

**APPENDIX A  
SUMMARY OF DEPOSITS  
CITY OF TORONTO  
AS AT APRIL 25, 2008**

Category	Description	Nature	Deposit Fee	Authority	Conditions	Total \$(000's)
<b><u>Performance/Security Deposits</u></b>						
<b><u>Active:</u></b>						
Municipal Road Damage Deposits (MRDD's) <i>Transportation</i>	Applications to build a residential, commercial or industrial property must submit financial securities where there is a possibility of damage to a portion of the City's right-of-way. Securing the funds enables the prompt and proper restitution of any damages to the municipal road and laneway infrastructure (such as pavements, curbs and sidewalks). MRDD's are typically collected by the Building Division, but are not a requirement to issuing a building permit.	C/R	R: \$2,000 C: \$5,000	Municipal Code 743-3	Council enacted the MRDD program when it adopted By-law No. 462-2006 on May 25, 2006. The by-law allows the City to transfer all MRDD's that remain unclaimed after two years of the application date, four years maximum if the applicant requests an extension, to a Transportation Services Division street maintenance and reconstruction account.	16,745
Road Work <i>Transportation</i>	For road work pertaining to road reconstruction, lane improvements such as road widening, street lighting and signage.	C/R	\$100 - 300,000	Condition of agreement or approval	On completion of the work, the City will refund deposits less its costs.	4,394
Film / Movie Shoots <i>Transportation</i>	City requires a deposit from applicants prior to the issuance of a film permit to ensure that City roads, property or park will be fully restored to conditions prior to its occupation or use.	C	\$350 - 4,100	Municipal Code 459-4	On completion of the work, the City will refund deposits less its costs.	43
Sidewalk & Intersection Modifications <i>Technical Services</i>	For the construction of or modification to the municipal infrastructure from developers. Includes road and intersection modifications, new sidewalk, installation of new watermain, sewers and stormwater management facilities.	C	\$25 - 350,000	Municipal Code 415 and various agreements entered into under the Planning Act (Section 37 Agreements, Site Plan Agreements)	City staff will inspect the new or modified infrastructure and accept it for performance upon construction completion and for maintenance after a warranty period has expired. If no deficiencies, the security is reduced accordingly. The security is fully released upon acceptance for maintenance.	3,961
Hydrant & Bulk Water <i>Toronto Water</i>	Developers using the City's Hydrants must ensure the safe return and proper working condition of any backflow prevention device, temporary water meter or valve supplied by the City and payment for water consumption in excess of 50 cubic metres.	C	\$100 - 6,000	Municipal Code 849	On completion of the work by the developer, an assessment is made of the quantity of water used and the condition of equipment. City will refund or recover costs accordingly.	69
Recycling <i>Solid Waste</i>	For haulage and disposal of mixed broken glass and residue from vendors.	C	\$5,000 - 20,000	Condition of agreement or approval	On completion of the work, the City will refund deposits less its costs.	55
Site Plan <i>City Planning</i>	For ensuring that developers fulfill the requirements in accordance with the approved site plan in regards to planting of trees and landscaping.	C	\$300 - 388,000	Planning Act / City of Toronto Act	Deposits are refunded on completion of the work in accordance with the approved plan.	3,672
Pawnbroker License <i>Municipal Licensing &amp; Standards</i>	For issuance of Pawnbroker licence as per the provisions of the Pawnbrokers' Act (to protect customers and the public from any unscrupulous action).	C	\$2,000	Municipal Code 545-294	Deposits are refunded upon discontinuation of Licence.	48
Tree Planting and Protection Security <i>Parks, Forestry &amp; Recreation</i>	For protection of City-owned trees while improvements are being made at a site. Also, for ensuring that trees are planted by developers as per agreement. The amount is based on the total estimated asset value of City-owned tree(s) to be protected, estimated removal and standard replacement costs.	C/R	\$100 - 60,000	Municipal Code 813	On completion of the work, City will make an assessment of the tree and will refund or recover costs accordingly. Determination of damages to the tree is dependent on tree survival, which is usually 2 years.	11,572
Hall Rentals <i>Facilities &amp; Real Estate</i>	For rentals of City facilities to ensure restoration to proper conditions prior to occupation and use.	C/R	\$500 - 2,000	City Hall Building Services Com. Report 3 Cl. 2, adopted by Council on Oct 18/05	At the end of the rental period, inspection is made of the hall and the City will refund deposits less its costs.	24
<b>Total Performance/Security Deposits</b>						<b>40,583</b>

