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Town of Aurora
Information Report
No. FIN26-023

Subject: 2025 Year-End Development Charges Statement

Prepared by: Jason Gaertner

Department: Finance

Date: June 2, 2026

In accordance with the Procedure By-law, any Member of Council may request that this Information Report be placed on an upcoming Committee of the Whole or Council meeting agenda for discussion.

Executive Summary

As required under the Development Charges Act, 1997, S.O. 1997 as amended (the 'DC Act'), this report provides a year end summary of development charge activity and reserve balances.

- Development charges are imposed by the Town of Aurora to recover growth-related capital costs as determined under the Development Charges Act
- The Town of Aurora's development charge reserves total a net balance of \$19.0 million as of December 31, 2025
- The Town of Aurora collected a total of \$3.5 million in development charges during 2025
- Developers have committed to construct \$6.54 million of development charge eligible projects on the Town's behalf as of December 31, 2025
- The Town has fully spent or allocated its opening road, water and wastewater opening reserve balances in 2025
- The Town does not need to replace any non-legislatively exempted development charge revenue in 2025

- The Town did not enter into any development charge deferral agreements under its York Region Development Incentives Collaboration Policy in 2025

Background

Development charges are imposed to recover growth-related capital costs as determined under the Development Charges Act

Development charges (DCs) are imposed by the Town of Aurora to recover growth-related capital costs from both residential and non-residential developments as determined under the Development Charges Act. More specifically, these growth-related costs relate to investments that are necessary for the Town to maintain its existing levels of service to a growing community. Any investments resulting in a level of service increase are ineligible for recovery through DCs. As required under the DC Act, all collected DCs are held in a separate reserve fund until spent.

The DC Act outlines specific reporting requirements for DC reserve funds. Section 33 and 43 of the DC Act requires that:

- A municipality that passed a DC By-law shall establish a separate reserve fund for each service to which the DC relates and fund only eligible capital costs
- The Treasurer of the municipality shall provide Council with a financial statement relating to the DC By-law and reserve funds established

As per the amended DC Act, municipalities are required to spend or allocate at least 60 percent of their collected but unused DC reserve funds at the beginning of each year for its services related to a highway (roads), water, wastewater, and any other prescribed services (the town does not have any other services of this nature).

This DC financial statement requires the identification of all other sources of funding applied to each project that is funded by DCs and a detailed summary of the activities relating to each DC reserve fund for the year.

On November 25, 2025, Town of Aurora Council approved a York Region Development Incentives Collaboration Policy in response to York Region's release of a series of development incentive policies requiring local municipality participation as a condition of its incentive offering. The York Region Development Incentives Collaboration Policy provides guidance as to how the Town may participate in York Region's development incentive policies.

Analysis

The Town of Aurora's development charge reserves total a net balance of \$19.0 million as of December 31, 2025

As of December 31, 2025, Aurora's overall consolidated DC reserve fund balance was \$19.0 million as shown under Part I of the Development Charges Reserve Fund Statement presented under Attachment #1. Of note, the Fire Services and the Parks and Recreation DC reserve balances are currently in an overdrawn position. If a reserve is in an overdrawn position, it is effectively borrowing funds from DC reserves with positive balances. Interest is charged for any internal borrowing between DC reserves in accordance with the DC Act. For simplicity, the individual internal borrowing accounts are not shown on Part I. These overdrawn funds will be recovered through future DC collections.

Part II of the Development Charge Statement can be found under Attachment #2 which details how the Town's DC reserve fund monies were spent for both operational and capital needs over the course of 2025.

The Town of Aurora collected a total of \$3.5 million in development charges during 2025

As detailed under Attachment #1, the Town collected a total of \$3.5 million in new development charge revenues in 2025, well under the \$16.9 million annual average projected by the Town's 2024 DC Study. Numerous legislative changes and present economic conditions have negatively impacted the Town's actual development charge collections. As a result of DC fund availability, some planned growth infrastructure work may need to be deferred or financed.

