Town of Whitby

Staff Report

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Whitby

Report Title: Annual Statement of Development Charge and Parkland Dedication Cash-in-Lieu Reserve Funds as at December 31, 2024

Report to: **Committee of the Whole**

Date of meeting: September 22, 2025

Report Number: **FS 21-25**

Department(s) Responsible:

Financial Services Department

Submitted by:
Fuwing Wong, Commissioner, Financial Services and Treasurer

Acknowledged by M. Gaskell, Chief Administrative Officer

For additional information, contact:

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1. Recommendation:

That Report FS 21-25, the Annual Statement of Development Charge and Parkland Dedication Cash-in-Lieu Reserve Funds as at December 31, 2024, be received for information.

2. Highlights:

- This report outlines the required statutory statements and financial details for the Town of Whitby's Development Charge ("**DC**") Reserve Funds, in accordance with the Development Charges Act, 1997 ("**DCA**"), as well as the Parkland Dedication Cash-in-Lieu ("**Parks**") Reserve Fund.
- Overall, the Town's DC reserve fund balances decreased by $5.6 million from December 31, 2023 to December 31, 2024, closing at $171.7 million.
    - A net decrease of $5.6 million means that the Town's DC outflows exceeded DC inflows for 2024. That is, the Town's spending on DC/ growth-related infrastructure in 2024 exceeded the rate of DC inflows/ collections.
    - DC Inflows $27.5 million: comprised of DCs collected in 2024 and interest earned.

  - DC Outflows $33.2 million: the amount drawn from DC reserve funds in 2024 to pay for growth-related infrastructure (including the Whitby Sports Centre over $20 million of the $33.2).
- Accounting for approved DC-funded projects that are still in progress (e.g. DC funds not spent yet) and DC-funded projects in the Town's 10-year capital forecast (collectively "**Commitments**") The Town has more projects/ commitments than current reserve fund balances.
- **As of August 2025, only $8.1 million remains uncommitted, indicating a significant funding challenge for new future growth-related infrastructure.**
- **Based on the current $8.1 million uncommitted DC Reserve Balance, DC-Funded capital budget targets for 2026 and 2027 have been set at $0 (e.g. as development slows, new infrastructure to support growth will be deferred).**
- The Parks Reserve Fund grew by $3.36 million in 2024, reaching a year-end balance of $14.8 million.

3. Background:

Under section 43(1) of the DCA "The treasurer of a municipality shall each year on or before such date as the council of the municipality may direct, give the council a financial statement relating to development charge by-laws and reserve funds established under section 33. 1997, c. 27, s. 43 (1)." This statement must include:

- The opening and closing balances of the reserve funds, including all related transactions;
- A list of capital assets that were funded during the year by DCs. Where a project was not fully funded by DCs, identify the amount not funded by DCs and the alternative funding source;
- A statement of compliance confirming adherence to subsection 59.1(1), which prohibits municipalities from imposing, directly or indirectly, a charge related to a development or a requirement to construct a service to development except as permitted by the DCA or another Act.

The Planning Act outlines specific requirements for the handling, use and reporting of cash-in-lieu of parkland dedication funds:

- Section 42(15) requires that these funds be held in a special account and only used for purposes as permitted under the Planning Act.
- Section 42(17) requires "a council of a municipality that passes a by- law under this section shall provide the prescribed reports and information to the prescribed persons or classes of persons at such times, in such manner and in accordance with such other requirements as may be prescribed. 2019, c. 9, Sched. 12, s. 12 (9)."

4. Discussion:

This report provides statutory annual reporting in accordance with the DCA related to the Town's DCs and DC by-law, and statutory annual reporting on cash-in-lieu of parkland dedication funds in accordance with the Planning Act.

4.1. Statutory Annual Statement of Development Charge Reserve Funds

DCs are collected from developers to fund infrastructure required to service growth resulting from increased population and employment. These funds support the expansion of services such as transportation networks, recreation and library facilities, parks and fire protection.

Upon collection, DCs are allocated to designated reserve funds corresponding to each service category, in accordance with the allocations specified in the Town's Development Charges Background Study.

As capital projects related to growth are approved through the Town's budget process and initiated, funds are drawn from the appropriate DC reserve funds to fully or partially finance these projects.

DC Reserve Fund Activity and Balances

The Town of Whitby's DC reserve fund balance was $177,357,541 as at January 1, 2024. Over the course of the year, the reserve funds experienced a net decrease of $5,623,342, resulting in a closing balance of $171,734,199 as at December 31, 2024. An overview of the net change is provided in Table 1 and a detailed summary is included as Attachment 1.

Table 1

Overview of Change in DC Reserve Funds		**Total**
Consolidated DC Reserve Fund Balance as at Jan. 1, 2024		$177,357,541
Inflows from DC collections and interest income	*$27,534,892*	
Outflows from capital project draws and DC credits	*($33,158,234)*	
Net increase / (decrease) to DC Reserve Funds		($5,623,342)
Consolidated DC Reserve Fund Balance as at Dec. 1, 2024		**$171,734,199**

Commitments and Allocations

Attachment 1 also outlines that $878,335,134 of DC reserve funds are committed to ongoing capital projects already approved ($122,202,060) or allocated to projects included in the Town's 10-Year Capital Forecast, endorsed in principle by Council as part of the 2025 Budget ($756,133,074). This level of committed and allocated funds exceeds the available consolidated balance of DC reserve funds, indicating that current DC funds are insufficient to fully support future growth-related capital needs.

