

APPENDIX G: DEVELOPMENT CHARGE RESERVE FUNDS AS AT DECEMBER 31, 2025

	ACTUALS TO DECEMBER 31, 2025						
	BALANCE JAN 1, 2025 ¹	CONTRIBUTIONS ²	INTEREST ALLOCATION	INTEREST & CONTRIBUTIONS	REVENUE EARNED	BALANCE DEC 31, 2025	2026 - 2035 Planned Funding & Obligations ³
DC Service Category							
Childcare	46,360,967	3,049,725	474,508	3,524,234	(3,498,639)	46,386,561	42,588,270
Civic Improvements	6,500,272	(30,976)	66,320	35,344	(1,320,826)	5,214,790	4,653,000
Development-Related Studies	19,534,987	550,637	194,790	745,428	(2,442,315)	17,838,099	23,015,445
Ambulance Services	26,558,087	2,153,739	266,325	2,420,063	(7,474,714)	21,503,437	25,771,160
Fire	22,056,466	769,302	221,818	991,120	(140,023)	22,907,563	20,252,000
Health	3,449,458	1,252	34,449	35,700	(1,095,891)	2,389,267	373,300
Library	76,362,547	6,482,246	768,298	7,250,544	(47,840,998)	35,772,092	148,005,027
Parks & Recreation	468,340,796	40,978,246	4,580,329	45,558,575	(110,731,675)	403,167,697	1,378,792,730
Pedestrian Infrastructure	1,147,739	(5,882)	11,463	5,581	0	1,153,319	0
Police	72,297,425	1,938,653	621,580	2,560,233	(29,838,372)	45,019,286	58,789,000
Roads & Related	617,488,960	56,336,077	6,293,453	62,629,530	(162,596,624)	517,521,866	1,147,059,742
Toronto-York Spadina Subway Extension	127,596,325	9,899,174	1,238,940	11,138,115	(20,000,000)	118,734,440	0
Affordable Housing	98,195,417	(584,537)	1,048,102	463,565	5,629,118	104,288,100	82,595,000
Transit	857,634,315	113,881,287	8,838,417	122,719,704	(219,563,337)	760,790,682	2,046,367,812
Sanitary Sewers	142,760,804	28,690,468	1,488,314	30,178,782	(47,155,050)	125,784,536	1,158,431,000
Storm Water Management	91,827,344	10,091,437	917,871	11,009,308	(25,055,024)	77,781,628	104,888,000
Water	139,669,431	11,609,284	1,437,863	13,047,147	(13,689,062)	139,027,515	163,697,165
Shelter	19,139,461	(88,898)	195,954	107,055	(649,433)	18,597,083	16,554,000
Long Term Care	3,759,480	1,797,786	43,971	1,841,756	(3,013,155)	2,588,082	28,433,950
Waste Diversion ⁴	(479,277)	777,585	565	778,150	(307,030)	(8,156)	23,624,490
TOTAL DEVELOPMENT CHARGES	2,840,201,003	288,296,604	28,743,331	317,039,935	(690,783,050)	2,466,457,887	6,473,891,091

Notes

- (1) Development charge opening 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> and 2024 Development Charge report (2024 Development Charge Deferred Revenue Activity and Balances <https://secure.toronto.ca/council/agenda-item.do?item=2024.EX19.16>) to account for Affordable Housing funding and loan-related adjustments that were required.
- (2) Development charge contributions are shown net of refunds
- (3) Includes committed cash flows adopted by Council in the 2026 Operating Budget and 2026-2035 Capital Budget and Plan, which are subject to change. The committed cash flows do not include financing costs funded from the applicable reserves.
- (4) Development charge contributions were impacted in 2025 due to legislative changes, Council policies and market conditions, resulting in a negative reserve fund balance for Waste Diversion.