Developers have committed to construct \$6.54 million of development charge eligible projects on the Town's behalf as of December 31, 2025

Part III of Aurora's Development Charge Statement can be found under Attachment #3. Part III presents a schedule of continuity for all outstanding DC credit agreements. DC credits arise from agreements with developers to construct DC eligible infrastructure on behalf of the town. Such projects may include the upsizing a sewer line inside a subdivision, building a park or trail, or other eligible work outside of the subdivision lands. Developers are required to pay the full applicable development charges payable relating to their development. The Town will only reimburse a developer for the provision of agreed upon works upon receipt of written confirmation of the acceptable

completion of previously agreed upon specified works from Engineering, Parks or Operational Services depending upon the nature of the completed works. In some instances, a developer's eligible reimbursement may be partially funded from an alternative funding source(s) as per the provided new infrastructure's eligibility for DC cost recovery.

The Town has fully spent or allocated its opening road, water and wastewater opening reserve balances in 2025

Part IV of the Town of Aurora's Development Charge Statement provides a summary of its allocation of opening water, wastewater and road development charge reserve balances. This schedule can be found under Attachment #4.

In the absence of further legislative direction, the town like most other Ontario municipalities has included all of its planned eligible capital requirements for the next 10 years as part of its spent or allocated amount.

As can be seen from this schedule, the town's present DC allocations well exceed its established 60 percent minimum targets. Any listed allocations that do not include a project number represent planned projects that have not yet had a project number assigned to them. All planned allocations to developers in return for their construction of infrastructure on the Town's behalf is labeled as a Development Agreement.

The Town does not need to replace any non-legislatively exempted development charge revenue in 2025

Development charge revenue losses as a result of DC exemptions, discounts, etc. may be legislatively or Council initiated. An example of a legislatively driven DC exemption would be the purpose-built rental apartment bedroom discount, or the exemption of DCs for an affordable rental or institution development as defined by the DCA. An example of a Council initiated DC revenue loss would be a Council decision to offer a DC exemption that is not required under the DCA such as a DC rebate for first time home buyers.

No lost revenue as a result of DC exemptions, discounts, etc. may not be made up through higher development charges from other developments. Meaning these lost development charges cannot be replaced by development charges collected from other development; as a result, these replacement revenues must come from non-DC funding sources. The Town has adopted the best practice of replacing any Council initiated DC revenue losses with funding from non-DC funding sources. As the Town did not lose any

DC revenues as a result of a Council decision, it did not have a need to replace any lost DC revenues in 2025.

The Town did not enter into any development charge deferral agreements under its York Region Development Incentives Collaboration Policy in 2025

The York Region Development Incentives Collaboration Policy requires that staff report back to Council annually on the Town's usage of this policy. Staff have received multiple expressions of developer interest in accessing York Region's development incentive policies and by extension of that the Town's York Region collaboration policy. However, as of December 31, 2025, the Town has not entered into any associated development charge deferral agreements under this Policy.

Advisory Committee Review

Not applicable

Legal Considerations

This report fulfills the statutory reporting requirements of the Development Charges Act, 1997.

Financial Implications

In some instances, to maintain a consistent level of service to a growing community, the Town has proactively invested in growth infrastructure ahead of recovering development charges revenues. To do this, it uses bridge financing that is repaid through this work's intended development charge revenue funding source. Bridge financing may take the form of internal or external debt. Staff will assess the most advantageous form of debt to be used in each instance where bridge financing is required. Staff will strive to ensure that all DC service balances reach a positive position within five to seven years through the collection of ongoing development charges and the prudent management of available funds. An important success factor will be the Town staying true to its identified DC study requirements.

Communications Considerations

The Town of Aurora will inform residents about the information contained within this report by posting it to the Town's website.

Climate Change Considerations

The information contained within this report does not impact greenhouse gas emissions or impact climate change adaptation.

Link to Strategic Plan

Reporting on Development Charge Reserve Funds contributes to achieving the Strategic Plan guiding principle of 'Leadership in Corporate Management' and improves transparency and accountability to the community.

Alternative(s) to the Recommendation

Not applicable

Conclusions

The 2025 Development Charges Reserve Fund Statement presented in this report satisfies the Town's reporting obligation pursuant to the Development Charges Act.

