Town of Whitby

Staff Report

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Report Title: Annual Statement of Development Charge and Parkland Dedication Cash-in-Lieu Reserve Funds as at December 31, 2025

Report to: **Council**

Date of meeting: June 22, 2026

Report Number: **FS 28-26**

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:

Raymond Law, Sr. Manager, Development Finance, Investments & Real Estate / Deputy Treasurer ext. 2909

1. Recommendation:

That Report FS 28-26, the Annual Statement of Development Charge and Parkland Dedication Cash-in-Lieu Reserve Funds as at December 31, 2025, 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 Reserve Fund ("**Parks Reserve Fund**").
- Overall, the Town's DC reserve fund balances decreased by $39.6 million from December 31, 2024 to December 31, 2025, closing at $132.1 million.
  - A net decrease of $39.6 million means that the Town's DC outflows exceeded DC inflows for 2025. That is, the Town's spending on DC/ growth-related infrastructure in 2025 exceeded the rate of DC inflows.
  - DC Inflows $31.9 million: comprised of DCs collected in 2025 and interest earned.

  - DC Outflows $71.5 million: the amount drawn from DC reserve funds in 2025 to pay for growth-related infrastructure (including the Whitby Sports Centre over $41.8 million of the $71.5).
- Accounting for DC funding commitments to previously approved projects that are in various stages of completing, the December 31, 2025 closing balance of $132.1 million in DC reserve funds is further reduced to only $41 million available for new projects as of June 2026.
- Changes to the DCA have deferred the collection of DCs that would otherwise have been collected at building permit issuance, comprising:
  - $5.5 million – Purpose Built Rental Payment by Instalments
  - $2.9 million – Residential DCs Deferred to Occupancy in 2025
  - $7.1 million – Residential DCs Deferred to Occupancy Jan-May 2026
- The Parks Reserve Fund grew by $3 million in 2025, reaching a year-end balance of $17.8 million.

3. Background:

On November 27, 2025 the Fighting Delays, Building Faster Act, 2025 (“**Bill 60**”) received Royal Assent. Bill 60 was an act to amend various acts, including the Development Charges Act, 1997 (“**DCA**”). Section 43(1) of the DCA was amended to establish a deadline in which the financial statement related to development charge by-laws and reserve fund must be presented to Council and added a requirement for the municipality to remit that report to the Minister of Municipal Affairs and Housing. The prescribed deadlines are June 30 and July 15, respectively, of the subsequent year being reported on.

Under section 43(1) of the DCA “The treasurer of a municipality shall each year on or before June 30 of the year, give the council a financial statement relating to development charge by-laws and reserve funds established under section 33”. 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.

<u>DC Reserve Fund Activity and Balances</u>

The Town of Whitby's DC reserve fund balance was $171,734,199 as at January 1, 2025. Over the course of the year, the reserve funds experienced a net decrease of $39,620,245, resulting in a closing balance of $132,113,955 as at December 31, 2025. 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

Consolidated DC Reserve Fund Balance as at Jan. 1, 2025	$171,734,199
Inflows from DC collections and interest income	*$31,899,105*
Outflows from capital project draws and DC credits	*($71,519,349)*
Net increase / (decrease) to DC Reserve Funds	($39,620,245)
Consolidated DC Reserve Fund Balance as at Dec. 31, 2025	$132,113,955

<u>Commitments and Allocations</u>

Attachment 1 also outlines that $921,914,102 of DC reserve funds are committed to ongoing capital projects already approved ($177,793,868) or allocated to projects included in the Town's 10-Year Capital Forecast, endorsed in principle by Council as part of the 2026 Budget ($744,120,234). This is a long-term forecast and future collections of DCs are expected to bridge this gap. 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.

