to Rutherford Road	111,583	111,583	0	
EN-1961-13	Sidewalk on Islington Avenue - Major Mackenzie Dr to Westridge Dr	8,589	8,589	0	
EN-1969-13	Sidewalk on Steeles Avenue West Missing Link	20,794	20,794	0	
EN-1983-14	Street Lighting on Teston Road - Hwy 400 to Jane Street	2,264	2,264	0	
FR-3640-15	Municipal Infrastructure - Fire Stn 73	524	524	0	
		<b>24,086,755</b>	<b>7,520,378</b>	<b>16,566,377</b>	

**Development Charges Reserve  
Fire & Rescue Services  
Transfer to Capital  
For the Period January 1, 2017 - December 31, 2017**

<b>Project</b>	<b>Project Description</b>	<b>Total Expenditure</b>	<b>Fire &amp; Rescue Services DC Funding</b>	<b>Other Funding</b>	<b>Other Funding Source</b>
FR-3564-13	Station #73 Construction	1,231,258	410,981	820,278	Capital from Taxation
FR-3565-13	Station #73 Equipment	86,193	25,858	60,335	Capital from Taxation
FR-3582-16	Reposition Stn 74 Kleinburg Build and Design	297,262	245,820	51,442	Capital from Taxation
FR-3644-17	Assistant Deputy Fire Chief - Vehicle	42,839	42,839	0	
		<b>1,657,552</b>	<b>725,498</b>	<b>932,055</b>	

**Development Charges Reserve  
Public Works  
Transfer to Capital  
For the Period January 1, 2017 - December 31, 2017**

<b>Project</b>	<b>Project Description</b>	<b>Total Expenditure</b>	<b>Public Works DC Funding</b>	<b>Other Funding</b>	<b>Other Funding Source</b>
1610-0-06	Dufferin Street Works Yard	4,193	3,772	421	Capital from Taxation
BY-9540-16	Animal Control Vehicle	631	568	63	Capital from Taxation
FL-5418-14	PKS-FORESTRY-Additional Small Equipment	1,503	1,350	153	Capital from Taxation
FL-5439-14	PKS-new 3/4 ton crew cab pickup	1,484	1,336	148	Capital from Taxation
FL-5451-14	PKS- 1 new narrow sidewalk tractor with plow/salter/ blower/sweeper attachments	1,448	1,303	146	Capital from Taxation
FL-5460-14	PKS-Additional Small Equipment	2,325	2,086	239	Capital from Taxation
FL-5463-14	PW-RDS-1 new 2 ton 4x4 dump truck	1,401	1,264	137	Capital from Taxation
FL-5499-14	PKS- 1 new narrow sidewalk tractor with plow/salter/ blower/sweeper attachments	1,448	1,303	146	Capital from Taxation
FL-5500-16	PW-RDS- Additional tandem roll off dump truck with plow/wing .	2,085	1,877	209	Capital from Taxation
RP-1972-17	Public Works and Parks Operations Yard Expansion and Upgrade Strategy	17,832	16,008	1,825	Parks Development DCs
		<b>34,351</b>	<b>30,864</b>	<b>3,486</b>	

**Development Charges Reserve  
Library Services  
Transfer to Capital  
For the Period January 1, 2017 - December 31, 2017**

<b>Project</b>	<b>Project Description</b>	<b>Total Expenditure</b>	<b>Library Services DC Funding</b>	<b>Other Funding</b>	<b>Other Funding Source</b>
LI-4511-14	Civic Centre Library-Communications & Hardware	64,192	57,773	6,419	Capital from Taxation
LI-4519-09	Civic Centre Resource Library-Construction	151,651	126,449	25,203	Capital from Taxation - \$13,912 Gas Tax - \$11,291
LI-4522-15	New Carrville Block 11 Library	22,061	19,853	2,208	Capital from Taxation
LI-4530-14	Civic Centre Resource Library	18,284	16,456	1,828	Capital from Taxation
LI-4532-11	North Thornhill Branch Library (Block 10)	12,328	10,878	1,450	Capital from Taxation
LI-4539-14	Vellore Village South BL 39 - Consulting/Design/Construction	2,737,032	2,462,562	274,470	Capital from Taxation
LI-4540-15	Vellore Village South BL39 - Resource Materials	123,635	111,271	12,363	Capital from Taxation
LI-4541-16	Vellore Village South BL 36 - Furniture and Equipment	46,864	42,187	4,677	Capital from Taxation
LI-4542-16	Vellore Village South BL39 - Communications and Hardware	63,395	57,076	6,319	Capital from Taxation
RE-9537-1	VMC Library, Recreation and YMCA Centre of Community	11,903,154	3,338,668	8,564,487	Recreation DCs
		<b>15,142,597</b>	<b>6,243,171</b>	<b>8,899,426</b>	

**Development Charges Reserve  
General Government  
Transfer to Capital  
For the Period January 1, 2017 - December 31, 2017**

