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2008 DEVELOPMENT CHARGE RESERVE FUND STATEMENT

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report dated April 3, 2009, from the Commissioner of Finance.

1. RECOMMENDATIONS

It is recommended that:

1. The 2008 Development Charge Reserve Fund Statement was prepared in accordance with the provisions of *The Development Charges Act, 1997* and is to be received for information purposes; and
2. The 2008 Development Charge Reserve Fund Statement be forwarded to the Minister of Municipal Affairs and Housing, Area Municipalities, the Building Industry and Land Development Association (BILD), and other interested parties for information purposes.

2. PURPOSE

The purpose of this report is to provide detailed financial information regarding 2008 development charge (DC) collections totalling \$152.2 million and capital expenditures funded by DC of \$249.8 million in accordance with the reporting requirements outlined in the *Development Charges Act, 1997* (“the DC Act, 1997”) and to provide a year end summary of reserve balances established under the DC Act, 1997 totalling \$389.3 million.

3. BACKGROUND

Development Charges - A Significant Source of Revenue for the Capital Plan

Development Charges are imposed by York Region to recover growth-related capital costs from residential and non-residential development that create the need for the capital works. The majority of York Region’s capital expenditures are due to growth; as such, Development Charges are a major source of funding for the Region’s capital plan.

Development Charge Reporting Required by the DC Act 1997

In March 1998, the Provincial government enacted the *Development Charges Act, 1997*, which revised existing development charge legislation. The *Development Charges Act, 1997* outlines specific reporting requirements for DC reserves. In accordance with section 33 and section 43 of the DC Act, 1997 the following is required:

- A municipality that has passed a development charge by-law shall establish a separate reserve fund for each service to which the development charge relates.
- The Treasurer of the municipality shall provide Council a financial statement relating to development charge by-laws and reserve funds established.

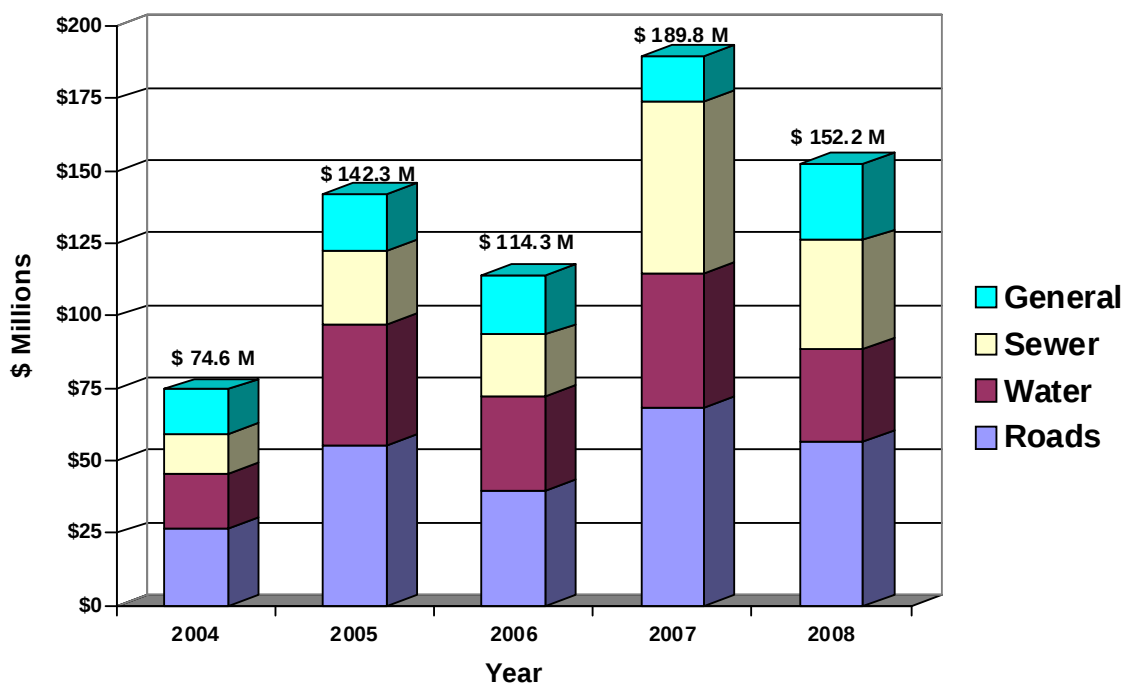
This report also identifies other sources of funding applied to each project funded with development charges and provides a summary of activity for each development charge reserve for the year. Reporting under the DC Act, 1997, varies from municipal financial reporting requirements as Development Charges are treated as deferred revenue for financial reporting purposes.

4. ANALYSIS AND OPTIONS

2008 Development Charge Collections Lower than 2007 while 5 Year Upward Trend Continues

The following table compares the 2008 development charge collections to the previous four years' collections.