Although the Town has approximately $177 million in DC‑funded capital commitments, this amount is reduced to approximately $91 million when the $86 million in projects previously approved for future DC‑funded debentures is taken into account. These projects include the Mid‑Block Arterial Road from Ashburn to Garden ($17.7 million), the Whitby Sports Centre ($59.5 million), and the Operations Centre Expansion Phase 2 ($9.2 million). These projects are able to proceed using interim financing (i.e., temporary funding from other reserves and reserve funds), with the debentures to be issued at a later date once final project costs are confirmed. When issued, the debentures will reimburse the interim funding source and the debenture will be repaid over time from future DC collections. Accordingly, the Town has approximately $41 million of uncommitted DC reserve Funds available as of June 2026 (excluding projects in the Town's 10-Year Capital Forecast) based on a $132 million balance at the end of 2025 and $91 million in commitments (or projects already approved but not completed yet).

Deferred DC Payments

Legislative amendments to the DCA, effective January 1, 2020, introduced Section 26.1, which defers DC payments for purpose-built rentals and institutional developments 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, 2025, $5,541,408 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 $105,583,432 in funding transferred to growth-related capital projects in 2025. Of this amount:

- $71,519,349 was funded through DCs
- $20,071,684 was funded through non-DC sources (e.g. the Town's share of growth-related projects)

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 ("**WWLG**") 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 2025, WWLG substantially completed the required works and requested final reimbursement. Following a detailed review and confirmation of the completed works, the Town issued the final reimbursement amount, thereby closing the agreement as outlined in PDE 04-25 'Des Newman Boulevard and Rossland Road – Financial Reconciliation'.

This report also identifies work completed on behalf of the Ministry of Transportation ("MTO") totaling $8,875,817. Any recoveries related to this amount are to be directed to the Roads and Related DC Reserve Fund.

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

Total DC Roads & Related funds available as at Dec. 31, 2025	$128,377,590
Committed Funds for Capital Projects (projects approved in or prior to 2025 but not complete as at Dec. 31, 2025)	($97,394,470)
Allocated Funds for Capital Projects ($519,142,849 + $43,369,088 of projects approved in the 10-year Forecast)	($562,511,937)
Percentage of DC Funds Allocated/Committed	414%

Statement of Compliance

The Town of Whitby affirms that it is compliance with subsection 59.1(1) of the DCA for the 2025 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 2025 fiscal year. As at January 1, 2025, the fund balance stood at

$14,801,921. Over the course of the year, the fund experienced a net increase of $2,966,831, resulting in a closing balance of $17,768,752 as at December 31, 2025.

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 $15,306,269 or 86% 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 2025 Budget.

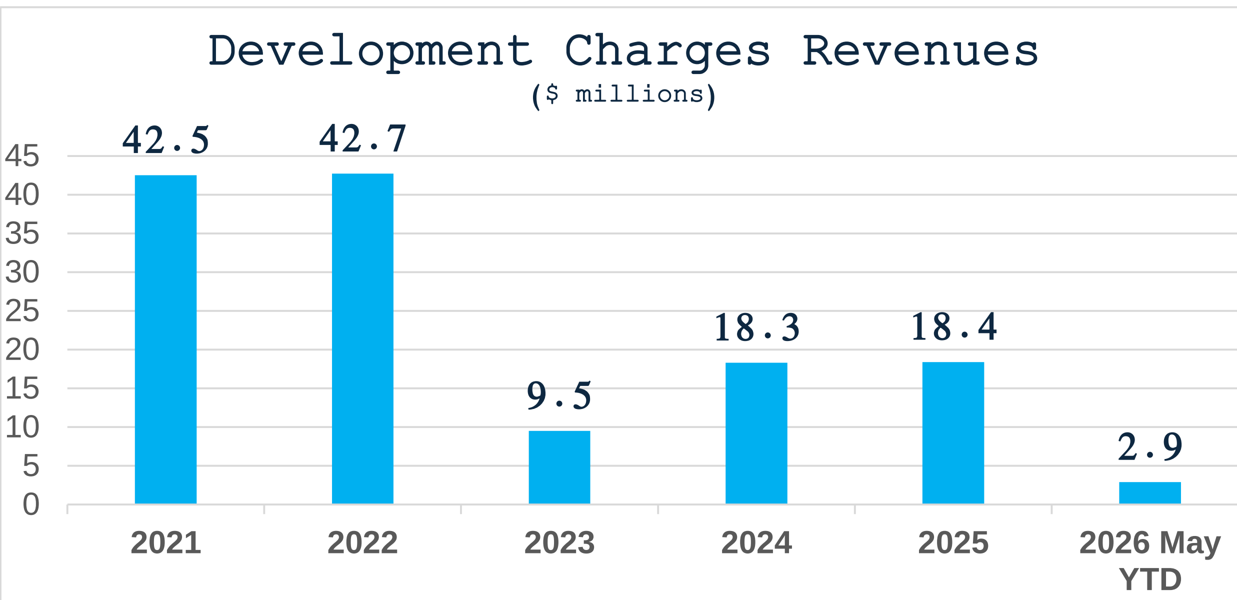
5. Financial Considerations:

5.1. Slow Recovery for DC Collections

In 2025, the Town of Whitby collected $18.4 million in DCs representing a second consecutive year of improved DC revenue. While this reflects a consistent 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.

As outlined in Chart 1, Town DC collections have decreased from approximately $42 million in 2021 and 2022 to less than half in recent years. The May 2026 year-to-date figures are shown solely to provide context and comparison; they are not required as part of the statutory reporting for 2025.

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 being driven by a combination of factors including higher interest rates, global instability, housing market volatility, inflation; and

- a current lack of electrical infrastructure to support the electricity demands from more homes and businesses.

5.2. Legislative Changes' Effect on DC Collections

On June 5, 2025, 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. Despite having received Royal Assent, this change to the DCA would not come into force until November 3, 2025.

To proactively support "housing construction starts" and mitigate potential delays in construction while awaiting the legislation's formal enactment, on June 26, 2025 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, 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).

In 2025, the amendment to the DCA through Bill 17 deferred the collection of $2,948,803 of DCs from the time of building permit issuance. An additional $7,054,863 of DCs has been deferred between January 1 and May 31, 2026.

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. A copy of the Treasurer's Annual Statement will be submitted to the Ministry of Municipal Affairs and Housing.

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, 2025

Attachment 2 – Capital Projects Funded from DC Reserve Funds in 2025 as at December 31, 2025

Attachment 3 – Statement of the Parks Reserve Fund as at December 31, 2025

The Town of Whitby
Statement of Development Charges Reserve Funds
For the Period January 1, 2025 to December 31, 2025

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, 2025	$ 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
Revenues														
Developer Contributions	$ 320,184	$ 2,173,302	$ 354,834	$ 33,502	$ 17,736	$ 167,850	$ 367,052	$ 13,174,085	$ 1,423,844	$ 298,364	$ 11,675	$ 11,438	$ 18,353,865	$ -
Non-Statutory DC Exemptions Paid	$ -	$ -	$ 7,993	$ -	$ 480	$ 2,522	$ 7,976	$ 239,529	$ 32,523	$ 7,119	$ -	$ -	$ 298,142	$ -
Investment Income	$ 176,299	$ (1,613,653)	$ 465,470	$ 124,649	$ 1,969	$ 708,766	$ 431,852	$ 9,951,657	$ 2,858,812	$ (54,383)	$ 136,166	$ 59,495	$ 13,247,099	$ -
Development Charge Installments Receiva	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 237,308
Accrued Interest on DC Installments Due	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (558,074)
Total Revenue	$ 496,482	$ 559,649	$ 828,298	$ 158,151	$ 20,185	$ 879,137	$ 806,880	$ 23,365,271	$ 4,315,179	$ 251,099	$ 147,841	$ 70,934	$ 31,899,105	$ (320,765)
Expenditures														
Front Funding Agreement Credits Payable (	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Capital Expenditures including Annual LTD	$ (239,306)	$ (52,836,527)	$ (1,040,591)	$ -	$ (46,244)	$ (88,212)	$ (1,199,634)	$ (15,998,381)	$ -	$ (13,068)	$ -	$ (57,386)	$ (71,519,349)	$ -
Total Expenditures	$ (239,306)	$ (52,836,527)	$ (1,040,591)	$ -	$ (46,244)	$ (88,212)	$ (1,199,634)	$ (15,998,381)	$ -	$ (13,068)	$ -	$ (57,386)	$ (71,519,349)	$ -
											$ -			
Balance as of December 31, 2025	$ 1,763,000	$ (16,327,103)	$ 4,535,055	$ 1,246,498	$ 20,166	$ 7,090,224	$ 3,988,612	$ 99,756,760	$ 28,620,830	$ (536,716)	$ 1,361,671	$ 594,958	$ 132,113,955	$ 5,541,408
Commitments														
Commitments for Capital Projects Approve	$ (17,694)	$ (51,228,009)	$ (19,704,684)	$ -	$ (4,290)	$ (1,774,150)	$ (6,273,947)	$ (97,394,470)	$ -	$ (585,479)	$ (716,912)	$ (94,234)	$ (177,793,868)	
Allocations for Capital Projects Approved ir	$ (19,437,500)	$ (101,831,842)	$ (21,515,259)	$ (2,556,925)	$ (944,881)	$ (4,383,144)	$ (19,646,593)	$ (519,142,849)	$ (43,369,088)	$ (11,256,153)	$ -	$ (36,000)	$ (744,120,234)	
Total Commitments & Allocations	$ (19,455,194)	$ (153,059,851)	$ (41,219,943)	$ (2,556,925)	$ (949,171)	$ (6,157,294)	$ (25,920,540)	$ (616,537,319)	$ (43,369,088)	$ (11,841,632)	$ (716,912)	$ (130,234)	$ (921,914,102)	
Balance as of December 31, 2025 after Cc	$ (17,692,194)	$ (169,386,954)	$ (36,684,888)	$ (1,310,427)	$ (929,005)	$ 932,930	$ (21,931,928)	$ (516,780,559)	$ (14,748,258)	$ (12,378,348)	$ 644,758	$ 464,724	$ (789,800,148)	

