

Date: 2017/09/05

To: Chair and Members of General Committee

From: Gary Kent, Commissioner of Corporate Services and
Chief Financial Officer

Originator's files:

Meeting date:
2017/09/20

Subject

Annual Treasurer's Statement Report: Summary of Activity in 2016

Recommendation

1. That the report dated September 5, 2017, entitled "Annual Treasurer's Statement Report: Summary of Activity in 2016" from the Commissioner of Corporate Services and Chief Financial Officer, required by the *Development Charges Act, 1997* and *Planning Act*, be received for information.
2. That Council endorse that the "Annual Treasurer's Statement Report: Summary of Activity in 2016" complies with the reporting requirements of the *Development Charges Act, 1997* and the *Planning Act*.
3. That the City of Mississauga's "Annual Treasurer's Statement Report: Summary of Activity in 2016" be made available to the public on the City of Mississauga's website.

Report Highlights

- Legislative requirements in the *Development Charges Act (DC Act)* and the *Planning Act* require the Treasurer of the municipality to provide Council with a financial statement each year for the Development Charges (DC), Bonus Density (Section 37) and the Cash-in-Lieu of Parkland (CIL) reserve funds and a listing of DC/Lot Levy credits.
- The Treasurer's Annual Statement summarizes the financial activities related to these reserve funds and DC/Lot levy credits for the 2016 fiscal year.
- The DC reserve fund opening balance for 2016 was \$59.6 million. The City collected \$26.4 million in DC revenue and funded \$43.6 million in capital projects for growth-related capital assets. The closing balance was \$42.8 million at the end of 2016.
- The City collected \$5.4 million in CIL-Parkland revenue during 2016 and funded capital assets of \$1.8 million in 2016. The closing balance of the CIL-Parkland reserve fund after

all transactions was \$65.8 million.

- The Bonus Density (Section 37) reserve fund had an opening balance of \$0.65 million in 2016 and received \$0.49 million through Section 37 agreements during the year. The closing balance at the end of 2016 was \$1.2 million.
- This report is compliant with Bill 73 legislation and regulations amending both the *DC Act* and the *Planning Act*.

Background

The *Development Charges Act, 1997 (DC Act)* section 43(1), (2) and the *Planning Act* section 37(7), (8) and section 42(17), (18) requires the Treasurer of the municipality to provide Council with an annual financial statement for activities related to its DC, Bonus Density (Section 37) and Cash-in-Lieu of Parkland Reserve Funds and DC/Lot Levy credits.

Comments

This report has been prepared to comply with the legislative requirements in the *DC Act* and the *Planning Act*. A summary of reserve fund activities during 2015 and 2016 is contained within the body of this report for Council's information. The report appendices have been prepared to comply with the reporting requirements as contained in each of the *Acts*.

The Statement of Compliance found in Appendix 6 is a new legislative requirement that came into effect on January 1, 2016. This statement requires the municipal Treasurer to indicate that no additional levies have been collected by the City beyond those allowed under existing legislative *Acts*. In response to this change, staff formed a multi-department working group in 2017. The working group is reviewing the City's existing standard practices, policies and procedures, in an effort to determine if any adjustments to processes are necessary in order to provide the Treasurer with a greater level of assurance that the City is in compliance with legislation.

Development Charges (DC) Reserve Fund Activity

As outlined in Table 1 below, DC revenues have remained fairly stable at \$26 million over the past two years. There was a small variance of \$0.5 million in the DC revenue collected in 2016 when compared to 2015 revenues. Interest earned is \$0.4M less in 2016 than in 2015, due to the lower balance in 2016.

Table 1

DC Reserve Fund Activity	2016 \$(millions)	2015 \$(millions)	Difference
Opening Balance	\$ 59.6	\$ 72.9	\$(13.3)
Add: DC Revenues	\$ 26.4	\$ 26.9	\$(0.5)
Interest Income and Other	\$ 0.7	\$ 1.1	\$(0.4)
Total Revenues	\$ 27.1	\$ 28.0	\$(0.9)
Less:			
DC Funds Transferred to Capital Projects	\$ 54.9	\$ 39.5	15.4
DC Funds Returned from Capital Projects	\$(11.3)	\$(13.4)	2.1
Transfers to Revenue and Refunds	\$ 0.2	\$ 15.2	\$(15.0)
Total Expenditures	\$ 43.8	\$ 41.3	2.5
Closing Balance	\$ 42.9	\$ 59.6	\$(16.7)

Net capital expenditures in 2016 were \$43.6 million, an increase of 67% from the 2015 net capital expenditures. About 69% of the \$43.6 million was for City wide engineering projects. The activity in "Transfers to Revenue and Refunds" in 2016 was \$0.2 million. This amount was significantly higher in 2015, as the settlement of the 2009 DC By-law appeal in 2015 required that funds be drawn from the reserve funds.

A list of all DC Reserve Funds can be found in Appendix 2, and 2016 activity for each DC Reserve Fund can be found in Appendix 3.

CIL-Parkland Reserve Fund Activity

Summarized in Table 2, the collection of CIL-Parkland revenues in 2016 was \$2.6 million less than the revenue collected in 2015. However, this variance was partly offset by \$1.5 million from the "interest income and other" category. Total capital expenditures for eligible expenses such as land acquisition, building renovation and equipment repair and replacement decreased to \$7.8 million in 2016. The net result on the closing fund balance was an increase of \$7.4 million in the reserve.

Table 2

CIL-Parkland Reserve Fund Activity	2016 \$(millions)	2015 \$(millions)	Difference
Opening Balance	\$ 58.4	\$ 65.4	\$(7.0)
Add: CIL-Parkland Revenues	\$ 5.4	\$ 8.0	\$(2.6)
Interest Income and Other	\$ 3.8	\$ 2.3	1.5
Total Revenues	\$9.2	\$10.3	\$(1.1)
Less: CIL-Parkland Funds Transferred to Capital Projects	\$ 7.8	\$ 18.7	\$(10.9)
CIL-Parkland Funds Returned from Capital Projects	\$(6.0)	\$(1.4)	\$(4.6)
Total Expenditures	\$1.8	\$17.3	\$(15.5)
Closing Balance	\$ 65.8	\$ 58.4	7.4

A list of all capital projects financed by DC and Cash-in-Lieu of Parklands can be found in Appendix 3.

Bonus Density (Section 37) Reserve Fund Activity

The Bonus Density reserve fund was established with the approval of the 2012 Corporate Policy governing the collection of monies related to Section 37 of the *Planning Act*. The City has collected approximately \$0.5 million in community benefit contributions from development each year. There have been no capital expenditures made from this reserve fund in 2016.

