

CITY OF VAUGHAN
EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 22, 2021

Item 5, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 22, 2021.

5. **2020 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 8, 2021:

Recommendations

1. That the 2020 Development Charges Reserve Fund and Special Fund Statement be received for information; and
2. That the 2020 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 8, 2021

WARD(S): ALL

TITLE: 2020 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 2020 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 2020 was \$482.5 million. The City collected \$21.6 million in DC collection revenues, \$5.1 million in interest revenue and funded \$39.6 million in capital projects. The consolidated ending balance was \$469.6 million as of December 31, 2020.
- The City collected \$15.5 million in CIL parkland revenue and spent \$1.2 million in 2020. The ending balance of the CIL parkland reserve fund was \$87.6 million as of December 31, 2020.
- The City received \$2.1 million in revenues through Section 37 agreements during 2020 and did not spend anything. The closing balance as of December 31, 2020 was \$5.2 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 2020 Development Charges Reserve Fund and Special Fund Statement be received for information; and
2. That the 2020 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

[2019 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, 2020, the consolidated fund balance in the City's development charge reserve funds was \$469.6 million.

The table below summarizes the Development Charges Reserve Fund activities for the period of January 1, 2020 to December 31, 2020:

Table 1: 2020 Development Charge Reserve Balance as of December 31, 2020 (\$million)

	City-Wide Development Charges	Area Specific Development Charges	Total
Opening Balance	\$473.3	\$9.2	\$482.5
Revenues	\$21.2	\$5.5	\$26.7
Expenses	-\$37.9	-\$1.7	-\$39.6
Closing Balance	\$456.5	\$13.0	\$469.5

Note 1: The Revenues and Expenses include interest accruals.

Note 2: Some numbers may not add due to rounding

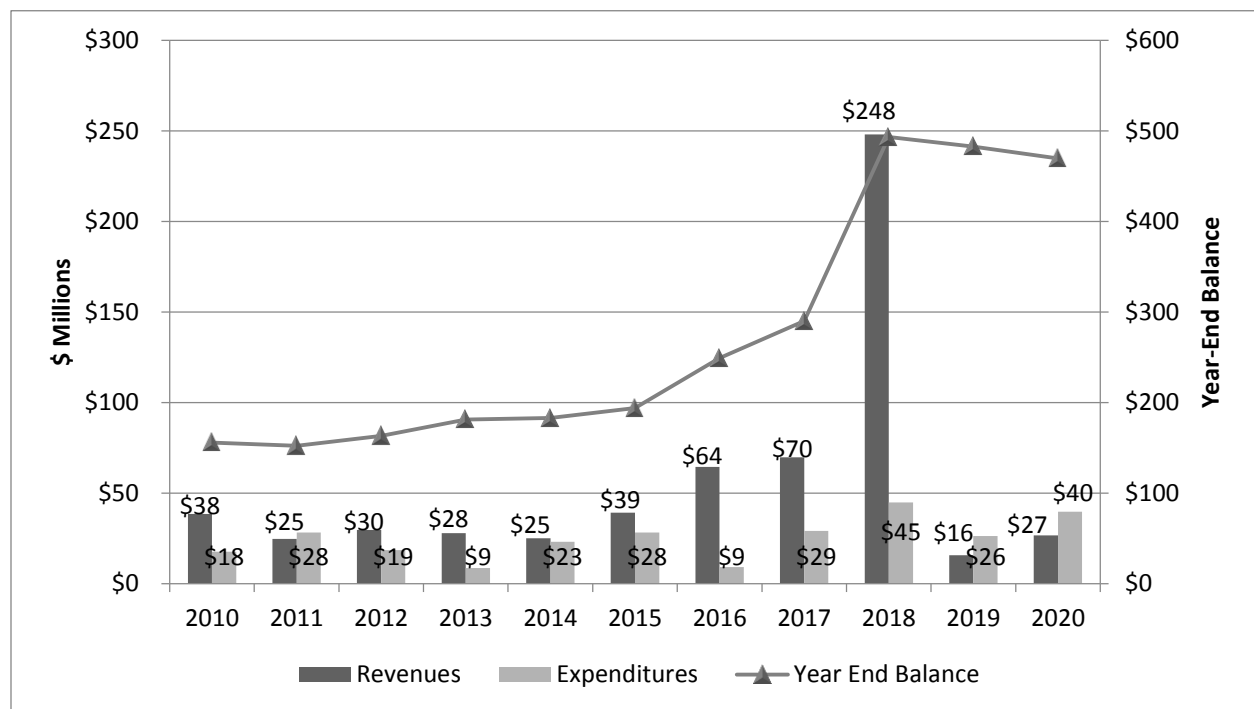
Attachment 1 summarizes the development charges reserve established under the authority of the DCA and the City's Development Charge By-laws. The summary schedule provides a breakdown of the funds collected, interest earned and capital expenditures for each reserve fund. There are detailed schedules for each reserve fund providing capital project detail of expenditures processed during 2020, 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 2020 were \$26.7 million, which was approximately \$12.9 million less than 2020 expenditures of \$39.6 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 and 2020. As illustrated in the chart, in 2020 the DC collections were significantly reduced largely due to the significant collections in 2018 as part of the City's DC pre-payment agreements. In comparison to 2019, there has been a increase in DC collections of approximately \$11 million. DC revenues were \$26.7 million, consisting of DC collections of approximately \$21.6 million with an additional \$5.1 million in interest revenue assigned to the DC reserves. Draws from the DC reserves in 2020 continued on pace similar to previous years due to the ongoing need to fund growth related infrastructure projects. As a result of increasing expenditures above DC collections in the last two years, the balances in the development charge reserves have fallen in the last two years, leaving a consolidated reserve fund balance of \$469.5 million as of December 31, 2020.

