

CITY OF TORONTO
CITY-WIDE DEVELOPMENT CHARGE DEFERRED REVENUES

SCHEDULE A

STATEMENT OF DEVELOPMENT CHARGE DEFERRED REVENUES (\$000's)

For the year ended December 31, 2024

	Opening Balance (Jan. 1, 2024)	Deferred Revenue Contributions			Earned Revenues	Closing Balance (Dec. 31, 2024) ⁴	2025 - 2034 Commitments/ Obligations ²
		DC Contributions ¹	Interest Allocation	Total Contributions			
DC Service:							
Childcare	52,627.9	3,962.5	525.3	4,487.8	10,754.7	46,361.0	38,678.0
Civic Improvements	7,683.3	(121.5)	78.3	(43.2)	1,140.0	6,500.1	6,300.0
Development-Related Studies	20,422.9	654.2	202.7	856.9	1,744.7	19,535.1	19,109.2
Ambulance Services	23,854.3	2,836.1	241.0	3,077.1	373.2	26,558.2	49,077.0
Fire	22,502.2	800.4	224.4	1,024.8	1,470.6	22,056.4	16,344.0
Health	3,421.2	(5.9)	34.1	28.2	-	3,449.4	-
Library	82,756.6	7,907.5	831.6	8,739.1	15,133.2	76,362.5	233,923.1
Parks & Recreation	541,896.0	43,800.4	5,354.4	49,154.8	124,867.2	466,183.6	1,596,555.2
Pedestrian Infrastructure	1,172.4	(36.1)	11.5	(24.6)	-	1,147.8	-
Police	73,842.5	2,298.0	730.2	3,028.2	4,573.4	72,297.3	97,230.0
Roads & Related	640,138.9	77,516.8	6,444.5	83,961.3	106,611.1	617,489.1	1,104,490.4
Toronto-York Spadina Subway Extension	133,930.8	12,582.0	1,298.8	13,880.8	20,215.2	127,596.4	202,615.9
Affordable Housing	134,323.0	7,748.2	1,358.8	9,107.0	43,077.6	100,352.4	64,668.0
Transit	906,863.5	152,086.7	9,313.5	161,400.2	210,629.3	857,634.4	1,627,881.5
Sanitary Sewers	165,433.6	36,619.9	1,730.9	38,350.8	61,023.5	142,760.9	1,080,059.8
Storm Water Management	101,913.2	14,089.9	1,009.6	15,099.5	25,185.3	91,827.4	228,387.1
Water	165,352.1	14,063.5	1,708.9	15,772.4	41,455.0	139,669.5	174,535.1
Shelter	23,846.4	1,299.6	243.5	1,543.1	6,250.0	19,139.5	16,122.0
Long Term Care	2,669.9	3,502.8	32.7	3,535.5	2,446.0	3,759.4	63,589.1
Waste Diversion ³	1,359.8	1,358.7	15.5	1,374.2	3,213.4	(479.4)	40,076.1
Total	3,106,010.5	382,963.7	31,390.2	414,353.9	680,163.4	2,840,201.0	6,659,641.5

NOTES

(1) Development charge contributions are shown net of refunds

(2) Includes commitments approved by Council in the 2025 capital and operating budgets

(3) Development charge contributions were impacted in 2024 due to legislative changes, Council policies and market conditions, resulting in a negative reserve fund balance for Waste Diversion.

(4) Development charge closing balance (Dec. 31, 2024) differs from the 2024 year end reserve fund report (Deferred Revenue (Obligatory Reserve Funds), Reserves and Discretionary Reserve Funds as at December 31, 2024 <https://secure.toronto.ca/council/agenda-item.do?item=2025.EX25.11>) to account for Affordable Housing funding and loan-related adjustments that were required.