Table 3

Bonus Density Reserve Fund Activity	2016 \$(millions)	2015 \$(millions)	Difference
Opening Balance	\$ 0.64	\$ 0.16	\$ 0.48
Add: Bonus Zoning Revenue	\$ 0.49	\$ 0.46	\$ 0.03
Interest Income and Other	\$ 0.04	\$ 0.02	\$ 0.02
Total Revenues	\$ 0.53	\$ 0.48	\$ 0.05
Less: Bonus Zoning Funds Transferred to Capital Projects	\$0.00	\$0.00	\$0.00
Bonus Zoning Funds Returned from Capital Projects	\$0.00	\$0.00	\$0.00
Total Expenditures	\$0.00	\$0.00	\$0.00
Closing Balance	\$ 1.17	\$ 0.64	\$ 0.53

DC/Lot Levy Credit Activity

Developers are entitled to DC credits when they construct infrastructure on behalf of the City. Appendix 5 summarizes the DC credit activity which has taken place during 2016. DC credits of \$8.3 million were redeemed in 2016. The bulk of these credits (\$7.7M) were related to the storm water management.

Lot levy credits are outlined in Appendix 4 for vacant lands that remain undeveloped in the City. The majority of these credits are related to the road and storm services which were waived during the lot levy regime in development agreements. These credits are redeemed when a building permit is issued. The value of each credit is calculated and this amount is transferred from the lot levy reserve funds to the development charge reserve funds to keep DC revenues whole.

Financial Implications

There are no immediate financial implications as a result of the recommendations in this report.

Conclusion

The Annual Treasurer's Statement is required by the *Development Charges Act, 1997* and the *Planning Act*. This report and its accompanying appendices have been prepared for Council's information and to fulfill the legislative and regulatory reporting requirements of the Annual Treasurer's Statement. This statement will be made available to the public on the City's website following Council's approval of the recommendations.

Attachments

Appendix 1: DC Reserve Funds Description

Appendix 2: Reserve Funds Continuity Schedule

Appendix 3: Capital Projects Financed by Reserve Funds

Appendix 4: Development Levy Continuity Schedule

Appendix 5: DC Credits Continuity Schedule

Appendix 6: Statement of Compliance



Gary Kent, Commissioner of Corporate Services and Chief Financial Officer

Prepared by: Susan Cunningham, Manager, Development Financing and Reserve Management

Development Charge Reserve Funds

Pursuant to the *Development Charges Act, 1997 S.O. 1997 c.27*, as amended, monies collected under the act shall be placed into a separate reserve account for the purpose of funding growth related net capital costs for which the development charge was imposed under the Development Charges By-law 0161-2014 or previous Mississauga Development Charge By-laws.

Reserve funds were established for the following purpose:

City-Wide Engineering	Funds are collected for constructing the transportation infrastructure in the City as it relates to development growth. This is not a discounted service, and is collected from both the residential and non-residential development sectors.
Fire	Funds are collected for the capital construction requirements consistent with the Station Location Study as it relates to growth. This is not a discounted service, per the legislation.
General Government	Funds are collected for the purpose of the animal control expansion as a result of residential growth and for the development charges planning studies. This service requires a 10% discount, as per the legislation
Library	Funds are collected for the capital expenses related to growth as outlined in the Library Services Master Plan, which was endorsed by both Council and the Library Board. All funds collected are as a result of residential growth and is a discounted service per the legislation.
Living Art Centre Debt	Funds collected for this service are used to retire a debt incurred for the construction of the Living Arts Centre in Mississauga. Development charges are collected from the residential sector only and a 10% discount has been applied to the debt outstanding.
Parking Services	Funds collected for these services are to be used for the design and construction of parking services in the City of Mississauga. This service requires a 10% discount, as per the legislation.
Public Works	Funds are collected for the capital costs involved with Building and Fleet components of the Public Works Division of Transportation and Works Department as it relates to growth. This charge is collected from both the residential and non-residential sectors, and is discounted by 10%, as per the legislation.
Recreation	Funds are collected for the purpose of capital requirements consistent with the Future Directions Plan servicing residential growth. This service requires a 10% discount, as per the legislation.
Storm Water Management	Funds collected for this service are to be used for items such as channelization, erosion control, Credit River Watershed erosion control, storm water management and water quality/quantity control. This is not a discounted service, and is a uniform charge applied to both the residential and non-residential sectors on a cost per hectare basis.
Transit	Funds are collected for the purpose of providing all transit services as they relate to growth. This charge is collected from both residential and non-residential development activities. A 10% discount has already been factored into the charge, as per the legislation.

2016 Development Charge Reserve Funds, Bonus Density and Cash-in-Lieu of Parkland Continuity Schedule

Fund Name	Balance Jan. 1, 2016	Revenues					Capital Expenditures			Balance December 31, 2016
		From Revenue	Interest	From Developers	Other	Total Revenue	DCA Refunds	Transfers To/ (From) Capital ¹	Transfers To Revenue	
DCA- City Holding	0	0	0	14,271	0	14,271	14,271	0	0	0
DCA-General Government	(4,283,152)	0	(98,685)	186,457	0	87,772	0	221	0	(4,195,601)
DCA-Recreation	13,018,147	0	228,360	3,186,395	0	3,414,755	0	5,968,669	0	10,464,233
DCA-Recreation (Hershey)	0	0	3,173	(3,173)	0	0	0	0	0	0
DCA-Fire Services	(8,258,698)	0	(266,652)	629,197	0	362,546	0	3,705,000	0	(11,601,153)
DCA-Library	212,411	0	(33,983)	358,250	0	324,267	0	2,071,451	0	(1,534,773)
DCA-Transit	6,035,421	0	74,615	1,704,618	0	1,779,234	0	3,788,026	0	4,026,629
DCA-City Wide Engineering	29,439,144	0	170,582	15,801,137	0	15,971,720	30,335	30,281,916	0	15,098,612
DCA-Public Works	(1,495,789)	0	(35,095)	746,052	0	710,958	0	304,200	150,000	(1,239,032)
DCA-Parking	1,789,046	0	45,997	443,864	0	489,861	0	0	0	2,278,908
DCA-LAC	0	0	865	(865)	0	0	0	0	0	0
DCA-Storm Water	21,281,199	0	558,286	1,543,572	0	2,101,858	0	(2,476,112)	0	25,859,169
DC Appeal - Residential	1,558,616	0	49,348	789,397	0	838,745	0	0	0	2,397,361
DC Appeal - Industrial	39,809	0	5,438	697,289	0	702,727	0	0	0	742,536
DC Appeal - Non-Industrial	288,466	0	8,555	256,005	0	264,561	0	0	0	553,026
Total DC Reserve Funds	59,624,622	0	710,807	26,352,466	0	27,063,273	44,607	43,643,371	150,000	42,849,917
Bonus Zoning (section 37)	645,575	0	36,695	492,667	0	529,362	0	0	0	1,174,938
Cash-in-Lieu of Parkland (section 42)	58,397,260	1,069,153	2,707,523	5,444,252	10,000	9,230,929	0	1,786,476	0	65,841,713

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

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands
December 31, 2016**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2016.

