

100 John West Way Aurora, Ontario L4G 6J1 (905) 727-3123 aurora.ca

Town of Aurora Information Report No. FIN25-034

Subject:	2024 Year End Development Charges Statement
Prepared by:	Sandeep Dhillon Senion Financial Management Advisor
Department:	Finance
Date:	June 10, 2025

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 growthrelated 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 growthrelated capital costs from both residential and non-residential developments as determined under the Development Charges (DC) Act. More specifically, these growthrelated 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 m2 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

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Attachment #1 –	Developmen	t Charges F	Reserve Fund	Statement –	Part I
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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				Eng			
	Fire Services	Parks & Recreation	Libraary Services	Municipal Parking Services*	General Government (Studies)	Roads and Related	Wastewater Services	Water Services	Total
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)
Closing Development Charge Balance	(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

* 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

Fire Services Parks & Recreation Funding Transferred to Operating Budget for Specific Purposes: (6,890.84) SARC Debenture Funding (320,54) SARC Operating Budget for Specific Purposes: (40,08) Town Square CLOC Interest (40,08) Hallmark Debenture Funding (218,49) JOC Debenture Funding (218,49) JOC Debenture Funding (115,500) Landscape Architects (development related) (115,500) Total Operating Budget Allocations (6,890.84) Funding Transferred to Capital Projects: (1,446,894) GN0085 WILDLIFE PARK PHASE 1T04 (1,446,894) GN0199 TRAIL CONSTN COUTTS/PANDOLFO DEV (5,588) GN0159 TRAIL DESIGN (DEVELOPMENT NORTH OF ST. JOHNS AT YONGE ST) (8,76) GN0159 TRAIL DESIGN (DEVELOPMENT NORTH OF ST. JOHNS AT YONGE ST) (13,74) GN0159 TRAIL CDDINAL WORK (97,76) GN0160 TREE INVENTORY (2024) (13,24,63) GN0110 AURORA TOWN SQUARE (10,24,63) GN0110 AURORA TOWN SQUARE (20,00) GN0115 <	io) io) io) io) <i>io</i>) -		General Government (Studies)	Roads and Related	Wastewater Services	Water Services	Total DC Funding (6,890.84) (320,543.00)	Other Non-DC Funding N/A	Total Funding (6,890.84)
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GN0097 NON PROGRAMMED PARK IN 2C (973,875 GN0129 MATTAMY PHASE 4/5 TRAIL (10,317 GN0159 TRAIL DESIGN (DEVELOPMENT NORTH OF ST. JOHNS AT YONGE ST) (8,765 GN0071 JOC ADDITIONAL WORK (977 GN0160 TREE INVENTORY (2024) (13,743 GN0074 SARC GYMNASIUM (1,3743 GN0100 AURORA (HGD) INC. (DC Credit for work performed on Town's behalf) (1,596,030 GN0110 AURORA TOWN SQUARE (1,3744 GN0165 15217 YONGE STREET LAND ACQUISITION (1,596,030 S00027 ACTIVE TRANSPORTATION (2024) S00059 DC BACKGROUND STUDY \- 2024 (300044 GROWTH\-RELATED STUDIES (300057 WASTER HYDRAULIC MODEL S00061 SALT MANAGEMENT PLAN UPDATE (300057 S00062 WASTEWATER HYDRAULIC MODEL (2023) S00067 WATTER HYDRAULIC MODEL (2023) S00067 WATTER HYDRAULIC MODEL (30044 GN0140 TRAFIC CALMING PER DC STUDY (GN01404 GN0141 CONSTRUCTION OF A LAYBY LANE ON TECUMSEH (GN0137 GN0138 GENERAL-TRAFFIC CONTROL S	7)						(1,446,896.17)		(1,446,896.17)
