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Town of Aurora  
**Information Report**  
No. FIN25-034

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**Subject:** 2024 Year End Development Charges Statement

**Prepared by:** Sandeep Dhillon Senior Financial Management Advisor

**Department:** Finance

**Date:** June 10, 2025

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**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 \$19.03 million as of December 31, 2024
- The Town of Aurora collected a total of \$6.29 million in development charges during 2024
- Developers have committed to construct \$7.01 million of development charge eligible projects on the Town's behalf as of December 31, 2024
- The Town has fully spent or allocated its opening road, water and wastewater opening reserve balances in 2024
- The Town replaced \$0.4 million in exempted development charge revenue in 2024 from non-DC funding sources

## 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 (DC) 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.

## Analysis

### **The Town of Aurora's development charge reserves total a net balance of \$19.03 million as of December 31, 2024**

As of December 31, 2024, Aurora's overall consolidated DC reserve fund balance was \$19.03 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.

**The Town of Aurora collected a total of \$6.29 million in development charges during 2024**

As detailed under Attachment #1, the Town collected a total of \$6.29 million in new development charge revenues in 2024, 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 may need to be deferred or financed.

**Developers have committed to construct \$7.01 million of development charge eligible projects on the Town's behalf as of December 31, 2024**

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 upsizing a sewer inside their 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 the 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 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 2024**

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 either have not had a project number assigned to them, or they are being provided by a developer on the Town's behalf.

### **The Town replaced \$0.4 million in exempted development charge revenue in 2024 from non-DC funding sources**

Section 5(6)3 of the DCA notes that lost revenue resulting exemptions, phased DCs, or discounts may not be made up through higher DCs from Other Developments. Meaning these lost development charges cannot be replaced by development charges collected from other development; as a result, these revenues must be replaced by non-DC funding sources.

DC exemptions may be statutory or non-statutory in nature. Examples of statutory DC exemptions include, public school/hospital development, surface area of swimming pools or playing surfaces, fire stations, municipal buildings, additions or expansion of industrial/commercial/institutional space of less than 50 percent of original GFA, up to two additional residential units, or rental unit discounts.

Examples of non-statutory DC exemptions include development of a place of worship, up to a maximum of office space, non-residential accessory structures less than 100 m<sup>2</sup> not being subject to DCs, DC rebate for first time home buyers.

As presented by the Part V - Development Charge Exemption Summary under attachment #5, the Town lost a total of \$0.4 million due to DC exemptions. This revenue loss was replaced through an equivalent transfer from the Tax Rate Stabilization reserve.

### **Advisory Committee Review**

Not applicable

### **Legal Considerations**

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

## **Financial Implications**

As noted above, in some instances to maintain a consistent level of service to a growing community, the Town has proactively invested in growth infrastructure ahead of its cost 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 2024 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 Charges Reserve Fund Statement – Part I

Attachment #2 – Development Charges Reserve Fund Statement – Part II

Attachment #3 – Development Charges Reserve Fund Statement – Part III

Attachment #4 – Development Charges Reserve Fund Statement – Part IV

Attachment #5 – Development Charges Reserve Fund Statement – Part V

## **Previous Reports**

None.

## **Pre-submission Review**

Agenda Management Team review on May 22, 2025

## **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, 2024**

	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	(2,203,289.42)	3,069,440.60	1,974,145.67	430,965.08	442,870.01	14,357,160.48	1,750,280.94	1,364,768.35	21,186,341.71
Add: Development Charges Collected	246,106.54	1,368,700.74	176,763.21	-	112,756.06	3,560,178.48	462,520.61	367,656.72	6,294,682.36
Less: DC Credits Paid in year	-	-	-	-	-	-	-	-	-
DC Refunds Issued	-	-	-	-	-	-	-	-	-
Add: Interest Earned (Charged)	(96,891.00)	113,210.00	92,814.00	19,393.00	22,466.00	726,176.00	89,169.00	69,687.00	1,036,024.00
Less: Expenditures in year (Part II)	(6,890.84)	(6,260,839.40)	(2,175,400.00)	(20,891.33)	(222,301.99)	(805,706.04)	-	-	(9,492,029.60)
<b>Closing Development Charge Balance</b>	<b>(2,060,964.72)</b>	<b>(1,709,488.06)</b>	<b>68,322.88</b>	<b>429,466.75</b>	<b>355,790.08</b>	<b>17,837,808.92</b>	<b>2,301,970.55</b>	<b>1,802,112.07</b>	<b>19,025,018.47</b>