Table 1
York Region
Development Charges Collected by Service

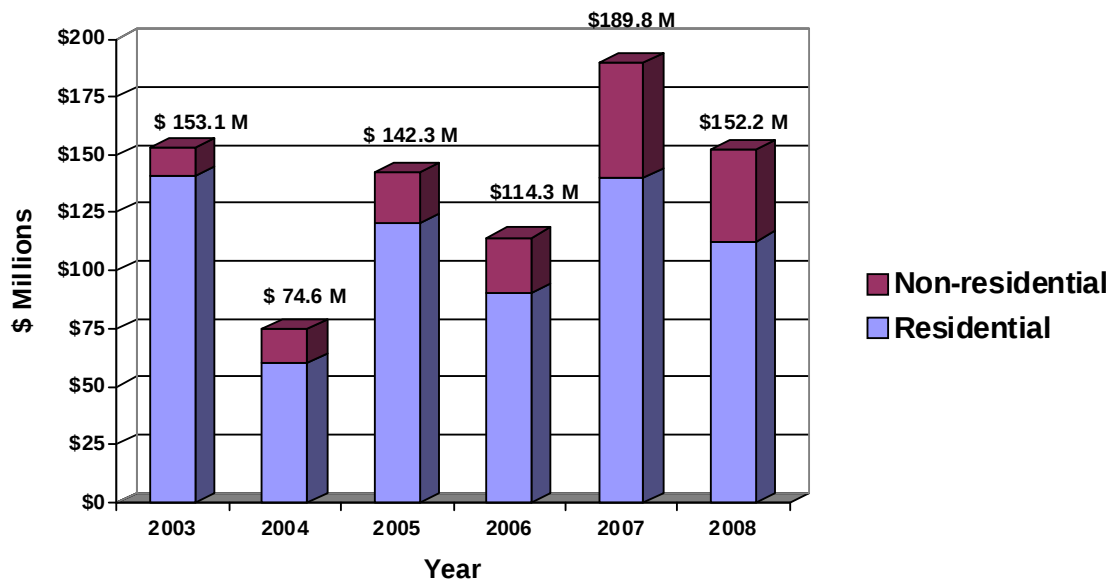


The total development charges collected by the Region in 2008 was 19.8% less than 2007, but 33.2% higher than 2006. The increase in 2007 was partly due to timing of the enactment of the 2007 Development Charge By-law update. Developers submitted a considerable number of building permit applications and subdivision agreements in 2007 to take advantage of the lower rates before the 2007 Development Charge By-law update came into effect. Collections over the past five years, between 2004 and 2008, averaged \$134.6 million annually, with 2008 being \$17.6 million or 13.0% above the five year average.

Development charge collections were lower in 2008 when compared to 2007 primarily because of a decline in the number of building permits issued. Higher DC rates collected under the 2007 Development Charge By-law partially offset the decline in the number of building permits issued throughout 2008.

As shown in Table 2 below, non-residential development accounted for 26.0% of 2008 development charge revenue, and has averaged 21.7% over the past 5 years. The total value of construction in York Region was \$2.8 billion in 2008 as compared to \$3.5 billion in 2007.

Table 2
York Region
Development Charges Collected – Residential/Non-residential



2008 Development Charge Detailed Activity Statements

Total development charges required to fund the 2008 Regional capital program were \$249.8 million of which \$58.9 million was transferred to the committed reserve for projects approved in 2008 and carried over for completion in 2009.

The summary table below outlines the expenditures funded with Development Charges shown by service category:

Table 3
York Region
2008 Development Charge Expenditures
(\$ Millions)

Service	Expenditures
Roads	\$72.4M
Water	70.3M
Sewer	98.4M
General	8.7M
Total	\$249.8M

Attached to this report are six schedules:

- Schedule 1- Detailed 2008 Development Charge Reserve Fund Statement established under authority of the DC Act, 1997, and the DC By-law (including a summary of DC credits issued).
- Schedule 2 - The 2008 Development Charge Reserve Capital Project Transfer Addendum Report details 2008 capital project expenditures and development charge funds transferred to each project.
- Schedule 3 - The 2008 Development Charge Reserve Regional Road Capital Project Transfer Addendum Report, which details the analysis of development charge expenditures for 2008.
- Schedule 4 - The 2008 Development Charge Reserve Regional Water Supply Capital Project Transfer Addendum Report, which details the analysis of development charge expenditures for 2008.
- Schedule 5 - The 2008 Development Charge Reserve Regional Sanitary Sewer Capital Project Transfer Addendum Report, which details the analysis of development charge expenditures for 2008.

- Schedule 6 - The 2008 Development Charge Reserve Capital Expenditures Forecast Report, which details the analysis of 2008 Year End DC Reserves and Regional Capital Expenditure forecast for 2009 – 2018

Sewer Development Charge Reserve Deficit to be Eliminated by the End of Growth Study Period

The Sanitary Sewer Development Charge Reserve's balance as at December 31, 2008 was a deficit of \$40.1 million. Heavy investment in infrastructure is scheduled in the first 10 years of the Wastewater Master Plan. The purpose of this heavy investment up front is to take advantage of significant cost savings and efficiencies to simultaneously meet the Region's short term capacity needs and to address the Region's long term requirements for growth. The expenditures associated with the wastewater master plan are expected to exceed current sewer development charge revenue inflows during the period covered by the 10 year capital plan and are expected to be fully recovered in the 25 year term covered by the Development Charge Background Study.

2007 Development Charge By-law Review to Ensure that Growth Related Capital Costs are Recovered from New Developments

The Region's current Development Charge By-law No. DC-0007-2007-040 came into force on June 18, 2007. This Region-wide By-law was implemented with an initial increase in rates on June 18, 2007 and phased increases according to the type of development, to achieve full cost recovery rates by 2010. Residential rate categories have been at full cost recovery as of December 18, 2007. Retail rates were at full cost recovery on June 18, 2008. For the industrial/office/institutional rate categories, there will be increases on June 18, 2009 and June 18, 2010, at which time the rates will reflect full cost recovery. The improvement in the cost recovery rates achieved with the new by-law will go a long way towards ensuring that growth-related capital costs are recovered from growth.