GN0129 MATTAMY PHASE 4/5 TRAIL (10,31) GN0159 TRAIL DESIGN (DEVELOPMENT NORTH OF ST. JOHNS AT YONGE ST) (8,76) GN0071 JOC ADDITIONAL WORK (97) GN0160 TREE INVENTORY (2024) (13,74) GN0074 SARC GYMNASIUM (1,324,63) AURORA (HGD) INC. (DC Credit for work performed on Town's behalf) (1,596,03) GN0110 AURORA TOWN SQUARE (13,244,63) GN0115 15217 YONGE STREET LAND ACQUISITION S00027 S00027 ACTIVE TRANSPORTATION S00044 GN00114 GROWTH-RELATED STUDIES S00064 S00044 GROWTH-RELATED STUDIES S00065 S00057 WATER HYDRAULIC MODEL (2023) S00067 WATER HYDRAULIC MODEL S00078 S00067 TOWN-WIDE PARKING STUDY GN0045 GN0045 PED CROSSINGS PER DC STUDY GN0046 GN012 CONSTRUCTION OF A LAYBY LANE ON TECUMSEH GN012 GN0137 GENERAL-TRAFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0138 GN0138 GENERAL-TRAFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0153 GN0153 WINTER ROAD MONITORING SYST	,0)						(5,586.50)	(620.86)	(6,207.36)
GN0159 TRAIL DESIGN (DEVELOPMENT NORTH OF ST. JOHNS AT YONGE ST) (8,76' GN0071 JOC ADDITIONAL WORK (97') GN0074 SARC GYMNASIUM (1,374') GN0074 SARC GYMNASIUM (1,324,63) AURORA (HGD) INC. (DC Credit for work performed on Town's behalf) (1,596,030') GN0110 AURORA TOWN SQUARE (1,374') GN0155 15217 YONGE STREET LAND ACQUISITION (300027') S00027 ACTIVE TRANSPORTATION S00027') S00059 DC BACKGROUND STUDY \- 2024 (300') S00061 SALT MANAGEMENT PLAN UPDATE S00067') S00062 WASTEWATER HYDRAULIC MODEL (2023) (200') S00063 TOWN\-WIDE PARKING STUDY GN0045') GN00445 PED CROSSINGS PER DC STUDY GN0045') GN0045 TRAFIC CALMING PER DC STUDY GN0045') GN01212 CONSTRUCTION OF A LAYBY LANE ON TECUMSEH GN012' GN0133 GENERAL-TRAFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN013' GN0154 GENERAL-TRAFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN015' GN0155 TRUCK (FLEX SUPERVISOR \- ROADS/PARKS \- NEW) GN016') GN016')	.8)						(973,879.58)	(969,369.70)	(1,943,249.28)
GN0071 JOC ADDITIONAL WORK (977) GN0160 TREE INVENTORY (2024) (13,743) GN0074 SARC GYMNASIUM (1,324,630) AURORA (HGD) INC. (DC Credit for work performed on Town's behalf) (1,596,030) GN0110 AURORA TOWN SQUARE (1,596,030) GN0155 15217 YONGE STREET LAND ACQUISITION S00027 S00027 ACTIVE TRANSPORTATION S00044 GROWTH\-RELATED STUDIES S00061 SALT MANAGEMENT PLAN UPDATE S00067 WATER HYDRAULIC MODEL S00067 S00067 WATER HYDRAULIC MODEL S00078 S00067 WATER HYDRAULIC MODEL S00078 GN0046 TRAFFIC CALMING PER DC STUDY GN0046 GN012 CONSTRUCTION OF A LAYBY LANE ON TECUMSEH GN0138 GN0138 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0138 GN0139 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN							(10,317.97)	(1,146.44)	(11,464.41)
