

City of Mississauga

Corporate Report



Date: 2018/06/12

To: Chair and Members of General Committee

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

Originator's files:

Meeting date:
2018/06/27

Subject

Annual Treasurer's Statement Report: Summary of Activity in 2017

Recommendation

1. That the report dated June 12, 2018, entitled "Annual Treasurer's Statement Report: Summary of Activity in 2017" 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 2017" 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 2017" 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 2017 fiscal year.
- The DC reserve fund opening balance for 2017 was \$42.9 million. The City collected \$36.0 million in DC revenue and funded \$39.8 million in capital projects for growth-related capital assets. The closing balance was \$40.1 million at the end of 2017.
- The City collected \$7.6 million in CIL-Parkland revenue during 2017 and funded capital

assets of \$5.6 million in 2017. The closing balance of the CIL-Parkland reserve fund after all transactions was \$71.0 million.

- The Bonus Density (Section 37) reserve fund had an opening balance of \$1.2 million in 2017 and received \$0.3 million through Section 37 agreements during the year. The closing balance at the end of 2017 was \$1.6 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 2016 and 2017 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 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.

Development Charges (DC) Reserve Fund Activity

While revenues had remained fairly stable in 2015 and 2016 at \$26 million, DC revenues increased to \$36 million in 2017. An increase of \$9.6 million compared to 2016. Interest earned is \$0.4 million more in 2017 than in 2016, due to the higher balance in 2017.

Net capital expenditures in 2017 were \$39.8 million, a decrease of \$4 million from the 2016 net capital expenditures. About 49% of the \$39.8 million was for City-wide engineering projects and 34% was for Recreation and Park Development projects. Table 1 summarizes DC Reserve Fund Activity.

Table 1

DC Reserve Fund Activity	2017 \$(millions)	2016 \$(millions)	Difference
Opening Balance	\$ 42.9	\$ 59.6	\$(16.7)
Add: DC Revenues	\$ 36.0	\$ 26.4	\$ 9.6
Interest Income and Other	\$ 1.1	\$ 0.7	\$ 0.4
Total Revenues	\$ 37.0	\$ 27.1	\$ 9.9
Less: DC Funds Transferred to Capital Projects	\$ 50.1	\$ 54.9	\$(4.8)
DC Funds Returned from Capital Projects	\$(10.9)	\$(11.3)	\$ 0.4
Transfers to Revenue and Refunds	\$ 0.6	\$ 0.2	\$ 0.4
Total Expenditures	\$ 39.8	\$ 43.8	\$(4.0)
Closing Balance	\$ 40.1	\$ 42.9	\$(2.8)

A list of all DC Reserve Funds, including descriptions, can be found in Appendix 1, and 2017 activity for each DC Reserve Fund can be found in Appendix 2.

CIL-Parkland Reserve Fund Activity

Summarized in Table 2, the collection of CIL-Parkland revenues in 2017 increased by \$2.2 million from 2016. Total capital expenditures for eligible expenses such as land acquisition, building renovation and equipment repair and replacement increased to \$11.2 million in 2017. The net result on the closing fund balance was an increase of \$5.2 million in the reserve.

Table 2

CIL-Parkland Reserve Fund Activity	2017 \$(millions)	2016 \$(millions)	Difference
Opening Balance	\$ 65.8	\$ 58.4	\$ 7.4
Add: CIL-Parkland Revenues	\$ 7.6	\$ 5.4	\$ 2.2
Interest Income and Other	\$ 3.2	\$ 3.8	\$(0.6)
Total Revenues	\$10.8	\$9.2	\$1.6
Less: CIL-Parkland Funds Transferred to Capital Projects	\$ 11.2	\$ 7.8	\$ 3.4
CIL-Parkland Funds Returned from Capital Projects	\$(5.8)	\$(6.0)	\$ 0.2
Transfers to Revenue and Refunds	\$ 0.2	\$0.0	\$ 0.2
Total Expenditures	\$5.6	\$1.8	\$3.8
Closing Balance	\$ 71.0	\$ 65.8	\$ 5.2

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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 \$0.3 million in community benefit contributions from development during 2017. There have been no capital expenditures made from this reserve fund in 2017.

Table 3

Bonus Zoning Reserve Fund Activity	2017 \$(millions)	2016 \$(millions)	Difference
Opening Balance	\$ 1.2	\$ 0.6	\$ 0.5
Add: Bonus Zoning Revenue	\$ 0.3	\$ 0.5	\$(0.2)
Interest Income and Other	\$ 0.1	\$ 0.0	\$ 0.1
Total Revenues	\$ 0.4	\$ 0.5	\$(0.1)
Less: Bonus Zoning Funds Transferred to Capital Projects	\$0.0	\$0.0	\$0.0
Bonus Zoning Funds Returned from Capital Projects	\$0.0	\$0.0	\$0.0
Total Expenditures	\$0.0	\$0.0	\$0.0
Closing Balance	\$ 1.6	\$ 1.2	\$ 0.4

DC/Lot Levy Credit Activity

Developers are entitled to DC credits when they construct infrastructure on behalf of the City. Appendix 4 summarizes that there was no DC credit activity during 2017.

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 Impact

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: Reserve Fund Descriptions
Appendix 2: Reserve Funds Continuity Schedule
Appendix 3: Capital Projects Financing
Appendix 4: Development Levy Credit Continuity Schedule
Appendix 5: DC Credits Continuity Schedule
Appendix 6: Statement of Compliance



Gary Kent, CPA, CGA, 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.