West Whitby Landowners Front Funding Agreement (Note 2)	Front Funding Credit AP Account
AP Balance as of January 1, 2025	$ (3,377,285)
Front End Recovery Development Charge Collection Due to Landowners for 2022 Building Activity (Roads & Related - Town Wi	$ -
Development Charge Credit Reimbursement Paid to Landowners	$ 3,377,285
AP Balance as of December 31, 2025	$ -

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, 2025

Project Number	Project Description	Development Charges Reserve Funds	Non-DC Reserve & Reserve Funds	Other Funding Sources	Total
DC - Libraries Reserve Funds					
90234002	Library Collection Expansion	$ (237,306)	$ -	$ -	$ (237,306)
90237002	Library Strategic Plan	$ (2,000)	$ 1,460	$ -	$ (540)
	Total DC - Libraries Reserve Funds	**$ (239,306)**	**$ 1,460**	**$ -**	**$ (237,846)**
DC - Parks and Recreation Reserve Funds					
30211305	OPC - Expansion Phase 2	$ (263,119)	$ -	$ -	$ (263,119)
30242105	FORE - Chipper (additional)	$ (137,981)	$ -	$ -	$ (137,981)
70200103	Grass Park Redevelopment	$ (973)	$ -	$ -	$ (973)
70200112	HEPC Trail (Longwood Park - Thickson Rd)	$ (858)	$ -	$ -	$ (858)
70200113	Lynde Creek Trail - Bonacord to Dundas	$ (51,886)	$ -	$ -	$ (51,886)
70200114	Lynde Creek Trail - Rossland to Bonacord	$ (1,242)	$ -	$ -	$ (1,242)
70200225	Mattamy District Park	$ (2,191)	$ -	$ -	$ (2,191)
70200226	Cullen Central Park Redevelopment - Phase 2	$ (1,350)	$ -	$ -	$ (1,350)
70210215	Lazy Dolphin Local Park	$ (1,074)	$ -	$ -	$ (1,074)
70210216	TFP Whitby District Park	$ (2,491,746)	$ -	$ -	$ (2,491,746)
70210309	Trail Rest Stops and Benches	$ (581)	$ -	$ -	$ (581)
70230108	Waterfront Trail - Corbett Creek Pedestrian Bridge	$ (480,688)	$ -	$ -	$ (480,688)
70230217	Whitby Sports Complex Park Development	$ (5,858,133)	$ -	$ -	$ (5,858,133)
70250102	Waterfront Trail Boardwalk	$ (745,239)	$ -	$ -	$ (745,239)
70280211	West Whitby Holdings Local Park	$ (11,321)	$ -	$ -	$ (11,321)
71201033	New Whitby Sports Complex	$ (41,795,276)	$ -	$ (22,750,000)	$ (64,545,276)
71201045	RFP-71-2020 North Whitby Sports Complex Prime Consultant/Arc	$ (686,158)	$ -	$ -	$ (686,158)
71221040	Whitby Sports Complex Prime Consultant for Park Design	$ (70,932)	$ -	$ -	$ (70,932)
71251016	LVMA - Repurpose Conversion / Development	$ (4,659)	$ (19,073)	$ -	$ (23,732)
74301101	PWM - F10 Staff Work Building	$ (40,653)	$ -	$ -	$ (40,653)
N/A	Repayment of Operations Centre Expansion Loan (2021)	$ (190,465)	$ -	$ -	$ (190,465)
	Total DC - Parks and Recreation Reserve Funds	**$ (52,836,527)**	**$ (19,073)**	**$ (22,750,000)**	**$ (75,605,600)**
DC - Fire Reserve Funds					
20253001	Special Projects - Firefighter Recruitment PPE	$ (221,544)	$ -	$ -	$ (221,544)
20267001	Fire Master Plan	$ (35,889)	$ (11,553)	$ -	$ (47,442)
71231201	FH6 - New Construction Firehall #6	$ (170,032)	$ -	$ -	$ (170,032)
71291201	Fire Training Complex	$ (485,459)	$ (206,461)	$ -	$ (691,920)
N/A	Repayment of Land - Future Fire Hall Loan (2021)	$ (110,965)	$ -	$ -	$ (110,965)
N/A	Repayment of Land - Future Fire Training Complex Loan (2021)	$ (16,703)	$ -	$ -	$ (16,703)
	Total DC - Fire Reserve Funds	**$ (1,040,591)**	**$ (218,014)**	**$ -**	**$ (1,258,605)**
DC - By-law Enforcement Reserve Funds					
54232002	BYLW - Vehicle and Equipment (additional)	$ (46,244)	$ -	$ -	$ (46,244)
	Total DC - By-law Enforcement Reserve Funds	**$ (46,244)**	**$ -**	**$ -**	**$ (46,244)**
DC - Development Related Studies Reserve Funds					
30207102	Parks & Urban Forestry Analysis and Strategy	$ (8,074)	$ -	$ -	$ (8,074)
50217001	Workforce Planning Study	$ (8,990)	$ (267,171)	$ -	$ (276,161)
55237602	Sustainable Development Guidelines Update	$ (7,688)	$ -	$ -	$ (7,688)
81237401	Werdens Plan HCD Plan Review and Update	$ (63,460)	$ -	$ -	$ (63,460)
	Total DC - Development Related Studies Reserve Funds	**$ (88,212)**	**$ (267,171)**	**$ -**	**$ (355,382)**
DC - Non-Administrative Operational Facilities Reserve Funds					
10140502	Special Project - Financial System/ERP	$ (49,660)	$ (506,097)	$ -	$ (555,757)
10152401	Special Project - Growth Related IT Infrastructure Prep	$ (2,262)	$ -	$ -	$ (2,262)
10225604	Special Project - Work Order Module	$ (5,464)	$ -	$ -	$ (5,464)
	Total DC - Non-Administrative Operational Facilities Reserve Funds	**$ (57,386)**	**$ (506,097)**	**$ -**	**$ (563,483)**
DC - Operations Reserve Funds					
30211305	OPC - Expansion Phase 2	$ (388,311)	$ (54,589)	$ -	$ (442,900)
30222108	RDSU - Single Axle Dump Truck	$ (458,348)	$ -	$ -	$ (458,348)
30240005	Toolcat (Attachment)	$ (15,060)	$ -	$ -	$ (15,060)
N/A	Repayment of Land - Future Satellite Facility Loan (2021)	$ (105,125)	$ -	$ -	$ (105,125)
N/A	Repayment of Operations Centre Expansion Loan (2021)	$ (232,790)	$ -	$ -	$ (232,790)
	Total DC - Operations Reserve Funds	**$ (1,199,634)**	**$ (54,589)**	**$ -**	**$ (1,254,223)**