Chart 1: 2010-2020 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, 2020:

Table 2: 2020 Cash-in-Lieu Parkland and Section 37 Reserve Balance as of December 31, 2020

	<u>(\$million)</u>	
	Cash in Lieu Parkland	Section 37
Opening Balance	\$72.5	\$3.1
Revenues	\$16.3	\$2.2
Expenses	-\$1.2	\$0.0
Closing Balance	\$87.6	\$5.2

Note: Some numbers may not add due to rounding

Note: Include interest earned

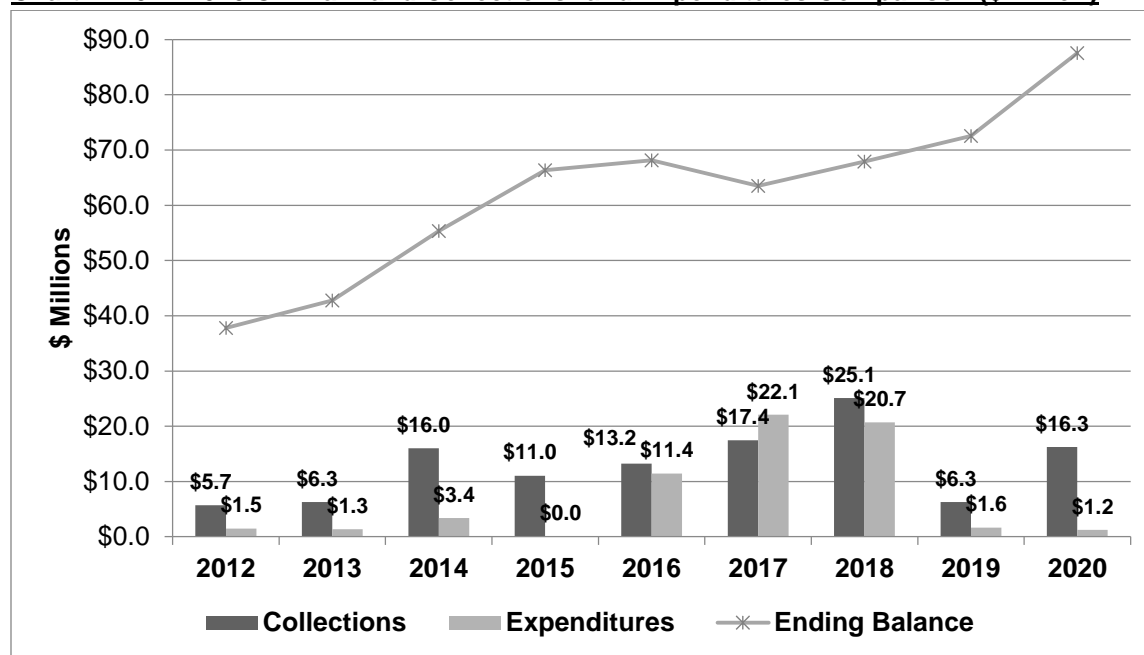
As of December 31, 2020, the Section 37 reserve balance was \$5.2 million

During 2020, \$2.2 million in revenue was received through Section 37 agreements. There were no capital expenditures for the year.

As of December 31, 2020, the CIL Parkland reserve balance was \$87.6 million

During 2020, \$15.5 million in cash in lieu payments were received and the reserve earned \$0.8 million in interest. There were \$1.2 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 2020. Following chart illustrate CIL Parkland collections and expenditures for the period of 2012-2020.

Chart 2: 2012-2020 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 three development charge credits in the fiscal year 2020 in the amount of \$188 thousand as it relates to the Huntington Road Sewer Area Specific Development Charge.

Broader Regional Impacts/Considerations

Not applicable.

Conclusion

The 2020 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. 2020 Development Charge Reserve Fund Statement
2. Description of City Wide and Area Specific Development Charge Reserves
3. 2020 Cash-in-Lieu of Parkland Reserve Fund Statement
4. 2020 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, DCM of Corporate Services, CFO and City Treasurer

Reviewed by



Jim Harnum, City Manager

Attachment 1

City of Vaughan
2020 City-Wide Development Charges Reserve Fund Statement
As at December 31, 2020 (in '000s)

	Community Services	Engineering Services	Fire & Rescue Services	General Government	Library Services	Public Works	Total
Balance as of January 1, 2020	\$ 162,158	\$ 285,595	\$ 3,123	\$ 600	\$ 12,499	\$ 9,346	\$ 473,321
Revenues							
Development Charge Revenues	\$ 1,794	\$ 12,669	\$ 532	\$ 493	\$ 187	\$ 501	\$ 16,175
Development Charge Credits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earned	\$ 1,699	\$ 3,031	\$ 17	\$ (0)	\$ 133	\$ 99	\$ 4,978
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 3,492	\$ 15,700	\$ 549	\$ 492	\$ 320	\$ 599	\$ 21,153
Expenditures							
Transfer to Capital	\$ (13,614)	\$ (18,571)	\$ (2,828)	\$ (1,911)	\$ (633)	\$ (369)	\$ (37,927)
Development Charge Refunds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ (13,614)	\$ (18,571)	\$ (2,828)	\$ (1,911)	\$ (633)	\$ (369)	\$ (37,927)
Balance as of December 31, 2020	\$ 152,037	\$ 282,723	\$ 844	\$ (819)	\$ 12,185	\$ 9,576	\$ 456,546