Project Number	Description	2016		2016		2016			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Development Charge Financing		Cash-in-Lieu of Parkland		Other Financing				
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
6104	Torbram Grade Separation (North) City Wide Engineering - 31335		(16,755,000)						(50,021,681)	(50,021,681)
8138	Credit River Erosion Control-Adj to Ostler Storm Water Management - 31350 Capital Reserve - 33121	859				65,411			(3,741) (284,989)	(288,731)
8171	Traffic Signal Equipment Enhancements City Wide Engineering - 31335 Capital Reserve - 33121 Contributions - Road - 35201		(431,000)					(276,000)	(2,723,959) (294,165) (743,876)	(3,762,000)
8173	Traffic System and ITS City Wide Engineering - 31335 Capital Reserve - 33121 Contributions - Road - 35201		(641,000)					(409,000)	(3,295,286) (94,748) (1,009,966)	(4,400,000)
8322	Class 1 & 3 Trails - Design & Construction Recreation - 31315	200,000							(3,920,000)	(3,920,000)
8644	DC Background Study 2008 Capital Reserve - 33121 General Government - 31310	64,579				7,175			(32,825) (295,421)	(328,245)
9104	Goreway Dr Grade Separation Detail City Wide Engineering - 31335	422,609							(2,391)	(2,391)
9108	City Centre - Transportation Studies City Wide Engineering - 31335	94,282							(505,718)	(505,718)
9355	Basic Development - Sheridan Design Recreation - 31315 Capital Reserve - 33121	42,115				37,885			(1,172,205) (1,054,495)	(2,226,700)
9430	Meadowvale Library/CC Reno-Design Recreation - 31315 Library - 31325 Cash-in-Lieu of Parkland - 32121 Capital Reserve - 33121 - Debt Financing		(373,500) (2,090,700)		(5,568,500)				(948,000) (6,363,900) (22,625,500) (3,145,000) (2,777,300)	(35,859,700)
10101	Intersection Capital Program City Wide Engineering - 31335	38,320							(814,680)	(814,680)
10132	Cooksville Creek Erosion Control Dundas Storm Water Management - 31350 Capital Reserve - 33121	1,176				38,824			(3,824) (126,176)	(130,000)

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		Development Charge Financing		Cash-in-Lieu of Parkland		Other Financing				
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
10137	Credit River Erosion Control - Ostler Co Storm Water Management - 31350 Capital Reserve - 33121		(859)				(65,411)		(8,397) (492,873)	(501,269)
10141	Retrofit Loyalist Creek SWM Pond #5901 Storm Water Management - 31350	250,000							(2,463,000)	(2,463,000)
10142	Retrofit Loyalist Creek SWM Pond #5903 Storm Water Management - 31350		(1,100,000)						(3,154,000)	(3,154,000)
10146	Sawmill Creek Erosion Control - S of Storm Water Management - 31350 Capital Reserve - 33121	2,686				47,991			(7,914) (141,409)	(149,323)
11105	9th Line - Derry Rd W - N Limit Grade City Wide Engineering - 31335	5,255							(244,745)	(244,745)
11131	Applewood Creek Crossing Improv- City Wide Engineering - 31335 Storm Water Management - 31350 Capital Reserve - 33121 Federal Gas Tax Reserve Fund - 35183		(1,136)				(24,790) (74,074)		(5,000) (2,954) (173,527) (518,518)	(700,000)
11146	Sawmill Creek Erosion Ctr-U/S City Wide Engineering - 31335 Storm Water Management - 31350 Capital Reserve - 33121	3,706				66,294			(9,000) 3,706 (94,706)	(100,000)
11147	Sawmill Creek Erosion Control-Erin Mills City Wide Engineering - 31335 Storm Water Management - 31350 Capital Reserve - 33121	2,619				47,381			(11,000) 2,619 (151,619)	(160,000)
11165	Sidewalks City Wide Engineering - 31335 Contributions - Sidewalks - 35207	303,125				41,480			(1,710,875) (234,120)	(1,944,994)
11175	Traffic Management Centre City Wide Engineering - 31335 Capital Reserve - 33121 Contributions - Road - 35201		(825,000)				(575,000)		(1,964,286) (835,557) (525,158)	(3,325,000)
11302	Parkway Belt Dev (P302) Construction Recreation - 31315 Cash-in-Lieu of Parkland - 32121 Capital Reserve - 33121		(1,542,452)		(180,088)		(171,384)		(4,504,352) (180,088) (500,484)	(5,184,923)

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Project Number	Description	2016		2016		2016			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Development Charge Financing		Cash-in-Lieu of Parkland		Other Financing				
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
11309	Dr Martin Dobkin Washrooms - Cash-in-Lieu of Parkland - 32121				(50,000)				(922,000)	(922,000)
11313	Lisgar Fields Washrooms - Construction Cash-in-Lieu of Parkland - 32121				(150,000)				(938,000)	(938,000)
11314	Loyola SS Artificial Turf and Cash-in-Lieu of Parkland - 32121 Capital Reserve - 33121 2009 Special Project CRF - 35574			14,775		49,993			(326,565) (1,104,967) (400,000)	(1,831,532)
11325	Pinchin Barn - foundation restoration Recreation - 31315 Capital Reserve - 33121		(30,600)				(3,400)		(139,500) (15,500)	(155,000)
11326	Heatherleigh Park - Basic Development Recreation - 31315 Capital Reserve - 33121 Parks-Other Developer Contribution - 35219	2,095				233 1,455			(141,905) (15,767) (98,545)	(256,217)
11328	F-463 design and construction Recreation - 31315 Capital Reserve - 33121	189				21			(109,611) (12,179)	(121,790)
12134	Monitoring and minor modification of Storm Water Management - 31350	28,954							(51,046)	(51,046)
12136	Cooksville Creek Erosion Control - North Storm Water Management - 31350 Federal Gas Tax Reserve Fund - 35183	7,661				252,339			(36,539) (1,203,461)	(1,240,000)
12147	Sheridan Creek Erosion Control - Storm Water Management - 31350 Capital Reserve - 33121	8,080				237,599			(44,051) (1,295,270)	(1,339,320)
12269	Design and Construction of Station 120 Fire Services - 31320 Capital Reserve - 33121		(3,205,000)						(3,660,000) (540,000)	(4,200,000)
12308	Hydro One Corridor - Credit River to Recreation - 31315 Capital Reserve - 33121		(1,909,440)				(212,160)		(2,206,440) (245,160)	(2,451,600)
12312	Fallingbrook Community Washrooms- Cash-in-Lieu of Parkland - 32121				(40,000)				(678,000)	(678,000)
12449	P459 - Sports Park - Concept plan Recreation - 31315 Capital Reserve - 33121	112				12			(268,958) (29,884)	(298,842)