York Region received five appeals of the new Region-wide By-law. Two appeals have been resolved and two have been withdrawn. Efforts to resolve the remaining appeal are on-going. Resolution of the one appeal will necessitate the issuance of refunds totalling approximately \$4.7 million, retroactive to June 18, 2007 for the roads, water, sewer, and subway components of the by-law.

GO Transit By-law Extended to 2010

In order to recover growth-related GO Transit capital costs, the Greater Toronto Area (GTA) municipalities were required to enact a development charge by-law for GO Transit. In November 2001, Council enacted a Development Charge By-law for GO Transit capital costs, with an expiry date of December 31, 2003. The GTA

Municipalities attempted to revise the by-law but outstanding issues pertaining to a provincial-municipal review of funding and service delivery responsibilities have prevented its completion. In recognition of these outstanding issues, the Province has extended the term of the GO by-law four times, with the current extension in effect until December 31, 2010.

Nobleton Wastewater Area-Specific Development Charge Enacted to Recover High Infrastructure Costs

The Regional Municipality of York enacted By-law No. DC-0006-2006-090 on Thursday, September 21, 2006. By-law No. DC-0006-2006-090 imposes an area-specific development charge for sanitary sewers in the Nobleton community while all other Region-wide development charges continue to apply.

5. FINANCIAL IMPLICATIONS

Development Charge - Capital Expenditure Commitments

Capital commitments to the Development Charge reserves per the 2009 Budget and 10 year capital forecast are outlined in Schedule 6. The 2009 Budget commitment from development charge reserves is \$215.0 million. It is estimated that \$272.4 million in debt will be required in 2009 for long term growth-related infrastructure, particularly for water, sewer, transit, and roads capital. Future development charge collections will be used to pay off the principal and interest on the outstanding debt. A significant portion of the debt repayment, to commence in 2009, will be funded from the development charge reserves. The balance of the proposed ten-year capital program that supports significant growth within York Region will also be funded primarily through Development Charges.

The phasing out of discounting in the Region's development charge rates as reflected in Development Charge By-law No. DC-0007-2007-040 effective June 18, 2007 will allow York Region to more adequately recover growth-related infrastructure costs from the development that creates the need for the infrastructure, and will provide relief to future years' tax levy and rate supported budgets.

To ensure that the infrastructure required for growth is provided in a fiscally responsible manner development charge revenues as approved by Regional Council must be continually monitored through the annual budget approval process. This is consistent with the Financial Growth Management policies adopted in the Regional Official Plan.

6. LOCAL MUNICIPAL IMPACT

Development charges are a significant revenue source for constructing growth-related infrastructure which benefits all municipalities in York Region. The long term

infrastructure master plans and detailed ten year capital plans upon which the Development Charge Background Study is based allow for co-ordinated planning with area municipalities.

7. CONCLUSION

The 2008 Development Charge Reserve Fund Statement is provided pursuant to the reporting requirements of the Development Charges Act R.S.O. 1997. The statement must be forwarded to the Minister of Municipal Affairs and Housing, Area Municipalities, the Urban Development Institute (York Region Chapter), the Greater Toronto Homebuilders Association, and other interested parties for information purposes.

For more information on this report, please contact Beth Kodama, Manager, Capital & Development Financing at Ext. 1699 or Kelly Strueby, Director of Business Planning & Budgets at Ext. 1611.

The Senior Management Group has reviewed this report.

(The six attachments referred to in this clause were included in the agenda for the June 11, 2009 meeting.)

DEVELOPMENT CHARGE RESERVE
FUND STATEMENT FOR YORK REGION
JANUARY 1, 2008 to DECEMBER 31, 2008

	REGIONAL ROADS	WATER SUPPLY	SANITARY SEWER	GENERAL SERVICES*	TOTAL
Opening Balance @ January 1, 2008	\$143,481,387.23	\$169,989,272.32	\$20,099,237.91	\$126,808,309.53	\$460,378,206.99
Add:					
Development Charges Collected (Gross)**	\$59,203,798.20	\$32,187,853.26	\$59,388,545.57	\$26,210,893.97	\$176,991,091.00
DC Act - Development Charge Credits Issued***	(\$2,735,794.00)	\$0.00	(\$22,025,386.70)	\$0.00	(\$24,761,180.70)
Development Charges Collected (Net)	\$56,468,004.20	\$32,187,853.26	\$37,363,158.87	\$26,210,893.97	\$152,229,910.30
Year-to-date interest	\$8,251,030.69	\$10,393,606.94	\$842,761.52	\$6,986,744.68	\$26,474,143.83
Revenue Sub-total	\$64,719,034.89	\$42,581,460.20	\$38,205,920.39	\$33,197,638.65	\$178,704,054.13
Less:					
Transferred to 2008 Capital Program	\$58,229,477.58	\$55,224,817.19	\$68,640,751.61	\$8,736,199.45	\$190,831,245.83
Committed to 2008 Capital Program	\$14,139,086.65	\$15,059,319.00	\$29,750,836.00	\$0.00	\$58,949,241.65
Expenditure Sub-total	\$72,368,564.23	\$70,284,136.19	\$98,391,587.61	\$8,736,199.45	\$249,780,487.48
Closing Balance @ December 31, 2008	\$135,831,857.89	\$142,286,596.33	(\$40,086,429.31)	\$151,269,748.73	\$389,301,773.64