City of Vaughan
2020 Area Specific Development Charges Reserve Fund Statement
As at December 31, 2020 (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
Balance as of January 1, 2020	\$ 3,887	\$ 559	\$ 8	\$ 50	\$ 2,677	\$ 91	\$ 229
Revenues							
Development Charge Revenues	67	15	-	-	12	-	-
Transfer from Capital	-	-	-	-	-	-	-
Interest Earned	42	7	1	(1)	28	1	2
Other	-	-	-	-	-	-	-
Total Revenues	\$ 108	\$ 22	\$ 1	\$ (1)	\$ 40	\$ 1	\$ 2
Expenditures							
Transfer to Capital	-	515	-	-	1,097	-	-
Development Charge Refunds	-	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-
Total Expenditures	\$ -	\$ 515	\$ -	\$ -	\$ 1,097	\$ -	\$ -
Balance as of December 31, 2020	\$ 3,996	\$ 66	\$ 9	\$ 48	\$ 1,620	\$ 92	\$ 231

	D25 - Zenway Fogel	D27 - Huntington	D33 - Woodbridge Ave. Sewer	Black Creek Map 2	Black Creek Map 3	VMC-Interchange SWM Pond	Total
Balance as of January 1, 2020	\$ 116	\$ 531	\$ 59	\$ 746	\$ 246	\$ -	\$ 9,199
Revenues							\$ -
Development Charge Revenues	314	198	2	166	69	4,743	5,586
Transfer from Capital	-	-	-	-	-	-	-
Interest Earned	2	6	1	8	3	13	112
Other	-	(188)	-	-	-	-	(188)
Total Revenues	\$ 316	\$ 16	\$ 3	\$ 174	\$ 72	\$ 4,757	\$ 5,511
Expenditures							\$ -
Transfer to Capital	-	-	-	50	9	-	1,670
Development Charge Refunds	-	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ 50	\$ 9		\$ 1,670
Balance as of December 31, 2020	\$ 432	\$ 546	\$ 62	\$ 870	\$ 309	\$ 4,757	\$ 13,039

**Development Charges Reserve
Engineering Services
Transfer to Capital
For the Period January 1, 2020 - December 31, 2020**

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	79,900	-165	80,065	City Wide DC - General Gov.	- 10,899
					Recreation Land Reserve	1,545
					Transfer from Taxation	89,419
CD-1957-18	Active Transportation Facility on Islington Avenue - Rutherford F	215,142	215,142	0		
CD-1978-18	Sidewalk on Pine Valley Drive - Strada Dr to Langstaff Rd	251,490	251,490	0		
CD-2002-16	2018 Watermain Replacement	2,250,730	187,483	2,063,247	Water Reserve	2,063,247
CD-2007-19	Sidewalk, ATF and Street Lighting on Major Mackenzie Drive by	9,314	9,314	0		
CO-0054-09	Vaughan Hospital Precinct Development	4,272,615	-3,008,535	7,281,149	Transfer from Taxation	7,128,928
					Other Recoveries	152,222
DE-7098-15	Pedestrian and Bicycle Network Implementation Program	136,296	136,296	0		
DE-7104-15	TMP Education, Promotion, Outreach and Monitoring	58,655	58,655	0		
DE-7114-16	Portage Parkway - Hwy 400 to Jane Street	818,389	818,389	0		
DE-7139-16	Storm Drainage and Storm Water Management Master Plan Up	561,443	561,443	0		
DE-7141-16	Transportation Master Plan Update	348,274	348,274	0		
DE-7142-16	Water Master Plan Update	82,005	82,005	0		
DE-7168-16	Wastewater Master Plan Update	232,175	232,175	0		
DE-7169-16	Concord GO Comprehensive Transportation Study	195,169	195,169	0		
DE-7175-17	VMC Edgeley Pond Design and Construction	363,445	102,327	261,117	ASDC - Black Creek - VMC Areas	49,307
					Draining to Edgeley Pond	
					ASDC - Black Creek -	
					Undeveloped Lands in Black	4,528
					Creek Drainage Shed	
					City Wide DC - Community	127,150
					Services	
					Federal Grant	50,117
					Provincial Grant	25,059
					Transfer from Taxation	4,957
DE-7177-17	Interim Servicing Strategy, Blocks 27, 34, 35 & 41	359,708	359,708	0		
DE-7181-17	Implementation of the Transportation Master Plan Update	10,488	10,488	0		
DE-7182-17	Implementation of the Regional Express Rail	156,329	156,329	0		
DE-7184-17	Kirby GO Station	45,793	45,793	0		
DE-7186-18	VMC Transportation Master Plan	79,492	79,492	0		
DE-7188-18	Promenade Mall Secondary Plan Comprehensive Transportat	160,054	160,054	0		
DE-7189-18	Highway 7 and Weston Road Secondary Plan Comprehensive T	278,636	278,636	0		
DE-7221-19	VMC NW Quad - Commerce Way (Hwy 7 to Applemill)	745	745	0		
DE-7229-19	Kleinburg Core Parking Study	112,937	112,937	0		
DE-7293-19	VMC NW Quad - Applemill (Portage Parkway to Highway 7)	880	880	0		
DP-9524-13	Highway 7 VMC Streetscape	0	-97,234	97,234	Municipal Contribution	97,234
DP-9527-13	VMC Black Creek Detailed Design Concept for Public Spaces a	1,463	1,463	0		
DP-9529-13	Design Review Panel Administration	2,355	-2,878	5,233	City Wide DC - General Gov.	4,723
					Transfer from Taxation	510