\* Legacy balance only, this service is no longer eligible for recovery through development charges

**PART II - Expenditures from Development Charges**

**Town of Aurora  
Development Charges Reserve Fund Statement  
Year Ended December 31, 2024**

		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:												
	Fire Services Invoice	(6,890.84)								(6,890.84)	N/A	(6,890.84)
	SARC Debenture Funding		(320,543.00)							(320,543.00)	N/A	(320,543.00)
	SARC Gym CLOC Interest		(40,083.00)							(40,083.00)	N/A	(40,083.00)
	Town Square CLOC Interest		(185,300.00)							(185,300.00)	N/A	(185,300.00)
	Hallmark Debenture Funding		(218,490.00)							(218,490.00)	N/A	(218,490.00)
	JOC Debenture Funding									-	N/A	-
	Landscape Architects (development related)		(115,600.00)							(115,600.00)	N/A	(115,600.00)
Total Operating Budget Allocations		(6,890.84)	(880,076.00)	-	-	-	-	-	-	(886,906.84)	-	(886,906.84)
Funding Transferred to Capital Projects:												
	GN0085 WILDLIFE PARK PHASE 1TO4		(1,446,896.17)							(1,446,896.17)		(1,446,896.17)
	GN0089 TRAIL CONSTN COUTTS/PANDOLFO DEV		(5,586.50)							(5,586.50)	(620.86)	(6,207.36)
	GN0097 NON PROGRAMMED PARK IN 2C		(973,879.58)							(973,879.58)	(969,369.70)	(1,943,249.28)
	GN0129 MATTAMY PHASE 4/5 TRAIL		(10,317.97)							(10,317.97)	(1,146.44)	(11,464.41)
	GN0159 TRAIL DESIGN (DEVELOPMENT NORTH OF ST. JOHNS AT YONGE ST)		(8,761.54)							(8,761.54)		(8,761.54)
	GN0071 JOC ADDITIONAL WORK		(977.47)							(977.47)		(977.47)
	GN0160 TREE INVENTORY (2024)		(13,743.59)							(13,743.59)	(1,520.41)	(15,264.00)
	GN0074 SARC GYMNASIUM		(1,324,630.58)							(1,324,630.58)	(97,095.20)	(1,421,725.78)
	AURORA (HGD) INC. (DC Credit for work performed on Town's behalf)		(1,596,030.00)							(1,596,030.00)		(1,596,030.00)
	GN0110 AURORA TOWN SQUARE			(2,175,400.00)						(2,175,400.00)	(7,730,099.15)	(9,905,499.15)
	GN0165 15217 YONGE STREET LAND ACQUISITION				(20,891.33)					(20,891.33)	(20,891.33)	(41,782.66)
	SO0027 ACTIVE TRANSPORTATION					(45,301.80)				(45,301.80)		(45,301.80)
	SO0059 DC BACKGROUND STUDY \- 2024					(31,629.29)				(31,629.29)	(6,800.00)	(38,429.29)
	SO0044 GROWTH\--RELATED STUDIES					(17,223.55)				(17,223.55)	(8,091.74)	(25,315.29)
	SO0061 SALT MANAGEMENT PLAN UPDATE					(42,823.62)				(42,823.62)	(69,686.90)	(112,510.52)
	SO0062 WASTEWATER HYDRAULIC MODEL (2023)					(39,416.74)				(39,416.74)		(39,416.74)
	SO0067 WATER HYDRAULIC MODEL					(29,734.27)				(29,734.27)		(29,734.27)
	SO0078 TOWN\--WIDE PARKING STUDY					(16,172.72)				(16,172.72)		(16,172.72)
	GN0045 PED CROSSINGS PER DC STUDY						(89,918.24)			(89,918.24)		(89,918.24)
	GN0046 TRAFFIC CALMING PER DC STUDY						(23,928.47)			(23,928.47)	(2,130.13)	(26,058.60)
	GN0112 CONSTRUCTION OF A LAYBY LANE ON TECUMSEH						(116,789.54)			(116,789.54)	(4,320.99)	(121,110.53)
	GN0124 SIDEWALK\-- EDWARD/ 100M E OF YONGE\--DUNNING						(172,806.01)			(172,806.01)	(1,476.24)	(174,282.25)
	GN0137 GENERAL-SUV (ROADS TECHNICIAN \- NEW)						(65,299.66)			(65,299.66)		(65,299.66)
	GN0138 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST						(134,647.10)			(134,647.10)	(221,516.12)	(356,163.22)
	GN0153 WINTER ROAD MONITORING SYSTEM						(47,884.56)			(47,884.56)		(47,884.56)
	GN0155 TRUCK (FLEX SUPERVISOR \- ROADS/PARKS \- NEW)						(65,017.82)			(65,017.82)		(65,017.82)
	GN0156 PARKS \- 3/4 TON TRUCK (NEW)						(73,157.69)			(73,157.69)		(73,157.69)
	GN0163 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDES						(39,762.95)			(39,762.95)	(4,216.20)	(43,979.15)
	GN0071 JOC ADDITIONAL WORK						(3,774.25)			(3,774.25)		(3,774.25)
Funds Returned to Source:										-		-
	GN0056 LESLIE\N OF WELLGNT TO TOWN LIMIT SW						27,280.25			27,280.25		27,280.25
Total Capital Project Allocations		-	(5,380,823.40)	(2,175,400.00)	(20,891.33)	(222,301.99)	(805,706.04)	-	-	(8,605,122.76)	(9,138,981.41)	(17,744,104.17)
Total DC Investments		(6,890.84)	(6,260,839.40)	(2,175,400.00)	(20,891.33)	(222,301.99)	(805,706.04)	-	-	(9,492,029.60)	(9,138,981.41)	(18,631,011.01)