GN0160 TREE INVENTORY (2024) (13,74: GN0074 SARC GYMNASIUM (1,324,63: AURORA (HGD) INC. (DC Credit for work performed on Town's behalf) (1,596,03: GN0110 AURORA TOWN SQUARE (1,596,03: GN0165 15217 YONGE STREET LAND ACQUISITION (1,596,03: S00027 ACTIVE TRANSPORTATION (1,596,03: S00044 GROWTH-RELATED STUDIES (1,596,03: S00050 DC BACKGROUND STUDY - 2024 (1,596,03: S00061 SALT MANAGEMENT PLAN UPDATE (1,596,03: S00062 WASTEWATER HYDRAULIC MODEL (2023) S00067 WATER HYDRAULIC MODEL (2023) S00067 WATER HYDRAULIC MODEL (1,596,03: S00078 TOWN-WIDE PARKING STUDY (1,596,03: GN0145 PED CROSSINGS PER DC STUDY (1,596,03: GN012 CONSTRUCTION OF A LAYBY LANE ON TECUMSEH (1,596,03: GN01312 GENERAL-SUV (ROADS TECHNICIAN \- NEW) (1,596,03: GN0133 GENERAL-TRAFFIC CALMING SYSTEM (1,596,03: GN0153 WINTER ROAD MONITORING SYSTEM (1,596,03: GN0153 PARKS \- 3/4 TON TRUCK (NEW) </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>(8,761.54)</td> <td></td> <td>(8,761.54)</td>							(8,761.54)		(8,761.54)
GN0074 SARC GYMNASIUM (1,324,630 AURORA (HGD) INC. (DC Credit for work performed on Town's behalf) (1,596,030 GN0110 AURORA TOWN SQUARE (1,596,030 GN0155 15217 YONGE STREET LAND ACQUISITION (1,596,030 S00027 ACTIVE TRANSPORTATION (1,596,030 S00027 ACTIVE TRANSPORTATION (1,596,030 S00044 GROWTH-RELATED STUDIES (1,596,030 S00061 SALT MANAGEMENT PLAN UPDATE (1,596,030 S00062 WASTEWATER HYDRAULIC MODEL (2023) S00063 FH HYDRAULIC MODEL (2023) S00064 TRAFFIC CALMING STUDY (6,0004 GN0045 PED CROSSINGS PER DC STUDY (6,0004 GN0045 PED CROSSINGS PER DC STUDY (6,0012 GN0046 TRAFFIC CALMING PER DC STUDY (6,00124 GN0142 SIDEWALK', EDWARD/ 100M E OF YONGE\-DUNNING (6,00137 GENERAL-SUV (ROADS TECHNICIAN \- NEW) (6,00137 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0153 WINTER ROAD MONITORING SYSTEM (6,00156 PARKS \- 3/4 TON TRUCK (NEW) GN0155 FRUCK (FLEX SUPERVISOR \- ROADS/PARKS \- NEW) <td< td=""><td>,</td><td></td><td></td><td></td><td></td><td></td><td>(977.47)</td><td><i></i></td><td>(977.47)</td></td<>	,						(977.47)	<i></i>	(977.47)
AURORA (HGD) INC. (DC Credit for work performed on Town's behalf) (1,596,030 GN0110 AURORA TOWN SQUARE GN0165 15217 YONGE STREET LAND ACQUISITION S00027 ACTIVE TRANSPORTATION S00059 DC BACKGROUND STUDY \- 2024 S00044 GROWTH\-RELATED STUDIES S00061 SALT MANAGEMENT PLAN UPDATE S00062 WASTEWATER HYDRAULIC MODEL (2023) S00067 WATER HYDRAULIC MODEL (2023) S00067 WATER HYDRAULIC MODEL S00078 TOWN\-WIDE PARKING STUDY GN0045 PED CROSSINGS PER DC STUDY GN0046 TRAFFIC CALMING PER DC STUDY GN0046 TRAFFIC CALMING PER DC STUDY GN0112 CONSTRUCTION OF A LAYBY LANE ON TECUMSEH GN0124 SIDEWALK\- EDWARD/ 100M E OF YONGE\-DUNNING GN0137 GENERAL-SUV (ROADS TECHNICIAN \- NEW) GN0138 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0155 TRUCK (FLES SUPERVISOR \- ROADS/PARKS \- NEW) GN0163 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDE							(13,743.59)	(1,520.41)	(15,264.00)
GN0110 AURORA TOWN SQUÄRE GN0165 15217 YONGE STREET LAND ACQUISITION S00027 ACTIVE TRANSPORTATION S00059 DC BACKGROUND STUDY \- 2024 S00044 GROWTH\-RELATED STUDIES S00067 WATER HYDRAULIC MODEL S00067 WATER HYDRAULIC MODEL S00067 WATER HYDRAULIC MODEL S00067 WATER HYDRAULIC MODEL S00067 PED CROSSINGS PER DC STUDY GN0046 TRAFFIC CALMING PER DC STUDY GN012 CONSTRUCTION OF A LAYBY LANE ON TECUMSEH GN0137 GENERAL-SUV (ROADS TECHNICIAN \- NEW) GN0138 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0153 WINTER ROAD MONITORING SYSTEM GN0155 TRUCK (FLEX SUPERVISOR \- ROADS/PARKS \- NEW) GN0153 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDE							(1,324,630.58)	(97,095.20)	(1,421,725.78)