Attachments

Attachment 1 – Development Charge Balance – Part I

Attachment 2 – Development Charge Expenditures – Part II

Attachment 3 – Development Charge Credit Continuity – Part III

Attachment 4 – Development Charges Reserve Fund Balance Allocation – Part IV

Previous Reports

None

Pre-submission Review

Agenda Management Team review on May 14, 2026

Approvals

Approved by Rachel Wainwright-van Kessel, CPA, CMA, Director, Finance

Approved by Doug Nadorozny, Chief Administrative Officer

PART I - Development Charge Balance

**Town of Aurora
Development Charges Reserve Fund Statement
Year Ended December 31, 2025**

	General Services					Engineering Services			Total
	Fire Services	Parks & Recreation	Libraary Services	Municipal Parking Services*	General Government (Studies)	Roads and Related	Wastewater Services	Water Services	
Opening Balance - January 1st	(2,060,964.72)	(1,709,488.06)	68,322.88	429,466.75	355,790.08	17,837,808.92	2,301,970.55	1,802,112.07	19,025,018.47
Add: Development Charges Collected	188,685.79	2,534,526.64	349,779.87	-	80,009.65	285,247.23	37,208.78	30,394.22	3,505,852.18
Less: DC Credits Paid in year	-	(232,383.50)	-	-	-	-	-	-	(232,383.50)
DC Refunds Issued	-	-	-	-	-	-	-	-	-
Add: Interest Earned (Charged)	(163,220.00)	(80,817.00)	19,918.00	35,618.00	32,433.00	1,484,074.00	191,527.00	149,959.00	1,669,492.00
Less: Expenditures in year (Part II)	(21,648.00)	(4,228,497.45)	(79,201.80)	(31,584.53)	(129,741.58)	(476,822.04)	-	-	(4,967,495.40)
Closing Development Charge Balance	(2,057,146.93)	(3,716,659.37)	358,818.95	433,500.22	338,491.15	19,130,308.11	2,530,706.33	1,982,465.29	19,000,483.75

* Legacy balance only, this service is no longer eligible for recovery through development charge.