**PART III - Development Charge Credits Continuity**

**Town of Aurora  
Development Charges Reserve Fund Statement  
Year Ended December 31, 2024**

Year	Project	Type	DC Credit Purpose	Balance Opening	New Credits Agreed	Amount Paid	Date Paid	Cr. Not Used	Ending Balance
2015	Aurora (HGD) Inc. - Highland Gate - Phase 1	Parks & Recreation	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 2A	Parks & Recreation	Parks, Trails, Landscape Works	1,596,030		(1,596,030)	Jan. 24, 2024		-
2021	Aurora (HGD) Inc. - Highland Gate - Phase 2B	Parks & Recreation	Parks, Trails, Landscape Works	464,767					464,767
2023	Aurora (HGD) Inc. - Highland Gate - Phase 3	Parks & Recreation	Parks, Trails, Landscape Works	424,129					424,129
2023	Aurora (HGD) Inc. - Highland Gate - Phase 4	Parks & Recreation	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. (SUB-2021-01)	Parks Development	Parks, Trails, Landscape Works	-	107,175				107,175
<b>Total</b>				<b>4,604,025</b>	<b>3,997,956.75</b>	<b>(1,596,030)</b>	<b>-</b>	<b>-</b>	<b>7,005,952</b>

Waste Water	353,989
Water Supply and Distribution	1,497,678
Parks & Recreation	4,108,395
Roads and Related	1,045,890
<b>Total Outstanding</b>	<b>7,005,952</b>

**PART IV - Development Charge Reserve Balance Allocations**

**Town of Aurora  
Development Charges Reserve Fund Statement  
Year Ended December 31, 2024**

Water Development Charges	
Balance of Reserve at Beginning of year:	1,364,768.35
Minimum Required Allocation (60 percent):	818,861.01

**Projects to Which Funding Will Be Allocated:**

Project Number	Project Name	Future Funding	Current Year Funding	Allocated to Date
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
n/a	Old Bloomington Watermain	1,267,500.00	-	1,267,500.00
Total		6,492,500.00	-	6,492,500.00

Wastewater Water Development Charges	
Balance of Reserve at Beginning of year:	1,750,280.94
Minimum Required Allocation (60 percent):	1,050,168.56

**Projects to Which Funding Will Be Allocated:**

Project Number	Project Name	Future Funding	Current Year Funding	Allocated to Date
n/a	Yonge St. Sanl 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	Old Bloomington Watermain	1,267,500.00	-	1,267,500.00
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		8,554,300.00	-	3,082,300.00

Roads and Related Development Charges	
Balance of Reserve at Beginning of year:	14,357,160.48
Minimum Required Allocation (60 percent):	8,614,296.29

