

Date: 2016/09/01

To: Chair and Members of General Committee

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

Originator's files:

Meeting date:  
2016/09/21

## Subject

**Annual Treasurer's Statement Report: Summary of Activity in 2015**

## Recommendation

1. That the report dated September 1, 2016, entitled "Annual Treasurer's Statement Report: Summary of Activity in 2015" 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 the Council endorse that the "Annual Treasurer's Statement Report: Summary of Activity in 2015" 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 2015" be made available to the public on the City of Mississauga's website as outlined in the report.

## Report Highlights

- The *Development Charges Act (DC Act)* and *Planning Act*, require the Treasurer of the municipality to provide Council with an annual statement of information for the Development Charges (DC) reserve funds, Bonus Zoning reserve fund and the Cash-in-Lieu (CIL) of Parkland reserve fund.
- The purpose of the Annual Treasurer's Statement is to summarize activities related to these reserve funds including monies collected, interest earned, capital funding of assets, any money borrowed from these funds with associated interest, and a listing of DC credits.
- The opening balance of the DC reserve fund was \$72.9 million. During 2015, the City collected \$26.9 million in development charge revenue, funded \$26.1 million in growth-related capital assets and issued refunds based on the negotiated settlement of the 2009 DC By-law, resulting in a closing balance of \$59.6 million.
- The City collected \$8.0 million in CIL-Parkland revenue during 2015 and funded capital

assets of \$17.3 million during 2015. The closing balance of the CIL-Parkland reserve fund after all transactions was \$58.4 million.

- The Bonus Zoning (Section 37) reserve fund had an opening balance of \$165,200 in 2015 and received \$460 thousand through Section 37 agreements during the year. The closing balance at the end of 2015 was \$645,600.
- This report is compliant with the recently enacted 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 reserve funds, Bonus Density reserve funds and Cash-in-Lieu of Parkland reserve funds.

## Comments

On December 3, 2015, the Province gave royal assent for “*The Smart Growth for our Communities Act, 2015*” (Bill 73) which provided for amendments to the *DC Act* and the *Planning Act (PA)*. Subsequent to this date, specific amendments of Bill 73 came into force on January 1, 2016 (*DC Act*) and July 1, 2016 (*PA*).

The requirement for an Annual Treasurer’s Statement is not new. However, Bill 73 requires the following additional information to be included in the Annual Treasurer’s Statement provided to Council:

- Detailed reporting on bonus density contributions (*PA Section 37*) received from development, and how these funds are spent by the municipality (effective July 1, 2016);
- Detailed reporting of cash-in-lieu of parkland funds (*PA Section 42(6)*) received from development and how the funds are spent (effective July 1, 2016); and
- A “Statement of Compliance” signed by the Treasurer confirming that monies collected from development are only those allowed under the *DC Act* or another *Act* that became effective on January 1, 2016.

The new requirements of Bill 73 are included in this report, and its appendices, with the exception of the Statement of Compliance by the Treasurer, which is not required for transactions related to the year 2015 (this new requirement will be incorporated into the 2016 report).

As part of the recent amendments, the Province no longer requires a copy of the Annual Treasurer’s Statement be sent to the Minister of Municipal Affairs and Housing within 60 days of giving it to Council. Instead, the Province requires the municipality to ensure that it is made

available to the public. Staff recommend that the report entitled “Annual Treasurer’s Statement Report: Summary of Activity in 2015” be made available on the City’s website. The appropriate location would be on the City Finance > Finance Reports web page.

The following three tables provide a two-year comparison of activities for 2014 and 2015 for the DC Reserve Fund, CIL-Parkland Reserve Fund and the Bonus Zoning Reserve Fund.

**Table 1**

<b>DC Reserve Fund Activity</b>	<b>2015 \$(millions)</b>	<b>2014 \$(millions)</b>	<b>Difference</b>
<b>Opening Balance</b>	<b>\$ 72.9</b>	<b>\$ 81.7</b>	<b>\$(8.8)</b>
Add: DC Revenues	\$ 26.9	\$ 33.6	\$(6.7)
Interest Income and Other	\$ 1.1	\$ 1.1	\$ -
<b>Total Revenues</b>	<b>\$ 28.0</b>	<b>\$ 34.7</b>	<b>\$(6.7)</b>
Less:			
DC Funds Transferred to Capital Projects	\$ 39.5	\$ 49.9	\$(10.4)
DC Funds Returned from Capital Projects	\$(13.4)	\$(6.6)	\$(6.8)
Transfers to Revenue and Refunds	\$ 15.2	\$ 0.2	\$ 15.0
<b>Total Expenditures</b>	<b>\$ 41.3</b>	<b>\$ 43.5</b>	<b>\$(2.2)</b>
<b>Closing Balance</b>	<b>\$ 59.6</b>	<b>\$ 72.9</b>	<b>\$(13.3)</b>

The City passed a new DC By-law in 2014. Typically, there is a high volume of building permits submitted and processed in the By-law approval year (2014), as developers anticipate increased rates under the new By-law. This is typically followed by a decrease in the following year’s revenue (2015). This trend is reflected in the \$6.7 million decrease in DC revenue in the year-over-year comparison.

In addition to the regular transfers between the DC reserve and capital projects, \$15M in draws from the Reserve in 2015 were due to the resolution of the five-year outstanding 2009 DC appeal. Funds had been set aside in the event of an unfavourable decision at the Ontario Municipal Board.

The 2014 DC By-law is currently under appeal and negotiation discussions have begun with appellants.

**Table 2**

<b>CIL-Parkland Reserve Fund Activity</b>	<b>2015 \$(millions)</b>	<b>2014 \$(millions)</b>	<b>Difference</b>
<b>Opening Balance</b>	<b>\$ 65.4</b>	<b>\$ 56.4</b>	<b>\$ 9.0</b>
Add: CIL-Parkland Revenues	\$ 8.0	\$ 8.1	\$(0.2)
Interest Income and Other	\$ 2.3	\$ 7.7	\$(5.3)
<b>Total Revenues</b>	<b>\$10.3</b>	<b>\$15.8</b>	<b>\$(5.5)</b>
Less: CIL-Parkland Funds Transferred to Capital Projects	\$ 18.7	\$ 13.8	\$ 4.9
CIL-Parkland Funds Returned from Capital Projects	\$(1.4)	\$(7.0)	\$ 5.6
<b>Total Expenditures</b>	<b>\$17.3</b>	<b>\$6.8</b>	<b>\$10.5</b>
<b>Closing Balance</b>	<b>\$ 58.4</b>	<b>\$ 65.4</b>	<b>\$(7.0)</b>

The collection of CIL-Parkland revenues has been fairly consistent over the two-year period. \$5.3 million less income in the "interest income and other" category is due to a reduced level of surplus land disposed of during 2015. Total capital expenditures for eligible expenses such as land acquisition, building renovation and equipment repair and replacement increased \$10.5 million in 2015. The net result of the closing fund balance was a decrease of \$7 million in the reserve.

**Table 3**

<b>Bonus Zoning Reserve Fund Activity</b>	<b>2015 \$</b>	<b>2014 \$</b>	<b>Difference</b>
<b>Opening Balance</b>	<b>\$ 164,178</b>	<b>\$ -</b>	<b>\$ 164,178</b>
Add: Bonus Zoning Revenue	\$460,000	\$160,000	\$300,000
Interest Income and Other	\$21,397	\$4,178	\$17,219
<b>Total Revenues</b>	<b>\$481,397</b>	<b>\$164,178</b>	<b>\$ 317,219</b>
Less: Bonus Zoning Funds Transferred to Capital Projects	\$ -	\$ -	\$ -
Bonus Zoning Funds Returned from Capital Projects	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Closing Balance</b>	<b>\$ 645,575</b>	<b>\$ 164,178</b>	<b>\$ 481,397</b>

The Bonus Zoning reserve fund was established with the approval of the 2012 Corporate Policy governing the collection of *Planning Act*, Section 37 Bonus Zoning community benefit amounts

from development. The first deposit to the reserve fund occurred in 2014, followed by one contribution received in 2015. There have been no capital expenditures made from this reserve fund to date.