* - see Schedule 1(a) for breakdown

** - adjusted to reflect gross DC collections before the deduction of DC credits

*** - see Schedule 1(b) for breakdown

ANALYSIS OF DEVELOPMENT CHARGE RESERVE

FUND STATEMENT FOR YORK REGION

JANUARY 1, 2008 to DECEMBER 31, 2008

	GROWTH STUDIES	POLICE	EMS	HEALTH	LONG TERM CARE	PUBLIC WORKS	SUBWAY	YORK REGION TRANSIT	GO TRANSIT	TOTAL GENERAL SERVICES
Opening Balance @ January 1, 2008	\$6,496,437.90	\$15,437,369.95	\$2,590,286.81	\$4,543,886.91	\$10,400,072.39	\$4,825,382.30	\$4,629,080.81	\$77,798,607.00	\$87,185.46	\$126,808,309.53
Add:										
Development Charges Collected	\$309,815.78	\$2,719,979.45	\$451,405.10	\$389,954.45	\$1,262,261.31	\$776,477.61	\$13,122,126.49	\$5,080,278.46	\$2,098,595.32	\$26,210,893.97
DC Act - Development Charge Credits Issued*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Year-to-date interest	\$335,146.98	\$785,710.89	\$138,744.91	\$238,290.81	\$554,154.88	\$261,273.89	\$519,402.33	\$4,126,831.87	\$27,188.12	\$6,986,744.68
Revenue Sub-total	\$644,962.76	\$3,505,690.34	\$590,150.01	\$628,245.26	\$1,816,416.19	\$1,037,751.50	\$13,641,528.82	\$9,207,110.33	\$2,125,783.44	\$33,197,638.65
Less:										
Transferred to 2008 Capital Program	\$0.00	\$2,948,599.80	\$442,000.00	\$0.00	\$0.00	\$312,333.00	\$0.00	\$3,091,556.38	\$1,941,710.27	\$8,736,199.45
Committed to 2008 Capital Program	\$0.00	\$2,948,599.80	\$442,000.00	\$0.00	\$0.00	\$312,333.00	\$0.00	\$3,091,556.38	\$1,941,710.27	\$8,736,199.45
Closing Balance @ December 31, 2008	\$7,141,400.66	\$15,994,460.49	\$2,738,436.82	\$5,172,132.17	\$12,216,488.58	\$5,550,800.80	\$18,270,609.63	\$83,914,160.95	\$271,258.63	\$151,269,748.73