Deferred DC Payments

Legislative amendments to the DCA, effective January 1, 2020, introduced Section 26.1, which defers DC payments for certain development types until first occupancy. These payments may be made in six (6) equal annual installments, with interest accruing from the date of first building permit issuance.

Reporting and tracking of deferred balances are reflected in Attachment 1.

As at December 31, 2024, $5,862,173 of DCs are scheduled for future collection under Section 26.1, relating to four developments. The timing of these collections is contingent upon occupancy dates.

Capital Project Funding

Attachment 2 provides a detailed breakdown of the $53,069,595 in funding transferred to growth-related capital projects in 2024. Of this amount:

- $32,997,911 was funded through DCs
- $20,071,684 was funded through non-DC sources

Front Funding Agreement

In accordance with the Front Funding Agreement for the construction of Des Newman Boulevard and Rossland Road, DC credits are tracked and payable to the West Whitby Landowners Group based on reconciled costs of completed works. The Town is obligated to repay a minimum of 50% of “Roads and Related – Town Wide Infrastructure” DCs collected from the developments within the West Whitby development area, up to the value of the front-funded costs. In 2024, the Town set aside $160,323 in accordance with this agreement. Additional payments remain subject to reconciliation and approval.

Legislated Spending or Allocating Requirements

Section 35.2 of the DCA, requires municipalities to spend or allocate at least 60% of reserve fund balances for priority services (i.e., water, wastewater, and roads). As a lower-tier municipality, Whitby is responsible only for roads under this provision. Table 2 illustrates how the Town has committed more than the required 60% of available DC funds for Roads & Related services, reflecting Council’s approval of the 2025 Budget and long-term capital planning. Future project timing will be adjusted based on growth trends, available uncommitted reserve funds, and debt servicing capacity.

Table 2

Roads & Related DC Reserve Fund Commitments (Townwide + Alternate Route combined)	**Total**
Total DC Roads & Related funds available as at Dec. 31, 2024	$116,695,522
Committed Funds for Capital Projects ($75,437,301 + $1,581,638 of projects approved in 2024 and prior years but not complete as at Dec. 31, 2024)	($77,018,939)
Allocated Funds for Capital Projects ($532,632,791 + $43,369,088 of projected approved in the 10-year Capital Forecast)	($576,001,879)
Percentage of DC Funds Allocated/Committed	560%

Statement of Compliance

The Town of Whitby affirms that it is compliance with subsection 59.1(1) of the DCA for the 2024 reporting period, whereby it has not imposed directly or indirectly a charge related to development or a requirement to construct a service related to development, except as permitted by the DCA or another Act.

4.2. Statutory Annual Statement of the Parks Reserve Fund

Under the provisions of Sections 42, 51.1 and 53 of the Planning Act, municipalities may require the conveyance of land for park or other public recreational purposes as a condition of development or redevelopment. In lieu of land dedication, developers may provide a monetary contribution, referred to as a cash-in-lieu of parkland dedication payment, which is allocated to the Town’s Parks Reserve Fund to finance future park and recreational infrastructure.

Attachment 3 of this report provides a detailed summary of the Parks Reserve Fund activity for the 2024 fiscal year. As at January 1, 2024, the fund balance stood at $11,444,336. Over the course of the year, the fund experienced a net increase of $3,357,585, resulting in a closing balance of $14,801,921 as at December 31, 2024.

Section 47 of the Planning Act requires municipalities to spend or allocate a minimum of 60% of cash-in-lieu parkland dedication reserve funds. In alignment with this requirement, Attachment 3 outlines that $9,417,165 or 64% of the year-end balance has been committed or allocated to approved capital projects and initiatives included in the Town’s 10-Year Capital Forecast. These projects were endorsed in principle by Council as part of the Town’s 2024 Budget.

5. Financial Considerations:

Low Uncommitted Reserve Balances:

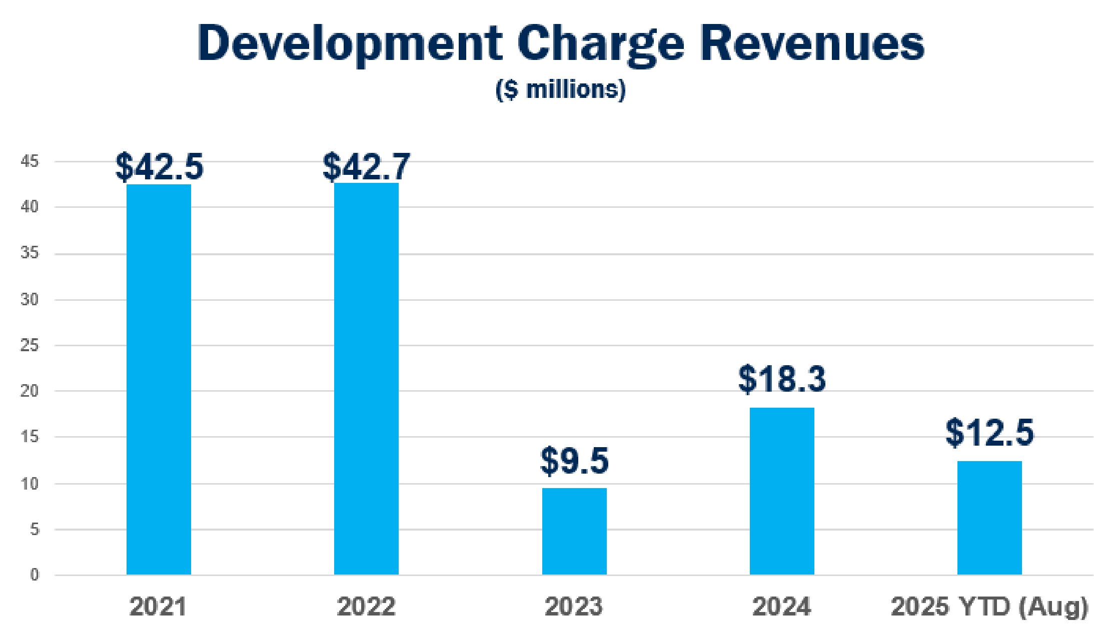
In 2024, the Town of Whitby collected $18.3 million in DCs representing a second consecutive year of suppressed DC revenue. While this reflects an improvement over the $9.5 million collected in 2023, it remains significantly below the levels recorded in 2022 and 2021, which totaled $42.7 million and $42.5 million, respectively.

The decline in DC revenues is directly linked to reduced building activity in Whitby, as evidenced by a lower volume of building permits issued. This slowdown in development has resulted in diminished uncommitted DC reserve fund balances and staff will be proceeding with a 2026 budget with the temporary deferral of growth-related capital projects identified in the Town's Development Charges Background Study.

Although the primary focus of this report is to provide annual (2024) year-end information in accordance with legislation, a significant decrease in development and construction activity over recent years has resulted in a low uncommitted DC Reserve Fund Balance of $8.1 million as at the end of August 2025.

As outlined in the chart below, Town DC revenues (inflows) have decreased from approximately $42 million in 2021 and 2022 to less than half in recent years:

Chart 1 – Annual Development Charges Revenues



The lower DC revenues is directly related to a slowdown in development activity, which is due to a combination of factors, including:

- the current economic uncertainty related to the Trade War (e.g. tariffs and counter tariffs imposed by the United Sates and Canada), an increase in interest rates post-COVID-19 pandemic, and pending Federal legislation (Bill C-4) for a First-Time Home Buyers' GST Rebate; and
- a current lack of electrical infrastructure to support the electricity demands from more homes and businesses;

With lower DC revenue inflows, the Town will continue to work on completing DC-related capital projects already approved which will continue to reduce the overall DC Reserve Funds held by the Town. As detailed in Table 3, the total uncommitted DCs currently held in reserve funds amounts to only $8.1 million at the end of August, 2025 (inclusive of collections January to August 2025 and DC capital projects approved in-year, 2025):

Table 3

Current Uncommitted DC Reserve Fund Balance	**Total**
Balance as of December 31, 2024	$171,734,199
DC Collections Jan to Aug, 2025	$12,055,958
2024 Carry Forward Commitments *(Projects approved in 2024 & prior that are still in progress)*	($122,202,060)
2025 Approved Capital Budget	($17,210,372)
2025 Projects Approved In-Year (After the Capital Budget) *(includes the following projects approved in May/June: Fire Hall #6 Construction, Columbus Road, West Whitby, Garden St. Layby Parking)*	($36,246,789)
Uncommitted DC Reserve Funds (August 2025)	**$8,130,936**

Based on the low uncommitted DC Reserve Funds ($8.1 million, August 2025) outlined in Table 3 (above), and projected low DC revenues for the next 18-24 months (see next section), **Staff have set a target of no new DC-Funded capital projects for the 2026 and 2027 capital budgets. This essentially defers new capital projects (not already approved) for approximately two (2) years.** Staff will continue to monitor and report on DCs and will look at re-prioritizing existing approved and investigating debt-financing should financials and economic conditions improve.

It is important to note, though, that Debt-financing DC-related projects is not recommended at this time as the decrease in DC inflows (outlined in Chart 1, above) means that the amount of DCs revenues may not be sufficient to cover even annual debt servicing costs (i.e. principal and interest payments). An example of this was outlined in the Financial Considerations section of the May 5, 2025 Staff Report FS-26-25.related to the construction of a new fire station, Fire Hall 6, in Whitby.