2017 Development Charge Reserve Funds, Bonus Zoning and Cash-in-Lieu of Parkland Continuity Schedule

Fund Name	Balance Jan. 1, 2017	Revenues					Capital Expenditures			Balance December 31, 2017
		From Revenue	Interest	From Developers	Other	Total Revenue	DCA / General Reserve Refunds	Transfers To/ (From) Capital ¹	Transfers To Revenue	
DCA- City Holding	0.00	0.00	0.00	443,841.36	0.00	443,841.36	412,413.48	0.00	0.00	31,427.88
DCA-General Government	(4,195,600.75)	0.00	0.00	249,092.85	0.00	249,092.85	0.00	90,000.00	0.00	(4,036,507.90)
DCA-Recreation	10,464,233.02	0.00	43,863.99	5,037,742.41	0.00	5,081,606.40	0.00	13,641,847.98	0.00	1,903,991.44
DCA-Recreation (Hershey)	0.00	0.00	2,772.28	(2,772.28)	0.00	0.00	0.00	0.00	0.00	0.00
DCA-Fire Services	(11,601,152.54)	0.00	0.00	867,287.53	0.00	867,287.53	0.00	2,200,000.00	0.00	(12,933,865.01)
DCA-Library	(1,534,772.89)	0.00	0.00	566,038.48	0.00	566,038.48	0.00	180,000.00	0.00	(1,148,734.41)
DCA-Transit	4,026,629.24	0.00	79,477.13	2,141,530.85	0.00	2,221,007.98	0.00	2,687,500.00	0.00	3,560,137.22
DCA-City Wide Engineering	15,098,612.32	0.00	163,418.47	20,103,953.03	0.00	20,267,371.50	39,150.09	19,501,218.00	0.00	15,825,615.73
DCA-Public Works	(1,239,031.63)	0.00	0.00	937,011.90	0.00	937,011.90	0.00	355,500.00	150,000.00	(807,519.73)
DCA-Parking	2,278,907.68	0.00	58,652.50	557,674.94	0.00	616,327.44	0.00	0.00	0.00	2,895,235.12
DCA-LAC	0.00	0.00	756.08	(756.08)	0.00	0.00	0.00	0.00	0.00	0.00
DCA-Storm Water	25,859,168.54	0.00	602,938.31	2,734,424.00	0.00	3,337,362.31	0.00	499,533.03	0.00	28,696,997.82
DC Appeal - Residential	2,397,361.24	0.00	66,406.19	1,247,255.61	0.00	1,313,661.80	0.00	0.00	0.00	3,711,023.04
DC Appeal - Industrial	742,536.18	0.00	25,810.57	759,656.89	0.00	785,467.46	0.00	0.00	0.00	1,528,003.64
DC Appeal - Non-Industrial	553,026.49	0.00	15,393.14	339,943.18	0.00	355,336.32	0.00	0.00	0.00	908,362.81
Total DC Reserve Funds	42,849,916.90	0.00	1,059,488.66	35,981,924.67	0.00	37,041,413.33	451,563.57	39,155,599.01	150,000.00	40,134,167.65
Bonus Zoning (section 37)	1,174,937.89	0.00	65,159.72	300,000.00	0.00	365,159.72	0.00	0.00	0.00	1,540,097.61
Cash-in-Lieu of Parkland (section 42)	65,841,712.70	0.00	3,161,235.17	7,632,601.01	10,000.00	10,803,836.18	170,000.00	5,493,652.98	0.00	70,981,895.90

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, 2017**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2017.

Project Number	Description	2017 Development Charge Financing		2017 Cash-in-Lieu of Parkland		2017 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		
6104	Torbram Grade Separation (North) City Wide Engineering - 31335		(11,819,319)						(61,841,000)	(61,841,000)
8111	McLaughlin Rd - Bristol Rd to Britannia City Wide Engineering - 31335 Capital Reserve Fund - 33121	5,085				565			(377,415) (41,935)	(419,350)
8115	Ridgeway Dr - Unity Drive to North Limit of City Wide Engineering - 31335 Storm Water Management - 31350	108,344 12,120							(9,315,269) (1,042,067)	(10,357,336)
8116	Hurontario St/Highway 401 - S/E City Wide Engineering - 31335	12,171							(1,487,829)	(1,487,829)
8159	Creditview Rd Bridge over Credit River City Wide Engineering - 31335 Capital Reserve Fund - 33121 - Debt Financing		(1,622,000)					(733,000)	(6,155,000) (2,046,700) (733,000)	(8,934,700)
8173	Traffic System and ITS City Wide Engineering - 31335 Capital Reserve Fund - 33121 Contributions - Road - 35201		(596,680)				(99,260) (304,060)		(3,891,966) (194,008) (1,314,026)	(5,400,000)
9307	P 471 Basic Development Phase II - design & Recreation - 31315		(44,000)						(945,000)	(945,000)
9332	Fusion site redevelopment - main house Cash-in-Lieu of Parkland - 32121 Capital Reserve Fund - 33121 Facility Repairs & Reno. Rsrv Fund - 35381			13,452		15,350			(1,881,648) (1,582,850) (564,200)	(4,028,698)
9355	Basic Development - Sheridan Design Recreation - 31315 Capital Reserve Fund - 33121	12,097				10,882			(1,160,109) (1,043,613)	(2,203,722)
9430	Meadowvale Library/CC Reno-Design Recreation - 31315 Library - 31325 Cash-in-Lieu of Parkland - 32121 Capital Reserve Fund - 33121 - Debt Financing		(180,000)		(144,500)		(1,000)	(874,000)	(948,000) (6,543,900) (22,770,000) (3,146,000) (3,651,300)	(37,059,200)
10132	Cooksville Creek Erosion Control Dundas Storm Water Management - 31350 Capital Reserve Fund - 33121	557				18,367			(3,267) (107,809)	(111,076)