* - see Schedule 1(b) for breakdown

YORK REGION

DEVELOPMENT CHARGE CREDITS ISSUED

JANUARY 1, 2008 to DECEMBER 31, 2008

January 1, 2008 to December 31, 2008	Subdivision	Developer	Description of Works	DC Credit Permitted			
				Roads	Water	Sewer	Total
Aurora	19T-00A01 Phases 2 and 3	St. John's Road Development Corp.	Aurora 2B EHTS - St Johns Sideroad, Tablelands			\$2,163,847.40	\$2,163,847.40
	19T-00A08 Phase 1 and 2	Mattamy (Aurora) Limited	Aurora 2B EHTS - St Johns Sideroad, Tablelands	54,690.00		474,867.00	529,557.00
Markham	19T-05M02 Phase 2, Stage 2	Cathedral Town Development	Woodbine By-Pass DC Credit Agreement	171,593.00			171,593.00
Newmarket	19T-03N03 Phase 2	Ardree Management Inc.	Green Lane Trunk Sewer-Phase 2 Project			294,602.00	294,602.00
Vaughan	19T-89124 Phase 2	Major-Bob Farms	Block 12, Bathurst Trunk Sewer Project			403,730.00	403,730.00
	19T-00V02 Phase 2	E.Manson Inv Ltd./Zureit Holding Ltd.	Block 12, Bathurst Trunk Sewer Project			438,090.00	438,090.00
	19T-00V03 Phase 2	Ozner Corp./Lormel Dev.(Weston) Inc.	Block 33, Langstaff Trunk Sewer Project	753,649.00		1,566,828.00	2,320,477.00
	19T-00V05 Phase 2	Red Shelf Corporation	Block 33, Langstaff Trunk Sewer Project	179,423.00		418,964.00	598,387.00
	19T-00V07 Phase 2	Keystar Developments Inc.	Block 33, Langstaff Trunk Sewer Project	210,798.00		408,166.00	618,964.00
	19T-00V09 Phase 2	JRN Holdings Inc.	Block 33, Langstaff Trunk Sewer Project	389,604.00		604,496.00	994,100.00
	19T-00V10 Phase 2	Vellore Park Holdings Inc.	Block 33, Langstaff Trunk Sewer Project	699,775.00		1,419,578.00	2,119,353.00
	19T-00V12 Phase 2	Fernbrook Homes (Majormac) Ltd.	Block 18, Langstaff Trunk Sewer Project			835,206.00	835,206.00
	19T-00V14 Ph 2/19T-06V11 Ph 1	Ivy Glen Developments Inc.	Block 18, Langstaff Trunk Sewer Project			743,035.00	743,035.00
	19T-00V15 Phase 2	East Maple Creek Lands Ltd.	Block 18, Langstaff Trunk Sewer Project			611,120.00	611,120.00
	19T-00V17 Phase 2	Nine Ten West Limited	Block 18, Langstaff Trunk Sewer Project			644,250.00	644,250.00
	19T-00V18 Phase 2	Fernbrook Homes (Block 18 Gulf) Ltd.	Block 18, Langstaff Trunk Sewer Project			532,580.00	532,580.00
	19T-00V19 Phase 2	Medallion Development (South Maple) Ltd./Duff	Block 18, Langstaff Trunk Sewer Project			902,124.00	902,124.00
	19T-01V01 Phase 2	East Maple Creek Lands Ltd.	Block 18, Langstaff Trunk Sewer Project			558,350.00	558,350.00
	19T-02V10 Phase 2	1275620 Ontario Inc	Block 18, Langstaff Trunk Sewer Project			120,260.00	120,260.00
	19T-03V08 Phase 2	Argento Developments Inc.	Block 33, Langstaff Trunk Sewer Project	276,262.00		532,580.00	808,842.00
	19T-03V012 Phase 2	Royal Garden Homes Ltd.	Block 12, Bathurst Trunk Sewer Project			248,616.00	248,616.00
	19T-03V15/19T-03V18 Ph 2	Honeyvale Glade Estates Inc.	Block 18, Langstaff Trunk Sewer Project			146,655.00	146,655.00
	19T-03V16 Phase 2	Midvale Estate Ltd.	Block 12, Bathurst Trunk Sewer Project			326,420.00	326,420.00
	19T-03V17 Phase 2	Fernbrook Homes (McNair Creek) Ltd.	Block 12, Bathurst Trunk Sewer Project			687,200.00	687,200.00
	19T-04V05 Phase 2	Lindvest Properties (Bathurst Mackenzie) Ltd.	Block 11, Bathurst Trunk Sewer Project			1,549,798.92	1,549,798.92
	19T-03V16 Phase 2	Midvale Estate Ltd.	Block 12, Bathurst Trunk Sewer Project			326,420.00	326,420.00
	19T-95V65 Phase 2	1275620 Ontario Inc.	Block 11, Bathurst Trunk Sewer Project			64,425.00	64,425.00
	19T-95044 Phase 2	North Bathurst Developments Limited	Block 11, Bathurst Trunk Sewer Project			1,096,302.38	1,096,302.38
	19T-95062	Woodvalley Developments Inc	Block 11, Bathurst Trunk Sewer Project			1,012,188.00	1,012,188.00
	19T-95066 Phase 2	Nine Ten West Limited	Block 11, Bathurst Trunk Sewer Project			188,980.00	188,980.00
Whitchurch-Stouffville	19T-03W05 Phase 1	East Maple Creek Lands Ltd.	9th Line Phase 2 Sewer Works Agreement			683,328.00	683,328.00
	19T-04W06 Phase 1B	Mattamy (Ninth Line) Limited	9th Line Phase 2 Sewer Works Agreement			644,250.00	644,250.00
	19T-98W06 Phase 1A	Lebovic Enterprises Limited	9th Line Phase 2 Sewer Works Agreement			1,378,130.00	1,378,130.00
			Total	\$2,735,794.00	\$0.00	\$22,025,386.70	\$24,761,180.70

DEVELOPMENT CHARGE RESERVE
CAPITAL PROJECT TRANSFER ADDENDUM
JANUARY 1, 2008 to DECEMBER 31, 2008

DEVELOPMENT CHARGE CATEGORY	PROJECT NUMBER	PROJECT DESCRIPTION	2008 AMOUNT TRANSFERRED AND COMMITTED TO CAPITAL (BY PROJECT)	ASSOCIATED 2008 PROJECT FUNDING			2008 TOTAL PROJECT FUNDING
				TAX LEVY FUNDING	USER RATE FUNDING	OTHER PROJECT FUNDING*	
Police	26100	Debenture Repayments	\$1,171,700.00				\$1,171,700.00
	29017	Specialized Equipment	\$468,816.80				\$468,816.80
	29013	Facilities	\$1,178,083.00				\$1,178,083.00
	29010	Vehicles	\$130,000.00	\$3,898,626.32		\$750,529.66	\$4,779,155.98
			\$2,948,599.80	\$3,898,626.32		\$750,529.66	\$7,597,755.78
EMS	54520	Ambulance	\$302,000.00				\$302,000.00
	77810	Debenture Repayments	\$140,000.00				\$140,000.00
			\$442,000.00				\$442,000.00
Public Works	99900	Fleet	\$312,333.00				\$312,333.00
			\$312,333.00				\$312,333.00
York Region Transit	81580	Transit Vehicle Garage - South-west	\$1,250,000.00			\$5,300,000.00	\$6,550,000.00
	81582	Transit Vehicle Garage - North	\$750,000.00				\$750,000.00
	82150	Bus Loops & Bus Stops	\$63,750.00	\$914,024.15			\$977,774.15
		Various Projects	\$9,306.38	\$218,559.36		\$5,791,347.89	\$6,019,213.63
		Debenture Repayments	\$1,018,500.00				\$1,018,500.00
			\$3,091,556.38	\$1,132,583.51		\$11,091,347.89	\$15,315,487.78
GO Transit	38000	Municipal Share	\$1,941,710.27				\$1,941,710.27
			\$1,941,710.27				\$1,941,710.27
Regional Roads (see Schedule 3 for details)	Various	2008 Roads Capital Program - Transferred	\$58,229,477.58	\$12,619,140.22		\$26,319,606.00	\$97,168,223.80
		2008 Roads Capital Program - Committed	\$14,139,086.65	\$385,486.91			\$14,524,573.56
			\$72,368,564.23	\$13,004,627.13		\$26,319,606.00	\$111,692,797.36
Water Supply (see Schedule 4 for details)	Various	2008 Water Capital Program - Transferred	\$55,224,817.19		\$4,178,140.86	\$3,439,665.41	\$62,842,623.46
		2008 Water Capital Program - Committed	\$15,059,319.00		\$2,491,208.78		\$17,550,527.78
			\$70,284,136.19		\$6,669,349.65	\$3,439,665.41	\$80,393,151.25
Sanitary Sewer (see Schedule 5 for details)	Various	2008 Wastewater Capital Program - Transferred	\$68,640,751.61		\$5,142,879.27	\$14,258,562.00	\$88,042,192.88
		2008 Wastewater Capital Program - Committed	\$29,750,836.00		\$4,446,402.74		\$34,197,238.74
			\$98,391,587.61		\$9,589,282.01	\$14,258,562.00	\$122,239,431.62
TOTALS			\$249,780,487.48	\$18,035,836.96	\$16,258,631.65	\$55,859,710.96	\$339,934,667.05