GN0165 15217 YONGE STREET LAND ACQUISITION S00027 ACTIVE TRANSPORTATION S00059 DC BACKGROUND STUDY \- 2024 S00044 GROWTH\-RELATED STUDIES S00051 SALT MANAGEMENT PLAN UPDATE S00062 WASTEWATER HYDRAULIC MODEL (2023) S00063 TOWN\-WIDE PARKING STUDY GN0045 PED CROSSINGS PER DC STUDY GN0046 TRAFFIC CALMING PER DC STUDY GN0047 CONSTRUCTION OF A LAYBY LANE ON TECUMSEH GN012 CONSTRUCTION OF A LAYBY LANE ON TECUMSEH GN0137 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0138 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0153 WINTER ROAD MONITORING SYSTEM GN0155 TRUCK (FLEX SUPERVISOR \- ROADS/PARKS \- NEW) GN0156 PARKS \- 3/4 TO THUCK (NEW) GN0156 PARKS \- 3/4 TO THUCK (NEW) GN0153 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDE	(2,175,400.00	75 400 00)					(1,596,030.00) (2,175,400.00)	(7,730,099.15)	(1,596,030.00) (9,905,499.15)
S00027 ACTIVE TRANSPORTATION S00059 DC BACKGROUND STUDY \- 2024 S00044 GROWTH\-RELATED STUDIES S00062 SALT MANAGEMENT PLAN UPDATE S00062 WASTEWATER HYDRAULIC MODEL (2023) S00067 WATER HYDRAULIC MODEL (2023) S00078 TOWN\-WIDE PARKING STUDY GN0046 PED CROSSINGS PER DC STUDY GN0046 TRAFFIC CALMING PER DC STUDY GN0147 SIDEWALK\- EDWARD/ 100M E OF YONGE\-DUNNING GN0148 GENERAL-SUV (ROADS TECHNICIAN \- NEW) GN0138 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0155 TRUCK (FLEX SUPERVISOR \- ROADS/PARKS \- NEW) GN0156 PARKS \- 3/4 TON TRUCK (NEW) GN0163 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDE	(2,173,400.00	(20,891.33)					(20,891.33)	(7,730,099.13) (20,891.33)	(41,782.66)
S00059 DC BACKGROUND STUDY \- 2024 S00044 GROWTH\-RELATED STUDIES S00061 SALT MANAGEMENT PLAN UPDATE S00062 WASTEWATER HYDRAULIC MODEL (2023) S00067 WATER HYDRAULIC MODEL S00078 TOWN\-WIDE PARKING STUDY GN0045 PED CROSSINGS PER DC STUDY GN0046 TRAFFIC CALMING PER DC STUDY GN0112 CONSTRUCTION OF A LAYBY LANE ON TECUMSEH GN0124 SIDEWALK\- EDWARD/ 100M E OF YONGE\-DUNNING GN0137 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0138 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0155 TRUCK (FLES SUPERVISOR \- ROADS/PARKS \- NEW) GN0156 PARKS \- 3/4 TON TRUCK (NEW) GN0163 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDE		(20,091.33)	(45,301.80)				(45,301.80)	(20,091.33)	(45,301.80)
S00044 GROWTH\-RELATED STUDIES S00061 SALT MANAGEMENT PLAN UPDATE S00062 WASTEWATER HYDRAULIC MODEL (2023) S00067 WATER HYDRAULIC MODEL S00078 TOWN-WIDE PARKING STUDY GN0045 PED CROSSINGS PER DC STUDY GN0046 TRAFFIC CALMING PER DC STUDY GN0112 CONSTRUCTION OF A LAYBY LANE ON TECUMSEH GN0124 SIDEWALKY- EDWARD/ 100M E OF YONGE\-DUNNING GN0137 GENERAL-SUV (ROADS TECHNICIAN \- NEW) GN0138 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0153 WINTER ROAD MONITORING SYSTEM GN0155 TRUCK (FLEX SUPERVISOR \- ROADS/PARKS \- NEW) GN0153 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDE			(31,629.29)				(31,629.29)	(6,800.00)	(38,429.29)
