

Report

Report to:	Mayor and Council
Date:	June 21, 2022
Title:	Development Charges Treasurer's Statements

Recommendation(s)

That Council receive this report and attachments for information.

Executive Summary

Per the Development Charges Act, 1997, S.O. 1997, c. 27, municipalities prepare an annual financial statement relating to development charge by-laws and reserve funds established under section 33.

During fiscal period 2021, the City collected \$7.96M in net development charges, \$353K in net interest income and funded \$3.45M in eligible growth related projects. The unaudited 2021 year end development charges deferred revenue balance is \$28.62M. Attachment 5 provides detail. These funds will be used in future fiscal periods to fund eligible growth related projects as budgeted.

Treasurer's statements for 2017 to 2021 are attached as Attachments 1 through 5 to this report (2020 and 2021 are unaudited).

Background

The Development Charges Act, 1997, S.O. 1997, c. 27 requires that development charges be reviewed on a five-year cycle. The City of Niagara Falls' current Development Charges By-law 2019-69 was passed June 4, 2019.

Municipalities prepare an annual financial statement referred to as the Treasurer's Statement, relating to development charge by-laws and reserve funds established under section 33 of the DC Act. The Treasurer's statement includes opening and closing reserve balances, and listings of assets whose capital costs were funded under a DC by-law during that year.

Analysis

The purpose of development charges is to help offset the increase capital costs which are attributable to growth. The City's Development Charge Study, prepared by Hemson Consulting Ltd March 29, 2019, outlines the methodology to determine rates and identifies eligible development charge related projects. Development charges are

collected relative to the increased growth related capital costs involved in delivering the following municipal services:

1. General Government
2. Roads/Public Works/Fleet
3. Sidewalks
4. Parks and Recreation
5. Transit
6. Fire
7. Storm Sewer
8. Wastewater (Sanitary Sewer)
9. Water
10. Library

Development charges for the majority of development types are collected at building permit issuance and recorded as deferred revenue. Development Charge revenue is recognized as amounts are used to fund eligible growth related projects that are included in the annual budget and identified in the City's development charge study. Development charge rates are indexed each year and included in the annual Schedule of Fees Bylaw.

Operational Implications and Risk Analysis

None.

Financial Implications/Budget Impact

None.

Strategic/Departmental Alignment

This report is consistent with the following Council strategic commitments:

1. To be financially responsible to the residents of Niagara Falls by practising prudent fiscal management of existing resources and by making sound long-term choices that allow core City programs and services to be sustainable now and into the future.
2. To be efficient and effective in our delivery of municipal services and use of resources and accountable to our citizens and stakeholders.

Contributor(s)

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List of Attachments

[F-2022-33 - Attachment 1 - 2017 Development Charges Treasurer's Statement](#)

[F-2022-33 - Attachment 2 - 2018 Development Charges Treasurer's Statement](#)

[F-2022-33 - Attachment 3 - 2019 Development Charges Treasurer's Statement](#)

[F-2022-33 - Attachment 4 - 2020 Development Charges Treasurer's Statement](#)

[F-2022-33 - Attachment 5 - 2021 Development Charges Treasurer's Statement](#)

Written by:

Jon Leavens, Acting Director of Finance

Submitted by:

Jon Leavens, Acting Director of Finance

Jason Burgess, CAO

Status:

Approved
- 14 Jun
2022

Approved
- 15 Jun
2022

City of Niagara Falls
Treasurer's Statement
Development Charges
For the Year Ended December 31, 2017