**Projects to Which Funding Will be Allocated**

Project Number	Project Name	Future Funding	Current Year Funding	Allocated to Date
GN0045	PED CROSSINGS PER DC STUDY	-	89,918.24	89,918.24
GN0112	TRAFFIC CALMING PER DC STUDY	-	23,928.47	23,928.47
GN0124	CONSTRUCTION OF A LAYBY LANE ON TECUMSEH	-	116,789.54	116,789.54
GN0137	SIDEWALK\ EDWARD/ 100M E OF YONGE\ DUNNING	-	172,806.01	172,806.01
GN0138	GENERAL-SUV (ROADS TECHNICIAN \ NEW)	-	65,299.66	65,299.66
GN0153	GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST	-	134,647.10	134,647.10
GN0155	WINTER ROAD MONITORING SYSTEM	-	47,884.56	47,884.56
GN0156	TRUCK (FLEX SUPERVISOR \ ROADS/PARKS \ NEW)	-	65,017.82	65,017.82
GN0163	PARKS \ 3/4 TON TRUCK (NEW)	-	73,157.69	73,157.69
GN0056	ACTIVE TRANSPORTATION FACILITIES \ YONGE ST \ BLOOMINGTON TO GO BRIDGE BOTH SIDES	-	39,762.95	39,762.95
GN0071	JOC ADDITIONAL WORK	-	3,774.25	3,774.25
GN-F-0009	COUSINS DRIVE PEDESTRIAN UNDERPASS	6,654,100.00	-	6,654,100.00
GN-F-0043:	GN-F-0043: UNDERPASS (DEVELOPMENT NORTH OF ST. JOHNS AT YONGE ST)	2,400,000.00	-	2,400,000.00
GN-F-0031:	GN-F-0031: GRADE CROSSING AT BAYVIEW/RICKARD	1,500,000.00	-	1,500,000.00
GN-F-0033:	GN-F-0033: GRADE SEPERATED CROSSING YONGE ST AT ELDERBERRY	1,204,800.00	-	1,204,800.00
GN-F-0036:	GN-F-0036: GRADE SEPARATED CROSSING BAYVIEW AVE AT BEACON HAL	1,154,050.00	-	1,154,050.00
GN-F-0075:	GN-F-0075: ELECTRIC VEHICLE INFRASTRUCTURE	105,000.00	-	105,000.00
GN-F-0084:	GN-F-0084: ACTIVE TRANSPORATION ROUTE DEVELOPMENT	747,500.00	-	747,500.00
GN-F-0022:	GN-F-0022: S/W - BAYVIEW AVE - ST JOHN'S TO N TOWN LIMIT	338,850.00	-	338,850.00
GN-F-0024:	GN-F-0024: S/W- YONGE- S OF HENDERSON TO IND. PKWY S	498,100.00	-	498,100.00
Total		14,602,400.00	832,986.29	15,435,386.29

## **PART V - Development Charge Exemption Summary**

### **Town of Aurora Development Charges Reserve Fund Statement Year Ended December 31, 2024**

<b>Development</b>	<b>Address</b>	<b>Development Accplication</b>	<b>Type of Exemption</b>	<b>No. Units / GFA</b>	<b>Total DC Exemption</b>	<b>Other Notes</b>
Gottardo Hotel & Resort	175 Eric T Smith Way	SP-2023-03	Pool Surface Area	295.1 sqm	\$ 19,246.42	Full
Units 9-13 Addition to original	115 Addison Hall Circle		50% Additional ICI GFA	425.9 sqm	\$ 25,745.66	Full
Addison Hall Addition to original	155 Addison Hall Circle		50% Additional ICI GFA	242 sqm	\$ 14,628.90	Full
Hunzach Group Holdings Inc.	24 Desjardins Way	SP-2024-04	Baseball playing surface area	1,798.20 sqm	\$ 143,550.31	Full
Giusticon Contracting Inc.	125 Engelhard Dr.	SP-2019-11	50% Additional ICI GFA	2,525 sqm	\$ 201,570.75	Full
<b>Total</b>			<b>Opening Balance</b>		<b>\$ -</b>	
			<b>2024 Exemptions</b>		<b>\$ 404,742.04</b>	
			<b>Alternative Funding Sources:</b>			
			Tax Rate Stabilization Reserve		\$ (404,742.04)	
			Growth & New Reserve		\$ -	
			Other		\$ -	
			<b>Ending Closing</b>		<b>\$ -</b>	