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Project Number	Description	2017 Development Charge Financing		2017 Cash-in-Lieu of Parkland		2017 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		
10141	Retrofit Loyalist Creek SWM Pond #5901 Storm Water Management - 31350	330,316							(2,132,684)	(2,132,684)
10146	Sawmill Creek Erosion Control - S of Storm Water Management - 31350 Capital Reserve Fund - 33121	3,338				59,635			(4,577) (81,774)	(86,350)
10167	Cycling Program City Wide Engineering - 31335	230,000							(3,540,000)	(3,540,000)
10318	Predevelop Studies & Design (P492) Recreation - 31315 Capital Reserve Fund - 33121	11,182				1,242			(29,318) (3,258)	(32,576)
10324	DEZEN/BEN TED - Construction Recreation - 31315	6,591							(477,909)	(477,909)
11132	Applewood Creek Erosion Control City Wide Engineering - 31335 Storm Water Management - 31350 Capital Reserve Fund - 33121	71				3,482			(1,000) 71 (45,518)	(46,447)
11146	Sawmill Creek Erosion Ctr-U/S Collegeway City Wide Engineering - 31335 Storm Water Management - 31350 Capital Reserve Fund - 33121	2,084				37,284			(9,000) 5,790 (57,422)	(60,632)
11147	Sawmill Creek Erosion Control-Erin Mills Pk City Wide Engineering - 31335 Storm Water Management - 31350 Capital Reserve Fund - 33121	1,986				35,936			(11,000) 4,605 (115,683)	(122,078)
11175	Traffic Management Centre City Wide Engineering - 31335 Capital Reserve Fund - 33121 Contributions - Road - 35201	169,680				99,260 31,060			(1,794,606) (736,297) (494,098)	(3,025,000)
11197	Property Acquisition City Wide Engineering - 31335 Capital Reserve Fund - 33121	5,807,893				35,646			(155,507) (954)	(156,461)
11308	Port Credit SS-4 Lit Tennis Courts- Recreation - 31315 Capital Reserve Fund - 33121	955				106			(314,945) (34,994)	(349,939)
11445	Hershey Air Support Structure Cash-in-Lieu of Parkland - 32121			22,861					(2,862,139)	(2,862,139)

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Project Number	Description	2017 Development Charge Financing		2017 Cash-in-Lieu of Parkland		2017 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		
11960	Ninth Line Corridor Review City Wide Engineering - 31335	93,988							(6,012)	(6,012)
12109	Dundas Street West/Ninth Line West - PH 1 Recreation - 31315 City Wide Engineering - 31335		(550,000)						(1,000,000) (1,550,000)	(2,550,000)
12130	Storm Sewer Oversizing-Various Locations Storm Water Management - 31350	83,709							(156,291)	(156,291)
12136	Cooksville Creek Erosion Control - North Storm Water Management - 31350 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35183	6,138				202,174			(30,400) (1,001,287)	(1,031,687)
12140	Etobicoke Creek Channel Dredging Storm Water Management - 31350 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35183	7,369				56,744 286,824			(18,146) (132,741) (713,176)	(864,062)
12141	Ninth Line Corridor Scoped Subwatershed City Wide Engineering - 31335 Storm Water Management - 31350		(93,988)						(93,988) (250,000)	(343,988)
12148	Sheridan Creek Erosion Control - Benedet Storm Water Management - 31350 Capital Reserve Fund - 33121	856				27,691			(6,644) (214,809)	(221,453)
12269	Design and Construction of Station 120 Fire Services - 31320 Capital Reserve Fund - 33121		(2,200,000)						(5,860,000) (540,000)	(6,400,000)
12312	Fallingbrook Community Washrooms-Constr. Cash-in-Lieu of Parkland - 32121				(422,000)				(1,100,000)	(1,100,000)
12328	P389 Phase 1 Development Recreation - 31315 Capital Reserve Fund - 33121	2,626				292			(1,077,374) (119,708)	(1,197,082)
12333	Artificial Turf Field Warranty Work Recreation - 31315	22,113							22,113	22,113
13101	Intersection Capital Program City Wide Engineering - 31335	7,811							(487,189)	(487,189)
13104	Sq One Dr-Confederation Pkwy to Rathburn City Wide Engineering - 31335 Capital Reserve Fund - 33121		(100,000)						(100,000) (250,000)	(350,000)

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Project Number	Description	2017 Development Charge Financing		2017 Cash-in-Lieu of Parkland		2017 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		
13106	Belgrave Dr Ramp Ext/widening- Mavis Rd City Wide Engineering - 31335	295,000							(55,000)	(55,000)
13110	Courtneypark Dr East Widening/Kennedy Rd City Wide Engineering - 31335	326,662							(223,338)	(223,338)
13133	Applewood Creek Erosion Control - Behind Storm Water Management - 31350 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35183		(168)				(2,068) (13,974)		(3,168) (39,068) (263,974)	(306,210)
13136	Saw Creek Erosion Ctrl-Swallowdake Storm Water Management - 31350 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35183 Debt Management - Stormwater - 37200 Debt Management RF-Tax Capital - 37100 - Debt Financing	33,755				48,947 879,049	(323,711)		(88,119) (12,935) (1,564,589) 120,951 879,049 (1,000,000)	(1,665,643)
13140	Cooksville Creek Erosion Ctrl-Rathburn Storm Water Management - 31350 Debt Management - Stormwater - 37200 Debt Management RF-Tax Capital - 37100 - Debt Financing	7,813					(405,909)	221,295	(526,908) 711,013 (405,909) (2,778,705)	(3,000,509)
13143	Cooksville Creek- Burn to Miss Valley Storm Water Management - 31350 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35183	26,452				82,187 131,810			(1,548) (4,813) (693,190)	(699,550)
13173	Traffic System and ITS City Wide Engineering - 31335	171							(99,829)	(99,829)
13307	Multi-Use Trails - Edward L. Scarlett Recreation - 31315 Capital Reserve Fund - 33121	689,265				76,596			(3,725) (414)	(4,139)
13312	Erindale Park Washroom Replace-Design Cash-in-Lieu of Parkland - 32121 Mascan Creditview Recreation - 35339				(863,442)				(1,414,770) (31,234)	(1,446,004)
13313	Garnetwood Washrooms - Construction Cash-in-Lieu of Parkland - 32121				(373,000)				(1,100,200)	(1,100,200)
13326	Malton Village Park - Design Recreation - 31315 Capital Reserve Fund - 33121	66,149				7,353			(843,257) (93,741)	(936,998)