	GEN. GOVT 400106/ 400108	ROADS/PW/ FLEET 400107/ 400109	TRANSIT 400110	PARKS & REC 400111	LIBRARY 400112	SEWER 400113	FIRE 400114	SIDEWALK 400218	WATER 400219	STORM SEWER 400220	TOTAL DEVELOPMENT CHARGES
BEGINNING BALANCE, JANUARY 1, 2017	438,569.48	4,183,895.26	1,049,258.99	2,280,345.57	442,147.42	4,413,287.01	2,631,708.46	827,877.34	1,642,176.55	6,559,301.80	24,468,567.88
REVENUES											
Net Development Charges	57,286.27	907,588.56	127,404.28	925,083.27	45,020.53	1,366,794.30	150,221.42	106,865.56	162,236.85	778,297.85	4,626,798.89
Net Interest Income	604.88	25,661.23	1,412.43	12,593.03	386.59	36,048.57	3,401.79	2,075.37	12,659.34	59,563.25	154,406.48
EXPENDITURES											
Transfers (to)/from Operating:											
Debt Charges re: Garner Pumping Station						(989,004.00)					(989,004.00)
TRANSFERS (TO)/FROM CAPITAL:											
MS30 Oldfield Rd - Drummond Rd to Sam Iorfida Dr		(315,123.34)						(42,971.37)	(45,358.67)	(119,969.04)	(523,422.42)
R92 Garner Rd-Lundy's Lane Intersection Improvements		(90,500.27)						(8,113.33)			(98,613.60)
MS31 Oldfield Rd (Sam Iorfida Dr to Dorchester)		(179,686.83)						(3,667.08)	(65,816.30)	(88,171.13)	(337,341.34)
R101 Drummond Rd Reconstruction		(161,335.43)						(27,691.59)		(183,582.43)	(372,609.45)
STMS39 Warren Woods Subdivision Phase 2 Oversizing		(602,039.70)				(680,189.53)		(74,409.40)	(103,423.85)	(1,193,304.62)	(2,653,367.10)
TR2 2016 Vehicle Replacement		(123,129.84)									(123,129.84)
TR3 2017 Fleet & Equipment Replacement		(264,067.72)									(264,067.72)
FR4 2018 Fleet Equipment Replacement		(244,122.72)									(244,122.72)
P70 Haulage Road Trail Pedestrian Access (from Marinelli Subdivision)				(29,617.79)							(29,617.79)
P61 MacBain Park Development (North Section) Design				22,500.00							22,500.00
L12 Victoria Avenue Additions (Materials)					(74,089.55)						(74,089.55)
STMS41 Oldfield Subdivision Ph 1-Oldfield-Drummond to Pender						(530,125.44)					(530,125.44)
SS49 Black Forest Subdivision-Garner Sanitary Oversizing						(93,886.74)					(93,886.74)
STMS15 Warren Creek						116,334.80					116,334.80
SS29 Robinson St - Main to Stanley						48,822.59			7,286.06	(43,831.78)	12,276.87
MS16 Drummond Rd Ph 2									96,705.18		96,705.18
STMS31 City Wide Master Drainage Plan										(118,387.23)	(118,387.23)
ENDING BALANCE, DECEMBER 31, 2017	496,460.63	3,137,139.20	1,178,075.70	3,210,904.08	413,464.99	3,688,081.56	2,785,331.67	779,965.50	1,706,465.16	5,649,916.67	23,045,805.16

City of Niagara Falls
Treasurer's Statement
Development Charges
For the Year Ended December 31, 2018