## Financial Implications

There are no 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: DC Reserve Funds Continuity Schedule

Appendix 3: Capital Projects Financed by DC Reserve Funds

Appendix 4: Development Levy Credit Continuity Schedule

Appendix 5: DC Credits Continuity Schedule



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Gary Kent, Commissioner of Corporate Services and Chief Financial Officer

Prepared by: Susan Cunningham, Manager, Development Financing & 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:

<b>General Government</b>	Funds are collected for the purpose of the animal control expansion as a result of residential growth. This service requires a 10% discount, as per the legislation
<b>Recreation</b>	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.
<b>Fire</b>	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.
<b>Library</b>	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.
<b>Transit</b>	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.
<b>City-Wide Engineering</b>	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.
<b>Public Works</b>	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.
<b>Living Art Centre Debt</b>	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.
<b>Storm Water Management</b>	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.
<b>Parking Services</b>	Funds collected for these services are to be used for the design and construction of parking services in the City of Mississauga.

## 2015 Development Charge Reserve Funds, Bonus Zoning and Cash-in-Lieu of Parkland Continuity Schedule

Fund Name	Balance Jan. 1, 2015	Revenues					Capital Expenditures			Balance Dec. 31, 2015
		From Revenue	Interest	From Developers	Other	Total Revenue	DCA Refunds	Transfers To/ (From) Capital <sup>1</sup>	Transfers To Revenue	
DCA- City Holding	0.00	0.00	0.00	558,290.13	0.00	558,290.13	558,290.13	0.00	0.00	(0.00)
DCA-General Government	(4,385,314.60)	0.00	(82,095.62)	184,258.29	0.00	102,162.67	0.00	0.00	0.00	(4,283,151.93)
DCA-Recreation	13,943,772.34	0.00	201,008.92	6,050,017.47	0.00	6,251,026.39	0.00	7,176,651.30	0.00	13,018,147.43
DCA-Recreation (Hershey)	0.00	0.00	2,487.26	(2,487.26)	0.00	0.00	0.00	0.00	0.00	0.00
DCA-Fire Services	(10,006,943.67)	0.00	(174,917.16)	1,185,299.16	0.00	1,010,382.00	0.00	(737,863.58)	0.00	(8,258,698.09)
DCA-Library	2,223,945.72	0.00	8,302.84	680,162.89	0.00	688,465.73	0.00	2,700,000.00	0.00	212,411.45
DCA-Transit	5,629,162.75	0.00	122,396.25	1,169,121.29	0.00	1,291,517.54	1,000,000.00	(114,740.95)	0.00	6,035,421.24
DCA-City Wide Engineering	38,972,721.33	0.00	637,017.00	12,078,193.64	0.00	12,715,210.64	5,864,157.61	16,384,630.27	0.00	29,439,144.09
DCA-Public Works	(1,668,752.19)	0.00	(32,546.40)	519,933.72	0.00	487,387.32	0.00	164,424.29	150,000.00	(1,495,789.16)
DCA-Parking	869,151.93	0.00	20,479.40	308,249.69	0.00	328,729.09	0.00	(591,165.38)	0.00	1,789,046.40
DCA-LAC	0.00	0.00	678.01	(678.01)	0.00	0.00	0.00	0.00	0.00	0.00
DCA-Storm Water	19,937,178.09	0.00	378,348.02	2,311,280.06	0.00	2,689,628.08	217,034.71	1,128,572.41	0.00	21,281,199.05
DC Appeal - Residential	6,279,507.46	0.00	10,872.11	1,499,092.08	0.00	1,509,964.19	6,230,855.26	0.00	0.00	1,558,616.39
DC Appeal - Industrial	613,146.09	0.00	111.58	28,679.09	0.00	28,790.67	602,127.74	0.00	0.00	39,809.02
DC Appeal - Non-Industrial	490,220.04	0.00	2,395.20	284,278.38	0.00	286,673.58	488,427.92	0.00	0.00	288,465.70
<b>Total DC Reserve Funds</b>	<b>72,897,795.29</b>	<b>0.00</b>	<b>1,094,537.41</b>	<b>26,853,690.62</b>	<b>0.00</b>	<b>27,948,228.03</b>	<b>14,960,893.37</b>	<b>26,110,508.36</b>	<b>150,000.00</b>	<b>59,624,621.59</b>
<b>Bonus Zoning (section 37)</b>	<b>164,178.02</b>	<b>0.00</b>	<b>21,397.42</b>	<b>460,000.00</b>	<b>0.00</b>	<b>481,397.42</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>645,575.44</b>
<b>Cash-in-Lieu of Parkland (section 42)</b>	<b>65,390,784.21</b>	<b>0.00</b>	<b>2,333,309.60</b>	<b>7,970,887.17</b>	<b>10,000.00</b>	<b>10,314,196.77</b>	<b>0.00</b>	<b>17,307,721.17</b>	<b>0.00</b>	<b>58,397,259.81</b>

<sup>1</sup> 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, 2015**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2015.

Project Number	Description	2015		2015		2015			Total Project Net Financing By Project and Reserve	Total Project Net Financing by Project
		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		
04105	<b>Mississauga Rd CNR Pedestrian/Bicycle Tunnel</b> Capital Reserve -33121 City Wide Eng. - 31335	7,816.20				4,500.15			(456,499.85) (792,883.80)	<b>(1,249,383.65)</b>
04196	<b>Depots/Yards Sand Shacks-Des</b> Public Works - 31340	122,928.85							(42,071.15)	<b>(42,071.15)</b>
04197	<b>Depots/Yards Sand Shack Land</b> Capital Reserve -33121 Public Works - 31340	6,002,445.05				520,538.67			(72,061.33) (830,954.95)	<b>(903,016.28)</b>
05109	<b>Torbram Rd Grade Separation (North) Detail Design</b> City Wide Engineering - 31335		(978,318.94)						(1,591,318.94)	<b>(1,591,318.94)</b>
06104	<b>Torbram Grade Separation (North)</b> City Wide Engineering - 31335	978,318.94							(33,266,681.06)	<b>(33,266,681.06)</b>
06134	<b>Credit River Watershed Erosion Control</b> Capital Reserve -33121 Storm Water Management - 31350	300.42				14,734.67			(407,065.33) (8,299.58)	<b>(415,364.91)</b>
07306	<b>Development, play spray, shoreline-Lakeside</b> Capital Reserve -33121 Parkland - 32121 Recreation -31315	73.85				41.00			(1,027,959.00) (954,000.00) (3,564,526.15)	<b>(5,546,485.15)</b>
08105	<b>Hurontario St/Highway 401 Interchange Phase 1</b> Capital Reserve -33121 City Wide Engineering - 31335	734,036.97				59,360.57			(928,239.43) (11,478,363.03)	<b>(12,406,602.46)</b>
08116	<b>Hurontario St/Highway 401 - S/E connection/Whittle Rd</b> City Wide Engineering - 31335		(50,000.00)						(1,500,000.00)	<b>(1,500,000.00)</b>
08136	<b>Cooksville Creek Erosion Control-Camilla Rd to North Service</b> Capital Reserve -33121 Storm Water Management - 31350	4,361.98				57,951.95			(16,448.05) (1,238.02)	<b>(17,686.07)</b>
08159	<b>Creditview Rd Bridge over Credit River</b> Capital Reserve -33121 City Wide Engineering - 31335		(1,440,000.00)					(160,000.00)	(2,046,700.00) (4,533,000.00)	<b>(6,579,700.00)</b>
08164	<b>New Vehicles &amp; Equipment</b> Capital Reserve -33121 DC Public Works - 31340	15,575.71				1,730.63			(44,769.37) (402,924.29)	<b>(447,693.66)</b>
08171	<b>Traffic Signal Equipment Enhancements</b> Capital Reserve - 33121 Contributions- Roads -35201 City Wide Engineering - 31335		(432,000.00)					(275,000.00)	(294,165.38) (467,876.05) (2,292,958.57)	<b>(3,055,000.00)</b>



**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands  
December 31, 2015**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2015.