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, 2025

Project Number	Project Description	Development Charges Reserve Funds	Non-DC Reserve & Reserve Funds	Other Funding Sources	Total
DC - Roads & Related - Townwide Infrastructure Reserve Funds					
30232906	Data Collection Additional Equip (Radar Boards, Counters etc.)	$ (46,089)	$ (18,734)	$ -	$ (64,823)
35226001	Pedestrian Traffic Signal - Anderson St Corridor (north of Taunton)	$ (120,313)	$ -	$ -	$ (120,313)
35226411	Pedestrian Crossovers	$ (131,663)	$ (100,000)	$ -	$ (231,663)
35227105	Zones and Corridor Studies / Designs	$ (73,332)	$ -	$ -	$ (73,332)
35236401	Dryden Boulevard at the HEPC Trail - Pedestrian Crossing	$ (20,681)	$ -	$ -	$ (20,681)
40091730	Water Street 1. EA	$ (134,566)	$ (37,494)	$ -	$ (172,060)
40130201	Des Newman/CP Rail Grade Separation - Phase 1 (Embankments)	$ (11,504)	$ 1	$ -	$ (11,503)
40141709	Brock St - LT Lanes Palmerston Ave	$ (263)	$ -	$ -	$ (263)
40186009	Mid Arterial Roadway - Ashburn to Anderson 1. EA	$ (7,460)	$ -	$ -	$ (7,460)
40196107	CU A07 01 - Ashburn Culvert	$ (94)	$ -	$ -	$ (94)
40206015	Brock St Widening (Curling Club to Manning)	$ (954,215)	$ -	$ -	$ (954,215)
40206111	BR A08 02 - White Bridge	$ (93,715)	$ (115,205)	$ (2,707,269)	$ (2,916,188)
40206212	RR 26 Thickson - Wentworth to Victoria (MUP)	$ (114,403)	$ -	$ -	$ (114,403)
40206604	RR 26 Thickson - Wentworth to CN Rail	$ (183,610)	$ 11,587	$ -	$ (172,023)
40216019	Garden St - Martinet to Manning	$ (26,873)	$ (42,487)	$ -	$ (69,360)
40216030	Mid Arterial Roadway - Ashburn to Anderson 2. Design	$ (73,350)	$ -	$ -	$ (73,350)
40216105	Des Newman/CP Rail Grade Separation - Environmental	$ (2,393)	$ -	$ -	$ (2,393)
40226020	Mid Arterial Roadway - Ashburn to Garden Reimbursement Agreement	$ (4,953,556)	$ (42,957)	$ -	$ (4,996,513)
40226040	Garden St - Consumers Dr to 180m South of Burns St	$ (138)	$ (12,675)	$ -	$ (12,814)
40226053	Future Design - Road Intersection Improvements	$ (24,496)	$ (50,000)	$ -	$ (74,496)
40226608	Winchester - Baldwin to Anderson	$ (91,787)	$ -	$ -	$ (91,787)
40226611	Thickson/ Burns Intersection	$ (33,374)	$ 1,292	$ -	$ (32,082)
40227101	Traffic Operations Study	$ (8,369)	$ -	$ -	$ (8,369)
40236019	Water Street 2. Design	$ (107,316)	$ -	$ -	$ (107,316)
40236054	Mid Arterial Roadway - Garden Ext to Thickson	$ (83,801)	$ -	$ -	$ (83,801)