	GEN. GOV'T	ROADS/PW/ FLEET	TRANSIT	PARKS & REC	LIBRARY	SEWER	FIRE	SIDEWALK	WATER	STORM SEWER	TOTAL DEVELOPMENT CHARGES
	400106/ 400108	400107/ 400109	400110	400111	400112	400113	400114	400218	400219	400220	
BEGINNING BALANCE, JANUARY 1, 2018	496,460.63	3,137,139.20	1,178,075.70	3,210,904.08	413,464.99	3,688,081.56	2,785,331.67	779,965.50	1,706,465.16	5,649,916.67	23,045,805.16
REVENUES											
Net Development Charges	10,197.03	706,168.67	95,115.34	686,627.24	33,367.43	1,784,882.65	111,533.05	145,969.90	210,344.90	1,018,145.20	4,802,351.41
Net Interest Income	9,460.27	59,786.04	21,925.31	57,796.09	10,020.18	79,190.66	44,328.14	17,230.14	35,731.75	119,151.68	454,620.26
EXPENDITURES											
Transfers (to)/from Operating:											
Debt Charges re: Garner Pumping Station						(1,029,961.16)					(1,029,961.16)
TRANSFERS (TO)/FROM CAPITAL:											
G22 Aruba Wireless Upgrade	(34,791.73)										(34,791.73)
R90 Kalar Road-Cost Share S former Hydro Corridor to Brown Rd		(138,792.82)								(61,952.50)	(200,745.32)
P61 MacBain Park Development (North Section) Design				(5,294.19)							(5,294.19)
L27 Materials (2017)					(93,056.86)						(93,056.86)
L34 Materials (2018)					(98,392.19)						(98,392.19)
											-
ENDING BALANCE, DECEMBER 31, 2018	481,326.20	3,764,301.09	1,295,116.35	3,950,033.22	265,403.55	4,522,193.71	2,941,192.86	943,165.54	1,952,541.81	6,725,261.05	26,840,535.38

City of Niagara Falls
Treasurer's Statement
Development Charges
For the Year Ended December 31, 2019

	GEN. GOV'T	ROADS/PW/ FLEET	TRANSIT	PARKS & REC	LIBRARY	SEWER	FIRE	SIDEWALK	WATER	STORM SEWER	TOTAL
	400106/ 400108	400107/ 400109	400110	400111	400112	400113	400114	400218	400219	400220	DEVELOPMENT CHARGES
BEGINNING BALANCE, JANUARY 1, 2019	481,326.20	3,764,301.09	1,295,116.35	3,950,033.22	265,403.55	4,522,193.71	2,941,192.86	943,165.54	1,952,541.81	6,725,261.05	26,840,535.38
REVENUES											
Net Development Charges	18,437.93	813,252.44	124,713.28	722,586.11	84,925.94	530,749.48	139,461.11	69,889.46	259,895.99	387,413.63	3,151,325.37
Council Grants	173.67	8,578.44	1,261.07	7,752.53	755.28	8,723.34	1,354.81	678.26	1,419.07	5,633.53	36,330.00
Transfers between Reserve Funds	(10,062.91)	2,321,248.94	305,802.07	1,508,973.80	62,817.20	(2,638,917.23)	353,916.77	(188,481.71)	(342,550.94)	(1,372,745.99)	-
Net Interest Income	9,497.73	224,933.30	42,792.28	172,800.31	12,077.69	(27,057.40)	74,083.64	8,514.92	24,625.31	77,404.25	619,672.03
EXPENDITURES											
Transfers (to)/from Operating:											
Debt Charges re: Garner Pumping Station						(899,722.90)					(899,722.90)
OPG Sewer Easement										(1,663.00)	(1,663.00)
TRANSFERS (TO)/FROM CAPITAL:											
G2 Development Charges Update Study	(37,402.78)										(37,402.78)
MS22 Level Ave - Dixon to Dunn		(19,000.30)								(6,909.15)	(25,909.45)
MS38 Warren Woods Subdivision Phase 4 Stage 2		(61,688.54)								(2,637.62)	(64,326.16)
R94 Kalar Rd Reconstruction (McLeod to N former Hydro Corridor)		(504,450.32)								(297,822.50)	(802,272.82)
P63 Warren Woods Phase 1 Park & Trail				(215,749.80)							(215,749.80)
P73 Chippawa West Park Development				(411,220.76)							(411,220.76)
RF9 Gale Centre				(325,000.00)							(325,000.00)
L38 Materials (2019)					(98,711.47)						(98,711.47)
L27 Materials (2017)					(5,049.31)						(5,049.31)
L34 Materials (Additional Library Materials/Resources)					(60.78)						(60.78)
MS39 Warren Woods Subdivision Phase 5 Stage 1						(704,660.00)			(76,758.00)		(781,418.00)
SS21 Cattell Drive Sewer Diversion						(347,250.00)					(347,250.00)
SS36 Niagara Falls Pollution Control Plan Update						(100,000.00)					(100,000.00)
F53 Station #7 Design-Engineering							(1,322,000.00)				(1,322,000.00)
MS37 Chippawa West Subdivision Phase 2 Stage 1									(24,506.68)		(24,506.68)
ENDING BALANCE, DECEMBER 31, 2019	461,969.84	6,547,175.05	1,769,685.05	5,410,175.41	322,158.10	344,059.00	2,188,009.19	833,766.47	1,794,666.56	5,513,934.20	25,185,598.87