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Project Number	Description	2016		2016		2016			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Development Charge Financing		Cash-in-Lieu of Parkland		Other Financing				
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
13136	Saw Creek Erosion Ctrl-Swallowdake Storm Water Management - 31350 Capital Reserve - 33121 Federal Gas Tax Reserve Fund - 35183 Debt Management - Stormwater - 37200 - Debt Financing	31,742				16,117 323,190 120,951			(121,874) (61,883) (1,240,877) 120,951 (1,000,000)	(2,303,683)
13140	Cooksville Creek Erosion Ctrl-Rathburn Storm Water Management - 31350 Debt Management - Stormwater - 37200 - Debt Financing	48,292				224,000			(534,721) 711,013 (3,000,000)	(2,823,708)
13165	Sidewalks City Wide Engineering - 31335		(43,507)						(1,143,507)	(1,143,507)
13198	Traffic Signals City Wide Engineering - 31335 Roadway Infrastructure - 33131 Contributions - Traffic Signals - 35209	165,208				228,086 250,689			(236,792) (326,914) (359,311)	(923,017)
13278	Library Master Plan Library - 31325 Capital Reserve - 33121	19,504				2,167			(70,496) (7,833)	(78,329)
13302	Various Tableland Sites Acquisition Cash-in-Lieu of Parkland - 32121			1,932,074					(67,926)	(67,926)
13307	Multi-Use Trails - Edward L. Scarlett Recreation - 31315 Capital Reserve - 33121		(587,790)					(65,310)	(692,990) (77,010)	(770,000)
13312	Erindale Park Washroom Replace-Design Cash-in-Lieu of Parkland - 32121 Mascan Creditview Recreation - 35339				(480,828)			(31,234)	(551,328) (31,234)	(582,562)
13313	Garnetwood Washrooms - Construction Cash-in-Lieu of Parkland - 32121				(60,000)				(727,200)	(727,200)
13325	F_429 Basic Development - Design Recreation - 31315 Capital Reserve - 33121 2009 Special Project CRF - 35574		(117,000)					(173,000)	(117,000) (173,000) (1,200,000)	(1,490,000)
13326	Malton Village Park - Design Recreation - 31315 Capital Reserve - 33121	112,495				12,506			(909,406) (101,095)	(1,010,500)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands
December 31, 2016**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2016.

Project Number	Description	2016 Development Charge Financing		2016 Cash-in-Lieu of Parkland		2016 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
13327	Park P_508 Development - Construction Recreation - 31315 Capital Reserve - 33121		(152,095)				(16,905)		(1,320,795) (146,805)	(1,467,600)
13331	Multi- Use Trails - ORT-07 Ctl PKY - L Eto Recreation - 31315 Capital Reserve - 33121		(980,232)				(108,915)		(1,099,932) (122,215)	(1,222,146)
13332	Multi -Use Trails - ORT - 07 Tomken- Recreation - 31315 Capital Reserve - 33121	105,972				11,775			(13,728) (1,525)	(15,254)
13601	DC background Study 2014 Capital Reserve - 33121 General Government - 31310		(64,800)				(7,200)		(47,200) (424,800)	(472,000)
14106	Goreway Drive Grade Separation City Wide Engineering - 31335		(422,609)						(2,422,609)	(2,422,609)
14107	9the Widening-Derry Rd to North Limit City Wide Engineering - 31335 Federal Gas Tax Reserve Fund - 35182 Contributions - Road - 35201 Debt Management RF-Tax Capital - 37100 - Debt Financing	2,241,900				99,640 149,460	(32,540)		(4,508,100) (200,360) (32,540) 149,460 (450,000)	(5,041,540)
14129	Land/Cooksville Creek SWM Pond#3702 Storm Water Management - 31350 Cash-in-Lieu of Parkland - 32121 Parks-Other Developer Contribution - 35219 Stormwater-Capital Reserve Fund - 35992			3,880,000		1,800,000	(5,680,000)		(7,540,000) 11,420,000 1,800,000 (5,680,000)	0
14134	Monitoring and minor modification of Storm Water Management - 31350	80,000								0
14139	New Facility - Storm Water Mgt Pond#5503 Storm Water Management - 31350		(57,842)						(1,057,842)	(1,057,842)
14144	16 Mile Crk Culvert Impr-Argentia Rd. Ex Storm Water Management - 31350	1,530,000								0
14147	Land Acquisition-Sawmill Creek Storm Water Management - 31350 Contributions - Water Quality - 35204	1,539,863				699,938			(137) (62)	(199)
14148	Land Acq- Storm Water Mgt Pond #5503 Storm Water Management - 31350	214,870							(1,515,130)	(1,515,130)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands
December 31, 2016**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2016.