**Development Charges Reserve
Engineering Services
Transfer to Capital
For the Period January 1, 2020 - December 31, 2020**

Project	Project Description	Total Expenditures	Engineering Services DC Funding	Other Funding Total	Other Funding Source	Amount
DP-9542-15	Islington Avenue Streetscape Phase 1	545,189	428,545	116,644	Transfer from Taxation	82,635
					Other Recoveries	34,009
DP-9543-15	Centre Street Design and Construction Phase 1	70,004	-18,944	88,949	Municipal Contribution	113,850
					Transfer from Taxation	-
DP-9544-15	Streetscape for Concord West by York Region - Highway 7 and	11,944	8,463	3,480	Transfer from Taxation	3,480
DP-9552-18	VMC Signage and Wayfinding Strategy	84,221	84,221	0		
DT-7065-11	Millway Avenue Widening & Realignment	121,302	121,302	0		
DT-7097-14	Pedestrian and Cycle Strategy	77,884	77,884	0		
DT-7112-14	Kirby Road Municipal Class EA	1,535,330	1,535,330	0		
EV-2125-18	Maplewood Booster Pumping Station Upgrade Works	651,358	186,021	465,337	Water Reserve	465,337
ID-2050-19	Kirby Road Extension - Dufferin Street to Bathurst Street	23,341	23,341	0		
ID-2051-18	Traffic Signal Installation - Edgeley Blvd and Courtland Ave	3,592	3,592	0		
ID-2052-18	Bass Pro Mills Drive Extension - Romina Dr to Jane St	640,133	640,133	0		
ID-2079-19	Canada Drive-America Avenue Bridge	47,089	47,089	0		
ID-2080-19	Clark Avenue West Cycling Facility	5,536,139	3,686,238	1,849,900	Ont. Municipal Commuter Cycling Program (OMCC)	492,374
					Municipal Contribution	1,138,287
					Gas Tax Reserve	219,240
ID-2083-19	Huntington Road Reconstruction - Langstaff Rd to Nashville Rd	283,852	283,852	0		
IM-7215-19	Shared Mobility Pilot Project	40,022	40,022	0		
IM-7217-19	CAM Strategy Update and Roadmap	130,085	45,162	84,923	Building & Facilities Infra. Reserve	17,263
					Gas Tax Reserve	-
					Parks Infra. Reserve	19,379
					Sewer Reserve	17,264
					Water Reserve	34,888
IM-7218-19	Asset Management Plan Development	128,408	36,156	92,252	Building & Facilities Infra. Reserve	34,888
					Parks Infra. Reserve	18,032
					Sewer Reserve	18,033
					Water Reserve	28,094
PK-6373-19	Vaughan Super Trail Development	911,395	152,018	759,377	City Wide DC - Park Dev.	668,237
					Transfer from Taxation	91,140

**Development Charges Reserve
Engineering Services
Transfer to Capital
For the Period January 1, 2020 - December 31, 2020**

Project	Project Description	Total Expenditures	Engineering Services DC Funding	Other Funding Total	Other Funding Source	Amount
BU-2554-20	Growth Related Financial Studies and Analysis	27,197	21,361	5,836	City Wide DC - Community Services	2,919
		0	0	0	City Wide DC - Fire	424
		0	0	0	City Wide DC - General Gov.	193
					City Wide DC - Library Buildings	214
					ASDC - Black Creek - VMC Areas Draining to Edgeley Pond	210
					ASDC - Black Creek - Undeveloped Lands in Black Creek Drainage Shed	235
		0	0	0	Transfer from Taxation	1,641
CD-1980-19	Sidewalk, Cycling and Street Lighting on Weston Road & Keele	117,681	117,681	0		
CD-2006-15	Major Mackenzie Drive Streetscape - Phase 1b City Hall Campus	23,170	6,868	16,302	Keele Valley Landfill Reserve	16,302
DE-7176-17	Black Creek Channel Renewal Design and Construction	89,194	47,497	41,697	City Wide DC - Community Services	37,090
					ASDC - Black Creek - Undeveloped Lands in Black Creek Drainage Shed	4,153
					Transfer from Taxation	454
DE-7191-18	2018 Bike Rack Program	22,292	22,292	0		
DE-7192-18	VMC NE Quad - Portage Parkway Extension (Jane St to Black C	2,623,373	2,623,373	0		
DE-7209-19	PD7 Teston Rd Watermain Extension (Blk 40/47)	3,544,973	3,544,973	0		
DE-7222-19	VMC SW Quad - Interchange Way (Edgeley Blvd. to Jane St.)	6,348	6,348	0		
DE-7223-19	VMC Master Servicing Plan Update	331,619	331,619	0		
DE-7225-19	VMC Jane Street Enhanced Streetscaping & Edgeley Pond Inte	68,083	68,083	0		
DE-7226-20	Exchange Ave. (Commerce Way to Jane St.)	2,684	2,684	0		
DE-7234-19	Barons Street Extension to Nashville	1,622,258	1,622,258	0		
DE-7240-19	VMC NW Quad - Applemill (Applewood to Edgeley Boulevard)	2,201	2,201	0		
DE-7294-19	PGM Digital Strategy	23,711	23,711	0		
DP-9525-15	Vaughan Mills Urban Design Streetscape & Open Space Master	84,597	6,103	78,494	City Wide DC - General Gov.	78,494
DP-9526-17	Yonge Street / Steeles Corridor Urban Design Streetscape & Op	69,594	5,021	64,574	City Wide DC - General Gov.	64,574
DP-9555-17	VMC - Consultation Services	20,963	10,481	10,481	City Wide DC - General Gov.	10,481
DP-9565-20	City-Wide Intensification Standards and Guidelines	21,995	21,995	0		
DP-9582-19	Update to the City-Wide Street Implementation Manual	7,754	7,754	0		
DP-9584-19	Islington Avenue Streetscape - Phase 2	11,922	11,922	0		
DT-7040-10	Ped. & Bike Master Plan Implementation Works	6,086	6,086	0		
DT-7101-13	Vaughan TDM Policy	17,971	17,971	0		
DT-7120-13	Black Creek Renewal	0	0	0		
ID-2008-20	Sidewalk and Street Lighting on Highway 27 by York Region - R	5,893	5,893	0		
ID-2056-18	Sidewalk, Cycling Facilities & Street Lighting on Jane St - Hwy 7	23,941	23,941	0		
ID-2058-20	Kleinburg-Nashville PD6 Major Mackenzie Watermain Pts 1 & 2	187,776	187,776	0		