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Project Number	Description	2017 Development Charge Financing		2017 Cash-in-Lieu of Parkland		2017 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 Fund - 33121		(46,798)					(5,202)	(1,367,593) (152,007)	(1,519,600)
13385	South Common Satellite Depot Cash-in-Lieu of Parkland - 32121			16,024					(442,976)	(442,976)
14103	Preliminary Engineering Studies City Wide Engineering - 31335		(11,232)						(111,232)	(111,232)
14105	Second Line Over HWY. 401- Bridge Recreation - 31315 City Wide Engineering - 31335 Debt Management RF-Tax Capital - 37100 - Debt Financing	65,614				164,036			(134,386) 164,036 (500,000)	(470,350)
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			5,680,000				(5,680,000)	(7,540,000) 17,100,000 1,800,000 (11,360,000)	0
14139	New Facility - Storm Water Mgt Pond#5503 Storm Water Management - 31350	18,089							(1,039,753)	(1,039,753)
14142	New Facility-Cooksville Creek Pond #3702 Storm Water Management - 31350 Parks-Other Developer Contribution - 35219 Stormwater-Capital Reserve Fund - 35992 Developer Contribution-Stormwater Reserve - - Debt Financing		(275,000)					(250,000) (3,325,000) (1,900,000)	(7,290,000) (1,800,000) (3,325,000) (1,900,000) (8,785,000)	(23,100,000)
14145	Minor Erosion Ctrl Works-Various Locations Storm Water Management - 31350 Capital Reserve Fund - 33121	1,594				40,917			(1,406) (36,083)	(37,489)
14146	Cooksville Creek Flood Protection-Dyking Storm Water Management - 31350 Capital Reserve Fund - 33121 - Debt Financing		(18,892)					(631,108)	(122,045) (885,477) (3,191,500)	(4,199,022)
14161	Noise Wall Program City Wide Engineering - 31335 Debt Management RF-Tax Capital - 37100 - Debt Financing	66,637				224,434			(308,363) 224,434 (1,263,000)	(1,346,929)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands
December 31, 2017**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2017.

Project Number	Description	2017 Development Charge Financing		2017 Cash-in-Lieu of Parkland		2017 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		
14165	Sidewalks City Wide Engineering - 31335	110,008							(889,992)	(889,992)
14173	Traffic System and ITS City Wide Engineering - 31335		(1,054)						(76,054)	(76,054)
14176	Multi-Use Trails along Hanlan Routes City Wide Engineering - 31335		(414,424)						(2,284,424)	(2,284,424)
14198	Traffic Signals - New City Wide Engineering - 31335 Contributions - Traffic Signals - 35209	127,942				589,567			(172,058) 119,567	(52,491)
14303	Site Investigations/Appraisals/Audits Cash-in-Lieu of Parkland - 32121			2,391					(97,609)	(97,609)
14319	Design&Constr of Bridge -Harris property Recreation - 31315 Cash-in-Lieu of Parkland - 32121 Capital Reserve Fund - 33121	25,228		15,578		2,803			(158,287) (144,422) (101,587)	(404,297)
14325	Tennis Court Colour Coat - Various Cash-in-Lieu of Parkland - 32121				(1,949)				(71,949)	(71,949)
15102	Transportation Master Plan Study City Wide Engineering - 31335		(132,693)						(432,693)	(432,693)
15103	Preliminary Engineering Studies City Wide Engineering - 31335	100,000								0
15104	Lakeshore Road Movement Study City Wide Engineering - 31335		(132,693)						(1,442,693)	(1,442,693)
15105	Downtown Master Plan City Wide Engineering - 31335		(500,000)						(1,900,000)	(1,900,000)
15108	Sheridan Park Drive - Speakman (EA) City Wide Engineering - 31335		(100,000)						(350,000)	(350,000)
15134	Monitor & Minor Modification SW-Variou Storm Water Management - 31350	3,122							(76,878)	(76,878)
15137	Ckwl Crk Pond #2101-Mis Valy & Cntl Pky Storm Water Management - 31350 Capital Reserve Fund - 33121 Stormwater-Capital Reserve Fund - 35992		(32,000)					(134,000)	(95,667) (135,000) (269,000)	(499,667)
15141	Moore Crk Erosion Ctrl-Lakeshore Rd W Storm Water Management - 31350 Capital Reserve Fund - 33121 Stormwater-Capital Reserve Fund - 35992		(1,000)					(339,000)	(1,000) (90,000) (339,000)	(430,000)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands
December 31, 2017**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2017.