PART II - Expenditures from Development Charges

**Town of Aurora
Development Charges Reserve Fund Statement
Year Ended December 31, 2025**

	General Services					Engineering Services			Total DC Funding	Other Non-DC Funding	Total Funding
	Fire Services	Parks & Recreation	Libraary Services	Municipal Parking Services	General Government (Studies)	Roads and Related	Wastewater Services	Water Services			
Funding Transferred to Operating Budget for Specific Purposes:											
Parks operating budget		(115,600.00)							(115,600.00)	N/A	(115,600.00)
SARC Debenture Funding		(320,544.00)							(320,544.00)	N/A	(320,544.00)
SARC Gym Debenture		(315,480.63)							(315,480.63)	N/A	(315,480.63)
Town Square debenture		(150,878.14)							(150,878.14)	N/A	(150,878.14)
Hallmark Debenture Funding		(218,500.00)							(218,500.00)	N/A	(218,500.00)
ATS Cloc Interest		(13,821.00)							(13,821.00)	N/A	(13,821.00)
ATS debt legal fee		(5,461.00)							(5,461.00)	N/A	(5,461.00)
Sarc Gym debt legal fee		(5,315.00)							(5,315.00)	N/A	(5,315.00)
Sarc Gym cloc interest		(117,936.00)							(117,936.00)	N/A	(117,936.00)
<i>Total Operating Budget Allocations</i>	-	(1,263,535.77)	-	-	-	-	-	-	(1,263,535.77)	-	(1,263,535.77)
Funding Transferred to Capital Projects:											
GN0020 GENERAL-FIRE MASTER PLAN	(21,648.00)								(21,648.00)	-	(21,648.00)
GN0085 WILDLIFE PARK PHASE 1TO4		(25,741.62)							(25,741.62)	-	(25,741.62)
GN0130 DEGRAAF CRES TRAIL		(13,046.15)							(13,046.15)	-	(13,046.15)
GN0097 NON PROGRAMMED PARK IN 2C		(16,939.88)							(16,939.88)	(1,650.78)	(18,590.66)
GN0129 MATTAMY PHASE 4/5 TRAIL		(43,319.60)							(43,319.60)	-	(43,319.60)
GN0150 ST. ANNE'S SCHOOL PARK		(2,000,000.00)							(2,000,000.00)	-	(2,000,000.00)
GN0157 MULTI USE COURTS AS PER PARKS & REC MASTER PLAN		(167,621.62)							(167,621.62)	(111,747.74)	(279,369.36)
AM0178 PARKS/TRAILS SIGNAGE STRAT STUDY/IMPLMTN		(9,833.11)							(9,833.11)	(2,556.17)	(12,389.28)
GN0074 SARC GYMNASIUM		(688,459.70)							(688,459.70)	(37,094.68)	(725,554.38)
GN0181 NEW BOOK LOCKER AT SARC			(51,379.32)						(51,379.32)	-	(51,379.32)
GN0182 LIBRARY RFID SECURITY GATE			(27,822.48)						(27,822.48)	-	(27,822.48)
GN0165 ACTIVE TRANSPORTATION				(31,584.53)					(31,584.53)	-	(31,584.53)
SO0061 SALT MANAGEMENT PLAN UPDATE					(10,960.99)				(10,960.99)	(17,836.83)	(28,797.82)
SO0067 WATER HYDRAULIC MODEL					(6,268.42)				(6,268.42)	-	(6,268.42)
SO0078 TOWN\WIDE PARKING STUDY					(112,512.17)				(112,512.17)	-	(112,512.17)
GN0046 TRAFFIC CALMING PER DC STUDY						(7,535.01)			(7,535.01)	885.12	(6,649.89)
GN0058 STREET LIGHT POLE IDENTIFICATION						(4,630.08)			(4,630.08)	-	(4,630.08)
GN0124 SIDEWALK\ EDWARD/ 100M E OF YONGE\DUNNING						(39,869.37)			(39,869.37)	(340.59)	(40,209.96)
GN0163 ACTIVE TRANSPORTATION FACILITIES \ YONGE ST \ BLOOMINGTON TO GO BRIDGE BOTH SIDES						(297,335.23)			(297,335.23)	(31,527.42)	(328,862.65)
GN0170 WINTER ROAD MONITORING SYSTEM						(25,752.19)			(25,752.19)	(25,752.19)	(51,504.38)
GN0172 VAN (WATER OPERATOR \ NEW)						(88,648.05)			(88,648.05)	-	(88,648.05)
AM0415 REHABILITATION OF SISMAN AVENUE, HOLLIDGE BOULEVARD, JOHN WEST WAYAM0415						(13,052.11)			(13,052.11)	(1,791,977.76)	(1,805,029.87)
<i>Total Capital Project Allocations</i>	(21,648.00)	(2,964,961.68)	(79,201.80)	(31,584.53)	(129,741.58)	(476,822.04)	-	-	(3,703,959.63)	(2,019,599.04)	(5,723,558.67)
Total DC Investments	(21,648.00)	(4,228,497.45)	(79,201.80)	(31,584.53)	(129,741.58)	(476,822.04)	-	-	(4,967,495.40)	(2,019,599.04)	(6,987,094.44)