**Development Charges Reserve
Engineering Services
Transfer to Capital
For the Period January 1, 2020 - December 31, 2020**

Project	Project Description	Total Expenditures	Engineering Services DC Funding	Other Funding Total	Other Funding Source	Amount
ID-2063-20	Road Recon, WM & SAN Replac, SW, Cyc, SL & Streetscaping	104,076	70,385	33,691	Roads Infra. Reserve	12,444
					Sewer Reserve	7,082
					Water Reserve	14,165
ID-2078-19	Pre - Engineering Investigation and Study Program	30,107	15,054	15,054	Roads Infra. Reserve	15,054
ID-2085-20	Traffic Signal Installation - Midblock Pedestrian on New Westmii	11,290	11,290	0		
ID-2089-20	Sidewalk, ATF and Street Lighting on Major Mackenzie Drive by	6,478	6,478	0		
ID-2090-19	Sidewalk, Street Lighting & Watermain on Keele Street - Steeles	109,797	8,366	101,431	Water Reserve	101,431
ID-2098-20	Sidewalk and Street Lighting on Regional Road Hwy # 50 - Phas	5,953	5,953	0		
ID-2099-20	Traffic Infrastructure Improvements	226,597	164,871	61,727	Gas Tax Reserve	61,727
IM-7212-19	Bass Pro Mills Environmental Assessment Study from Weston t	309,444	309,444	0		
IM-7213-19	Teston Road Environmental Assessment Study from Pine Valle	215,561	215,561	0		
IM-7214-19	McNaughton Road West Environmental Assessment Study fron	24,151	24,151	0		
IM-7216-19	Annual Active Transportation Program	111,092	111,092	0		
RP-7133-19	Traffic Control Signals - Teston Road at Mosque Gate	206,492	206,492	0		
		32,249,525	18,571,331	13,678,194		13,678,194

**Development Charges Reserve
Fire & Rescue Services
Transfer to Capital
For the Period January 1, 2020 - December 31, 2020**

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	-8,199	104	-8,303	Transfer from Taxation	- 8,303
FR-3565-13	Station #73 Equipment	4,402	1,321	3,082	Transfer from Taxation	3,082
FR-3582-16	Reposition Fire Station #7-4 Kleinburg Design & Construction	199,241	176,909	22,332	Building & Facilities Infra. Reserve	2,594
					Transfer from Taxation	19,738
FR-3618-18	Station #74 Equipment for Firefighter Purchase	13,015	13,015	0		
FR-3626-18	Station #74 Furniture and Equipment	25,110	25,110	0		
FR-3652-19	Public Order Unit - VFRS	9,150	-1,960	11,110	Fire Equipment Reserve	7,215
					Other Recoveries	3,895
BU-2554-20	Growth Related Financial Studies and Analysis	27,197	424	26,773	City Wide DC - Engineering	21,361
					City Wide DC - Library Buildings	214
					City Wide DC - General Gov.	193
					City Wide DC - Community Services	2,919
					ASDC - Black Creek - VMC Areas	210
					Draining to Edgeley Pond	
					ASDC - Black Creek -Undeveloped	235
					Lands in Black Creek Drainage Shed	
					Transfer from Taxation	1,641
FR-3581-18	Purchase Land for New Station 7-11	905,512	905,512	0		
FR-3606-18	Station 76 Aerial Purchase	1,665,631	1,665,631	0		
FR-3689-20	Technical Rescue - Replacement and Growth-Related	68,147	17,037	51,110	Fire Equipment Reserve	51,110
ID-2093-20	New Fire Station 7-12	25,135	25,135	0		
		2,934,341	2,828,236	106,105		106,105