* Other funding consists of 3rd Party recoveries, capital reserves, Provincial/Federal grants, fees and charges

DEVELOPMENT CHARGE RESERVES

REGIONAL ROADS CAPITAL PROJECT TRANSFER ADDENDUM

AS AT DECEMBER 31, 2008

Project No.	Project Description	Total 2008 DC Transferred & Committed to Capital	Total Tax Levy Project Funding	Other Project Funding*	2008 Total Project Funding
39910	Miscellaneous Design & Survey for Future Projects	\$918,000.00	\$282,000.00	(\$36,456.00)	\$1,163,544.00
39920	Property Acquisition for Future Capital Projects	\$340,000.00	\$160,000.00	\$1,188.00	\$501,188.00
39950	Miscellaneous Capital Intersection Improvements	\$2,925,000.00	\$398,863.64		\$3,323,863.64
39990	Traffic Control Signal & Electrical Improvements	\$660,000.00	\$90,000.00	\$125,366.00	\$875,366.00
80630	Bathurst Street - Mulock Drive to Highway 9	\$1,267,000.00	\$172,772.73		\$1,439,772.73
80850	Mount Albert Road and Warden Avenue	\$870,000.00	\$118,636.36	\$183,000.00	\$1,171,636.36
80860	Davis Drive and Warden Avenue	\$854,000.00	\$116,454.55		\$970,454.55
81320	Major Mackenzie Drive - Highway 27 to Pine Valley Drive	\$572,000.00	\$78,000.00		\$650,000.00
81360	Hwy 427 Arterial Extension to Zenway Boulevard	\$2,088,000.00	\$284,727.27	\$1,316,127.00	\$3,688,854.27
81510	Keele Street and 15th Sideroad	\$683,000.00	\$93,136.36		\$776,136.36
81800	Davis Drive from Prospect Street to west of Main Street	\$585,000.00	\$275,294.12		\$860,294.12
81810	Highway 50 from Highway 7 to Rutherford Road	\$1,550,876.81	\$211,483.20	\$402,590.00	\$2,164,950.01
81830	Stouffville Road - McCowan Road to Highway 48	\$2,248,000.00	\$306,545.45		\$2,554,545.45
82660	Yonge Street from Mulock Drive to Davis Drive	\$361,000.00	\$49,227.27		\$410,227.27
82690	Vaughan Corp. Centre-Hwy 400/Hwy 7 Interchange	\$482,000.00	\$65,727.27		\$547,727.27
82860	Bathurst Street from Rutherford Road to Major Mackenzie Drive	\$301,000.00	\$41,045.45		\$342,045.45
83400	Birchmount Road at Highway 407	\$291,000.00	\$39,681.82		\$330,681.82
83880	Ninth Line and Major Mackenzie Drive	\$4,475,000.00	\$610,227.27		\$5,085,227.27
83900	Hwy 50 - Countryside Drive/Nashville Road to Mayfield Road	\$448,000.00	\$210,823.53		\$658,823.53
84890	Kennedy Road - 14 th Ave to Highway 407	\$546,000.00	\$74,454.55		\$620,454.55
85560	Rutherford - Keele Street to Dufferin Street	\$303,999.99	\$41,454.54		\$345,454.53
85570	Rutherford - Jane Street to Keele Street	\$295,000.00	\$40,227.27		\$335,227.27
85580	Rutherford - Dufferin Street to Bathurst Street	\$286,000.00	\$39,000.00		\$325,000.00
85610	16th Ave - Leslie Street to Highway 404	\$495,000.00	\$67,500.00		\$562,500.00
85690	Stouffville Road - Warden Ave to Kennedy Road	\$2,407,000.00	\$328,227.27		\$2,735,227.27
85700	Stouffville Road - Kennedy Road to McCowan Road	\$444,000.00	\$60,545.45		\$504,545.45
85780	Jog elimination at 9th Line & Stouffville Road	\$1,074,000.00	\$146,454.55		\$1,220,454.55
85790	Southeast Patrol Area Works Yard	\$2,079,000.00	\$1,071,000.00		\$3,150,000.00
86750	Highway 7 / Highway 404 Transit Supportive Improvements	\$440,000.00	\$60,000.00		\$500,000.00
86760	Highway 7 / Vaughan Area Transit Supportive Improvements	\$440,000.00	\$60,000.00		\$500,000.00
86900	Keele Street at 17th Sideroad	\$321,000.00	\$43,772.73		\$364,772.73
86940	Keele Street at McNaughton Road	\$1,047,000.00	\$142,772.73		\$1,189,772.73
91100	York & Durham Steeles to Highway 7	\$370,000.00	\$50,454.55		\$420,454.55
96020	Bathurst Street - Green Lane West to Yonge Street	\$440,000.00	\$207,058.82		\$647,058.82
96540	Ravenshoe Road - Prout Road to Weir's Sideroad	\$382,200.00	\$3,439,800.00	\$3,843,839.00	\$7,665,839.00
96700	Woodbine Ave - Ravenshoe Road to Morton Avenue	\$440,000.00	\$60,000.00		\$500,000.00
97060	Dufferin Street - Steeles to Glen Shields North	\$2,662,000.00	\$363,000.00	\$3,015,999.00	\$6,040,999.00
97120	Stouffville Road - Highway 404 to Warden Avenue	\$2,754,000.00	\$375,545.45		\$3,129,545.45
98570	Langstaff - Highway 50 to Highway 27	\$1,351,000.00	\$184,227.27		\$1,535,227.27
98600	Major Mackenzie Drive - Woodbine Avenue to Kennedy Road	\$1,764,000.00	\$240,545.45	\$3,951,361.00	\$5,955,906.45
98610	Teston Road - Weston Road to 550m west of Jane Street incl. Highway 400 Interchange	\$5,482,000.00	\$747,545.45	\$9,417,699.00	\$15,647,244.45
98680	Woodbine Avenue - Major Mackenzie Drive to 19th Avenue	\$5,923,602.16	\$42,954.55		\$5,966,556.71
	Debtenture Payments	\$9,529,885.00			\$9,529,885.00
Misc.	Various Projects (48)	\$9,173,000.27	\$1,513,440.18	\$4,098,893.00	\$14,785,333.45
Total	Total Road Capital Program	\$72,368,564.23	\$13,004,627.13	\$26,319,606.00	\$111,692,797.36