PART III - Development Charge Credits Continuity

**Town of Aurora
Development Charges Reserve Fund Statement
Year Ended December 31, 2025**

Year	Project	Type	DC Credit Purpose	Balance Opening	New Credits Agreed	DC Credit Payment			Credit not used	Ending Balance
						DC Amount	Other Sources	Date Paid		
2015	Aurora (HGD) Inc. - Highland Gate - Phase 1	Development	Trail system	99,900						99,900
2015	Shimvest 2C	Water Supply and Distribution	Watermain	136,103						136,103
		Waste Water	Wastewater	245,467						245,467
2017	Mattamy (Aurora) Limited Phase 5	Parks Development	Trail System	23,450						23,450
2017	BG Properties res condo Yonge St.	Parks Development	Trail system	22,200						22,200
2020	SmartCentres	Road & Related	Road oversizing	493,788						493,788
2020	SmartCentres	Water Supply and Distribution	Watermain oversizing	124,000						124,000
2020	SmartCentres	Road & Related	Sidewalks, pathways, illumination	318,755						318,755
2021	Aurora (HGD) Inc. - Highland Gate - Phase 2B	Parks Development	Parks, Trails, Landscape Works	464,767		(232,384)	(232,384)	Dec, 2025		-
2023	Aurora (HGD) Inc. - Highland Gate - Phase 3	Parks Development	Parks, Trails, Landscape Works	424,129						424,129
2023	Aurora (HGD) Inc. - Highland Gate - Phase 4	Parks Development	Parks, Trails, Landscape Works	655,436						655,436
2024	Aurora (HGD) Inc. - Highland Gate - Phase 6	Parks Development	Parks, Trails, Landscape Works	2,311,338						2,311,338
2024	Ambria (Bloomington) Ltd. (SUB-2017-03)	External Sani Line	Wastewater	78,548						78,548
		Connection to Regional Sani Line	Wastewater	29,973						29,973
		External watermain on Old Bloomington	Water	1,237,575						1,237,575
		Multi Use Pathway on Bloomington Rd	Road, sidewalks	233,347						233,347
2024	Shining Hill Estates Collection Inc.	Parks Development	Parks, Trails, Landscape Works	107,175						107,175
Total				7,005,952	-	(232,384)	(232,384)	-	-	6,541,185

Waste Water	353,989
Water Supply and Distributi	1,497,678
Parks & Recreation	3,643,628
Roads and Related	1,045,890
Total Outstanding	6,541,185

PART IV - Development Charge Reserve Balance Allocations

**Town of Aurora
Development Charges Reserve Fund Statement
Year Ended December 31, 2025**

Water Development Charges	
Balance of Reserve at Beginning of year:	1,802,112.07
Minimum Required Allocation (60 percent):	1,081,267.24

Projects to Which Funding Will Be Allocated:

Project Number	Project Name	Future Funding	Current Year Funding	Allocated to Date
Development Agreement	Watermain - Shimvest 2C		136,103.00	136,103.00
Development Agreement	Watermain - Old Gloomington		1,237,575.00	1,237,575.00
Development Agreement	Waterman Oversizing - SmartCentres		124,000.00	124,000.00
n/a	Hallgrove/Smart Centre - North/South Collector	350,000.00	-	350,000.00
n/a	Provision for Water Mains	4,875,000.00	-	4,875,000.00
Total		5,225,000.00	1,497,678.00	6,722,678.00

Wastewater Water Development Charges	
Balance of Reserve at Beginning of year:	2,301,970.55
Minimum Required Allocation (60 percent):	1,381,182.33

Projects to Which Funding Will Be Allocated:

Project Number	Project Name	Future Funding	Current Year Funding	Allocated to Date
Development Agreement	Wastewater main - Shimvest 2C	-	245,467.00	245,467.00
Development Agreement	External wastewater connections to Ambria development	-	108,521.00	108,521.00
n/a	Yonge St. Sani Sewer Rehab & Streetscape Detailed Design	64,800.00	-	64,800.00
n/a	I/I Reduction Program	1,750,000.00	-	1,750,000.00
n/a	Provision for Wastewater Mains	4,800,000.00	-	4,800,000.00
n/a	Old Bloomington Sanitary Sewer	672,000.00	-	672,000.00
Total		7,286,800.00	353,988.00	7,640,788.00

Roads and Related Development Charges	
Balance of Reserve at Beginning of year:	17,837,808.92
Minimum Required Allocation (60 percent):	10,702,685.35