Project Number	Description	2017 Development Charge Financing		2017 Cash-in-Lieu of Parkland		2017 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		
15145	Minor Erosion Ctrl Wrk-Various Locations Storm Water Management - 31350 Capital Reserve Fund - 33121	466				14,104			(2,094) (63,336)	(65,430)
15161	Noise Wall Replacements City Wide Engineering - 31335 Capital Reserve Fund - 33121 Debt Management RF-Tax Capital - 37100 - Debt Financing	5,723				7,226	(730,191)	770,000	(714,777) (132,274) (730,191)	(1,577,241)
15171	Traffic Signal Equipment Enhancements City Wide Engineering - 31335	18							(114,982)	(114,982)
15238	Transit Malton Facility-Expans & Improve Transit - 31330 Federal Gas Tax Reserve Fund - 35183		(450,000)				(50,000)		(3,150,000) (350,000)	(3,500,000)
15304	Park Redevelopment-Zonta Meadows (P_294) Recreation - 31315 Capital Reserve Fund - 33121 Parks-Other Developer Contribution - 35219		(94,500)				(10,500)		(436,500) (48,500) (500,000)	(985,000)
15310	Port Credit Harbour West Side Recreation - 31315 Capital Reserve Fund - 33121		(121,500)				(13,500)		(387,000) (43,000)	(430,000)
15312	Unlit Tennis CourtsChurchill Meadows Recreation - 31315 Capital Reserve Fund - 33121		(811)				(90)		(129,346) (14,440)	(143,786)
15313	SportsFields(New) TennisCrts Brookmede Pk Recreation - 31315 Capital Reserve Fund - 33121 Contrib-Glenforest Tennis Club-5 Yr - 35531		(40,481)				(4,519)		(169,016) (18,869) (76,053)	(263,938)
15316	Park Improvements - (P_173) Recreation - 31315 Capital Reserve Fund - 33121	131				15			(41,843) (4,649)	(46,493)
15319	Community PksPhase 1 Not Yet Name P_459 Recreation - 31315 Capital Reserve Fund - 33121 - Debt Financing		(6,519,023)					(724,000)	(7,399,574) (97,839) (724,000)	(8,221,413)
15321	Development of F_408 Design & Construct Recreation - 31315 Capital Reserve Fund - 33121	191,988				21,374			(11,012) (1,226)	(12,238)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands
December 31, 2017**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2017.

Project Number	Description	2017 Development Charge Financing		2017 Cash-in-Lieu of Parkland		2017 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		
15350	Land Acquisition Credit Valley Lands Cash-in-Lieu of Parkland - 32121				(46,141)				(2,646,141)	(2,646,141)
15431	Park 459 Development - Partnership Recreation - 31315 Capital Reserve Fund - 33121 - Debt Financing		(4,438,485)					(493,000)	(5,101,515) (73,670) (493,000)	(5,668,185)
15709	Accessibility - Malton Arena Washroom Cash-in-Lieu of Parkland - 32121			356					(121,544)	(121,544)
16103	Preliminary Engineering Studies City Wide Engineering - 31335	100,000								0
16106	Burnhamthorpe Rd-Ninth Line-Loyalist Dr City Wide Engineering - 31335		(150,000)						(350,000)	(350,000)
16107	QEW/Credit River Active Trans Assessment City Wide Engineering - 31335		(170,000)						(545,000)	(545,000)
16130	SDW Storm Sewer Oversizing - Various Storm Water Management - 31350	270,000								0
16152	Rena Road - Culvert Widening City Wide Engineering - 31335 Federal Gas Tax Reserve Fund - 35183		(500,000)				(500,000)		(1,500,000) (1,500,000)	(3,000,000)
16171	Traffic Signal Equipment Enhancements City Wide Engineering - 31335	96							(114,904)	(114,904)
16312	City Centre Scholar's Green Recreation - 31315 Capital Reserve Fund - 33121 Federal Gas Tax Reserve Fund - 35182	111,000				22,177	(9,844)		(376,555) (31,996) (9,844)	(418,395)
16315	Design and Construct - Unit Court Recreation - 31315 Capital Reserve Fund - 33121	57,502				6,428			(1) 1	0
16321	Waterfront Strategy Study (5 years) Recreation - 31315 Reserve for Contingencies - 30125		(27,000)				(3,000)		(126,000) (14,000)	(140,000)
16332	Park Utilization Tracking Recreation - 31315 Reserve for Contingencies - 30125		(37,125)				(45,375)		(74,250) (90,750)	(165,000)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands
December 31, 2017**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2017.

Project Number	Description	2017 Development Charge Financing		2017 Cash-in-Lieu of Parkland		2017 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		
16340	Community Parks_Phase 1 P_459 Recreation - 31315 Cash-in-Lieu of Parkland - 32121 Capital Reserve Fund - 33121		(752,623)		(689,334)		(83,625)		(821,252) (821,334) (91,250)	(1,733,836)
17003	Development Charges Update Storm Water Management - 31350		(80,000)						(80,000)	(80,000)
17004	Cooksville Ck Erosion Ctrl - QEW-Elaine Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(1,875)				(53,021)		(1,875) (53,021)	(54,896)
17006	Land/Cooksville CK SWMF Pond #2102 Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(41,000)				(1,159,000)		(41,000) (1,159,000)	(1,200,000)
17008	Cooksville Ck Erosion Ctrl - QEW-S of Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(1,125)				(34,677)		(1,125) (34,677)	(35,802)
17009	Southdown Master Drainage Plan Storm Water Management - 31350		(350,000)						(350,000)	(350,000)
17010	Cooksville Ck Erosion Ctrl - Miss Valley Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(12,500)				(356,826)		(12,500) (356,826)	(369,326)
17013	Little Etobicoke Ck Erosion Ctrl Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(1,000)				(59,000)		(1,000) (59,000)	(60,000)
17014	Levi Creek Watercourse Realignment Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(51)				(11,005)		(51) (11,005)	(11,056)
17015	Mary Fix Ck Erosion Ctrl-S of Dundas Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(556)				(21,302)		(556) (21,302)	(21,858)
17016	Credit River Erosion Ctrl-Erindale Park Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(2,000)				(148,000)		(2,000) (148,000)	(150,000)
17017	Pinnacle SWMF-near Hurontario/Eglinton Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(8,500)				(241,500)		(8,500) (241,500)	(250,000)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands
December 31, 2017**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2017.