Bill 17 and Impact on DC Revenues / Collections

The Protecting Ontario by Building Faster and Smarter Act ("**Bill 17**") introduced a significant amendment to the Development Charges Act, allowing residential developments the option to defer Development Charge payments from the time of building permit issuance to the time of first occupancy.

To proactively support "housing construction starts" and mitigate potential delays in construction while awaiting the legislation's formal enactment, Council approved a temporary program (Staff Report FS 39-25) that mirrors the proposed deferral provisions. Under this program, developers are permitted to enter into DC deferral agreements with the Town.

This initiative serves two key purposes:

- It aligns with the intent of the legislation by encouraging housing starts; and
- It accelerates development activity, thereby enabling the Town to collect DCs earlier than would otherwise occur under the legislated deferred payment timing.

While this legislative change and the Town's temporary deferral program may encourage construction starts during this downturn in the market, it will result in a delay of 18 to 24 months in the collection of DCs, meaning that funding for growth-related infrastructure may not be received until after the associated growth has occurred. As a result, even if development activity levels improve in 2025, the Town's available DC funding is expected to remain constrained over the next several years (as DC revenues will be collected 18 to 24 months later, at time of occupancy – i.e. late 2027).

Bill 185

The Cutting Red Tep to Build More Homes Act ("**Bill 185**") was introduced in April 2024 and received Royal Assent on June 6, 2024. This bill would revise or reverse some of the proposed changes to the DCA brought forward by the More Homes Built Faster Act ("**Bill 23**"). The changes to the DCA from Bill 185 can be summarized as:

- Removing the mandatory five-year phase-in of development charge ("DC") rates;
- Reinstating studies as an eligible capital cost for DCs;
- Streamlining the process for extending DC by-laws;
- Reducing the time limit on the DC freeze; and
- Proclaiming the exemption of affordable residential units into force as at June 1, 2024.

The Town of Whitby was not immediately impacted by the changes introduced under Bill 23, as no new DC Background Study or DC by-law was adopted following its enactment. However, the legislative revisions under Bill 185 are expected to enhance the Town's ability to support growth-related infrastructure through DC funding in future years.

It is important to note that the exemption for affordable residential units, now in force, may have a negative impact on DC reserve fund balances. This exemption was not accompanied by an alternative mechanism to recover growth-related costs associated with exempted developments. As at the writing of this report, no developments in Whitby have qualified for this exemption.

One of the key amendments introduced through Bill 23 that remains in effect following the passage of Bill 185 is the legislated cap on the amount of land developers are required to convey for municipal parkland purposes, or the equivalent cash-in-lieu contributions.

Based on the quotes issued in 2024, this legislative change has resulted in an estimated reduction of approximately $0.3 million in anticipated revenue. Specifically, quotes prepared under the Bill 23 framework total $0.9 million, compared to an estimated $1.2 million that would have been collected under the previous legislative regime.

6. Communication and Public Engagement:

In accordance with Ontario Regulation 82/98, the Town is required have the Treasurer’s Annual Statement available to the public. A copy of this report and the attachments will be posted to the Town’s Development Charges webpage.

7. Input from Departments/Sources:

Not Applicable

8. Strategic Priorities:

Whitby’s Community Strategic Plan identified key priorities under the Government Pillar, including value for money, financial sustainability, and transparent reporting. Among these, timely and transparent reporting was recognized as the highest priority, with long-term financial planning ranked third.

This report directly supports these strategic objectives by enhancing fiscal transparency and contributing to the Town’s long-term financial sustainability. It reflects Council’s commitment to responsible governance and aligns with the broader goals outlined in the Strategic Plan.

9. Attachments:

Attachment 1 – Statement of Development Charge Reserve Funds as at December 31, 2024

Attachment 2 – Capital Projects Funded from DC Reserve Funds in 2024 as at December 31, 2024

Attachment 3 – Statement of the Parks Reserve Fund as at December 31, 2024

The Town of Whitby
Statement of Development Charges Reserve Funds
For the Period January 1, 2024 to December 31, 2024