R = Residential, C = Commercial / Industrial

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<b><u>Conditional Deposits</u></b>						
<b><u>Active:</u></b>						
Traffic Signals <i>Transportation</i>	For the installation and maintenance of traffic signals resulting from new development.	C	\$200 - 120,000	Condition of agreement or approval	On completion of the work, the City will refund deposits less its costs.	995
Signs and Pavement Markings <i>Transportation</i>	For BIA signage and other signs and pavement markings provided by the Sign Shop as requested by applicants.	C	\$100 - 32,000	Condition of agreement or approval	On completion of the work, the City will refund deposits less its costs.	436
Other Transportation Services <i>Transportation</i>	For the cost of property appraisal and holding special events which would require road closures and signage.	C	\$40 - 48,000	Condition of agreement or approval	On completion of the work, deposits are recognized as recovery of costs.	9
Water and Sewer Installation Services <i>Toronto Water</i>	For installation of new water and sewer installation services when constructing new or replacement buildings.	C/R	\$15 - 500,000	Municipal Code 849	Residential installations have a flat fee and industrial, commercial or institutional service costs are estimated. Any increase or decrease from the actual cost will result in a refund or additional billing to the applicant.	13,369
Engineering and Inspection Costs <i>Technical Services</i>	For assessment of the Developer's Application for a permit to develop land and other work.	C	\$55 - 350,000	Municipal Code 441	On completion of the work, the City will refund deposits less its costs.	5,975
Environmental Peer Review <i>Technical Services</i>	For conducting Peer Review of Environmental Site Assessment Reports whenever developers are required to convey land to the City. The City applies a 7% administration fee to each Peer Review Assessment.	C	Site Plan: \$3,000 Subdivision: \$5,000	Municipal Code 441	On completion of the peer review, the City will refund deposits less its costs.	484
Lot Grading <i>Technical Services</i>	For application of permits to alter the grade of land on their property.	C/R	\$150 - 30,000	Municipal Code 455	On completion of the work, the City will refund deposits less its costs.	404
Commemorative, Heritage & Tree Replacement <i>Parks, Forestry &amp; Recreation</i>	For planting commemorative, heritage and replacement trees.	C/R	\$10 - 53,000	Municipal Code 813	Deposits are used to recover the City's costs on planting of the tree.	348
<b><u>Inactive:</u></b>						
Fence <i>Toronto Building</i>	For fences on the property surrounding construction sites. These deposits have been discontinued effective 2000.	C	\$1,500	North York Fence By-Law	On completion of the work, the City will refund deposits less its costs.	911
<b>Total Conditional Deposits</b>						<b>22,930</b>
<b>Overall Deposits</b>						<b>63,513</b>

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**APPENDIX B  
AGE ANALYSIS OF DEPOSITS  
CITY OF TORONTO  
AS AT APRIL 25, 2008**

Category	Total	Age Analysis \$(000)s				Nature of Deposit \$(000)s	
		Current	%	2005 & Prior	%	Commercial	Residential
<b><u>Performance/Security Deposits</u></b>							
<b><u>Active:</u></b>							
Municipal Road Damage Deposits (MRDD'S) <i>Transportation</i>	16,745	11,316	68%	5,429	32%	3,349	13,396
Road Work <i>Transportation</i>	4,394	983	22%	3,411	78%	3,955	439
Film / Movie Shoots <i>Transportation</i>	43	38	88%	5	12%	43	
Sidewalk & Intersection Modifications <i>Technical Services</i>	3,961	1,814	46%	2,147	54%	3,961	
Hydrant & Bulk Water <i>Toronto Water</i>	69	32	47%	37	53%	69	
Recycling <i>Solid Waste</i>	55	55	100%	0	0%	55	
Site Plan <i>City Planning</i>	3,672	2,609	71%	1,064	29%	3,672	
Pawnbroker License <i>Municipal Licensing &amp; Standards</i>	48	6	13%	42	87%	48	
Tree Guarantee <i>Parks, Forestry &amp; Recreation</i>	11,572	6,695	58%	4,877	42%	9,258	2,314
Hall Rentals <i>Facilities &amp; Real Estate</i>	24	7	31%	16	69%	12	12
<b>Total Performance/Security Deposits</b>	<b>40,583</b>	<b>23,555</b>	<b>58%</b>	<b>17,028</b>	<b>42%</b>	<b>24,422</b>	<b>16,162</b>
<b><u>Conditional Deposits</u></b>							
<b><u>Active:</u></b>							
Traffic Signals <i>Transportation</i>	995	337	34%	657	66%	995	
Signs and Pavement Markings <i>Transportation</i>	436	431	99%	5	1%	436	
Other Transportation Services <i>Transportation</i>	9	9	100%	0	0%	9	
Water and Sewer Installation Services <i>Toronto Water</i>	13,369	12,765	95%	604	5%	8,690	4,679
Engineering and Inspection Costs <i>Technical Services</i>	5,975	4,515	76%	1,460	24%	5,975	
Environmental Peer Review <i>Technical Services</i>	484	252	52%	232	48%	484	
Lot Grading <i>Technical Services</i>	404	10	3%	394	97%	384	20
Commemorative, Heritage & Tree Replacement <i>Parks, Forestry &amp; Recreation</i>	348	244	70%	104	30%	35	313
<b>Total Conditional Deposits (Active)</b>	<b>22,020</b>	<b>18,564</b>	<b>84%</b>	<b>3,456</b>	<b>16%</b>	<b>17,007</b>	<b>5,012</b>
<b><u>Inactive:</u></b>							
Fence <i>Toronto Building</i>	911	(6)	-1%	917	101%	273	637
<b>Total Conditional Deposits (Inactive)</b>	<b>911</b>	<b>(6)</b>	<b>-1%</b>	<b>917</b>	<b>101%</b>	<b>273</b>	<b>637</b>
<b>Overall Deposits</b>	<b>63,513</b>	<b>42,113</b>	<b>66%</b>	<b>21,400</b>	<b>34%</b>	<b>41,702</b>	<b>21,811</b>

Note: Figures are subject to rounding