

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. CSD-2025-0003

**FOR THE CONSIDERATION OF
COUNCIL**

February 26, 2025

SUBJECT: Terry Fox Park – Design and Cost Update

1. RECOMMENDATION:

1. That Council receive Report No. CSD-2025-0003 prepared by the Community Services Department dated February 26, 2025, regarding the design and construction of the Terry Fox Park within registered Plan of Subdivision 65M-4658 provided by Orchidtrail Building (BT) Corp.
2. That Council approve the Park design attached to Report No. CSD-2025-0003 provided by Orchidtrail Building (BT) Corp., in the Treasure Hill Subdivision.
3. That Council direct staff to enter into an agreement with Orchidtrail Building (BT) Corp. for the construction of the Terry Fox Park.
4. That Council approve a project budget of \$2,072,400 with \$1,922,400 to be funded by Development Charges (DC) and \$150,000 to be funded by a contribution from Treasure Hill.
5. That Council authorizes the Town Solicitor to execute a Development Charge Credit Agreement between Orchidtrail Building (BT) Corp. and the Corporation of the Town of Georgina for the construction of Terry Fox Park.

2. PURPOSE:

To obtain Council approval for the design of Terry Fox Park and direction to proceed with the necessary agreements between the Corporation of the Town of Georgina and Orchidtrail Building (BT) Corp. to complete this Park construction.

3. BACKGROUND:

The Treasure Hill Subdivision is situated north of Church St. across from Natanya Blvd. in Keswick. Terry Fox Park is in phase two of this development on the corner of Woodbine Avenue and Old Homestead Road.

On July 10, 2024, Matthew Creador, Vice President - Land Development, and Howard Nauboris, Landscape Architect, Treasure Hill, provided Mayor and Council with a development update presentation featuring an initial concept that has evolved over the past six (6) months.

Terry Fox Park will be situated on a new 3.83-acre park in the Orchid Trail subdivision, after receiving approval from the Fox family to name the park after the Canadian hero. The park will connect to the existing trail and park in phase 1.

Previously called “Orchid Trail Phase 1 Block 273 (1.88Ha)” the design and construction of this park was included in the 2021 Development Charges (DC) Background Study. Although this park was previously noted in the development charges study to be constructed in 2030, staff would like to expedite the project due to the recent approval of the park naming through the Terry Fox Foundation and in celebration of 2025 being the 45th Anniversary of the Terry Fox Run. This park is eligible to be fully funded by development charges.

A DC Credit Policy (Policy) was established by the Town in 2020 which provides cohesive guidelines for the administration, application and issuance of DC credits. The Policy allows for the construction of key infrastructure while protecting the Town from the financial risk associated with infrastructure construction, particularly when the infrastructure is being constructed ahead of the Town’s budgeted timelines. Under this Policy, a Developer may be eligible to receive Development Charge (DC) Credits for the work that is being completed. Staff has been disclosing any DC credits as legislatively required as part of the annual reporting of development charges.

The construction of Terry Fox park and its associated costs meet all the requirements under DC Credit policy which makes the project eligible for issuance of DC Credits. Per the Policy, since the total value of the project exceeds \$100,000, the credit request must be approved by Council. In this report, staff are seeking council approval to authorize the Town Solicitor to execute a Development Charge Credit Agreement between Orchidtrail Building (BT) Corp. and the Town to issue Orchidtrail Building (BT) Corp. DC credits for the cost of work required to construct the park.

4. ANALYSIS:

The park's design has been completed to Town staff's satisfaction. The park drawings prepared by Cosburn Nauboria Ltd. include a “Marathon of Hope Trail” that takes visitors on a journey through a Maritime themed playground, a St. Lawrence River Splash Pad, and the Canadian Shield where a youth zone obstacle course is featured. The park also includes educational trail markings, a shade structure, commemorative wall and a variety of horticultural aspects and parking for visitors.

5. RELATIONSHIP TO STRATEGIC PLAN:

Delivering service excellence – proactively manage infrastructure and assets to ensure service continuity.

Creating a vibrant, healthy, and safe community for all - Continue to invest in community amenities and spaces.

6. FINANCIAL AND BUDGETARY IMPACT:

The cost estimates for this project were provided by Orchidtrail Building (BT) Corp and amounted to \$2,072,400 (including non-refundable HST and 20% contingency). Treasure Hill asked to contribute a total of \$150,000 towards the construction costs of the park, bringing the total project costs down to \$1,922,400.

To avoid undue pressure on Town taxpayers and ratepayers, Orchidtrail Building (BT) Corp will fund 100% of the cost of the work and receive DC credits for value of the work (less their contribution) in accordance with the Town's approved DC Credit policy.

Per the policy, projects eligible for credits are those that are included in the Town's Development Charges Background Study and apply to developers who agree to construct works on behalf of the Town.

Orchidtrail Building (BT) Corp. has played a key role in shaping the development landscape of the Town of Georgina, contributing to the community's growth and modernization.

The table below summarizes the funding source of the Terry Fox project:

Project cost (pre HST)	\$ 1,697,000
Non-refundable HST @ 1.76%	\$ 30,000
Total project cost	\$ 1,727,000
Contingency @20%	\$ 345,400
Total project cost with contingency	\$ 2,072,400
Treasure Hill contribution	\$ (150,000)
Total DC credits to be issued	\$ 1,922,400

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Not applicable.

8. CONCLUSION:

It is the recommendation of the Community Services Department that Council approve the design of Terry Fox Park. Report recommendations include authorizing staff to proceed with the necessary agreements between the Corporation of the Town of Georgina and Orchidtrail Building (BT) Corp. to complete this Park construction and approval of a project budget of \$2,072,400 to be funded by Development Charge credits and a \$150,000 contribution from Treasure Hill.

APPROVALS

Prepared By:	Bob Ferguson Manager of Parks Development and Operations Community Services
Prepared By:	Dina Havkin Manager of Financial Strategy and Planning / Deputy Treasurer, Office of the Deputy CAO
Reviewed By:	Rob Wheeler Deputy CAO / Treasurer Office of the Deputy CAO
Recommended By:	Steve Lee-Young Director of Community Services Community Services
Approved By:	Ryan Cronsberry Chief Administrative Officer Office of the CAO

Attachments:

Attachment 1 – Concept Design