**Development Charges Reserve
Public Works
Transfer to Capital
For the Period January 1, 2020 - December 31, 2020**

Project	Project Description	Total Expenditure	Public Works DC Funding	Other Funding Total	Other Funding Source	Amount
ID-2059-18	Dufferin Works Yard Improvements/ Renovations	147,831	75,016	72,815	City Wide DC - Park Dev.	73,565
					Transfer from Taxation	- 750
LI-4555-18	VPL Courier Van	1,070	963	107	Transfer from Taxation	107
RP-1972-17	Public Works and Parks Operations Yard Expansion and Upgrac	138,841	10,221	128,620	City Wide DC - Park Dev.	1,165
					Provincial Grant	127,454
RP-6771-18	VMC Maintenance Equipment	211,525	211,525	0		-
RP-6773-18	Dump Trailer	14,728	14,728	0		-
FL-9544-18	Animal Services Vehicles (JDE: BY-9544-18 closed)	566	509	57	Transfer from Taxation	57
FL-7220-19	PW-SW-New- Pickup Truck	62,586	56,328	6,259	Storm Water Reserve	6,259
		577,147	369,290	207,857		207,857

**Development Charges Reserve
General Government
Transfer to Capital
For the Period January 1, 2020 - December 31, 2020**

Project	Project Description	Total Expenditure	General Government DC Funding	Other Funding Total	Other Funding Source	Amount
BS-1006-15	Zoning Bylaw Review	452,970	136,473	316,497	Transfer from Taxation	211,027
					Building Standards Reserve	105,469
BU-2551-18	Long Range Fiscal Planning and Forecast	79,900	-10,899	90,799	Transfer from Taxation	89,419
					City Wide DC - Engineering	-
					Recreation Land Reserve	1,545
DP-9529-13	Design Review Panel Administration	2,355	4,723	-2,368	Transfer from Taxation	510
					City Wide DC - Engineering	-
						2,878
ES-2521-15	Community Sustainability and Environmental Master Plan Rene	13,204	12,354	850	Transfer from Taxation	850
ID-2087-19	General Design & Construction Standards for Building Infrastru	72,310	65,079	7,231	Transfer from Taxation	7,231
PL-9023-11	Weston Road and Highway 7 Secondary Plan	61,503	55,353	6,150	Transfer from Taxation	6,150
PL-9533-13	New Community Areas Secondary Plan - Block 41	45,963	41,423	4,540	Transfer from Taxation	4,540
PL-9535-13	New Community Areas Secondary Plan - Block 27	3,148	2,753	396	Transfer from Taxation	396
PL-9550-16	Official Plan Review	1,079,885	971,897	107,988	Transfer from Taxation	107,988
PL-9551-16	Concord GO Centre Secondary Plan Mobility Hub Study	62,056	55,851	6,206	Transfer from Taxation	6,206
PL-9570-18	Promenade Mall Secondary Plan	80,494	72,445	8,049	Transfer from Taxation	8,049
PL-9572-18	Greening Standards Study	51,177	21,543	29,634	Transfer from Taxation	2,394
					Federal Grant	27,240
PL-9573-19	VMC Secondary Plan Review	68,711	61,840	6,871	Transfer from Taxation	6,871
SP-0093-19	Support of a Growth Management Strategy	248,744	111,935	136,810	Transfer from Taxation	136,810
BU-2554-20	Growth Related Financial Studies and Analysis	27,197	193	27,004	City Wide DC - Engineering	21,361
					City Wide DC - Fire	424
					City Wide DC - Library Buildings	214
					City Wide DC - Community	2,919
					Services	
					ASDC - Black Creek - VMC Areas	210
					Draining to Edgeley Pond	
					ASDC - Black Creek -	
					Undeveloped Lands in Black	235
					Creek Drainage Shed	
					Transfer from Taxation	1,641
DP-9525-15	Vaughan Mills Urban Design Streetscape & Open Space Maste	84,597	70,645	13,953	Transfer from Taxation	7,849
					City Wide DC - Engineering	6,103
DP-9526-17	Yonge Street / Steeles Corridor Urban Design Streetscape & O	69,594	58,116	11,478	Transfer from Taxation	6,457
					City Wide DC - Engineering	5,021
DP-9553-17	Plan Update - Implications of Growth on Heritage Conservation	98,197	88,377	9,820	Transfer from Taxation	9,820
DP-9555-17	VMC - Consultation Services	20,963	9,433	11,529	Transfer from Taxation	1,048
					City Wide DC - Engineering	10,481
DP-9581-20	Concord West Go Station Master Plan	8,338	7,504	834	Transfer from Taxation	834
PK-6536-16	VMC-Parks Development Plan and Implementation Strategy	27,441	24,697	2,744	Transfer from Taxation	2,744
PK-6643-20	Parks & Open Space Strategic Plan (Greenspace Strategy Plar	12,765	11,489	1,277	Transfer from Taxation	1,277
PL-9027-12	The Major Transit Station Areas Evaluation	0	339	-339	Transfer from Taxation	-
SP-0093-20	Support of a Growth Management Strategy	82,459	37,106	45,352	Transfer from Taxation	45,352
		2,753,972	1,910,668	843,304		843,304