Project Number	Description	2016		2016		2016			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Development Charge Financing		Cash-in-Lieu of Parkland		Other Financing				
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
14201	Transit Bus Acquisitions - Growth Transit - 31330 Federal Public Transit Reserve Fund - 35180 Federal Gas Tax Reserve Fund - 35183	131,974				28,970 46,367			(2,328,026) (511,030) (817,908)	(3,656,964)
14269	New Fire Truck - Fire Station 120 Fire Services - 31320		(500,000)						(700,000)	(700,000)
14273	Library Collection Increases Library - 31325 Capital Reserve - 33121		(255)				(28)		(398,055) (44,228)	(442,283)
14301	Community Parkland - Acquisition of Cash-in-Lieu of Parkland - 32121				(530,000)				(8,030,000)	(8,030,000)
14307	Hydro One Est Corridor_Etobicoke Crk- Recreation - 31315 Capital Reserve - 33121		(663,507)				(73,723)		(1,382,814) (153,646)	(1,536,460)
15102	Transportation Master Plan Study City Wide Engineering - 31335		(100,000)						(300,000)	(300,000)
15104	Lakeshore Road Movement Study City Wide Engineering - 31335		(810,000)						(1,310,000)	(1,310,000)
15105	Downtown Master Plan City Wide Engineering - 31335		(500,000)						(1,400,000)	(1,400,000)
15130	Storm Sewer Oversizing Various Storm Water Management - 31350	270,000								0
15137	Ckwvl Crk Pond #2101-Mis Valy & Cntl Pky Storm Water Management - 31350 Capital Reserve - 33121 Stormwater-Capital Reserve Fund - 35992		(32,000)				(135,000)		(63,667) (135,000) (135,000)	(333,667)
15161	Noise Wall Replacements City Wide Engineering - 31335 Capital Reserve - 33121 - Debt Financing		(110,500)				(139,500)		(720,500) (139,500) (770,000)	(1,630,000)
15238	Transit Malton Facility-Expans & Improve Transit - 31330 Federal Gas Tax Reserve Fund - 35183		(2,430,000)				(270,000)		(2,700,000) (300,000)	(3,000,000)
15300	Bicycle/Pedestrian System (ORT10A) Recreation - 31315 Capital Reserve - 33121	587,790				65,310				0

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands
December 31, 2016**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2016.

Project Number	Description	2016 Development Charge Financing		2016 Cash-in-Lieu of Parkland		2016 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
15301	Bicycle/Pedestrian System Recreation - 31315 Capital Reserve - 33121	210,753					23,417			0
15302	Bicycle/Pedestrian System (ORT02B) Recreation - 31315 Capital Reserve - 33121	954,720					106,080			0
15308	Riverwood Park Development- Cash-in-Lieu of Parkland - 32121				(491,997)				(579,122)	(579,122)
15311	Cricket Pitch (New) -P_302 Recreation - 31315 Capital Reserve - 33121	1,542,452					171,384		(1,048) (116)	(1,165)
15319	Community PksPhase 1 Not Yet Name Recreation - 31315 Capital Reserve - 33121		(613,304)					(68,145)	(880,551) (97,839)	(978,390)
15324	Construct a Bunker for Equipment and Cash-in-Lieu of Parkland - 32121			180,088						0
15431	Park 459 Development - Partnership Recreation - 31315 Capital Reserve - 33121		(572,400)					(63,600)	(663,030) (73,670)	(736,700)
16101	Intersection Capital Program City Wide Engineering - 31335		(900,000)						(900,000)	(900,000)
16103	Preliminary Engineering Studies City Wide Engineering - 31335		(100,000)						(100,000)	(100,000)
16105	Financing Drive - Widening City Wide Engineering - 31335		(250,000)						(250,000)	(250,000)
16106	Burnhamthorpe Rd-Ninth Line-Loyalist Dr City Wide Engineering - 31335		(200,000)						(200,000)	(200,000)
16107	QEW/Credit River Active Trans City Wide Engineering - 31335		(375,000)						(375,000)	(375,000)
16130	SDW Storm Sewer Oversizing - Various Storm Water Management - 31350		(270,000)						(270,000)	(270,000)
16134	Monitor & Minor Modification SW-Variou Storm Water Management - 31350		(80,000)						(80,000)	(80,000)
16145	Minor Erosion Ctrl Wrk-Variou Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(2,560)					(77,440)	(2,560) (77,440)	(80,000)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands
December 31, 2016**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2016.

Project Number	Description	2016		2016		2016			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Development Charge Financing		Cash-in-Lieu of Parkland		Other Financing				
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
16152	Rena Road - Culvert Widening City Wide Engineering - 31335 Federal Gas Tax Reserve Fund - 35183		(1,000,000)				(1,000,000)		(1,000,000) (1,000,000)	(2,000,000)
16161	Noise Wall Program #N/A Capital Reserve - 33121		(1,049,000)				(586,000)		(1,049,000) (586,000)	(1,635,000)
16163	New Vehicle & Equipment Public Works - 31340 Capital Reserve - 33121		(175,500)				(19,500)		(175,500) (19,500)	(195,000)
16165	Sidewalks City Wide Engineering - 31335 Contributions - Sidewalks - 35207		(350,000)				(100,000)		(350,000) (100,000)	(450,000)
16167	Cycling Program City Wide Engineering - 31335 Capital Reserve - 33121 Federal Gas Tax Reserve Fund - 35182		(960,000)				(5,000) (45,000)		(960,000) (5,000) (45,000)	(1,010,000)
16171	Traffic Signal Equipment Enhancements City Wide Engineering - 31335		(115,000)						(115,000)	(115,000)
16173	Traffic System and ITS City Wide Engineering - 31335		(75,000)						(75,000)	(75,000)
16197	Property Acquisition City Wide Engineering - 31335		(7,200,000)						(7,200,000)	(7,200,000)
16198	Traffic Signals - New City Wide Engineering - 31335 Parks-Other Developer Contribution - 35219		(340,000)				(370,000)		(340,000) (370,000)	(710,000)
16201	Transit Bus Acquisitions - Growth Transit - 31330 Federal Gas Tax Reserve Fund - 35183		(1,490,000)				(262,000)		(1,490,000) (262,000)	(1,752,000)
16305	Site Investigations, Appraisals, Audits Cash-in-Lieu of Parkland - 32121				(110,000)				(110,000)	(110,000)
16312	City Centre Scholar's Green Recreation - 31315 Capital Reserve - 33121		(487,555)				(54,173)		(487,555) (54,173)	(541,728)
16315	Design and Construct - Unit Court Recreation - 31315 Capital Reserve - 33121		(57,503)				(6,427)		(57,503) (6,427)	(63,930)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands
December 31, 2016**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2016.