* Other funding consists of 3rd Party recoveries, capital reserves, Provincial/Federal grants, fees and charges

DEVELOPMENT CHARGE RESERVES
WATER SUPPLY CAPITAL PROJECT
TRANSFER ADDENDUM
AS AT DECEMBER 31, 2008

Project No.	Project Description	Total 2008 DC Transferred & Committed to Capital	Total User Rate Project Funding	Other Project Funding*	2008 Total Project Funding
70050	Wellington St./Leslie Street Watermain (AE PS to Davis Drive)	\$199,499.84	\$10,499.99		\$209,999.83
70120	Orchard Heights Pumping Station Upgrade	\$314,449.67	\$16,549.98		\$330,999.65
70320	Aurora/Newmarket PD 8 Break Pressure Tank	\$3,468,449.61	\$1,095,299.88		\$4,563,749.49
70360	Yonge St. Watermain (Batson Dr. to Gladman Ave.) and Eagle St. Watermain	\$1,550,400.00	\$387,600.00	\$670,925.13	\$2,608,925.13
71150	Mount Albert Watermain (from proposed Well 3 to Town)	\$285,000.00	\$902,500.00		\$1,187,500.00
71180	Queensville Elevated Tank No. 1	\$878,750.47	\$46,250.02		\$925,000.49
72170	GWS-Keswick N. ET and Queensway N. Watermain (Boyer's to Connecting Watermain)	\$84,550.17	\$4,450.01		\$89,000.18
72180	GWS - Woodbine and Ravenshoe Watermain (Church St-Keswick Tank)	\$285,000.31	\$15,000.02		\$300,000.33
72370	Water for Tomorrow - Education Program	\$189,999.60	\$9,999.98		\$199,999.58
72380	Water for Tomorrow - Leak Detection Program	\$950,000.00	\$50,000.00		\$1,000,000.00
72390	Water for Tomorrow Program	\$2,849,999.71	\$149,999.98		\$2,999,999.69
72400	Water for Tomorrow - Industrial Commercial & Institutional Audits	\$95,000.00	\$5,000.00		\$100,000.00
73140	Nobleton Elevated Tank and Watermain to Town	\$537,699.76	\$28,299.99		\$565,999.75
73150	New Production Well - Schomberg Well 4 and Watermain	\$5,784,549.69	\$304,449.98		\$6,088,999.67
73160	Nobleton - Additional Water Supply and Watermain to Town	\$45,600.00	\$11,400.00		\$57,000.00
73210	King City Elevated Tank and Watermain from ET to Town	\$525,349.89	\$27,649.99		\$552,999.88
73300	Water Master Plan Update	\$242,250.00	\$60,562.50		\$302,812.50
73920	Capital Delivery Process Improvements - Water	\$294,499.82	\$15,499.99		\$309,999.81
74080	PD6 Major Mackenzie Watermain (Kennedy to Markland St.)	\$969,000.40	\$2,554,637.42	\$2,768,740.28	\$6,292,378.10
74170	Decommissioning of Wooten Way Elevated Tank	\$213,750.00	\$11,250.00		\$225,000.00
74210	PD6 Markham Bypass Watermain	\$541,499.56	\$28,499.98		\$569,999.54
76290	Bathurst Watermain (Elgin Mills to Jefferson Reservoir)	\$104,499.80	\$5,499.99		\$109,999.79
76300	N. Richmond Hill Tank No. 2 and Yonge Vandorf Bloomington Bayview Watermain	\$436,999.80	\$22,999.99		\$459,999.79
76310	PD7 Richmond Hill Elevated Tank No.2 and Yonge St. Watermain	\$171,000.00	\$9,000.00		\$180,000.00
77480	Kleinburg - Additional Water Supply Watermain	\$1,552,300.00	\$81,700.00		\$1,634,000.00
77520	PD7 North Maple Reservoir Connection Upgrade	\$5,680,999.99	\$299,000.00		\$5,979,999.99
78120	Stouffville Zone 2 PS & Stouffville Sideroad Watermain to Town	\$3,628,999.75	\$190,999.99		\$3,819,999.74
79670	Water System Capacity Assessment	\$237,500.09	\$12,500.00		\$250,000.09
	Debenture Payments	\$38,140,370.67			\$38,140,370.67
Misc.	Various Projects (15)	\$26,167.59	\$312,249.96		\$338,417.55
Total	Total Water Capital Program	\$70,284,136.19	\$6,669,349.65	\$3,439,665.41	\$80,393,151.25