Attachment 1

	Libraries	Parks and Recreation	Fire	Waste Management	By-Law Enforcement	Development Related Studies	Operations	Roads & Related - Town Wide Infrastructure	Roads & Related - Alternate Route	Storm Water Management	Parking (Note 1)	Non-Administrative Operational Facilities (Note 1)	Total Reserves	DC Installment Receivable (DCA Section 26.1)
Balance as of January 1, 2024	$ 1,220,919	$ 56,127,726	$ 4,298,902	$ 986,880	$ 25,984	$ 5,900,458	$ 4,157,356	$ 82,201,502	$ 21,368,156	$ (942,386)	$ 1,147,199	$ 864,845	$ 177,357,541	$ 5,905,527
Revenues														
Developer Contributions	$ 467,637	$ 3,245,669	$ 422,923	$ 46,751	$ 19,843	$ 245,249	$ 468,453	$ 11,260,256	$ 1,715,518	$ 352,389	$ 23,531	$ 22,543	$ 18,290,761	$ -
Non-Statutory DC Exemptions Paid	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Investment Income	$ 89,387	$ 1,930,700	$ 242,316	$ 54,717	$ 2,426	$ 324,469	$ 226,450	$ 5,041,393	$ 1,221,977	$ 1,346	$ 61,975	$ 46,976	$ 9,244,131	$ -
Development Charge Installments Receivable (section 26.1 DCA)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (481,247)
Accrued Interest on DC Installments Due	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 437,893
Total Revenue	$ 557,024	$ 5,176,369	$ 665,239	$ 101,468	$ 22,269	$ 569,718	$ 694,904	$ 16,301,649	$ 2,937,495	$ 353,735	$ 85,506	$ 69,518	$ 27,534,892	$ (43,354)
Expenditures														
Front Funding Agreement Credits Payable (below)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (160,323)	$ -	$ -	$ -	$ -	$ (160,323)	$ -
Capital Expenditures including Annual LTD Repayment (Attachment 2)	$ (272,119)	$ (25,354,319)	$ (216,793)	$ -	$ (2,028)	$ (170,877)	$ (470,895)	$ (5,952,957)	$ -	$ (186,096)	$ (18,875)	$ (352,952)	$ (32,997,911)	$ -
Total Expenditures	$ (272,119)	$ (25,354,319)	$ (216,793)	$ -	$ (2,028)	$ (170,877)	$ (470,895)	$ (6,113,280)	$ -	$ (186,096)	$ (18,875)	$ (352,952)	$ (33,158,234)	$ -
											$ -			
Balance as of December 31, 2024	$ 1,505,824	$ 35,949,775	$ 4,747,349	$ 1,088,347	$ 46,225	$ 6,299,299	$ 4,381,365	$ 92,389,870	$ 24,305,652	$ (774,747)	$ 1,213,830	$ 581,411	$ 171,734,199	$ 5,862,173
Commitments														
Commitments for Capital Projects Approved as of December 31, 2024	$ (3,459)	$ (40,142,334)	$ (882,033)	$ -	$ (54,144)	$ (1,781,242)	$ (870,804)	$ (75,437,301)	$ (1,581,638)	$ (598,547)	$ (716,913)	$ (133,644)	$ (122,202,060)	
Allocations for Capital Projects Approved in 10 Year Capital Forecast	$ (19,692,500)	$ (96,761,433)	$ (24,064,948)	$ (2,556,925)	$ (944,881)	$ (4,712,644)	$ (20,093,711)	$ (532,632,791)	$ (43,369,088)	$ (11,256,153)	$ -	$ (48,000)	$ (756,133,074)	
Total Commitments & Allocations	$ (19,695,959)	$ (136,903,767)	$ (24,946,981)	$ (2,556,925)	$ (999,025)	$ (6,493,886)	$ (20,964,515)	$ (608,070,092)	$ (44,950,726)	$ (11,854,700)	$ (716,913)	$ (181,644)	$ (878,335,134)	
Balance as of December 31, 2024 after Commitments	$ (18,190,135)	$ (100,953,992)	$ (20,199,632)	$ (1,468,578)	$ (952,800)	$ (194,587)	$ (16,583,150)	$ (515,680,222)	$ (20,645,074)	$ (12,629,448)	$ 496,917	$ 399,767	$ (706,600,934)	

West Whitby Landowners Front Funding Agreement (Note 2)	Front Funding Credit AP Account
AP Balance as of January 1, 2024	$ (3,216,962)
Front End Recovery Development Charge Collection Due to Landowners for 2022 Building Activity (Roads & Related - Town Wide Infrastructure)	$ (160,323)
Development Charge Credit Reimbursement Paid to Landowners	$ -
AP Balance as of December 31, 2024	$ (3,377,285)

Note:
(1) Reserves included in the 2017 DC By-Law but are not included in the 2021 DC By-Law
(2) This statement does not reflect the development charge credit commitment with respect to the repayment of the DC Roads & Related Town wide Infrastructure amount to developers under the West Whitby Landowners Front Funding Agreement for the construction of the agreed upon roads projects

The Corporation of the Town of Whitby | Attachment 2

Growth-Related Capital Projects Funded from Development Charges Reserve Funds and Other Sources