Project Number	Description	2016 Development Charge Financing		2016 Cash-in-Lieu of Parkland		2016 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
16316	Growth Related Equipment - Parks Public Works - 31340 Capital Reserve - 33121		(128,700)				(14,300)		(128,700) (14,300)	(143,000)
16321	Waterfront Strategy Study (5 years) Recreation - 31315 Reserve for General Contingencies - 305125		(99,000)				(11,000)		(99,000) (11,000)	(110,000)
16322	City-East Location TBD-New Playground Recreation - 31315 Capital Reserve - 33121		(272,250)				(30,250)		(272,250) (30,250)	(302,500)
16323	2 Unit Tennis Centre-Design & Recreation - 31315 Capital Reserve - 33121		(191,337)				(21,310)		(191,337) (21,310)	(212,648)
16326	Design & Construction Recreation - 31315 Capital Reserve - 33121		(71,642)				(7,970)		(71,642) (7,970)	(79,611)
16332	Park Utilization Tracking Recreation - 31315 Reserve for General Contingencies - 305125		(37,125)				(45,375)		(37,125) (45,375)	(82,500)
16339	Partnership with the PDSB & Govt Grant Recreation - 31315 Capital Reserve - 33121		(900,000)				(300,000)		(900,000) (300,000)	(1,200,000)
16340	Community Parks Phase 1 P_459 Recreation - 31315 Cash-in-Lieu of Parkland - 32121 Capital Reserve - 33121		(68,629)		(132,000)		(7,625)		(68,629) (132,000) (7,625)	(208,254)
TOTAL FINANCING ALL YEARS ALL SOURCES									(204,891,123)	(204,891,123)
TOTAL FINANCING TRANSFERRED IN 2016		11,265,958	(54,909,328)	6,006,937	(7,793,413)	5,274,139	(11,639,688)	(232,000)		
NET FINANCING TOTALS			(43,643,371)		(1,786,476)					

2016 Development Levy Credit Continuity Schedule

Section 14 Development Levy Credits represent payments made by our developers under the old lot levy regime that can be applied against future development charge activity. These credits are recognized by the City as a liability on our Financial Statements

M Plan	Applicant	Value of Prepaid City Credits @ Jan 1, 2016	Storms Waived @ Jan 1, 2016	Roads Waived @ Jan 1, 2016	Other Services Waived @ Jan 1, 2016	Value of Prepaid and Waived Credits @ Jan 1, 2016	Prepaid Credits Redeemed in 2016	Waived Services Redeemed in 2016	Value of Prepaid and Waived Credits @ Dec 31, 2016
M-957	1181482 Ontario Ltd	63,201	161,707	0	0	224,908	0	0	224,908
M-915	1234778 Ontario Inc.	0	0	0	0	0	0	0	0
M-948	1236236 Ontario Inc.	21,282	59,684	0	0	80,966	0	0	80,966
M-901	763442 Ontario Limited (Indrio)	77,233	0	0	0	77,233	0	0	77,233
M-915	Annovator Investments	80,861	259,253	0	0	340,115	0	0	340,115
OZ-50/90	Bohler Uddeholm Thermo Tech	10,102	24,853	0	0	34,955	0	0	34,955
M-915	Boldco Group Inc.	87,551	353,443	0	0	440,994	0	0	440,994
M-584	Brookfield Commercial Properties/Gentra Inc.	0	311,477	0	0	311,477	0	0	311,477
M-284	Cadillac Fairview Corp Ltd	0	296,952	486,868	0	783,820	0	0	783,820
M-425	Canonfield Inc.	0	628,363	1,233,369	0	1,861,732	0	0	1,861,732
M-793	Canonfield Inc.	221,561	775,802	0	0	997,363	0	0	997,363
43R-13128	City Centre Plaza	0	352,230	3,761,001	0	4,113,231	0	0	4,113,231
M-814	Dariusz Krowiak	1,212	0	0	0	1,212	0	0	1,212
M-852	Dundee Realty Corp	24,274	73,673	0	0	97,947	0	0	97,947
M-539	Eric Robbins	4,078	10,258	0	0	14,336	0	0	14,336
M-871	Erin Mills Development Corporation	0	6,932	0	0	6,932	0	0	6,932
M-781	Erin Mills Development Corporation	99,253	81,133	0	0	180,386	0	0	180,386
M-592	Erin Mills Development Corporation	59,314	290,961	0	0	350,275	0	0	350,275
T-84051 R-23352 RCP 1003	Erin Mills Development Corporation	0	958,381	0	0	958,381	0	(85,470)	872,911
M-823	Erin Mills Development Corporation	13,520	621,110	1,645,290	0	2,279,920	0	0	2,279,920
22964	Erin Mills Development Corporation	0	152,381	2,162,512	0	2,314,894	0	0	2,314,894
RP1542	Erin Mills Development Corporation	0	2,198,802	2,684,935	0	4,883,737	0	0	4,883,737
T-86106 & 43R-22605	Erin Mills Development Corporation	0	1,510,938	3,459,428	0	4,970,366	0	0	4,970,366
OZ-88/86	Erin Mills Development Corporation	0	858,614	5,747,471	0	6,606,084	0	0	6,606,084
B-111/87	Everlast Construction	710	45,285	88,888	0	134,883	0	0	134,883
M-677	Great West Life Assurance Company	14,821	172,525	0	0	187,346	0	0	187,346
M-948	Impulse Technologies Ltd.	6,198	17,382	0	0	23,580	0	0	23,580
M-757	Kaiser Photo Products	5,163	17,737	0	0	22,901	0	0	22,901
OZ-50/90	Keanall Holdings Ltd.	123,196	303,084	0	0	426,280	0	0	426,280
M-1015	Kee Group Inc.	28	75	0	0	103	0	0	103
M-635	Kee Group Inc.	2,922	15,854	0	0	18,776	0	0	18,776
M-728	Kee Group Inc.	3,881	19,584	0	0	23,464	0	0	23,464
M-793	Lord Realty Holdings Ltd	7,008	69,942	0	0	76,951	0	0	76,951
M-533	Lord Realty Holdings Ltd	0	604,396	0	0	604,396	0	0	604,396
M-852	Meadowpines Development Corporation	202,513	902,883	0	0	1,105,396	0	0	1,105,396
M-689	Menkes Industrial Parks Ltd	36,004	167,862	0	0	203,865	0	0	203,865

2016 Development Levy Credit Continuity Schedule

Section 14 Development Levy Credits represent payments made by our developers under the old lot levy regime that can be applied against future development charge activity. These credits are recognized by the City as a liability on our Financial Statements