Project Number	Description	2017 Development Charge Financing		2017 Cash-in-Lieu of Parkland		2017 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		
17019	Cooksville Ck Floor SWMF #2103 (P-096) Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(4,125)				(114,085)		(4,125) (114,085)	(118,210)
17020	Cooksville Ck Floor SWMF #3604 (P-309) Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(4,625)				(135,568)		(4,625) (135,568)	(140,193)
17101	Intersection Capital Program City Wide Engineering - 31335		(495,000)						(495,000)	(495,000)
17102	Preliminary Engineering Studies City Wide Engineering - 31335		(100,000)						(100,000)	(100,000)
17103	Development Charges Update (Major Roads) City Wide Engineering - 31335		(400,000)						(400,000)	(400,000)
17106	Square One Drive - Confederation Parkway City Wide Engineering - 31335		(100,000)						(100,000)	(100,000)
17130	Storm Sewer Oversizing-Various Locations Storm Water Management - 31350		(270,000)						(270,000)	(270,000)
17131	Cooksville Ck Flood SWFM #3603 Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(118,554)				(3,384,368)		(118,554) (3,384,368)	(3,502,922)
17134	Monitoring & Minor modification of SWMF Storm Water Management - 31350		(80,000)						(80,000)	(80,000)
17137	Accessible Compliance-Britannia GlenErin City Wide Engineering - 31335 Capital Reserve Fund - 33121		(7,000)				(7,000)		(7,000) (7,000)	(14,000)
17138	Creditview Road Multi-Use Trail City Wide Engineering - 31335		(337,000)						(337,000)	(337,000)
17145	Minor Erosion CTRl Work-Various Location Storm Water Management - 31350 Stormwater-Capital Reserve Fund - 35992		(6,400)				(193,600)		(6,400) (193,600)	(200,000)
17163	New Vehicles & Equipment Public Works - 31340 Capital Reserve Fund - 33121		(175,500)				(99,500)		(175,500) (99,500)	(275,000)
17165	Sidewalks City Wide Engineering - 31335 Contributions - Sidewalks - 35207		(350,000)				(450,000)		(350,000) (450,000)	(800,000)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands
December 31, 2017**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2017.

Project Number	Description	2017 Development Charge Financing		2017 Cash-in-Lieu of Parkland		2017 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		
17171	Traffic Signal Equipment Enhancements City Wide Engineering - 31335		(79,415)						(79,415)	(79,415)
17173	Traffic Systems and ITS City Wide Engineering - 31335		(39,955)						(39,955)	(39,955)
17182	Pedestrian & Cyclist Access-Transitway City Wide Engineering - 31335 Capital Reserve Fund - 33121		(1,991,610)				(2,102,635)		(1,991,610) (2,102,635)	(4,094,245)
17190	Burnhamthorpe Multi-Use Trail Bridge-#3 City Wide Engineering - 31335		(1,500,000)						(1,500,000)	(1,500,000)
17197	Property Acquisition - Living Arts Drive City Wide Engineering - 31335 Capital Reserve Fund - 33121		(4,500,000)				(1,600,000)		(4,500,000) (1,600,000)	(6,100,000)
17198	Traffic Signals - New City Wide Engineering - 31335 Contributions - Traffic Signals - 35209		(340,000)				(370,000)		(340,000) (370,000)	(710,000)
17205	Transit Change-Off Vehicle Acquisitions Transit - 31330 Capital Reserve Fund - 33121		(130,500)				(15,143)		(130,500) (15,143)	(145,643)
17224	Transit Bus Stops/Pads (Growth) Transit - 31330 Capital Reserve Fund - 33121		(122,000)				(14,603)		(122,000) (14,603)	(136,603)
17228	Transit Bus Acquisitions 40FT-PTIF Transit - 31330 Capital Reserve Fund - 33121		(1,985,000)				(12,791,037)		(1,985,000) (12,791,037)	(14,776,037)
17229	Transit Bus Acquisitions 60FT-PTIF Transit - 31330 Capital Reserve Fund - 33121						(13,855,135)		(13,855,135)	(13,855,135)
17303	Site Investigations, Appraisals Cash-in-Lieu of Parkland - 32121				(110,000)				(110,000)	(110,000)
17304	Future Directions review (Full) Recreation - 31315 Reserve for Contingencies - 30125		(198,000)				(22,000)		(198,000) (22,000)	(220,000)
17305	Future Directions background study Recreation - 31315 Reserve for Contingencies - 30125		(180,000)				(20,000)		(180,000) (20,000)	(200,000)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands
December 31, 2017**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2017.