Project Number	Description	2015		2015		2015			Total Project Net Financing By Project and Reserve	Total Project Net Financing by Project
		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		
08173	<b>Traffic System and ITS</b> Capital Reserve - 33121 Contributions- Roads -35201 City Wide Engineering - 31335		(640,000.00)				(410,000.00)		(94,747.90) (600,966.39) (2,654,285.71)	<b>(3,350,000.00)</b>
08234	<b>Transit Satellite #2 - Land Acquisition</b> Public Transit Fund - 35180 Transit - 31330 Parkland - 32121	383,897.09					(383,897.09)		(845,795.60) (6,913,263.31) 35,000.00	<b>(7,724,058.91)</b>
08250	<b>Construction-Training &amp; Mechanical Centre</b> Investing in Ontario Act Funds - 35573 Fire Training Reserve-35576 Capital Reserve -33121 Fire Services - 31320	737,863.58				995,838.43			(7,165,565.00) (4,407,500.00) 1,804,818.43 (7,238,251.42)	<b>(17,006,497.99)</b>
09109	<b>Hurontario St - Park St E to Lakeshore</b> Capital Reserve -33121 City Wide Engineering - 31335	59,034.48				14,758.62			(205,241.38) (820,965.52)	<b>(1,026,206.90)</b>
09354	<b>Land Acquisition-Future Park F-424</b> Parkland - 32121			141,842.25					(8,955,657.75)	<b>(8,955,657.75)</b>
09430	<b>Meadowvale Library/CC Reno-Design</b> Debt Financing Parkland Reserve-32121 Capital Reserve -33121 Recreation - 31315 Library - 31325		(76,500.00) (3,600,000.00)		(14,431,500.00)		(400,000.00)	(492,000.00)	(2,545,300.00) (17,057,000.00) (3,145,000.00) (574,500.00) (4,273,200.00)	<b>(27,595,000.00)</b>
10199	<b>Parking Structure Design - Living Arts Centre</b> Capital Reserve -33121 Parking - 31343	591,165.38				65,685.04			(34,314.96) (308,834.62)	<b>(343,149.58)</b>
10300	<b>Class 1 &amp; 3 trails - Design</b> Recreation - 31315	78,705.61							(21,294.39)	<b>(21,294.39)</b>
10312	<b>Meadow Green Parking Lot</b> Parks - Other - 35219 Capital Reserve -33121 Recreation - 31315	7,455.83				828.40			(5,200.80) (18,371.60) (165,344.17)	<b>(188,916.57)</b>
10324	<b>DEZEN/BEN TED - Construction</b> Recreation - 31315	13,500.00							(484,500.00)	<b>(484,500.00)</b>
10330	<b>Future Park #301 - Land Acquisition</b> Parkland - 32121			67,768.58					(1,677,231.42)	<b>(1,677,231.42)</b>
11101	<b>Intersection Capital Program</b> Roads - 35201 City Wide Engineering - 31335	49,685.44				3,043.10			(38,971.90) (636,299.56)	<b>(675,271.46)</b>
11131	<b>Applewood Creek Crossing Improv-Culvert</b> Capital Reserve -33121 Federal Gas Tax Reserve-35183 Storm Water Management - 31350 City Wide Engineering - 31335		(681.82)				(14,873.74) (444,444.44)		(148,737.38) (444,444.44) (1,818.18) (5,000.00)	<b>(600,000.00)</b>

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands  
December 31, 2015**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2015.

Project Number	Description	2015 Development Charge Financing		2015 Cash-in-Lieu of Parkland		2015 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing by Project
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
11135	<b>Cooksville Creek - Dyking D/S of CPY E</b> Capital Reserve -33121 City Wide Engineering - 31335 Storm Water Management - 31350	62.42				3,058.79			(45,941.21) (1,000.00) 62.42	<b>(46,878.79)</b>
11163	<b>New Vehicles &amp; Equipment</b> Capital Reserve -33121 City Wide Engineering - 31335		(22,500.00)				(2,500.00)		(22,000.00) (198,000.00)	<b>(220,000.00)</b>
11193	<b>Permanent Snow Storage Sites Feasibility</b> Capital Reserve -33121 Public Works - 31340	135,000.00				15,000.00			0.00 0.00	<b>0.00</b>
11306	<b>Pt Credit Harbour(west)-Pre-Design Study</b> Capital Reserve -33121 Recreation - 31315	39,900.64				3,088.85			(40,611.15) (524,599.36)	<b>(565,210.51)</b>
11309	<b>Dr Martin Dobkin Washrooms - Construction</b> Parkland - 32121				(210,000.00)				(872,000.00)	<b>(872,000.00)</b>
11311	<b>Iceland Parkway Belt Washrooms - Design</b> Parkland - 32121			44,973.48					(15,026.52)	<b>(15,026.52)</b>
11313	<b>Lisgar Fields Washrooms - Construction</b> Parkland - 32121				(150,000.00)				(788,000.00)	<b>(788,000.00)</b>
11314	<b>Loyola SS Artificial Turf and Changerooms</b> Capital Reserve - 33121 Parkland - 32121 2009 Special Project CRF - 35574			90,260.00		305,540.00			(1,154,960.00) (341,340.00) (400,000.00)	<b>(1,896,300.00)</b>
12101	<b>Intersection Capital Program</b> Recreation -31315 City Wide Engineering - 31335		(132,031.49)						(495,000.00) (132,031.49)	<b>(627,031.49)</b>
12106	<b>Second Line over Hwy 401 - Pedestrian B</b> Recreation - 31315	200,000.00							0.00	<b>0.00</b>
12132	<b>Credit River Erosion - S of Dundas St W</b> Storm Water Management - 31350 Federal Gas Tax Reserve -35183	14,950.69					(2,646.54)		(49.31) (2,646.54)	<b>(2,695.85)</b>
12137	<b>Cooksville Creek Erosion Control - Camilla</b> Storm Water Management - 31350 Federal Gas Tax Reserve -35183	17,749.38					(8,521.09)		(250.62) (8,521.09)	<b>(8,771.71)</b>
12138	<b>Mary Fix Creek Erosion Control - Harborn</b> Storm Water Management - 31350 Capital Reserves- 33121	1,270.92				27,324.77			(2,729.08) (58,675.23)	<b>(61,404.31)</b>
12147	<b>Sheridan Creek Erosion Control - Clarkson</b> Storm Water Management - 31350 Capital Reserves- 33121	13,155.99				386,844.01			(52,131.01) (1,532,868.99)	<b>(1,585,000.00)</b>
12165	<b>Sidewalks</b> Recreation - 31315 City Wide Engineering - 31335 Developer contribution - Sidewalks 35207	77,760.64				15,825.61			(1,199,900.00) 77,760.64 (228,374.39)	<b>(1,350,513.75)</b>

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands  
December 31, 2015**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2015.