* Other funding consists of 3rd Party recoveries, capital reserves, Provincial/Federal grants, fees and charges.

DEVELOPMENT CHARGE RESERVES

SANITARY SEWER CAPITAL PROJECT

TRANSFER ADDENDUM

AS AT DECEMBER 31, 2008

Project No.	Project Description	Total 2008 DC Transferred & Committed to Capital	Total User Rate Project Funding	Other Project Funding*	2008 Total Project Funding
70340	Aurora Sewage Equalization Tank	\$5,774,370.00	\$434,630.00		\$6,209,000.00
72230	Joe Dales Force mains & Pumping Station Upgrades	\$92,999.73	\$6,999.98		\$99,999.71
72240	Keswick Water Pollution Control Plant Expansion	\$4,139,999.90	\$1,609,999.96		\$5,749,999.86
73060	Schomberg Water Pollution Control Plant Expansion	\$8,277,000.32	\$0.00		\$8,277,000.32
73640	Wastewater System Capacity Assessment	\$2,490,000.07	\$187,419.36		\$2,677,419.43
73690	Capital Delivery Process Improvements - Wastewater	\$275,280.17	\$20,720.01		\$296,000.18
73720	YDSS Duffin Creek Water Pollution Control Plant (Phase 3) Expansion	\$9,300,000.00	\$700,000.00	\$13,820,767.00	\$23,820,767.00
73730	Residuals Management Program	\$46,500.00	\$263,500.00		\$310,000.00
74040	YDSS Southeast Collector	\$11,250,000.39	\$3,750,000.13		\$15,000,000.52
74270	Upper York Sewage Servicing	\$3,101,549.93	\$233,449.99		\$3,334,999.92
75260	Greenlane Pumping Station Upgrade	\$902,100.35	\$225,525.09		\$1,127,625.44
75270	Bogart Creek Pumping Station Upgrade	\$930,000.00	\$232,500.00		\$1,162,500.00
77310	West Rainbow Trunk Sewer	\$4,564,439.71	\$343,559.98		\$4,907,999.69
77470	Kleinburg Water Pollution Control Plant Expansion/Extension of YDSS	\$4,185,000.00	\$1,046,250.00		\$5,231,250.00
79570	Sutton Water Pollution Control Plant	\$558,000.44	\$42,000.03		\$600,000.47
79890	YDSS-Leslie Pumping Station Upgrade	\$1,573,559.94	\$393,389.99		\$1,966,949.93
	Debenture Payments	\$40,921,862.41			\$40,921,862.41
Misc.	Various Projects (9)	\$8,924.25	\$99,337.48	\$437,795.00	\$546,056.73
Total	Total Sanitary Sewer Capital Program	98,391,587.61	9,589,282.01	14,258,562.00	\$122,239,431.62

* Other funding consists of 3rd Party recoveries, capital reserves, Provincial/Federal grants, fees and charges

DEVELOPMENT CHARGE RESERVES
CAPITAL EXPENDITURE FORECAST
2009 to 2018

EXPENDITURE CATEGORIES	2008 YEAR END DC RESERVES	DC EXPENDITURE FORECAST
		2009 BUDGET COMMITMENTS
Roads	\$135,831,858	\$69,637,700
Water	\$142,286,596	\$71,091,629
Sewer	(\$40,086,429)	\$63,803,620
Health	\$5,172,132	
Police	\$15,994,460	\$1,780,500
Long Term Care	\$12,216,489	
Capital Growth Studies	\$7,141,401	\$447,500
Public Works	\$5,550,801	\$1,062,000
Transit Infrastructure	\$83,914,161	\$4,433,450
GO Transit	\$271,259	\$2,500,000
Subway	\$18,270,610	
Emergency Medical Services	\$2,738,437	\$194,724
Total	\$389,301,774	\$214,951,123

Note 1 - Based on eligible cost recovery per 2007 Development Charge Background Study