40236055	Columbus Road - TransCanada Pipelines	$ (78,799)	$ 243,260	$ -	$ 164,461
40236066	Traffic Calming Initiatives	$ (8,251)	$ (225,000)	$ -	$ (233,251)
40236111	Design Future Work - Bridges & Structural Culverts	$ (79,125)	$ 0	$ -	$ (79,125)
40236204	New Sidewalk Installations	$ (40,437)	$ -	$ -	$ (40,437)
40236212	Cycling Misc. Facility Improvements	$ (219,731)	$ (58,018)	$ -	$ (277,749)
40236405	Traffic Signage and Pavement Marking Initiatives	$ (14,823)	$ (136,769)	$ -	$ (151,592)
40236406	Urban Mobility Amenities (ie bike repair stands, bike parking)	$ (873)	$ -	$ -	$ (873)
40237106	Traffic & Transportation Study	$ (160,622)	$ -	$ -	$ (160,622)
40237107	Municipal Engineering Growth Studies/Design Reviews	$ (74,601)	$ -	$ -	$ (74,601)
40246022	Water Street 3. Property	$ (8,141)	$ (800,000)	$ -	$ (808,141)
40246048	Columbus Rd Widening Phase 1 - Country Lane - Ashburn Rd	$ (374,899)	$ (793,231)	$ (4,979,688)	$ (6,147,818)
40246050	Cochrane St at Taunton Rd - Bike Lane Transitions	$ (496)	$ -	$ -	$ (496)
40246059	Mid Arterial Roadway - Ashburn to Garden - Property	$ (101,600)	$ -	$ -	$ (101,600)
40246211	Garden - Mary to 160m North	$ (150)	$ -	$ -	$ (150)
40246216	Taunton Rd - Country Lane to Cochrane (north side)	$ (2,146)	$ -	$ -	$ (2,146)
40246403	Pedestrian Crossing at Temporary Water Street Trail	$ (60,790)	$ -	$ -	$ (60,790)
40256047	Columbus Road - EA and Detailed Design Studies	$ 167,501	$ 38,919	$ -	$ 206,420
40256058	WWLG - Oustanding Reconciliation Costs	$ (6,358,268)	$ -	$ -	$ (6,358,268)
40306054	Mid Arterial Roadway - Thickson to Oshawa	$ (20,032)	$ -	$ -	$ (20,032)
55217401	Downtown Whitby Brock St. Streetscape Design Study	$ (7,455)	$ (2,605)	$ -	$ (10,060)
-	Village Study	$ (6,625)	$ -	$ -	$ (6,625)
-	Widening of Columbus Road Phase 1 - Land Acquisition	$ (1,250,659)	$ (423,526)	$ -	$ (1,674,185)
	Total DC - Roads & Related - Townwide Infrastructure Reserve Funds	**$ (15,998,381)**	**$ (2,563,642)**	**$ (7,686,956)**	**$ (26,248,979)**
DC - Stormwater Management Reserve Funds					
40216501	Garden St Snow Storage Facility - Phase 2	$ (9,084)		$ -	$ (9,084)
40236503	SWM Facility Rehabilitation Analysis	$ (3,984)		$ -	$ (3,984)
	Total DC - Stormwater Management Reserve Funds	**$ (13,068)**	**$ -**	**$ -**	**$ (13,068)**
	Total	$ (71,519,349)	$ (3,627,126)	$ (30,436,956)	$ (105,583,432)