S00061 SALT MANAGEMENT PLAN UPDATE S00062 WASTEWATER HYDRAULIC MODEL (2023) S00067 WATER HYDRAULIC MODEL (2023) S00078 TOWN\-WIDE PARKING STUDY GN0045 PED CROSSINGS PER DC STUDY GN0045 TRAFFIC CALMING PER DC STUDY GN0047 CONSTRUCTION OF A LAYBY LANE ON TECUMSEH GN0124 SIDEWALKY, EDWARD/ 100M E OF YONGE\-DUNNING GN0137 GENERAL-SUV (ROADS TECHNICIAN \- NEW) GN0138 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0153 WINTER ROAD MONITORING SYSTEM GN0155 TRUCK (FLEX SUPERVISOR \- ROADS/PARKS \- NEW) GN0156 PARKS \- 3/4 TON TRUCK (NEW) GN0153 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDE			(17,223.55)				(17,223.55)	(8,091.74)	(25,315.29)
S00067 WATER HYDRAULIC MODEL S00078 TOWN-WIDE PARKING STUDY GN0045 PED CROSSINGS PER DC STUDY GN0046 TRAFFIC CALMING PER DC STUDY GN0112 CONSTRUCTION OF A LAYBY LANE ON TECUMSEH GN0124 SIDEWALKY, EDWARD/ 100M E OF YONGE-DUNNING GN0137 GENERAL-SUV (ROADS TECHNICIAN \- NEW) GN0138 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0153 WINTER ROAD MONITORING SYSTEM GN0155 TRUCK (FLES SUPERVISOR \- ROADS/PARKS \- NEW) GN0163 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDE			(42,823.62)				(42,823.62)	(69,686.90)	(112,510.52)
S00078 TOWN\-WIDE PARKING STUDY GN0045 PED CROSSINGS PER DC STUDY GN0046 TRAFFIC CALMING PER DC STUDY GN0047 CONSTRUCTION OF A LAYBY LANE ON TECUMSEH GN012 CONSTRUCTION OF A LAYBY LANE ON TECUMSEH GN0137 GENERAL-SUV (ROADS TECHNICIAN \- NEW) GN0138 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0153 WINTER ROAD MONITORING SYSTEM GN0155 TRUCK (FLEX SUPERVISOR \- ROADS/PARKS \- NEW) GN0156 PARKS \- 3/4 TON TRUCK (NEW) GN0163 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDE			(39,416.74)				(39,416.74)	,	(39,416.74)
GN0045 PED CROSSINGS PER DC STUDY GN0046 TRAFFIC CALMING PER DC STUDY GN0112 CONSTRUCTION OF A LAYBY LANE ON TECUMSEH GN0124 SIDEWALK\- EDWARD/ 100M E OF YONGE\-DUNNING GN0137 GENERAL-SUV (ROADS TECHNICIAN \- NEW) GN0138 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0153 WINTER ROAD MONITORING SYSTEM GN0155 TRUCK (FLEX SUPERVISOR \- ROADS/PARKS \- NEW) GN0156 PARKS \- 3/4 TON TRUCK (NEW) GN0163 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDE			(29,734.27)				(29,734.27)		(29,734.27)
GN0046 TRAFFIC CALMING PER DC STUDY GN0112 CONSTRUCTION OF A LAYBY LANE ON TECUMSEH GN0124 SIDEWALK\- EDWARD/ 100M E OF YONGE\-DUNNING GN0134 GENERAL-SUV (ROADS TECHNICIAN \- NEW) GN0138 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0153 WINTER ROAD MONITORING SYSTEM GN0155 TRUCK (FLEX SUPERVISOR \- ROADS/PARKS \- NEW) GN0163 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDE			(16,172.72)				(16,172.72)		(16,172.72)
GN0112 CONSTRUCTION OF A LAYBY LANE ON TECUMSEH GN0124 SIDEWALK\- EDWARD/ 100M E OF YONGE\-DUNNING GN0137 GENERAL-SUV (ROADS TECHNICIAN \- NEW) GN0138 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0153 WINTER ROAD MONITORING SYSTEM GN0155 TRUCK (FLEX SUPERVISOR \- ROADS/PARKS \- NEW) GN0163 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDE				(89,918.24)			(89,918.24)		(89,918.24)