<b>Project</b>	<b>Project Description</b>	<b>Total Expenditure</b>	<b>General Government DC Funding</b>	<b>Other Funding</b>	<b>Other Funding Source</b>
BS-1006-15	Zoning Bylaw Review	326,265	88,091	238,173	Capital from Taxation - \$170,513 Building Standards Reserve - \$67,660
CO-0082-15	VMC Development Implementation Project	367,734	62,883	304,851	Capital from Taxation - \$12,870 Engineering DCs - \$239,027 Parks Development DCs - \$52,954
DI-0075-15	Financial Framework-DC Study	83,949	35,115	48,834	Capital from Taxation - \$9,817 Engineering DCs - \$39,017
DP-9029-12	Woodbridge Heritage District Urban Design/Streetscape Plan Study	16,761	15,084	1,676	Capital from Taxation
DP-9030-12	Vaughan Metropolitan Centre Computer 3D Modeling System	13,830	12,447	1,383	Capital from Taxation
DP-9528-14	City of Vaughan City-Wide Urban Design Study	137,724	123,951	13,772	Capital from Taxation
ES-2521-15	Community Sustainability and Environmental Master Plan Renewal	42,413	38,174	4,239	Capital from Taxation
FR-3630-16	Fire Master Plan - 2016 Update	116,642	104,978	11,664	Capital from Taxation
PK-6433-16	Active Together Master Plan Update	102,941	92,646	10,294	Capital from Taxation
PL-9003-07	Vaughan Official Plan-Planning	1,111	1,000	111	Capital from Taxation
PL-9027-12	Centre Street (West) Gateway Secondary Plan	11,143	9,961	1,182	Capital from Taxation
PL-9533-13	New Community Areas Secondary Plan - Block 41	77,836	70,688	7,148	Capital from Taxation
PL-9535-13	New Community Areas Secondary Plan - Block 27	198,692	179,521	19,172	Capital from Taxation
PL-9547-14	Land Use Study - Kipling/Hwy7	17,355	8,942	8,412	Capital from Taxation - \$1,981 Year End Expenditure Reserve - \$6,431
PL-9550-16	Municipal Comprehensive (Official Plan) Review	28,486	25,637	2,849	Capital from Taxation
PL-9551-16	Concord GO Centre Secondary Plan Mobility Hub Study	148,834	133,950	14,883	Capital from Taxation
		<b>1,691,714</b>	<b>1,003,069</b>	<b>688,645</b>	

**Development Charges Reserve  
Parks Development  
Transfer to Capital  
For the Period January 1, 2017 - December 31, 2017**

Project	Project Description	Total Expenditure	Parks Development DC Funding	Other Funding	Other Funding Source
5961-2-03	Maple Valley Plan	601,502	494,726	106,776	Capital from Taxation - \$84,827 Keele Valley Landfill Reserve - \$21,949
BF-8378-15	Carrville Community Centre and District Park	191,298	6,599	184,699	Capital from Taxation - \$22,284 Recreation DCs - \$162,415
CO-0082-15	VMC Development Implementation Project	367,734	52,954	314,780	Engineering DCs - \$239,028 General Government DCs - \$62,883 Capital from Taxation - \$12,870
DE-7175-17	VMC Edgeley Pond Construction	30,344	16,368	13,976	Engineering DCs - \$12,150 Capital from Taxation - \$1,826
PK-6094-08	Don River/Bartley Smith Open Space-Design and Construction	63,546	57,024	6,522	Capital from Taxation - \$6,522
PK-6273-10	UV2-N13	49,028	44,125	4,903	Capital from Taxation - \$4,903
PK-6305-15	North Maple Regional Park Phase I Construction	3,452,348	2,332,421	1,119,927	Capital from Taxation - \$220,059 Keele Valley Landfill Reserve - \$452,441 Sale of Public Land Reserve - \$365,427 Subdivider Contributions - \$82,000
PK-6312-11	UV2-N15 (Pioneer Park -Block 11)	15,646	14,081	1,565	Capital from Taxation - \$1,565
PK-6313-11	UV2-N18 (Heritage Park -Block 11)	3,654	3,289	365	Capital from Taxation - \$365
PK-6357-15	Agostino Park - Expansion Design & Construction	141,305	127,175	14,130	Capital from Taxation - \$14,130
PK-6365-14	Block 40 Chatfield District Park Construction (UV1-D4)	107,790	97,011	10,779	Capital from Taxation - \$10,779
PK-6365-17	Block 40 Chatfield District Park Construction (UV1-D4)	216,912	195,221	21,691	Capital from Taxation - \$21,691
PK-6401-16	61W-N2 - Block 61 Neighbourhood Park Design and Construction	18,133	16,319	1,814	Capital from Taxation - \$1,814
PK-6415-14	61W-N1 - Block 61 Neighbourhood Park Design and Construction	1,161,277	1,045,150	116,127	Capital from Taxation - \$116,127
PK-6431-14	61E-N1 - Block 61 Neighbourhood Park Design and Construction	22,248	20,023	2,225	Capital from Taxation - \$2,225
PK-6455-15	UV2-N19 - Block 12 Neighbourhood Park Design and Construction	122,904	110,614	12,290	Capital from Taxation - \$12,290
PK-6571-17	Block 44 Maxey Park Playground Development (WN4)	158,570	110,762	47,808	Capital from Taxation - \$47,808
RP-1972-17	Public Works and Parks Operations Yard Expansion and Upgrade Strategy	17,832	1,825	16,007	Fleet DCs - \$16,008
		<b>6,742,071</b>	<b>4,745,688</b>	<b>1,996,384</b>	