City of Niagara Falls
Treasurer's Statement (Unaudited)
Development Charges
For the Year Ended December 31, 2020

	GEN. GOV'T 400106/ 400108	ROADS/PW/ FLEET 400107/ 400109	TRANSIT 400110	PARKS & REC 400111	LIBRARY 400112	SEWER 400113	FIRE 400114	SIDEWALK 400218	WATER 400219	STORM SEWER 400220	TOTAL DEVELOPMENT CHARGES
BEGINNING BALANCE, JANUARY 1, 2020	461,969.84	6,547,175.05	1,769,685.05	5,410,175.41	322,158.10	344,059.00	2,188,009.19	833,766.47	1,794,666.56	5,513,934.20	25,185,598.87
REVENUES											
Net Development Charges	30,618.20	992,859.17	168,173.01	766,007.56	159,648.86	896,428.17	156,722.95	60,448.71	263,654.27	768,899.22	4,263,460.12
Council Grants											-
Transfers between Reserve Funds											-
Net Interest Income	10,193.32	80,444.31	34,052.78	84,421.38	7,597.84	67,255.39	50,407.49	24,238.30	46,756.30	135,647.67	541,014.78
EXPENDITURES											
Transfers (to)/from Operating:											
Debt Charges re: Garner Pumping Station						(874,022.57)					(874,022.57)
OPG Sewer Easement										(1,663.00)	(1,663.00)
TRANSFERS (TO)/FROM CAPITAL:											
RF58 Recreation & Culture Strategic Plan (2020-2030)	(3,822.71)										(3,822.71)
MS22 Level Ave - Dixon to Dunn		(91.37)								(73.65)	(165.02)
MS40 Garner Road (Warren Woods Ave - McLeod Rd) Design		(993,195.68)				(521,642.54)			(137,274.35)	(1,403,997.80)	(3,056,110.37)
MS42 Winzen Subdivision		(703,792.23)							(580,446.34)	(75,068.78)	(1,359,307.35)
R109 Pin Oak and Canadian Drive Reconstruction		(531,342.44)									(531,342.44)
R124-20 Drummond Rd Improvements (Hydro Corridor to McLeod Rd)		(11,862.77)									(11,862.77)
R126-20 Brown Rd/Kalar Rd - Widening/Sidewalk		(53,264.83)									(53,264.83)
R94 Kalar Rd Reconstruction (McLeod to N former Hydro Corridor)		(13,938.34)								493.94	(13,444.40)
TSP45-20 Biggar Road EA		(133,187.01)									(133,187.01)
T39 Transit Service Improvements Plan 2014-2019 - Routing Review			(47,724.52)								(47,724.52)
P71 Garner Recreation Trail Development (McGarry Dr to McLeod Rd)				(31,500.86)							(31,500.86)
L37 Community Centre Improvements					(3,457.31)						(3,457.31)
L41-20 Materials (2020)					(123,698.63)						(123,698.63)
ENDING BALANCE, DECEMBER 31, 2020	498,958.65	5,179,803.86	1,924,186.32	6,229,103.49	362,248.86	(87,922.55)	2,395,139.63	918,453.48	1,387,356.44	4,938,171.80	23,745,499.98