GN0124 SIDEWALK\- EDWARD/ 100M E OF YONGE\-DUNNING GN0137 GENERAL-SUV (ROADS TECHNICIAN \- NEW) GN0138 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0153 WINTER ROAD MONITORING SYSTEM GN0155 TRUCK (FLEX SUPERVISOR \- ROADS/PARKS \- NEW) GN0156 PARKS \- 3/4 TON TRUCK (NEW) GN0153 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDE				(23,928.47)			(23,928.47)	(2,130.13)	(26,058.60)
GN0137 GENERAL-SUV (ROADS TECHNICIAN \- NEW) GN0138 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0153 WINTER ROAD MONITORING SYSTEM GN0155 TRUCK (FLEX SUPERVISOR \- ROADS/PARKS \- NEW) GN0156 PARKS \- 3/4 TON TRUCK (NEW) GN0163 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDE				(116,789.54)			(116,789.54)	(4,320.99)	(121,110.53)
GN0138 GENERAL-TRAFFIC CONTROL SIGNALS AT WELLINGTON ST. EAST GN0153 WINTER ROAD MONITORING SYSTEM GN0155 TRUCK (FLEX SUPERVISOR \- ROADS/PARKS \- NEW) GN0156 PARKS \- 3/4 TON TRUCK (NEW) GN0163 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDE				(172,806.01)			(172,806.01)	(1,476.24)	(174,282.25)
GN0153 WINTER ROAD MONITORING SYSTEM GN0155 TRUCK (FLEX SUPERVISOR \- ROADS/PARKS \- NEW) GN0156 PARKS \- 3/4 TON TRUCK (NEW) GN0163 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDE				(65,299.66)			(65,299.66)	(221 516 12)	(65,299.66)
GN0155 TRUCK (FLEX SUPERVISOR \- ROADS/PARKS \- NEW) GN0156 PARKS \- 3/4 TON TRUCK (NEW) GN0163 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDE				(134,647.10) (47,884.56)			(134,647.10) (47,884.56)	(221,516.12)	(356,163.22) (47,884.56)
GN0156 PARKS \- 3/4 TON TRUCK (NEW) GN0163 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDE				(65,017.82)			(65,017.82)		(65,017.82)
GN0163 ACTIVE TRANSPORTATION FACILITIES \- YONGE ST \- BLOOMINGTON TO GO BRIDGE BOTH SIDE				(73,157.69)			(73,157.69)		(73,157.69)
				(39,762.95)			(39,762.95)	(4,216.20)	(43,979.15)
				(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 - (5,380,82		75,400.00) (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	5,400.00) (20,891.33)	(222,301.99)	(805,706.04)	-	<u> </u>	(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

			Balance	New Credits				
Year Project	Туре	DC Credit Purpose	Opening	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
Total		•	4,604,025	3,997,956.75	(1,596,030)	-	-	7,005,952

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

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. 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	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

Development	Address	Development Accplication	Type of Exemption	No. Units / GFA	E	Total DC Exemption	Other Notes
Gottardo Hotel & Resort	175 Eric T Smith Way	SP-2023-03	Pool Surface Area	295.1 sgm	Ś	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
Total			Opening Balance		\$	-	
			2024 Exemptions		\$	404,742.04	
			Alternative Funding Sources:				
			Tax Rate Stabilization Reserve	9	\$	(404,742.04)	
			Growth & New Reserve		\$	-	
			Other		\$	-	
			Ending Closing		\$	-	