**Development Charges Reserve  
Indoor Recreation  
Transfer to Capital  
For the Period January 1, 2017 - December 31, 2017**

<b>Project</b>	<b>Project Description</b>	<b>Total Expenditure</b>	<b>Indoor Recreation DC Funding</b>	<b>Other Funding</b>	<b>Other Funding Source</b>
BF-8285-11	Father Ermanno Bulfon C.C. - Fitness Centre Expansion	63,591	55,027	8,564	Capital from Taxation - \$1,452 Building & Facilities Infra. Reserve - \$6,599
BF-8378-15	Carrville Community Centre and District Park	191,298	162,415	28,883	Capital from Taxation - \$22,284 Parks Development DCs - \$6,599
RE-9537-17	VMC Library, Recreation and YMCA Centre of Community	11,903,154	8,265,633	3,637,521	Capital from Taxation - \$298,853 Library Buildings DCs - \$3,338,668
		<b>12,158,043</b>	<b>8,483,076</b>	<b>3,674,967</b>	

**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 – Indoor Recreation**

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

**iv. City-wide – Park Development & Facilities**

To provide capital funds to 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 Park Development charge as it is covered under the CIL recreation land reserve.

**v. 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

**vi. 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.

**vii. 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 Special Service Area 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 6 West Major MacKenzie Dr Watermain
- Pressure District 6 East Rutherford Watermain
- Pressure District 7 West Teston Rd/America Ave/Canada Dr Watermain
- Dufferin/Teston Sanitary Sewer OPA 332
- Ansley Grove Sanitary Subtrunk Sewer Improvements
- Zenway/Fogal Sanitary Sub Trunk Extension
- Huntington Road Sewer Improvements

# Attachment 3

City of Vaughan

2017 Cash-In-Lieu Parkland Reserve Fund Statement

As at December 31, 2017 (in '000s)

		<u>Cash in Lieu of Parkland</u>
Balance as of January 1, 2017		68,122,322
<b>Plus:</b>		
Payments Received		16,775,264
Interest Revenue		661,027
Other		<u>\$0</u>
	<b>Sub Total</b>	<b>\$17,436,291</b>
<b>Less:</b>		
Expenditure		22,074,818
Interest Expense		\$0
Other		<u>\$0</u>
	<b>Sub Total</b>	<b>\$22,074,818</b>
Balance as of December 31, 2017		<u><b>\$63,483,795</b></u>

## Expenditure Detail:

Project	Project Description	Total Expenditure	Cash in Lieu	Other Funding	Other Funding Source
RL-0005-12	Land Acquisition Fees	95,531	95,531		
RL-0019-17	Block 30 Parkland Acquisition	13,347,264	13,347,264		
RL-0020-17	Block 59 Parkland Acquisition	6,622,195	6,622,195		
RL-2552-17	Kipling Ave Land Acquisition	1,070,391	1,070,391		
PK-6594-17	VMC Parkland	15,437	15,437		
Capital recovery of Land Acquisition/Park Development Labour		924,000	924,000		
		<b>22,074,818</b>	<b>22,074,818</b>		

# Attachment 4

City of Vaughan  
2017 Increased Density (Section 37) Reserve Fund Statement  
As at December 31, 2017 (in '000s)

		Section 37
<b>Balance as of January 1, 2017</b>		<b>1,725,425</b>
<b>Plus:</b>		
<b>Payments Received</b>		<b>180,000</b>
<b>Interest Revenue</b>		<b>19,627</b>
<b>Other</b>		<b><u>\$0</u></b>
	<b>Sub Total</b>	<b>\$199,627</b>
<b>Less:</b>		
<b>Transfer to Capital</b>		<b>\$0</b>
<b>Interest Expense</b>		<b>\$0</b>
<b>Other</b>		<b><u>\$0</u></b>
	<b>Sub Total</b>	<b>\$0</b>
<b>Balance as of December 31, 2017</b>		<b><u><u>\$1,925,052</u></u></b>

## Attachment 5

City of Vaughan

2017 Development Charges Reserve Funds

Details of Development Charges Credits Issued

January 1, 2017 to December 31, 2017

Name of Developer	Subdivision/Plan/Project	DC Service Category	DC Credits Issued
Nashville Ten Acre Developments Inc. & Nashville Development (North) Inc.	19T-10V004 Phase 4	Huntington Sewer ASDC	\$ 76,507
<b>Total</b>			<b>\$ 76,507.00</b>