City of Niagara Falls
Treasurer's Statement (Unaudited)
Development Charges
For the Year Ended December 31, 2021

	GEN. GOV'T	ROADS/PW/ FLEET	TRANSIT	PARKS & REC	LIBRARY	SEWER	FIRE	SIDEWALK	WATER	STORM SEWER	TOTAL DEVELOPMENT CHARGES
	400106/ 400108	400107/ 400109	400110	400111	400112	400113	400114	400218	400219	400220	
BEGINNING BALANCE, JANUARY 1, 2021	498,958.65	5,179,803.86	1,924,186.32	6,229,103.49	362,248.86	(87,922.55)	2,395,139.63	918,453.48	1,387,356.44	4,938,171.80	23,745,499.98
REVENUES											
Net Development Charges	55,529.34	1,804,488.28	305,442.01	1,337,115.24	277,554.32	1,742,293.62	284,874.62	89,638.62	524,944.18	1,542,315.67	7,964,195.90
Net Interest Income	5,967.30	65,118.02	15,202.22	62,801.78	4,933.66	36,557.53	20,313.13	10,999.68	28,161.88	102,960.81	353,016.01
EXPENDITURES											
Transfers (to)/from Operating:											
Debt Charges re:Garner Pumping Station						(846,799.80)					(846,799.80)
OPG Sewer Easement										(1,663.00)	(1,663.00)
TRANSFERS (TO)/FROM CAPITAL:											
MS19 Fallsview - Ferry to Murray		(182,256.94)							(92,779.25)		(275,036.19)
MS40 Garner Road (Warren Woods Ave - McLeod Rd)		(225,243.05)				(34,510.88)			(9,042.73)	(96,120.85)	(364,917.51)
MS42 Winzen Subdivision		(64,806.44)							6,213.62	4,131.17	(54,461.65)
P13 Millennium Trail Section 2 Development				(479,975.37)							(479,975.37)
P63 Warren Woods Phase 1 Park & Trail				(437,737.24)							(437,737.24)
R104 New Sidewalk Construction (2018)		(41,362.72)									(41,362.72)
R124-20 Drummond Rd Improvements		(22,705.66)									(22,705.66)
R126-20 Brown Rd - Kalar Rd		(242,317.97)									(242,317.97)
R131-21 2021 Asphalt Overlay (DC)		(3,344.70)									(3,344.70)
R133-21 Road Resurfacing (Mill & Pave) (DC)		(8,453.68)									(8,453.68)
R137-21 Dorchester & Oldfield Intersection		(15,015.57)									(15,015.57)
RF58-20 Recreation & Culture Strategic Plan	(119,367.26)										(119,367.26)
STMS47 Beaver Valley SWM Pond Capacity										(1,369,148.00)	(1,369,148.00)
STMS49 Thompson's Creek Subwatershed Plan										(31,822.45)	(31,822.45)
TSP44-20 Traffic Signal - New Installation		(311,853.98)									(311,853.98)
TSP45-20 Biggar Road EA		(8,981.02)									(8,981.02)
W62-21 Reixinger Watermain Design - QEW									(13,775.79)		(13,775.79)
L42-20 Book Mobile					(35,981.67)						(35,981.67)
L43-21 Materials (2021)					(75,498.60)						(75,498.60)
L37 Community Centre Improvements					(7,783.21)						(7,783.21)
F53 Station #7 Design - Engineering (Reverse for DC Debt)							1,322,000.00				1,322,000.00
ENDING BALANCE, DECEMBER 31, 2021	441,088.03	5,923,068.43	2,244,830.55	6,711,307.90	525,473.36	809,617.92	4,022,327.38	1,019,091.78	1,831,078.35	5,088,825.15	28,616,708.85