M Plan	Applicant	Value of Prepaid City Credits @ Jan 1, 2016	Storms Waived @ Jan 1, 2016	Roads Waived @ Jan 1, 2016	Other Services Waived @ Jan 1, 2016	Value of Prepaid and Waived Credits @ Jan 1, 2016	Prepaid Credits Redeemed in 2016	Waived Services Redeemed in 2016	Value of Prepaid and Waived Credits @ Dec 31, 2016
M-845	N.H.D. Developments Limited	17,059	50,498	0	0	67,556	0	0	67,556
M-401	OMERS REALTY MGMT CORP	15,125	226,614	0	0	241,738	0	0	241,738
M-1010	OMERS REALTY MGMT CORP	0	4,762,795	11,922,701	5,723,882	22,409,377	0	(9,104)	22,400,273
M-1023	Orlando Corporation	36,818	83,931	0	0	120,749	0	0	120,749
M-832	Orlando Corporation	75,997	255,406	0	0	331,403	0	0	331,403
M-900	Orlando Corporation	0	466	816,816	0	817,282	0	0	817,282
M-948	Richill Construction Limited	40,901	114,706	0	0	155,606	0	0	155,606
M-886	Riello Burners	15,768	43,831	0	0	59,599	0	0	59,599
M-1326	Rivergrove Development	98,844	329,084	0	0	427,928	0	0	427,928
M-901	Slough Estates Canada Ltd	83,971	349,181	0	0	433,152	0	0	433,152
M-435	Tordar Investments Ltd	11,774	153,873	0	0	165,648	0	0	165,648
M-922	Trailmobile Canada Inc	1,869	5,101	0	0	6,970	0	0	6,970
M-926	Tridel	1	0	0	0	1	0	0	1
OZ-50/90	Uddeholm	6,478	15,938	0	0	22,416	0	0	22,416
M-886	Uddeholm	15,347	42,898	0	0	58,245	0	0	58,245
Total		1,585,838	18,757,875	34,009,279	5,723,882	60,076,874	0	(94,574)	59,982,300

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

2016 Development Charge Credits Continuity Schedule

Represents Development Charge Credits for work being undertaken by the Developer.

Municipalities have the ability to offer credits towards development charges in exchange for services paid for by the Developer

M Plan	Developer	Type of DC Credit	Outstanding DC Credits Issued in Prior Years	Total Credits Used in Prior Years	DC Credits Balance @ Jan. 1, 2016	DC Credits Used during 2016	DC Credits Granted by Council during 2016	DC Credits Balance @ Dec. 31, 2016	GC Approval
M-1447	1296421 Ontario Inc.	Storm Water Mgmt	858,653	(681,906)	176,747			176,747	276-2000
M-1814	2096553 Ontario Inc. c/o Hush Homes Inc.	Park Development	22,308	(20,280)	2,028	(2,028)		0	GC 0663-2009
M-1759	678604 Ontario Inc.	Park Development	12,981	(11,554)	1,427			1,427	GC 0574-2007
M-1874	678604 Ontario Inc. and 1105239 Ontario Inc.	Other Services	219,607	0	219,607			219,607	GC 0548-2011
M-1484	919848 Ontario Inc. & 1368781 Ontario Inc.	Park Development	27,574	(8,685)	18,889			18,889	178-2001
M-1474 & M-1475	968907 Ontario Inc. & Gasmuz Construction Inc.	Park Development	334,835	(334,833)	1			1	329-2001
M-1272	996075 Ontario Ltd	Park Development	19,600	(615)	18,985			18,985	597-97
M-1894	Argo Park Developments Corporation	Park Development	234,840	(234,839)	1			1	GC 0408-2012
M-1894	Argo Park Developments Corporation	Other Services	75,400	(75,398)	2			2	GC 0446-2012
M-950, M-1263	Berlen Development Corp	Park Development	32,892	(31,895)	997			997	604-1997
M-1460 & M-1461	Britannia Holdings	Other Services	234,467	(234,467)	(1)			(1)	161-2001
M-1366	Britannia Meadows Development Corp	Transportation	187,250	(183,484)	3,766			3,766	442-1999
M-1366	Britannia Meadows Development Corp	Park Development	292,432	(287,485)	4,947			4,947	650-1999
M-1493 & M-1494	Britannia North Holdings Inc.	Other Services	187,675	(187,674)	1			1	546-2001
M-1493 & M-1494	Britannia North/Central/South Holdings Inc.	Park Development	94,978	(94,977)	0			0	549-2001
M-1758	Cabot Trail Estates	Other Services	12,139	(12,139)	(0)			(0)	GC 0131-2007
M-1758	Cabot Trail Estates Ltd.	Park Development	10,568	(10,568)	0			0	GC 0199-2007
M-1077 & M-1078 & M-1080	EMDC	Park Development	59,341	(58,815)	526			526	247-93
M-1079 & M-1081 & M-1082	EMDC	Park Development	476,214	(465,971)	10,243			10,243	212-93
M-1537 & M-1538	EMDC	Other Services	225,000	(198,876)	26,124			26,124	358-2002
M-1553/ M-1554	EMDC	Storm Water Mgmt	698,288	(694,675)	3,613			3,613	324-2001
M-1606, M-1607, M-1607, M-1608, M-1609	EMDC	Other Services	423,750	(423,749)	1			1	527-2003
M-1606, M-1607, M-1607, M-1608, M-1609	EMDC	Park Development	873,957	(873,955)	2			2	552-2003
M-1635, M-1636, M-1637	EMDC	Transportation	276,750	(276,751)	(1)			(1)	076-2004
M-1635, M-1636, M-1637	EMDC	Park Development	265,930	(265,929)	1			1	077-2004
M-1663, M-1664, M-1665	EMDC	Storm Water Mgmt	1,503,000	(1,503,029)	(29)			(29)	437-2002
M-1663, M-1664, M-1665	EMDC	Park Development	177,345	(153,616)	23,729			23,729	532-2004
M-1700 M-1701 M-1702	EMDC	Park Development	573,805	(573,806)	(1)			(1)	GC 0623-2005
M-1700 M-1701 M-1702 PN04-140	EMDC	Storm Water Mgmt	3,130,400	(3,125,900)	4,500			4,500	GC 0571-2005

2016 Development Charge Credits Continuity Schedule

Represents Development Charge Credits for work being undertaken by the Developer.

Municipalities have the ability to offer credits towards development charges in exchange for services paid for by the Developer