Project Number	Description	2015 Development Charge Financing		2015 Cash-in-Lieu of Parkland		2015 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing by Project
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
12173	<b>Traffic System and ITS</b> Recreation - 31315 City Wide Engineering - 31335 Capital Reserves- 33121	10,207.22				18,146.18			(36,000.00) 10,207.22 (45,853.82)	(71,646.60)
12193	<b>Permanent Snow Storage Sites Design &amp; Construction</b> Public Works - 31340 Capital Reserves- 33121		(7,025,373.90)				(620,538.67)		(9,275,373.90) (870,538.67)	(10,145,912.57)
12307	<b>Hydro One Corridor - Oakville to Credit River - Design</b> Capital Reserves- 33121 Recreation - 31315		(1,180,994.00)				(131,222.00)		(253,402.00) (2,280,614.00)	(2,534,016.00)
13131	<b>Sawmill Cr Ctrl-BurnhamthorpeW</b> Storm Water - 31350 Capital Reserve -33121 Federal Gas Tax Reserve -35183	39,616.70					(24,933.07)		(1,383.30) 0.00 (24,933.07)	(26,316.37)
13132	<b>Sawmill Creek Erosion Ctrl- Erin Mills</b> Storm Water - 31350 Capital Reserve -33121	52,000.00				78,000.00			0.00 0.00	0.00
13134	<b>Monitoring and minor modification</b> Storm Water - 31350	79,401.97							(598.03)	(598.03)
13135	<b>Loyalist Creek Erosion Control upstream</b> Debt Financing Storm Water - 31350 Capital Reserve -33121		(5,200.00)					(394,800.00)	(394,800.00) (7,200.00) (88,000.00)	(490,000.00)
13136	<b>Saw Creek Erosion Ctrl-Swallowdake</b> Debt Financing -575107 Storm Water - 31350 Capital Reserve -33121 Federal Gas Tax Reserve -35183		(91,616.70)				(78,000.00) (1,564,066.93)		(1,000,000.00) (153,616.70) (78,000.00) (1,564,066.93)	(2,795,683.63)
13138	<b>Development Charges Update</b> Storm Water - 31350	24,813.77							(55,186.23)	(55,186.23)
13140	<b>Cooksville Creek Erosion Ctrl-Rathburn</b> Debt Financing -575100 Storm Water - 31350 Storm Water Excess Debt- 37200	112,987.01				487,012.99			(3,000,000.00) (583,012.99) 487,012.99	(3,096,000.00)
13145	<b>Minor Erosion Ctrl Work Various Location</b> Storm Water - 31350 Capital Reserve -33121	2,618.28				67,202.58			(381.72) (9,797.42)	(10,179.14)
13167	<b>Cycling Program</b> Federal Gas Tax Reserve -35182 DC City-wide -31335	625,000.00					(48,222.27)		(100,000.00) (1,145,000.00)	(1,245,000.00)
13224	<b>Transit Bus Stops/Pads/Signs - Growth</b> DC Transit - 31330 Federal Gas Tax Reserve -35182	843.86					(843.86)		(120,656.14) (13,406.24)	(134,062.38)

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands  
December 31, 2015**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2015.

Project Number	Description	2015 Development Charge Financing		2015 Cash-in-Lieu of Parkland		2015 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing by Project
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
13270	<b>Meadowvale Library Construction</b> DC Library - 31325 Capital Reserve -33121	900,000.00				100,000.00			0.00 0.00	<b>0.00</b>
13303	<b>Future Directions Review</b> DC Recreation - 31315 Capital Reserve -33121	22,222.42				2,469.16			(157,777.58) (17,530.84)	<b>(175,308.42)</b>
13308	<b>Multi-Use Trails - Glen Erin Woodlands</b> DC Recreation - 31315 Capital Reserve -33121	12,313.55				1,385.67			(26,786.45) (3,014.33)	<b>(29,800.78)</b>
13310	<b>Multi-Use Trails - Clover Meadows</b> DC Recreation - 31315 Capital Reserve -33121	10,209.80				1,125.49			(53,290.20) (5,874.51)	<b>(59,164.71)</b>
13327	<b>Park P_508 Development - Construction</b> DC Recreation - 31315 Capital Reserve -33121		(4,500.00)				(500.00)		(1,168,700.00) (129,900.00)	<b>(1,298,600.00)</b>
13380	<b>Streetsville Cemetery Bunker Replacement</b> Parkland - 32121				(7,552.48)				(44,552.48)	<b>(44,552.48)</b>
13385	<b>South Common Satellite Depot</b> Parkland - 32121				(10,000.00)				(459,000.00)	<b>(459,000.00)</b>
14105	<b>Second Line Over HWY. 401- Bridge</b> Debt Financing DC City-wide -31335		(200,000.00)						(500,000.00) (200,000.00)	<b>(700,000.00)</b>
14107	<b>9th Widening-Derry Rd to North Limit</b> Debt Financing Federal Gas Tax Reserve-35182 DC City-wide -31335		(4,050,000.00)				(300,000.00)	(450,000.00)	(450,000.00) (300,000.00) (6,750,000.00)	<b>(7,500,000.00)</b>
14129	<b>Land/Cooksville Creek SWM Pond#3702</b> Parkland -32121 DC Storm Water -31350		(1,040,000.00)	1,040,000.00					7,540,000.00 (7,540,000.00)	<b>0.00</b>
14130	<b>Storm Sewer Oversizing - Various Location</b> DC Storm Water -31350	200,000.00							0.00	<b>0.00</b>
14146	<b>Cooksville Creek Flood Protection-Dyking</b> Debt Financing -575100 Capital Reserve -33121 DC Storm Water -31350		(43,562.42)				(3,058.79)	(1,456,500.00)	(3,191,500.00) (254,368.99) (103,152.90)	<b>(3,549,021.89)</b>
14171	<b>Traffic Signal Equipment Enhancements</b> DC City-wide -31335		(1,639.73)						(116,639.73)	<b>(116,639.73)</b>
14176	<b>Multi-Use Trails along Hanlan Routes</b> DC City-wide -31335		(1,245,000.00)						(1,870,000.00)	<b>(1,870,000.00)</b>
14177	<b>North Central Yard Feasibility Study</b> Capital Reserve -33121 DC Public Works -31340	45,000.00				5,000.00			0.00 0.00	<b>0.00</b>
14193	<b>Snow Storage Sites-Shared with Peel</b> Capital Reserve -33121 DC Public Works -31340	900,000.00				100,000.00			0.00	<b>0.00</b>

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands  
December 31, 2015**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2015.