Project Number	Description	2017 Development Charge Financing		2017 Cash-in-Lieu of Parkland		2017 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		
17308	Riverwood VC-Study & Preliminary Design Recreation - 31315 Reserve for Contingencies - 30125		(67,500)				(7,500)		(67,500) (7,500)	(75,000)
17310	Bridges & Underp McLaughlin-Derry P_492 Recreation - 31315 Capital Reserve Fund - 33121		(81,000)				(9,000)		(81,000) (9,000)	(90,000)
17311	Play Equipment John "Bud" ClearyPK (P_308) Recreation - 31315 Capital Reserve Fund - 33121		(81,631)				(9,133)		(81,631) (9,133)	(90,764)
17312	CompKs-Basic Development-F_034 Recreation - 31315 Federal Gas Tax Reserve Fund - 35182		(292,689)				(32,521)		(292,689) (32,521)	(325,210)
17313	CompKs-Design & Cons (Harris Property) Recreation - 31315 Federal Gas Tax Reserve Fund - 35182		(666,000)				(74,000)		(666,000) (74,000)	(740,000)
17325	Redevelopment - design Recreation - 31315 Capital Reserve Fund - 33121		(247,950)				(27,550)		(247,950) (27,550)	(275,500)
17331	Evaluation ow washrooms and trails Recreation - 31315 Reserve for Contingencies - 30125		(38,250)				(46,750)		(38,250) (46,750)	(85,000)
17341	Vehicles & Equipment - Growth - Parks Public Works - 31340 Capital Reserve Fund - 33121		(180,000)				(20,000)		(180,000) (20,000)	(200,000)
17351	Outdoor Basketball (2) - Hillside Park Recreation - 31315 Capital Reserve Fund - 33121		(57,503)				(6,427)		(57,503) (6,427)	(63,930)
17352	Outdoor Basketball_John "Bud" Cleary Pk Recreation - 31315 Capital Reserve Fund - 33121		(463,806)				(51,647)		(463,806) (51,647)	(515,453)
17390	Land Acquisition Downtown, Cookeville Cash-in-Lieu of Parkland - 32121				(1,002,300)				(1,002,300)	(1,002,300)
17391	Land Acquisition Cookeville Creek Cash-in-Lieu of Parkland - 32121				(1,797,750)				(1,797,750)	(1,797,750)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands
December 31, 2017**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2017.

Project Number	Description	2017 Development Charge Financing		2017 Cash-in-Lieu of Parkland		2017 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		
17392	Land Acquisition Credit River Valley Cash-in-Lieu of Parkland - 32121				(5,793,900)				(5,793,900)	(5,793,900)
17427	RecFuture Directions Study-Cooksville CC Recreation - 31315 Reserve for Contingencies - 30125		(135,000)				(15,000)		(135,000) (15,000)	(150,000)
17432	Recreation Future Directions Master Plan Recreation - 31315 Reserve for Contingencies - 30125		(207,000)				(23,000)		(207,000) (23,000)	(230,000)
17601	DC Background Study 2017 Capital Reserve Fund - 33121 General Government - 31310		(90,000)				(10,000)		(10,000) (90,000)	(100,000)
TOTAL FINANCING ALL YEARS ALL SOURCES									(304,359,922)	(304,359,922)
TOTAL FINANCING TRANSFERRED IN 2017		9,639,507	(48,795,108)	5,750,663	(11,244,316)	3,241,564	(52,456,470)	(1,832,705)		
NET FINANCING TOTALS			(39,155,599)		(5,493,653)					

Appendix 4

2017 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, 2017	Storms Waived @ Jan 1, 2017	Roads Waived @ Jan 1, 2017	Other Services Waived @ Jan 1, 2017	Value of Prepaid and Waived Credits @ Jan 1, 2017	Prepaid Credits Redeemed in 2017	Waived Services Redeemed in 2017	Value of Prepaid and Waived Credits @ Dec 31, 2017
M-957	1181482 Ontario Ltd	63,201	168,008	0	0	231,209	0	0	231,209
M-948	1236236 Ontario Inc.	21,282	62,010	0	0	83,292	0	0	83,292
M-901	763442 Ontario Limited (Indrio)	77,233	0	0	0	77,233	0	0	77,233
M-915	Annovator Investments	80,861	269,355	0	0	350,217	0	0	350,217
OZ-50/90	Bohler Uddeholm Thermo Tech	10,102	25,821	0	0	35,923	0	0	35,923
M-915	Boldco Group Inc.	87,551	367,215	0	0	454,766	0	0	454,766
M-584	Brookfield Commercial Properties/Gentra Inc.	0	323,614	0	0	323,614	0	0	323,614
M-284	Cadillac Fairview Corp Ltd	0	308,522	505,795	0	814,317	0	0	814,317
M-425	Canonfield Inc.	0	652,847	1,281,316	0	1,934,163	0	0	1,934,163
M-793	Canonfield Inc.	221,561	806,031	0	0	1,027,592	0	0	1,027,592
43R-13128	City Centre Plaza	0	365,955	3,907,208	0	4,273,163	0	0	4,273,163
M-814	Dariusz Krowiak	1,212	0	0	0	1,212	0	0	1,212
M-852	Dundee Realty Corp	24,274	76,543	0	0	100,817	0	0	100,817
M-539	Eric Robbins	4,078	10,658	0	0	14,736	0	0	14,736
M-871	Erin Mills Development Corporation	0	7,368	0	0	7,368	0	0	7,368
M-781	Erin Mills Development Corporation	99,253	84,295	0	0	183,547	0	0	183,547
M-592	Erin Mills Development Corporation	59,314	302,298	0	0	361,612	0	0	361,612
T-84051 R- 23352 RCP 1003	Erin Mills Development Corporation	0	1,007,787	0	0	1,007,787	0	0	1,007,787
M-823	Erin Mills Development Corporation	13,520	653,160	1,710,647	0	2,377,328	0	0	2,377,328
M-908 & R- 22964	Erin Mills Development Corporation	0	158,319	2,246,778	0	2,405,097	0	0	2,405,097
RP1542	Erin Mills Development Corporation	0	2,330,442	2,836,742	0	5,167,184	0	-32,030	5,135,154
T-86106 & 43R- 22605	Erin Mills Development Corporation	0	1,569,812	3,593,912	0	5,163,724	0	0	5,163,724
OZ-88/86	Erin Mills Development Corporation	0	887,701	6,355,040	0	7,242,741	0	-2,464,974	4,777,767
B-111/87	Everlast Construction	710	47,050	92,343	0	140,103	0	0	140,103
M-677	Great West Life Assurance Company	14,821	179,244	0	0	194,065	-1,654	-194	192,217
M-948	Impulse Technologies Ltd.	6,198	18,059	0	0	24,257	0	0	24,257
M-757	Kaiser Photo Products	5,163	18,429	0	0	23,592	0	0	23,592
OZ-50/90	Keanall Holdings Ltd.	123,196	314,894	0	0	438,090	0	0	438,090
M-1015	Kee Group Inc.	28	78	0	0	106	0	0	106
M-635	Kee Group Inc.	2,922	16,471	0	0	19,393	0	0	19,393
M-728	Kee Group Inc.	3,881	20,347	0	0	24,228	0	0	24,228