Summary	
Capital Projects Expenditures (Attachment 2)	$ (71,519,349)
Front Funding Agreement Credits Payable (Attachment 1)	$ -
Total Expenditures (Attachment 1)	**$ (71,519,349)**

The Corporation of the Town of Whitby

Attachment 3

Statement of the Park Reserve Fund

For the Period January 1, 2025 to December 31, 2025

		Park Reserve Fund (Note 1)
Balance as of January 1, 2025	**$**	**14,801,921**
Revenues		
Developer Contributions	$	1,378,397
Investment Income	$	2,448,581
Total Revenue	**$**	**3,826,979**
Expenditures		
Capital Funding (see below)	$	(860,148)
Total Expenditures	**$**	**(860,148)**
Balance as of December 31, 2025	**$**	**17,768,752**
Commitments		
Commitments for Capital Projects Approved as of December 31, 2025	$	(8,408,701)
Commitments for Capital Projects Approved in 10 Year Capital Forecast	$	(6,897,568)
Total Commitments	**$**	**(15,306,269)**
Balance as of December 31, 2025 after Commitments	**$**	**2,462,483**

Capital Funding		Park Reserve Fund		Other Sources		Total
70200223 Heathwood Park	$	8,800	$	-	$	8,800
30240201 Sports Field Land Acquisition	$	(868,948)	$	-	$	(868,948)
	$	**(860,148)**	**$**	**-**	**$**	**(860,148)**

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