For the Year Ended December 31, 2024

Project Number	Project Description	Development Charges Reserve Funds	Reserve & Reserve Funds	Other Funding Sources	Total
DC - Libraries Reserve Funds					
90234002	Library Collection Expansion	$ (255,000)	$ -	$ -	$ (255,000)
90237002	Library Strategic Plan	$ (17,119)	$ (20,578)	$ -	$ (37,697)
	Total DC - Libraries Reserve Funds	**$ (272,119)**	**$ (20,578)**		**$ (292,697)**
DC - Parks and Recreation Reserve Funds					
30211305	OPC - Expansion Phase 2	$ (79,084)	$ (159,449)	$ -	$ (238,533)
30222006	MECH - Van (Additional) T-52-2022	$ (72,617)	$ -	$ -	$ (72,617)
55208001	EV Joint Venture (charging stations)	$ 21,108	$ 39,172	$ (50,000)	$ 10,280
70200002	King Street Park Improvements	$ (2,968)	$ (696)	$ -	$ (3,663)
70200103	Grass Park Redevelopment	$ (53,533)	$ (191,750)	$ -	$ (245,284)
70200217	Kiwanis Heydenshore Redevelopment	$ (949)	$ 949	$ -	$ -
70200225	Mattamy District Park	$ (5,210)	$ -	$ -	$ (5,210)
70200226	Cullen Central Park Redevelopment - Phase 2	$ (4,125)	$ (32,945)	$ -	$ (37,070)
70210215	Lazy Dolphin Local Park	$ (1,146,888)	$ -	$ -	$ (1,146,888)
70210216	TFP Whitby District Park	$ (4,681)	$ -	$ -	$ (4,681)
70220110	Minto Development Trails	$ 7,542	$ -	$ (7,542)	$ -
70230108	Waterfront Trail - Corbett Creek Pedestrian Bridge / Trail Widening and Expansion	$ (118,688)	$ (322,219)	$ -	$ (440,907)
70230217	Whitby Sports Complex Park Development	$ 8,264	$ -	$ -	$ 8,264
70247301	CPROS Update	$ (32,237)	$ (10,746)	$ -	$ (42,982)
70250102	Waterfront Trail Boardwalk	$ (92,070)	$ (817,132)	$ -	$ (909,203)
70280211	West Whitby Holdings Local Park	$ (21,596)	$ -	$ -	$ (21,596)
71201016	IPSC - Air Conditioning Pad 1	$ 6,155	$ 7,522	$ -	$ 13,676
71201033	New Whitby Sports Complex	$ (22,503,834)	$ -	$ -	$ (22,503,834)
71201045	RFP-71-2020 North Whitby Sports Complex Prime Consultant/Arc	$ (817,232)	$ (70,089)	$ -	$ (887,321)
71211026	RFP-39-2021 Prime Consultant (Architect) for CRC Rehabilitation and Renovations	$ (96,120)	$ (153,106)	$ (254,035)	$ (503,261)
71221040	Whitby Sports Complex Prime Consultant for Park Design	$ (75,336)	$ -	$ -	$ (75,336)
71221137	CRC Renovation - Growth Related (Grant Funded)	$ (82,497)	$ (13,527)	$ (242,975)	$ (338,999)
74301101	PWM - F10 Staff Work Building	$ (6,806)	$ (547,458)	$ -	$ (554,264)
N/A	Repayment of Operations Centre Expansion Loan (2021)	$ (180,918)	$ -	$ -	$ (180,918)
	Total DC - Parks and Recreation Reserve Funds	**$ (25,354,319)**	**$ (2,271,474)**	**$ (554,552)**	**$ (28,180,345)**
DC - Fire Reserve Funds					
55208001	EV Joint Venture (charging stations)	$ 3,281		$ (3,281)	$ -
70200217	Kiwanis Heydenshore Redevelopment	$ 948	$ (948)	$ -	$ -
71221217	FH (All) - Storage Sheds	$ (16,717)	$ (2,770)	$ -	$ (19,487)
71291201	Fire Training Complex	$ (76,654)	$ (1,827,533)	$ -	$ (1,904,187)
N/A	Repayment of Land - Future Fire Hall Loan (2021)	$ (110,951)	$ -	$ -	$ (110,951)
N/A	Repayment of Land - Future Fire Training Complex Loan (2021)	$ (16,701)	$ -	$ -	$ (16,701)
	Total DC - Fire Reserve Funds	**$ (216,793)**	**$ (1,831,251)**	**$ (3,281)**	**$ (2,051,325)**
DC - By-law Enforcement Reserve Funds					
54238001	LES - Ballistic Vests (additional)	$ (2,028)	$ -	$ -	$ (2,028)
	Total DC - By-law Enforcement Reserve Funds	**$ (2,028)**	**$ -**	**$ -**	**$ (2,028)**
DC - Development Related Studies Reserve Funds					
10227001	GIS Master Plan	$ (13,052)	$ (75,391)	$ -	$ (88,443)
13217002	DC By-Law Appeal	$ (2,366)	$ -	$ -	$ (2,366)
30207102	Parks & Urban Forestry Analysis and Strategy	$ (13,985)	$ (215,469)	$ -	$ (229,453)
50217001	Workforce Planning Study	$ (12,221)	$ (86,361)	$ -	$ (98,582)
55237602	Sustainable Development Guidelines Update	$ (61,033)	$ -	$ -	$ (61,033)
80060308	Comprehensive Zoning By-Law	$ (66,464)	$ (211,536)	$ (164,337)	$ (442,337)
81152301	Town Accessible Signage Standards (Interior & Exterior)	$ (1,756)	$ (9,195)		$ (10,951)
	Total DC - Development Related Studies Reserve Funds	**$ (170,877)**	**$ (597,951)**	**$ (164,337)**	**$ (933,165)**
DC - Non-Administrative Operational Facilities Reserve Funds					
10140502	Enterprise Resource Planning	$ (336,175)	$ (7,349,679)	$ -	$ (7,685,854)
10152401	Growth Related IT Infrastructure Prep	$ (14,326)	$ 998	$ -	$ (13,328)
10205603	RFP-50-2020 Enterprise Resource Planning	$ (2,451)	$ (33,217)	$ -	$ (35,668)
	Total DC - Non-Administrative Operational Facilities Reserve Funds	**$ (352,952)**	**$ (7,381,898)**	**$ -**	**$ (7,734,850)**
DC - Operations Reserve Funds					
30211305	OPC - Expansion Phase 2	$ (116,712)	$ (121,822)	$ -	$ (238,534)
30212701	TRAF - Sidewalk Plow and Sander (additional)	$ (12,563)	$ -	$ -	$ (12,563)
30240002	Stand Up Blower (Parks)	$ (21,833)	$ -	$ -	$ (21,833)
55208001	EV Joint Venture (charging stations)	$ 6,446		$ (6,446)	$ -
N/A	Repayment of Land - Future Satellite Facility Loan (2021)	$ (105,111)	$ -	$ -	$ (105,111)
N/A	Repayment of Operations Centre Expansion Loan (2021)	$ (221,122)	$ -	$ -	$ (221,122)
	Total DC - Operations Reserve Funds	**$ (470,895)**	**$ (121,822)**	**$ (6,446)**	**$ (599,163)**