Project Number	Description	2015		2015		2015			Total Project Net Financing By Project and Reserve	Total Project Net Financing by Project
		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		
14307	<b>Hydro One Est Corridor Etobicoke Crk-BRT</b> Capital Reserve -33121 DC Recreation-31315		(663,507.00)				(73,723.00)		(79,923.00) (719,307.00)	<b>(799,230.00)</b>
14308	<b>LakeviewCorridorTrail Lakeshore to QEW</b> Capital Reserve -33121 DC Recreation-31315		(429,498.00)				(47,722.00)		(51,722.00) (465,498.00)	<b>(517,220.00)</b>
14315	<b>Design &amp; Construction - F_408</b> Capital Reserve -33121 DC Recreation-31315	36,500.00				4,100.00			0.00 0.00	<b>0.00</b>
15101	<b>Intersection Capital Program</b> DC City-wide -31335		(495,000.00)						(495,000.00)	<b>(495,000.00)</b>
15102	<b>Transportation Master Plan Study</b> DC City-wide -31335		(200,000.00)						(200,000.00)	<b>(200,000.00)</b>
15103	<b>Preliminary Engineering Studies</b> DC City-wide -31335		(100,000.00)						(100,000.00)	<b>(100,000.00)</b>
15104	<b>Lakeshore Road Movement Study</b> DC City-wide -31335		(500,000.00)						(500,000.00)	<b>(500,000.00)</b>
15105	<b>Downtown Master Plan</b> DC City-wide -31335		(900,000.00)						(900,000.00)	<b>(900,000.00)</b>
15106	<b>Second Line Over HWY. 401- Bridge Pier</b> DC City-wide -31335		(1,000,000.00)						(1,000,000.00)	<b>(1,000,000.00)</b>
15108	<b>Sheridan Park Drive - Speakman (EA)</b> DC City-wide -31335		(250,000.00)						(250,000.00)	<b>(250,000.00)</b>
15109	<b>Creditview Rd Widening Structure Design</b> Capital Reserve -33121 DC City-wide -31335		(450,000.00)				(50,000.00)		(50,000.00) (450,000.00)	<b>(500,000.00)</b>
15110	<b>Lakeshore Rd/Stavebank Rd Intersection</b> DC City-wide -31335		(1,000,000.00)						(1,000,000.00)	<b>(1,000,000.00)</b>
15111	<b>Transit Priority - Various Intersections</b> DC City-wide -31335		(1,500,000.00)						(1,500,000.00)	<b>(1,500,000.00)</b>
15130	<b>Storm Sewer Oversizing Various Locations</b> DC Storm Water -31350		(270,000.00)						(270,000.00)	<b>(270,000.00)</b>
15131	<b>Loyalist Creek Erosion Cntl-Thornlodge RD</b> Capital Reserve -33121 DC Storm Water -31350		(3,400.00)				(96,600.00)		(96,600.00) (3,400.00)	<b>(100,000.00)</b>
15134	<b>Monitor &amp; Minor Modification SW-Variou</b> DC Storm Water -31350		(80,000.00)						(80,000.00)	<b>(80,000.00)</b>
15135	<b>Cksvl Crk Erosion Ctrl-Willia Rd to Orano</b> Debt Financing -575100 DC Storm Water -31350		(22,780.00)					(647,220.00)	(647,220.00) (22,780.00)	<b>(670,000.00)</b>
15136	<b>Cksvl Crk Erosion Ctrl-Hwy403 to Hwy10</b> Capital Reserve -33121 DC Storm Water -31350		(2,380.00)				(67,620.00)		(67,620.00) (2,380.00)	<b>(70,000.00)</b>
15137	<b>Ckwvl Crk Pond #2101-Mis Valy &amp; Cntl Pky</b> Capital Reserve -33121 DC Storm Water -31350		(31,667.00)				(135,000.00)		(135,000.00) (31,667.00)	<b>(166,667.00)</b>

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands  
December 31, 2015**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2015.

Project Number	Description	2015 Development Charge Financing		2015 Cash-in-Lieu of Parkland		2015 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing by Project
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
15139	<b>Cksvl Crk Impr &amp; Flood Prot/King St East</b> Debt Financing -575100 DC Storm Water -31350		(84,014.00)					(2,386,986.00)	(2,386,986.00) (84,014.00)	<b>(2,471,000.00)</b>
15140	<b>Cksvl Crk Ersion Ctrk-Mis Valy &amp; Cntl Pk</b> Capital Reserve -33121 DC Storm Water -31350		(8,000.00)				(232,000.00)		(232,000.00) (8,000.00)	<b>(240,000.00)</b>
15142	<b>Etbck Crk Ersion Ctrl-Pony Tril &amp; Blr St</b> Capital Reserve -33121 DC Storm Water -31350		(6,000.00)				(184,000.00)		(184,000.00) (6,000.00)	<b>(190,000.00)</b>
15145	<b>Minor Erosion Ctrl Wrk-Various Locations</b> Capital Reserve -33121 DC Storm Water -31350		(2,560.00)				(77,440.00)		(77,440.00) (2,560.00)	<b>(80,000.00)</b>
15161	<b>Noise Wall Replacements</b> Debt Financing -575100 DC City-wide -31335		(610,000.00)					(770,000.00)	(770,000.00) (610,000.00)	<b>(1,380,000.00)</b>
15163	<b>New Vehicles &amp; Equipment</b> Capital Reserve -33121 DC Public Works -31340		(175,500.00)				(19,500.00)		(19,500.00) (175,500.00)	<b>(195,000.00)</b>
15165	<b>Sidewalks</b> DC City-wide -31335		(1,000,000.00)						(1,000,000.00)	<b>(1,000,000.00)</b>
15167	<b>Cycling Program</b> Capital Reserve -33121 DC City-wide -31335 Federal Gas Tax Reserve -35182		(1,200,000.00)				(29,000.00) (261,000.00)		(29,000.00) (1,200,000.00) (261,000.00)	<b>(1,490,000.00)</b>
15171	<b>Traffic Signal Equipment Enhancements</b> DC City-wide -31335		(115,000.00)						(115,000.00)	<b>(115,000.00)</b>
15173	<b>Traffic System and ITS</b> DC City-wide -31335		(75,000.00)						(75,000.00)	<b>(75,000.00)</b>
15198	<b>Traffic Signals</b> Roadway Infra -33131 Capital Reserve -33121 Contributions -35209 DC City-wide -31335		(340,000.00)				(390,000.00) (140,000.00) (370,000.00)		(390,000.00) (140,000.00) (370,000.00) (340,000.00)	<b>(1,240,000.00)</b>
15238	<b>Transit Malton Facility-Expans &amp; Improve</b> Federal Gas Tax Reserve -35183 DC Transit-wide -31330		(270,000.00)				(30,000.00)		(30,000.00) (270,000.00)	<b>(300,000.00)</b>
15300	<b>Bicycle/Pedestrian System (ORT10A)</b> Capital Reserve -33121 DC Recreation -31315		(587,790.00)				(65,310.00)		(65,310.00) (587,790.00)	<b>(653,100.00)</b>
15301	<b>Bicycle/Pedestrian System</b> Capital Reserve -33121 DC Recreation -31315		(210,753.00)				(23,417.00)		(23,417.00) (210,753.00)	<b>(234,170.00)</b>
15302	<b>Bicycle/Pedestrian System (ORT02B)</b> Capital Reserve -33121 DC Recreation -31315		(954,720.00)				(106,080.00)		(106,080.00) (954,720.00)	<b>(1,060,800.00)</b>

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands  
December 31, 2015**

Description: This report highlights all Development Charge, Cash-in-Lieu of Parkland Reserve Fund and Other Sources of funding transfers to Capital Projects in 2015.