**Development Charges Reserve
Library Services
Transfer to Capital
For the Period January 1, 2020 - December 31, 2020**

Project	Project Description	Total Expenditure	Library Services DC Funding	Other Funding Total	Other Funding Source	Amount
LI-4519-09	Civic Centre Resource Library-Construction	84,653	76,341	8,312	Transfer from Taxation	8,484
					Gas Tax Reserve	- 173
LI-4522-15	New Carrville Block 11 Library	97,809	88,022	9,787	Transfer from Taxation	9,787
LI-4530-14	Civic Centre Resource Library	91,763	82,587	9,176	Transfer from Taxation	9,176
LI-4539-14	Vellore Village South BL 39 - Consulting/Design/Construction	676	609	68	Transfer from Taxation	68
RE-9537-17	VMC Library, Recreation and YMCA Centre of Community	7,767,401	62,473	7,704,928	City Wide DC - Park Dev.	7,647,082
					Transfer from Taxation	57,845
BU-2554-20	Growth Related Financial Studies and Analysis	27,197	214	26,982	City Wide DC - Engineering	21,361
					City Wide DC - Fire	424
					City Wide DC - General Gov.	193
					City Wide DC - Community Services	2,919
					ASDC - Black Creek - VMC Areas	210
					Draining to Edgeley Pond	
					ASDC - Black Creek -Undeveloped	235
					Lands in Black Creek Drainage Shed	
					Transfer from Taxation	1,641
LI-4554-17	VMC Library - Resource Material, F&E, Comm/Hrdwr	262,727	236,454	26,273	Transfer from Taxation	26,273
LI-4570-19	Vaughan Hospital Library - Non-Building Capital Costs	94,104	86,763	7,341	Transfer from Taxation	7,341
		8,426,330	633,463	7,792,866		7,792,866

**Development Charges Reserve
Community Services
Transfer to Capital
For the Period January 1, 2020 - December 31, 2020**

Project	Project Description	Total Expenditure	Community Services DC Funding	Other Funding Total	Other Funding Source	Amount
5961-2-03	Maple Valley Plan	9,835	8,089	1,746	Transfer from Taxation	897
					Keele Valley Landfill Reserve	849
BF-8378-15	Carrville Community Centre and District Park	1,096,715	968,176	128,539	Transfer from Taxation	128,539
DE-7175-17	VMC Edgeley Pond Design and Construction	363,445	127,150	236,294	ASDC - Black Creek - VMC Areas Draining to Edgeley Pond	49,307
					ASDC - Black Creek -Undeveloped Lands in Black Creek Drainage Shed	4,528
					City Wide DC - Engineering	102,327
					Federal Grant	50,117
					Provincial Grant	25,059
					Transfer from Taxation	4,957
ID-2059-18	Dufferin Works Yard Improvements/ Renovations	147,831	73,565	74,266	City Wide DC - Public Works	75,016
					Transfer from Taxation	-
PK-6084-08	19T-01V04 (Humberplex)-Kleinburg	402,799	362,335	40,464	Transfer from Taxation	40,464
PK-6287-18	Block 18 District Park Development (UV2-D1)	18,180	16,362	1,818	Transfer from Taxation	1,818
PK-6305-15	North Maple Regional Park Phase I Construction	9,328	7,206	2,122	Transfer from Taxation	699
					Proceeds from Sale of Land	636
					Keele Valley Landfill Reserve	787
PK-6306-11	Pedestrian & Bicycle Masterplan (Off Road System)	5,571	4,960	611	Gas Tax Reserve	611
PK-6357-15	Agostino Park - Expansion Design & Construction	773	673	99	Transfer from Taxation	99
PK-6365-14	UV1-D4 - Block 40 District Par	2,936	2,642	294	Transfer from Taxation	294
PK-6365-17	Block 40 Chatfield District Park Construction (UV1-D4)	49,435	44,491	4,943	Transfer from Taxation	4,943
PK-6373-19	Vaughan Super Trail Development	911,395	668,237	243,158	Transfer from Taxation	91,140
					City Wide DC - Engineering	152,018
PK-6395-13	Cannes Park-UV1-N27 Neighborhood Park Design and Constr	28,112	25,301	2,811	Transfer from Taxation	2,811
PK-6401-16	61W-N2 - Block 61 Neighbourhood Park Design and Constructi	4,384	3,945	438	Transfer from Taxation	438
PK-6431-14	61E-N1 - Block 61 Neighbourhood Park Design and Constructio	52,659	47,393	5,266	Transfer from Taxation	5,266
PK-6497-15	KA-S5 Block 51- Public Square- Design and Construction	1,101	991	110	Transfer from Taxation	110
PK-6521-15	MS1 Block 19 Neighbourhood Park Design and Construction	129	115	15	Transfer from Taxation	15
PK-6522-15	MS2 Block 19 Neighbourhood Park Design and Construction	65	42	22	Transfer from Taxation	22
PK-6538-16	Thornhill Green Park-Section 37 Improvements	54,143	48,728	5,414	Transfer from Taxation	5,414
PK-6548-18	Block 55 Neighbourhood Park Development (N1/P4/P5)	2,267	2,041	227	Transfer from Taxation	227
PK-6575-18	Block 61W Secord Park Development Phase 2 (61W-N1)	259,612	233,651	25,961	Transfer from Taxation	25,961
PK-6636-19	North Maple Regional Park Development	1,078,178	970,360	107,818	Transfer from Taxation	107,818
PK-6639-19	Local Off Leash Dog Area Consultation	31,449	28,304	3,145	Transfer from Taxation	3,145
RE-9537-17	VMC Library, Recreation and YMCA Centre of Community	7,767,401	7,647,082	120,319	City Wide DC - Library Buildings	62,473
					Transfer from Taxation	57,845
RP-1972-17	Public Works and Parks Operations Yard Expansion and Upgra	138,841	1,165	137,676	City Wide DC - Public Works	10,221
					Provincial Grant	127,454
RP-6774-18	PKS - Forestry Skid Steer	55,771	50,194	5,577	Transfer from Taxation	5,577

**Development Charges Reserve
Community Services
Transfer to Capital
For the Period January 1, 2020 - December 31, 2020**