The Corporation of the Town of Whitby

Growth-Related Capital Projects Funded from Development Charges Reserve Funds and Other Sources

For the Year Ended December 31, 2024

Attachment 2

Project Number	Project Description	Development Charges Reserve Funds	Reserve & Reserve Funds	Other Funding Sources	Total
DC - Roads & Related - Townwide Infrastructure Reserve Funds					
35186001	Garden/Burns Corridor Safety Review	$ (3,457)	$ (1,677)	$ -	$ (5,134)
35226304	On-Street Metres / Pay and Display (additional)	$ 1,990	$ (66,988)	$ -	$ (64,998)
35226411	Pedestrian Crossovers	$ 1,571	$ (622,225)	$ -	$ (620,655)
35236401	Dryden Boulevard at the HEPC Trail - Pedestrian Crossing	$ (34,538)	$ -	$ -	$ (34,538)
40091730	Water Street 1. EA	$ (148,968)	$ (30,558)	$ -	$ (179,526)
40101722	Desmond Newman Blvd - Rossland to Taunton (MUP)	$ 17,421	$ -	$ (20,493)	$ (3,072)
40130201	Des Newman/CP Rail Grade Separation - Phase 1 (Embankments)	$ (28,398)	$ -	$ -	$ (28,398)
40140502	Ferguson Avenue Environmental Assessment	$ (2,880)	$ (8,390)	$ -	$ (11,270)
40141709	Brock St - LT Lanes Palmerston Ave	$ 217,963	$ (5,675)	$ -	$ 212,288
40141710	Desmond Newman Blvd - Dundas to Rossland (MUP)	$ (52,149)	$ -	$ (90,015)	$ (142,164)
40160502	EA Study - Highway 7/12 Alternate Route	$ (32,980)	$ -	$ -	$ (32,980)
40171806	RR4 Taunton - Coronation Rd to Baycliffe Ave	$ 35,108	$ -	$ (35,108)	$ -
40186009	Mid Arterial Roadway - Ashburn to Anderson 1. EA	$ (36,402)	$ -	$ -	$ (36,402)
40187102	Brock/Colborne Pedestraian Traffic Signal	$ 53,850	$ -	$ (53,850)	$ -
40196107	CU A07 01 - Ashburn Culvert	$ (58)	$ (3,421)	$ -	$ (3,480)
40197102	Corbett Creek Master Drainagae Plan Update & Floodplain Mapping Update	$ 27,415		$ (27,415)	$ -
40206015	Brock St Widening (Curling Club to Manning) including MUP	$ 1,154,954	$ 203,815	$ -	$ 1,358,769
40206111	BR A08 02 - White Bridge	$ (365,334)	$ (859,117)	$ -	$ (1,224,451)
40216019	Garden St - Martinet to Manning	$ (26,327)	$ (1,673,072)	$ -	$ (1,699,399)
40216030	Mid Arterial Roadway - Ashburn to Anderson 2. Design	$ (52,083)	$ -	$ -	$ (52,083)
40216105	Des Newman/CP Rail Grade Separation - Environmental	$ (14,431)	$ -	$ -	$ (14,431)
40226020	Mid Arterial Roadway - Ashburn to Garden Reimbursement Agreement	$ (1,302,308)	$ (67,809)	$ -	$ (1,370,117)
40226028	Burns - Annes to Brock	$ 46,668	$ (105,023)	$ -	$ (58,355)
40226040	Garden St - Consumers Dr to 180m South of Burns St	$ (15,712)	$ (482,962)	$ -	$ (498,674)
40226053	Future Design - Road Intersection Improvements	$ (19,420)	$ (66,877)	$ -	$ (86,297)
40226064	Harbour Street Extension	$ (197,314)	$ (56,369)	$ -	$ (253,683)
40226606	Taunton Rd Coronation to Baycliffe	$ (256,320)	$ (43,320)	$ -	$ (299,640)
40230301	CU A07 02 - Brawley Road Culvert (Monitoring)	$ (339)	$ (4,000)	$ -	$ (4,339)
40236028	Bonacord Ave - Mackey Dr to McQuay Blvd	$ 27,366	$ (75,756)	$ -	$ (48,391)
40236054	Mid Arterial Roadway - Garden Ext to Thickson	$ (62,264)	$ (45,992)	$ -	$ (108,256)
40236055	Columbus Road - TransCanada Pipelines	$ (3,642,728)	$ (900,000)	$ -	$ (4,542,728)
40236066	Traffic Calming Initiatives	$ (275,360)	$ (375,000)	$ -	$ (650,360)
40236111	Design Future Work - Bridges & Structural Culverts	$ (88,714)	$ -	$ -	$ (88,714)
40236405	Traffic Signage and Pavement Marking Initiatives	$ (17,446)	$ (81,965)	$ -	$ (99,411)
40236406	Urban Mobility Amenities (ie bike repair stands, bike parking)	$ (440)	$ (16,726)	$ -	$ (17,166)
40237106	Traffic & Transportation Study	$ (22,556)	$ -	$ -	$ (22,556)
40237107	Municipal Engineering Growth Studies/Design Reviews	$ (18,218)	$ -	$ -	$ (18,218)
40246022	Water Street 3. Property	$ (76,014)	$ (56,255)	$ -	$ (132,269)
40246050	Cochrane St at Taunton Rd - Bike Lane Transitions	$ (73,166)	$ (45,079)	$ -	$ (118,245)
40246059	Mid Arterial Roadway - Ashburn to Garden - Property	$ (82,704)	$ -	$ -	$ (82,704)
40246211	Garden - Mary to 160m North	$ (85,056)	$ -	$ -	$ (85,056)
40246216	Taunton Rd - Country Lane to Cochrane (north side)	$ (119,555)	$ (230,536)	$ -	$ (350,091)
40256047	Columbus Road - EA and Detailed Design Studies	$ (326,437)	$ (725,685)	$ -	$ (1,052,121)
40306054	Mid Arterial Roadway - Thickson to Oshawa	$ (14,787)	$ (25,780)	$ -	$ (40,567)
55217401	Downtown Whitby Brock St. Streetscape Design Study	$ (14,985)	$ (69,163)	$ -	$ (84,148)
	Total DC - Roads & Related - Townwide Infrastructure Reserve Funds	**$ (5,925,542)**	**$ (6,541,604)**	**$ (226,881)**	**$ (12,694,027)**
DC - Stormwater Management Reserve Funds					
40216501	Garden St Snow Storage Facility - Phase 2	$ (213,512)	$ (349,607)	$ -	$ (563,119)
	Total DC - Stormwater Management Reserve Funds	**$ (213,512)**	**$ (349,607)**	**$ -**	**$ (563,119)**
DC - Parking Reserve Funds					
15211601	Land Purchase - 112 Colborne St W	$ (18,875)	$ -	$ -	$ (18,875)
	Total DC - Parking Reserve Funds	**$ (18,875)**	**$ -**		**$ (18,875)**
	Total	**$ (32,997,911)**	**$ (19,116,187)**	**$ (955,497)**	**$ (53,069,595)**