Project Number	Description	2015 Development Charge Financing		2015 Cash-in-Lieu of Parkland		2015 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing by Project
		Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Transfers to Reserve	Transfers from Reserve	Debt Financing		
15303	<b>Bicycle/Pedestrian System (ORT05B)</b> Capital Reserve -33121 DC Recreation -31315		(114,300.00)				(12,700.00)		(12,700.00) (114,300.00)	<b>(127,000.00)</b>
15304	<b>Park Redevelopment-Zonta Meadows (P_294)</b> Capital Reserve -33121 Parks - Other -35219 DC Recreation -31315		(342,000.00)				(38,000.00) (500,000.00)		(38,000.00) (500,000.00) (342,000.00)	<b>(880,000.00)</b>
15307	<b>Site investigations, appraisals, audits</b> Parkland - 32121				(100,000.00)				(100,000.00)	<b>(100,000.00)</b>
15308	<b>Riverwood Park Development-ChappellHouse</b> Parkland - 32121				(87,125.00)				(87,125.00)	<b>(87,125.00)</b>
15310	<b>Port Credit Harbour West Side</b> Capital Reserve -33121 DC Recreation -31315		(265,500.00)				(29,500.00)		(29,500.00) (265,500.00)	<b>(295,000.00)</b>
15311	<b>Cricket Pitch (New) -P_302</b> Capital Reserve -33121 DC Recreation -31315		(1,543,500.00)				(171,500.00)		(171,500.00) (1,543,500.00)	<b>(1,715,000.00)</b>
15312	<b>Unlit Tennis CourtsChurchill Meadows</b> Capital Reserve -33121 DC Recreation -31315		(128,535.00)				(14,350.00)		(14,350.00) (128,535.00)	<b>(142,885.00)</b>
15313	<b>SportsFields(New)TennisCrts Brookmede Pk</b> Capital Reserve -33121 DC Recreation -31315		(128,535.00)				(14,350.00)		(14,350.00) (128,535.00)	<b>(142,885.00)</b>
15316	<b>Park Improvements - (P_173)</b> Capital Reserve -33121 DC Recreation -31315		(41,974.00)				(4,664.00)		(4,664.00) (41,974.00)	<b>(46,638.00)</b>
15319	<b>Community PksPhase 1 Not Yet Name P_459</b> Capital Reserve -33121 DC Recreation -31315		(267,247.00)				(29,694.00)		(29,694.00) (267,247.00)	<b>(296,941.00)</b>
15320	<b>Greenbelt Fencing - Construction</b> Capital Reserve -33121 DC Recreation -31315		(63,000.00)				(7,000.00)		(7,000.00) (63,000.00)	<b>(70,000.00)</b>
15321	<b>Development of F_408 Design &amp; Construct</b> Capital Reserve -33121 DC Recreation -31315		(203,000.00)				(22,600.00)		(22,600.00) (203,000.00)	<b>(225,600.00)</b>
15324	<b>Construct a bunker for Equipment and fenced storage</b> Parkland - 32121				(180,088.00)				(180,088.00)	<b>(180,088.00)</b>
15325	<b>Parks Bunker Installation: New - Loyola</b> Parkland - 32121				(45,000.00)				(45,000.00)	<b>(45,000.00)</b>
15334	<b>Growth Related Equipment - Parks</b> Capital Reserve -33121 DC Public Works -31340		(184,500.00)				(20,500.00)		(20,500.00) (184,500.00)	<b>(205,000.00)</b>
15349	<b>Beach Volleyball Venue at Lakefront Prom</b> Capital Reserve -33121 DC Recreation -31315		(301,050.00)				(367,950.00)		(367,950.00) (301,050.00)	<b>(669,000.00)</b>

**Capital Projects Financed by Development Charge Reserve Funds and Cash-in-Lieu of Parklands  
December 31, 2015**

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Project Number	Description	2015 Development Charge Financing		2015 Cash-in-Lieu of Parkland		2015 Other Financing			Total Project Net Financing By Project and Reserve	Total Project Net Financing by Project
		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 Parkland - 32121				(2,600,000.00)				(2,600,000.00)	(2,600,000.00)
15431	Park 459 Development - Partnership Capital Reserve -33121 DC Recreation -31315		(90,630.00)				(10,070.00)		(10,070.00) (90,630.00)	(100,700.00)
15709	Accessibilty - Malton Arena Washroom Parkland - 32121				(121,900.00)				(121,900.00)	(121,900.00)
15729	Meadowvale Four Rinks- Arena Refrigeration Parkland - 32121				(749,400.00)				(749,400.00)	(749,400.00)
<b>TOTAL FINANCING ALL YEARS ALL SOURCES</b>									<b>(209,756,659.19)</b>	<b>(209,756,659.19)</b>
<b>TOTAL FINANCING TRANSFERRED IN 2015</b>		<b>13,360,750.64</b>	<b>(39,471,259.00)</b>	<b>1,384,844.31</b>	<b>(18,692,565.48)</b>	<b>3,360,135.33</b>	<b>(8,514,558.49)</b>	<b>(6,597,506.00)</b>		
<b>NET FINANCING TOTALS</b>			<b>(26,110,508.36)</b>		<b>(17,307,721.17)</b>					



## 2015 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, 2015	Storms Waived @ Jan 1, 2015	Roads Waived @ Jan 1, 2015	Other Services Waived @ Jan 1, 2015	Value of Prepaid and Waived Credits @ Jan 1, 2015	Prepaid Credits Redeemed	Waived Services Redeemed	Value of Prepaid and Waived Credits @ Dec 31, 2015
M-957	1181482 Ontario Ltd	63,201.32	159,056.24	0.00		222,257.56			222,257.56
M-915	1234778 Ontario Inc.	0.00	58,705.88	0.00		58,705.88			58,705.88
M-948	1236236 Ontario Inc.	21,281.68				21,281.68			21,281.68
M-901	763442 Ontario Limited (Indrio)	77,232.66		0.00		77,232.66			77,232.66
M-915	Annovator Investments	80,861.45	255,003.67	-0.00		335,865.12			335,865.12
OZ-50/90	Bohler Uddeholm Thermo Tech	10,102.07	24,445.50	0.00		34,547.57			34,547.57
M-915	Boldco Group Inc.	87,551.41	347,648.90	-0.00		435,200.30			435,200.30
M-584	Brookfield Commercial Properties/Gentra Inc.	0.00	306,371.32			306,371.32			306,371.32
M-284	Cadillac Fairview Corp Ltd	0.00	292,083.87	478,937.20		771,021.06			771,021.06
M-425	Canonfield Inc	0.00	618,062.86	1,213,277.23		1,831,340.09			1,831,340.09
M-793	Canonfield Inc.	221,561.03	763,084.73	0.00		984,645.76			984,645.76
43R-13128	City Centre Plaza	0.00	346,456.43	3,699,733.27		4,046,189.70			4,046,189.70
M-814	Dariusz Krowiak	1,212.32	0.00	0.00		1,212.32			1,212.32
M-852	Dundee Realty Corp	24,274.01	72,465.07	0.00		96,739.08			96,739.08
M-539	Eric Robbins	4,077.79	10,090.07	0.00		14,167.86			14,167.86
M-871	Erin Mills Development Corporation	0.00	6,748.63	0.00		6,748.64			6,748.64
M-781	Erin Mills Development Corporation	99,252.79	79,803.30	0.00		179,056.09			179,056.09
M-592	Erin Mills Development Corporation	59,314.13	286,191.17	0.00		345,505.30			345,505.30
T-84051 R-23352 RCP 1003	Erin Mills Development Corporation	0.00	1,023,068.92	0.00		1,023,068.92			1,023,068.92
M-823	Erin Mills Development Corporation	13,520.02	607,627.47	1,617,901.72		2,239,049.21			2,239,049.21
M-908 & R-22964	Erin Mills Development Corporation	0.00	149,883.45	2,127,064.18		2,276,947.64			2,276,947.64
RP1542	Erin Mills Development Corporation	0.00	2,143,392.90	2,621,133.37		4,764,526.27			4,764,526.27
T-86106 & 43R-22605	Erin Mills Development Corporation	0.00	1,486,170.58	3,403,073.37		4,889,243.95			4,889,243.95
OZ-88/86	Erin Mills Development Corporation	0.00	844,539.14	5,652,130.45		6,496,669.59			6,496,669.59
B-111/87	Everlast Construction	710.17	44,543.09	87,439.51		132,692.77			132,692.77
M-677	Great West Life Assurance Company	14,821.29	169,696.69	0.00		184,517.98			184,517.98
M-948	Impulse Technologies Ltd.	6,198.05	17,097.11	0.00		23,295.16			23,295.16
M-757	Kaiser Photo Products	5,163.45	17,446.65	0.00		22,610.10			22,610.10
OZ-50/90	Keanall Holdings Ltd.	123,195.93	298,115.81	0.00		421,311.74			421,311.74
M-1015	Kee Group Inc.	28.38	73.38	0.00		101.76			101.76
M-635	Kee Group Inc.	2,922.12	15,593.75	0.00		18,515.87			18,515.87
M-728	Kee Group Inc.	3,880.54	19,262.86	0.00		23,143.40			23,143.40
M-793	Lord Realty Holdings Ltd	7,008.26	68,795.96	0.00		75,804.22			75,804.22
M-533	Lord Realty Holdings Ltd	0.00	594,488.78	0.00		594,488.78			594,488.78
M-852	Meadowpines Development Corporation	202,513.34	888,082.40	0.00		1,090,595.74			1,090,595.74