Project	Project Description	Total Expenditure	Community Services DC Funding	Other Funding Total	Other Funding Source	Amount
BU-2554-20	Growth Related Financial Studies and Analysis	27,197	2,919	24,278	City Wide DC - Engineering	21,361
					City Wide DC - Fire	424
					City Wide DC - General Gov.	193
					City Wide DC - Library Buildings	214
					ASDC - Black Creek - VMC Areas Draining to Edgeley Pond	210
					ASDC - Black Creek -Undeveloped Lands in Black Creek Drainage Shed	235
					Transfer from Taxation	1,641
DE-7176-17	Black Creek Channel Renewal Design and Construction	89,194	37,090	52,104	City Wide DC - Engineering	47,497
					ASDC - Black Creek -Undeveloped Lands in Black Creek Drainage Shed	4,153
					Transfer from Taxation	454
FL-5215-19	PKS-Additional 2 ton 4x4 crew cab dump truck	105,631	95,068	10,563	Transfer from Taxation	10,563
FL-5278-19	PKS- Additional dual stream compactor refuse truck	171,970	154,773	17,197	Transfer from Taxation	17,197
FL-5453-19	PKS- Additional narrow sidewalk tractor with plow/salter/blower/	109,960	98,982	10,978	Transfer from Taxation	10,978
FL-5455-19	PKS- Additional narrow sidewalk tractor with winter attachments	97,480	87,732	9,748	Transfer from Taxation	9,748
FL-5456-19	PKS- Additional narrow sidewalk tractor with winter attachments	97,480	87,732	9,748	Transfer from Taxation	9,748
FL-5457-19	PKS- Additional narrow sidewalk tractor with winter attachments	97,480	87,732	9,748	Transfer from Taxation	9,748
FL-5458-19	PKS-Additional narrow sidewalk tractor with winter attachments	97,480	87,732	9,748	Transfer from Taxation	9,748
FL-9556-19	PKS - One 1/2-Ton Pickup Truck for Crew Serving	42,867	38,580	4,287	Transfer from Taxation	4,287
FL-9557-19	PKS - One 1-Ton Pickup Truck for Crew Serving North Maple R	93,661	84,279	9,383	Transfer from Taxation	9,383
PK-6424-17	Block 61W Neighbourhood Park and Greenway Development (1	1,545	1,390	154	Transfer from Taxation	154
PK-6430-20	Block 30 VMC SmartCentres Urban Park Phase 1 (VMC30-7)	8,987	8,088	899	Transfer from Taxation	899
PK-6452-14	UV1-LP1 - Block 40 Greenway Design and Construction	8,744	7,869	874	Transfer from Taxation	874
PK-6456-18	Algoma Park-Block 61W Neighbourhood Park Development (61	938	844	94	Transfer from Taxation	94
PK-6498-17	Block 59 District Park Construction (WVEA59-D1)-Phase 1	3,229	2,906	323	Transfer from Taxation	323
PK-6499-17	Block 11 Carrville District Centre Neighbourhood Park Developr	887,159	798,443	88,716	Transfer from Taxation	88,716
PK-6537-20	Block 23 VMC Expo City Park Development (VMC23-2)	26,961	24,265	2,696	Transfer from Taxation	2,696
PK-6567-19	Block 31 Neighbourhood Park Development (VMCSP-N2)	4,497	4,047	450	Transfer from Taxation	450
PK-6600-19	Block 50 Urban Square Development-Steeles/Kipling-(WP-15)	610,689	549,621	61,069	Transfer from Taxation	61,069
PK-6602-19	Vaughan Super Trail Development-Feasibility Study	12,134	10,921	1,213	Transfer from Taxation	1,213
		15,087,639	13,614,214	1,473,425		1,473,425

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
- Steels 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

2020 Cash-In-Lieu Parkland Reserve Fund Statement

As at December 31, 2020 (in '000s)

	Cash in Lieu of Parkland
Balance as of January 1, 2020	72,544,521
Plus:	
Payments Received	15,458,890
Interest Revenue	804,132
Other	-
Sub Total	\$16,263,022
Less:	
Expenditures	1,226,206
Interest Expense	-
Other	-
Sub Total	\$1,226,206
Balance as of December 31, 2020	<u>\$87,581,337</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	79,900	(1,545)	(78,355)	DCs - Engineering Services DCs - General Gov. Provincial Grant
RL-0005-12	Land Acquisition Fees	25,670	(25,670)		
RL-0009-13	Real Estate Acquisition Strategy	43,839	(43,839)		
PK-6637-19	Parkland Dedication Policy Development	71,832	(71,832)		
PK-6648-19	Vaughan Mills Neighbourhood Park Base Parkland Development	1,320	(1,320)		
Capital recovery of Land Acquisition/Park Development Labour		1,082,000	(1,082,000)		
		1,304,561	(1,226,206)	(78,355)	

Attachment 4

City of Vaughan
2020 Increased Density (Section 37) Reserve Fund Statement
As at December 31, 2020 (in '000s)

		Section 37
Balance as of January 1, 2020		3,055,559
Plus:		
Payments Received		-
Interest Revenue		35,631
Other		2,136,981
Sub Total		\$2,172,612
Less:		
Expenditures		-
Interest Expense		-
Other		-
Sub Total		\$0
Balance as of December 31, 2020		<u>\$5,228,171</u>

Expenditure Detail:

Project	Project Description	Total Expenditure	Section 37	Other Funding	Other Funding Source
		-	-	-	