Summary	
Capital Projects Expenditures (Attachment 2)	$ (32,997,911)
Front Funding Agreement Credits Payable (Attachment 1)	$ (160,323)
Total Expenditures (Attachment 1)	**$ (33,158,234)**

The Corporation of the Town of Whitby

Statement of the Park Reserve Fund

For the Period January 1, 2024 to December 31, 2024

Attachment 3

		Park Reserve Fund (Note 1)
Balance as of January 1, 2024	**$**	**11,444,336**
Revenues		
Developer Contributions	$	2,654,582
Investment Income	$	746,353
Total Revenue	**$**	**3,400,934**
Expenditures		
Capital Funding (see below)	$	(43,349)
Total Expenditures	**$**	**(43,349)**
Balance as of December 31, 2024	**$**	**14,801,921**
Commitments		
Commitments for Capital Projects Approved as of December 31, 2024	$	(2,519,597)
Commitments for Capital Projects Approved in 10 Year Capital Forecast	$	(6,897,568)
Total Commitments	**$**	**(9,417,165)**
Balance as of December 31, 2024 after Commitments	**$**	**5,384,756**

Capital Funding		Park Reserve Fund		Other Sources		Total
70200223 Heathwood Park	$	(8,800)	$	-	$	(8,800)
70200226 Cullen Central Park Redevelopment - Phase 2	$	(32,945)	$	(4,125)	$	(37,070)
70210309 Trail Rest Stops and Benches	$	(1,605)	$	(3,236)	$	(4,840)
	$	**(43,349)**	**$**	**(7,361)**	**$**	**(50,710)**

Note (1) Special account for the Parkland Dedication Cash-in-Lieu payments as collected under the Planning Act