M Plan	Developer	Type of DC Credit	Outstanding DC Credits Issued in Prior Years	Total Credits Used in Prior Years	DC Credits Balance @ Jan. 1, 2016	DC Credits Used during 2016	DC Credits Granted by Council during 2016	DC Credits Balance @ Dec. 31, 2016	GC Approval
M-1767 & M-1768	EMDC	Park Development	253,578	(253,578)	0			0	GC 0132-2008
M-1767 & M-1768	EMDC	Park Development	612,974	(612,972)	2			2	GC 0335-2008
PN-02-130	EMDC	Storm Water Mgmt	299,200	0	299,200			299,200	527-2003
	EMDC	Transportation	25,000	0	25,000			25,000	107-93
	EMDC	Transportation	40,000	0	40,000			40,000	107-93
M-1733, M-1734, M-1735, M-1736	Erin Mills Development	Park Development	617,888	(618,740)	(852)			(852)	GC 0603-2006
M-1792	Erin Mills Development Corporation	Park Development	11,048	(11,047)	0			0	GC 0450-2009
M-1795	Erin Mills Development Corporation	Park Development	84,872	(84,872)	0			0	GC 0689-2009
M-1977	Erin Mills Development Corporation	Storm Water Mgmt	2,782,263		2,782,263	(2,782,263)		0	GC 0672-2013
M-2001	Erin Mills Development Corporation/ Crownvetch Development Inc./ Prologis Canada LLC	Storm Water Mgmt	2,545,772		2,545,772	(2,545,772)		0	GC-0426-2015
M-2001	Erin Mills Development Corporation/ Crownvetch Development Inc./ Prologis Canada LLC	Other Services	398,996		398,996	(398,996)		0	GC-0426-2015
M-2001	Erin Mills Development Corporation/ Crownvetch Development Inc./ Prologis Canada LLC	Storm Water Mgmt	1,780,702		1,780,702	(1,780,702)		0	GC-0426-2015
M-1419 & M-1420	Fieldrun Development Corporation	Park Development	457,149		457,149			457,149	222-2000
M-1213 & M-1214 & M-1675	Fourth Terragar Holdings Ltd	Park Development	95,108	(95,107)	1			1	531-2002
M-1305	Fourth Terragar Holdings Ltd	Park Development	13,589	(13,685)	(97)			(97)	161-1998
M-1557	Gadan Properties Inc	Park Development	254,199	(251,310)	2,889			2,889	600-2002
M-1335	Graylight Properties Ltd	Transportation	203,490	(198,896)	4,594			4,594	812-1998
M-1128	Jannock Properties	Park Development	181,838	(181,841)	(3)			(3)	163-94
M-1483	KZK Group	Park Development	3,771	(2,606)	1,164			1,164	216-2001
M-1653	Matgo Developments Inc.	Park Development	174,653	(163,310)	11,342			11,342	477-2004
M-1563	Mattamy (Country Club) Ltd	Park Development	24,750	(21,656)	3,094			3,094	532-2002
M-1468	Mattamy Homes (Lorne Park)	Storm Water Mgmt	184,336	(182,520)	1,816			1,816	9-2001
M-1565	Mattamy Homes (Lorne Park)	Storm Water Mgmt	109,951	(109,378)	573			573	9-2001
M-1468	Mattamy Ltd	Park Development	451,254	(126,707)	324,547			324,547	125-2001
M-1565	Mattamy Ltd	Park Development	300,836	(299,243)	1,593			1,593	125-2001
M-1497	Monarch Construction Ltd	Park Development	11,067	(9,881)	1,186			1,186	527-2001
M-1626	Monarch Construction Ltd	Park Development	7,378	(7,378)	0			0	527-2001
M-1776	Orlando Corporation	Other Services	157,250	0	157,250	(157,250)		0	GC 0397-2005
M-1844	Paradise Homes Cobblestone Inc	Park Development	28,160	(28,160)	(0)			(0)	GC 0150-2011

2016 Development Charge Credits Continuity Schedule

Represents Development Charge Credits for work being undertaken by the Developer.

Municipalities have the ability to offer credits towards development charges in exchange for services paid for by the Developer

M Plan	Developer	Type of DC Credit	Outstanding DC Credits Issued in Prior Years	Total Credits Used in Prior Years	DC Credits Balance @ Jan. 1, 2016	DC Credits Used during 2016	DC Credits Granted by Council during 2016	DC Credits Balance @ Dec. 31, 2016	GC Approval
M-1781	Partacc Mississauga Dev. Inc	Park Development	15,794	(15,792)	2			2	GC 0804-2008
PN 10-149	Prologis Canada LLC	Storm Water Mgmt	605,475	0	605,475	(605,475)		0	Council Resolution 0215-2012
M-1693	Shelltown Construction Ltd.	Park Development	53,593	(53,594)	(0)			(0)	553-2005 & 652-2005
M-1596	Southlawn Developments Inc.	Park Development	26,500	(26,497)	3			3	455-2003
M-1526	Steelgate Security Products Ltd	Park Development	48,477	(43,932)	4,545			4,545	548-2001 & 481-2001
M-1741	Stone Manor Developments	Park Development	30,456	(30,453)	3			3	GC 0518-2006
M-1502	Summit Meadow Ltd	Park Development	45,924	(45,486)	438			438	528-2001
M-1726	Sundance Vintage Developments Inc.	Park Development	6,475	(6,475)	(0)			(0)	GC 0293-2006
M-1772	Taccpar Gate Developments Inc.	Park Development	211,687	(211,686)	1			1	GC 0470-2008
M-1246	Tarmac Canada Inc	Park Development	443,299	(439,842)	3,457			3,457	344-97
M-1476 & M-1477	Todbrook Investors Inc & Gasmuz Construction Inc	Park Development	214,152	(202,847)	11,305			11,305	330-2001
M-1476 & M-1477	Todbrook Investors Inc & Gasmuz Construction Inc	Other Services	340,775	(322,787)	17,988			17,988	323-2001
M-1535 & M-1536	Westport Realty Ltd	Park Development	4,884	(2,394)	2,490			2,490	156-2002
M-1509	Woodhaven Investments (1996) Inc	Park Development	410,267	(409,621)	646			646	547-2001
Total			26,110,809	(16,110,171)	10,000,637	(8,272,487)	0	1,728,150	

Summary of Credits by Type						
Type of DC Credit	Outstanding DC Credits Issued in Prior Years	Total Credits Used in Prior Years	DC Credits Balance @ Jan. 1, 2016	Total 2016 Credits Used during 2016	DC Credits Granted by Council during 2016	DC Credits Balance @ Dec. 31, 2016
Park Development	8,605,218	(7,698,539)	906,678	(2,028)	0	904,650
Storm Water Mgmt	14,498,042	(6,297,409)	8,200,633	(7,714,213)	0	486,420
Other Services	2,275,059	(1,455,092)	819,967	(556,246)	0	263,721
Transportation	732,490	(659,132)	73,358	0	0	73,358
Total	26,110,809	(16,110,171)	10,000,637	(8,272,487)	0	1,728,150

Statement of Compliance

The City of Mississauga's Annual Treasurer's Statement Report: Summary of Development Charges Activity in 2016, has been prepared reflecting the City's current practices and policies which are currently under review. The outcome of the review may or may not require minor changes in current policies and practices to ensure that the City is in compliance with Section 59.1 (1) of the *Development Charges Act 1997*, which requires:

59.1 (1) A municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by this Act or another Act. 2015, c.26, s.8.



Jeffrey J Jackson, MBA, CPA, CA
Director of Finance and Treasurer
City of Mississauga