## 2015 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, 2015	Storms Waived @ Jan 1, 2015	Roads Waived @ Jan 1, 2015	Other Services Waived @ Jan 1, 2015	Value of Prepaid and Waived Credits @ Jan 1, 2015	Prepaid Credits Redeemed	Waived Services Redeemed	Value of Prepaid and Waived Credits @ Dec 31, 2015
M-689	Menkes Industrial Parks Ltd	36,003.56	165,110.29	0.00		201,113.85			201,113.85
M-845	N.H.D. Developments Limited	17,058.80	49,669.77	0.00		66,728.57			66,728.57
M-401	OMERS REALTY MGMT CORP	15,124.80	222,898.89	0.00		238,023.69			238,023.69
M-1010	OMERS REALTY MGMT CORP	0.00	4,679,385.28	11,715,093.18	5,630,130.91	22,024,609.38			22,024,609.38
M-1023	Orlando Corporation	36,817.78	82,555.16	0.00		119,372.94			119,372.94
M-832	Orlando Corporation	75,996.85	251,217.56	0.00		327,214.41			327,214.41
M-900	Orlando Corporation	0.00	458.64	803,509.56		803,968.20			803,968.20
M-948	Richill Construction Limited	40,900.72	112,825.37	0.00		153,726.09			153,726.09
M-886	Riello Burners	15,768.31	43,112.13	0.00		58,880.44			58,880.44
M-1326	Rivergrove Development	98,843.63	323,689.55	0.00		422,533.18			422,533.18
M-901	Slough Estates Canada Ltd	83,970.83	343,456.92	0.00		427,427.75			427,427.75
M-435	Tordar Investments Ltd	11,774.25	151,351.11	0.00		163,125.36			163,125.36
M-922	Trailmobile Canada Inc	1,868.71	5,017.53	0.00		6,886.24			6,886.24
M-926	Tridel	0.60	0.00	0.00		0.60			0.60
OZ-50/90	Uddeholm	6,478.21	15,676.30	0.00		22,154.51			22,154.51
M-886	Uddeholm	15,347.11	42,194.85	0.00		57,541.96			57,541.96
<b>Total</b>		<b>1,585,838.37</b>	<b>18,502,715.97</b>	<b>33,419,293.03</b>	<b>5,630,130.91</b>	<b>59,137,978.28</b>	<b>0.00</b>	<b>0.00</b>	<b>59,137,978.28</b>

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

## 2015 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 Credits	DC Credits Issued in Prior Years	Total Credits Used in Prior Years	DC Credits Balance @ Jan. 1, 2015	DC Credits Used during 2015	DC Credits Granted by Council during 2015	DC Credits Balance @ Dec. 31, 2015	GC Approval
M-1447	1296421 Ontario Inc.	Storm Water Mgmt	858,653.40	(681,906.34)	176,747.06			176,747.06	276-2000
M-1814	2096553 Ontario Inc. c/o Hush Homes Inc.	Park Development	22,308.00	(16,224.00)	6,084.00	(4,056.00)		2,028.00	GC 0663-2009
M-1759	678604 Ontario Inc.	Park Development	12,981.10	(11,553.84)	1,427.26			1,427.26	GC 0574-2007
No M Plan #	678604 Ontario Inc. and 1105239 Ontario Inc.	Other Services	219,607.04	0.00	219,607.04			219,607.04	GC 0548-2011
M-1484	919848 Ontario Inc & 1368781 Ontario Inc	Park Development	27,573.92	(8,684.82)	18,889.10			18,889.10	178-2001
M-1474 & M-1475	968907 Ontario Inc & Gasmuz Construction Inc	Park Development	334,834.50	(334,833.02)	1.48			1.48	329-2001
M-1272	996075 Ontario Ltd	Park Development	19,600.00	(615.35)	18,984.65			18,984.65	597-97
M-1894	Argo Park Developments Corporation	Park Development	234,840.38	(234,839.36)	1.02			1.02	GC 0408-2012
M-1894	Argo Park Developments Corporation	Other Services	75,400.00	(75,398.40)	1.60			1.60	GC 0446-2012
M-950, M-1263	Berlen Development Corp	Park Development	32,891.65	(31,895.03)	996.62			996.62	604-1997
M-1460 & M-1461	Britannia Holdings	Other Services	234,466.63	(234,467.19)	(0.56)			(0.56)	161-2001
M-1366	Britannia Meadows Development Corp	Transportation	187,250.00	(183,484.20)	3,765.80			3,765.80	442-1999
M-1366	Britannia Meadows Development Corp	Park Development	292,432.10	(287,485.25)	4,946.85			4,946.85	650-1999
M-1493 & M-1494	Britannia North Holdings Inc	Other Services	187,675.00	(187,674.34)	0.66			0.66	546-2001
M-1493 & M-1494	Britannia North/Central/South Holdings Inc	Park Development	94,977.60	(94,977.40)	0.20			0.20	549-2001
M-1758	Cabot Trail Estates	Other Services	12,139.26	(12,139.38)	(0.12)			(0.12)	GC 0131-2007
M-1758	Cabot Trail Estates Ltd.	Park Development	10,568.36	(10,568.25)	0.11			0.11	GC 0199-2007
M-1077 & M-1078 & M-1080	EMDC	Park Development	59,340.50	(58,814.91)	525.59			525.59	247-93
M-1079 & M-1081 & M-1082	EMDC	Park Development	476,213.65	(465,970.96)	10,242.69			10,242.69	212-93
M-1537 & M-1538	EMDC	Other Services	225,000.00	(198,876.10)	26,123.90			26,123.90	358-2002
M-1553/ M-1554	EMDC	Storm Water Mgmt	698,287.99	(694,674.97)	3,613.02			3,613.02	324-2001
M-1606, M-1607, M-1607, M-1608, M-1609	EMDC	Other Services	423,750.00	(423,749.35)	0.65			0.65	527-2003