Projects to Which Funding Will be Allocated

Project Number	Project Name	Future Funding	Current Year Funding	Allocated to Date
Development Agreement	Goulding Avenue oversizing - SmartCentres	-	493,788.00	493,788.00
Development Agreement	Sidewalks, pathways, illumination - SmartCentres	-	318,755.00	318,755.00
Development Agreement	Multi Use Pathway on Bloomington Rd - Ambria	-	233,346.96	233,346.96
GN0046	TRAFFIC CALMING PER DC STUDY	-	7,535.01	7,535.01
GN0058	STREET LIGHT POLE IDENTIFICATION	-	4,630.08	4,630.08
GN0124	SIDEWALK \- EDWARD/ 100M E OF YONGE \- DUNNING	-	39,869.37	39,869.37
GN0163	ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDES	4,563,765.05	297,335.23	4,861,100.28
GN0170	WINTER ROAD MONITORING SYSTEM	-	25,752.19	25,752.19
GN0172	VAN (WATER OPERATOR \- NEW)	-	88,648.05	88,648.05
AM0415	REHABILITATION OF SISMAN AVENUE, HOLLIDGE BOULEVARD, JOHN WEST WAYAM0415	-	13,052.11	13,052.11
GN-F-0122	SIDEWALK TRACTOR -- TRACKLESS (5 UNITS)	1,500,000.00		1,500,000.00
GN-F-0123	WATER VAN	100,000.00		100,000.00

Project Number	Project Name	Future Funding	Current Year Funding	Allocated to Date
GN-F-0084	ACTIVE TRANSPORTATION ROUTE DEVELOPMENT	747,500.00		747,500.00
AM-F-0408	REHABILITATION OF VANDORF SIDERD	533,000.00		533,000.00
AM-F-0407	REHAB OF BRIDGENORTH DR., RIVER RIDGE BOULEVARD, YONGE ST. SOUTH	635,400.00	-	635,400.00
AM-F-0423	REHABILITATION OF MARK STREET, INDUSTRIAL PARKWAY SOUTH	1,594,600.00	-	1,594,600.00
AM-F-0422	REHABILITATION OF YONGE ST N	1,524,000.00	-	1,524,000.00
GN-F-0119	UTILITY VEHICLE WITH TOW BEHIND DIAMOND DRAGGER	60,000.00		60,000.00
GN-F-0121	ROADS - 3/4 TON	90,000.00		90,000.00
GN-F-0075	ELECTRIC VEHICLE INFRASTRUCTURE	105,000.00		105,000.00
GN0186	PARKS - 2 TON DUMP TRUCK W BOX AND WATER ATTACHMENTS	-	150,000.00	150,000.00
GN0187	WINDROW CLEARING EQUIPMENT		70,000.00	70,000.00
GN0179	TRAIN WHISTLE CESSATION AT ST. JOHN'S SDRD SAFETY ASSESSMENT		100,000.00	100,000.00
GN0189	MUP / S/W ON BAYVIEW AVE - FROM ST JOHN'S SDRD TO NORTH TOWN LIMIT		437,350.00	437,350.00
GN0190	PEDESTRIAN ACTIVATED CROSSWALK ON ST JOHN'S EAST OF BATHURST		500,000.00	500,000.00
GN-F-0024	S/W- YONGE- S OF HENDERSON TO IND. PKWY S	498,100.00		498,100.00
GN-F-0013	YONGE ST/ CHURCH ST SIGNALIZATION	206,200.00		206,200.00
SO-F-0015	SALT MANAGEMENT PLAN UPDATE - 2030	81,500.00		81,500.00
SO-F-0062	SALT MANAGEMENT PLAN UPDATE - 2035	81,500.00		81,500.00
AM-F-0406	REHABILITATION OF AURORA HEIGHTS DRIVE	140,800.00		140,800.00
AM-F-0435	REHAB OF BROOKS AVE, BILBROUGH ST, BOREALIS AVE, MAVRINAC BOULEVARD	174,900.00		174,900.00
AM0459	REHAB OF MURDOCK AVE., SPRUCE ST., ALLENVALE DR., HENDERSON DR.		1,301,800.00	1,301,800.00
AM-F-0414	REHAB GOLFLNKS, CADY, WHISPERINGPINETRAIL, CLUBINE, PEDERSEN, WALTON, YONGE	50,000.00	-	50,000.00
			-	-
Total		12,686,265.05	4,081,862.00	16,768,127.05