Appendix 4

2017 Development Levy Credit Continuity Schedule

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M Plan	Applicant	Value of Prepaid City Credits @ Jan 1, 2017	Storms Waived @ Jan 1, 2017	Roads Waived @ Jan 1, 2017	Other Services Waived @ Jan 1, 2017	Value of Prepaid and Waived Credits @ Jan 1, 2017	Prepaid Credits Redeemed in 2017	Waived Services Redeemed in 2017	Value of Prepaid and Waived Credits @ Dec 31, 2017
M-793	Lord Realty Holdings Ltd	7,008	72,668	0	0	79,676	0	0	79,676
M-533	Lord Realty Holdings Ltd	0	627,947	0	0	627,947	0	0	627,947
M-852	Meadowpines Development Corporation	202,513	938,064	0	0	1,140,577	0	0	1,140,577
M-689	Menkes Industrial Parks Ltd	36,004	174,403	0	0	210,406	0	0	210,406
M-845	N.H.D. Developments Limited	17,059	52,465	0	0	69,524	0	0	69,524
M-401	OMERS REALTY MGMT CORP	15,125	235,444	0	0	250,568	0	0	250,568
M-1010	OMERS REALTY MGMT CORP	0	4,958,360	12,410,335	5,946,834	23,315,529	0	0	23,315,529
M-1023	Orlando Corporation	36,818	87,201	0	0	124,019	0	0	124,019
M-832	Orlando Corporation	75,997	265,363	0	0	341,359	0	0	341,359
M-900	Orlando Corporation	0	484	848,569	0	849,053	0	0	849,053
M-948	Richill Construction Limited	40,901	119,175	0	0	160,076	0	0	160,076
M-886	Riello Burners	15,768	45,538	0	0	61,307	0	0	61,307
M-1326	Rivergrove Development	98,844	341,907	0	0	440,750	0	0	440,750
M-901	Slough Estates Canada Ltd	83,971	362,787	0	0	446,757	0	0	446,757
M-435	Tordar Investments Ltd	11,774	159,869	0	0	171,643	0	0	171,643
M-922	Trailmobile Canada Inc	1,869	5,300	0	0	7,169	0	0	7,169
M-926	Tridel	1	0	0	0	1	0	0	1
OZ-50/90	Uddeholm	6,478	16,559	0	0	23,037	0	0	23,037
M-886	Uddeholm	15,347	44,570	0	0	59,917	0	0	59,917
Total		1,585,838	19,560,435	35,788,684	5,946,834	62,881,792	-1,654	-2,497,197	60,382,940

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

2017 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, 2017	DC Credits Used during 2017	DC Credits Granted by Council during 2017	DC Credits Balance @ Dec. 31, 2017	GC Approval
M-1447	1296421 Ontario Inc.	Storm Water Mgmt	858,653	(681,906)	176,747			176,747	276-2000
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-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

2017 Development Charge Credits Continuity Schedule

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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, 2017	DC Credits Used during 2017	DC Credits Granted by Council during 2017	DC Credits Balance @ Dec. 31, 2017	GC Approval
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-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-1781	Partacc Mississauga Dev. Inc	Park Development	15,794	(15,792)	2			2	GC 0804-2008
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-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

2017 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

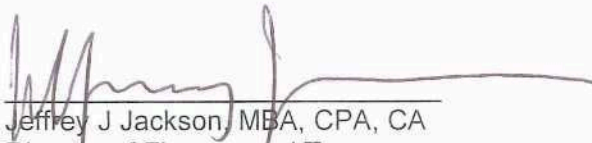
M Plan	Developer	Type of DC Credit	Outstanding DC Credits Issued in Prior Years	Total Credits Used in Prior Years	DC Credits Balance @ Jan. 1, 2017	DC Credits Used during 2017	DC Credits Granted by Council during 2017	DC Credits Balance @ Dec. 31, 2017	GC Approval
M-1476 & M-1477	Todbrook Investors Inc & 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	(24,382,659)	1,728,150	0	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, 2017	Total 2017 Credits Used during 2017	DC Credits Granted by Council during 2017	DC Credits Balance @ Dec. 31, 2017
Park Development	8,605,218	(7,700,567)	904,650	0	0	904,650
Storm Water Mgmt	14,498,042	(14,011,622)	486,420	0	0	486,420
Other Services	2,275,059	(2,011,338)	263,721	0	0	263,721
Transportation	732,490	(659,132)	73,358	0	0	73,358
Total	26,110,809	(24,382,659)	1,728,150	0	0	1,728,150

Statement of Compliance

The City of Mississauga's Annual Treasurer's Statement Report: Summary of Development Charges Activity in 2017, 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