## 2015 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 Credits	DC Credits Issued in Prior Years	Total Credits Used in Prior Years	DC Credits Balance @ Jan. 1, 2015	DC Credits Used during 2015	DC Credits Granted by Council during 2015	DC Credits Balance @ Dec. 31, 2015	GC Approval
M-1606, M-1607, M-1607, M-1608, M-1609	EMDC	Park Development	873,957.30	(873,955.45)	1.85			1.85	552-2003
M-1635, M-1636, M-1637	EMDC	Transportation	276,750.00	(276,751.20)	(1.20)			(1.20)	076-2004
M-1635, M-1636, M-1637	EMDC	Park Development	265,930.10	(265,928.96)	1.14			1.14	077-2004
M-1663, M-1664, M-1665	EMDC	Storm Water Mgmt	1,503,000.00	(1,503,029.10)	(29.10)			(29.10)	437-2002
M-1663, M-1664, M-1665	EMDC	Park Development	177,344.90	(153,615.50)	23,729.40			23,729.40	532-2004
M-1700 M-1701 M-1702	EMDC	Park Development	573,804.68	(573,805.76)	(1.08)			(1.08)	GC 0623-2005
M-1700 M-1701 M-1702 PN04-140	EMDC	Storm Water Mgmt	3,130,400.00	(3,125,900.00)	4,500.00			4,500.00	GC 0571-2005
M-1767 & M-1768	EMDC	Park Development	253,578.42	(253,578.00)	0.42			0.42	GC 0132-2008
M-1767 & M-1768	EMDC	Park Development	612,974.02	(612,971.97)	2.05			2.05	GC 0335-2008
PN-02-130	EMDC	Storm Water Mgmt	299,200.00	0.00	299,200.00			299,200.00	527-2003
	EMDC	Transportation	25,000.00	0.00	25,000.00			25,000.00	107-93
	EMDC	Transportation	40,000.00	0.00	40,000.00			40,000.00	107-93
M-1733, M-1734, M-1735, M-1736	Erin Mills Development	Park Development	617,888.21	(618,740.20)	(851.99)			(851.99)	GC 0603-2006
M-1792	Erin Mills Development Corporation	Park Development	11,047.50	(11,047.36)	0.14			0.14	GC 0450-2009
M-1795	Erin Mills Development Corporation	Park Development	84,871.60	(84,871.53)	0.07			0.07	GC 0689-2009
No M Plan #	Erin Mills Development Corporation	Storm Water Mgmt	2,782,263.40		2,782,263.40			2,782,263.40	GC 0672-2013
PN15-130, PN14-139, PN14-144, PN14-148	Erin Mills Development Corporation/ Crownvetch Development Inc./ Prologis Canada LLC	Storm Water Mgmt					2,545,772.07	2,545,772.07	
	Erin Mills Development Corporation/ Crownvetch Development Inc./ Prologis Canada LLC	Other Services					398,996.09	398,996.09	
	Erin Mills Development Corporation/ Crownvetch Development Inc./ Prologis Canada LLC	Storm Water Mgmt					1,780,702.44	1,780,702.44	

## 2015 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 Credits	DC Credits Issued in Prior Years	Total Credits Used in Prior Years	DC Credits Balance @ Jan. 1, 2015	DC Credits Used during 2015	DC Credits Granted by Council during 2015	DC Credits Balance @ Dec. 31, 2015	GC Approval
M-1419 & M-1420	Fieldrun Development Corporation	Park Development	457,149.00		457,149.00			457,149.00	222-2000
M-1213 & M-1214 & M-1675	Fourth Terragar Holdings Ltd	Park Development	95,108.20	(95,107.34)	0.86			0.86	531-2002
M-1305	Fourth Terragar Holdings Ltd	Park Development	13,588.58	(13,685.10)	(96.52)			(96.52)	161-1998
M-1557	Gadan Properties Inc	Park Development	254,199.00	(251,309.94)	2,889.06			2,889.06	600-2002
M-1335	Graylight Properties Ltd	Transportation	203,490.00	(198,896.22)	4,593.78			4,593.78	812-1998
M-1128	Jannock Properties	Park Development	181,838.05	(181,841.38)	(3.33)			(3.33)	163-94
M-1483	KZK Group	Park Development	3,770.56	(2,606.48)	1,164.08			1,164.08	216-2001
M-1653	Matgo Developments Inc.	Park Development	174,652.50	(163,310.40)	11,342.10			11,342.10	477-2004
M-1563	Mattamy (Country Club) Ltd	Park Development	24,750.00	(21,656.25)	3,093.75			3,093.75	532-2002
M-1468	Mattamy Homes (Lorne Park)	Storm Water Mgmt	184,336.35	(182,520.06)	1,816.29			1,816.29	9-2001
M-1565	Mattamy Homes (Lorne Park)	Storm Water Mgmt	109,951.09	(109,378.40)	572.69			572.69	9-2001
M-1468	Mattamy Ltd	Park Development	451,253.88	(126,707.00)	324,546.88			324,546.88	125-2001
M-1565	Mattamy Ltd	Park Development	300,835.92	(299,243.36)	1,592.56			1,592.56	125-2001
M-1497	Monarch Construction Ltd	Park Development	11,067.05	(9,881.00)	1,186.05			1,186.05	527-2001
M-1626	Monarch Construction Ltd	Park Development	7,378.03	(6,905.07)	472.96	(472.96)		(0.00)	527-2001
M-1776	Orlando Corporation	Other Services	157,250.00	0.00	157,250.00			157,250.00	GC 0397-2005
M-1844	Paradise Homes Cobblestone Inc	Park Development	28,160.00	(28,160.44)	(0.44)			(0.44)	GC 0150-2011
M-1781	Partacc Mississauga Dev. Inc	Park Development	15,794.40	(15,792.00)	2.40			2.40	GC 0804-2008
PN 10-149	Prologis Canada LLC	Storm Water Mgmt	605,475.23		605,475.23			605,475.23	Council Resolution 0215-2012 553-2005 & 652-2005
M-1693	Shelltown Construction Ltd.	Park Development	53,593.40	(53,593.60)	(0.20)			(0.20)	
M-1596	Southlawn Developments Inc.	Park Development	26,500.04	(26,497.25)	2.79			2.79	455-2003 548-2001 & 481-2001
M-1526	Steelgate Security Products Ltd	Park Development	48,476.56	(43,931.81)	4,544.75			4,544.75	
M-1741	Stone Manor Developments	Park Development	30,456.00	(30,452.76)	3.24			3.24	GC 0518-2006
M-1502	Summit Meadow Ltd	Park Development	45,924.28	(45,486.48)	437.80			437.80	528-2001

### 2015 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 Credits	DC Credits Issued in Prior Years	Total Credits Used in Prior Years	DC Credits Balance @ Jan. 1, 2015	DC Credits Used during 2015	DC Credits Granted by Council during 2015	DC Credits Balance @ Dec. 31, 2015	GC Approval
M-1726	Sundance Vintage Developments Inc.	Park Development	6,475.00	(6,475.20)	(0.20)			(0.20)	GC 0293-2006
M-1772	Taccpar Gate Developments Inc.	Park Development	211,686.75	(211,686.12)	0.63			0.63	GC 0470-2008
M-1246	Tarmac Canada Inc	Park Development	443,299.10	(439,842.44)	3,456.66			3,456.66	344-97
M-1476 & M-1477	Iodbrook Investors Inc & Gasmuz Construction Inc	Park Development	214,151.85	(202,847.03)	11,304.82			11,304.82	330-2001
M-1476 & M-1477	Iodbrook Investors Inc & Gasmuz Construction Inc	Other Services	340,775.00	(322,786.82)	17,988.18			17,988.18	323-2001
M-1535 & M-1536	Westport Realty Ltd	Park Development	4,884.00	(2,394.00)	2,490.00			2,490.00	156-2002
M-1509	Woodhaven Investments (1996) Inc	Park Development	410,267.00	(409,621.06)	645.94			645.94	547-2001
<b>Total</b>			<b>21,385,338.03</b>	<b>(16,105,642.50)</b>	<b>5,279,695.53</b>	<b>(4,528.96)</b>	<b>4,725,470.60</b>	<b>10,000,637.17</b>	

Summary of Credits by Type						
Type of DC Credit	DC Credits Issued in Prior Years	Total Credit used in Prior Years	DC Credits Balance @ Jan. 1, 2015	DC Credits Used during 2015	DC Credits Granted by Council during 2015	DC Credits Balance Ending Dec 31, 2015
Park Development	8,605,217.64	(7,694,010.43)	911,207.21	(4,528.96)	0.00	906,678.25
Storm Water Mgmt	10,171,567.46	(6,297,408.87)	3,874,158.59	0.00	4,326,474.51	8,200,633.10
Other Services	1,876,062.93	(1,455,091.58)	420,971.35	0.00	398,996.09	819,967.44
Transportation	732,490.00	(659,131.62)	73,358.38	0.00	0.00	73,358.38
<b>Total</b>	<b>21,385,338.03</b>	<b>(16,105,642.50)</b>	<b>5,279,695.53</b>	<b>(4,528.96)</b>	<b>4,725,470.60</b>	<b>10,000,637.17</b>