

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DCAO-2025-0006

**FOR THE CONSIDERATION OF
COUNCIL**

April 16, 2025

SUBJECT: FUNDING PLAN FOR THE QUEENSWAY NORTH URBANIZATION

1. RECOMMENDATIONS:

- 1. That Council receive Report No. DCAO-2025-0006 prepared by the Financial Strategy and Planning Division of the Office of the Deputy CAO dated April 16, 2025, regarding a Funding Plan for The Queensway North Urbanization project;**
- 2. That Council approves an additional budget of \$378,900 for the growth-related component for the south portion of The Queensway North project, to be funded by Development Charges reserves;**
- 3. That Council provide delegated authority to the Town Solicitor to enter into a construction agreement with Ballymore Development (Georgina) Corp. for the south portion of The Queensway North project;**
- 4. That Council approves a budget of \$8,432,800 for the north portion of The Queensway North project to be funded by:**
 - a) \$5,219,100 in the form of DC Credits to Ballymore;**
 - b) \$2,757,700 funded by CCBF;**
 - c) \$456,000 to be recovered from future developments;**
- 5. That Council approves a budget of \$1,538,400 for the local service connections for The Queensway North project conditional on interest from the community;**
- 6. That Council authorizes the Town Treasurer to commence the process to implement a local improvement charge and establish a payment plan with residents who will be benefiting from the new service connections on The Queensway North in accordance with Local Improvement Act, R.S.O. 1990, c. L.26, provided there is interest from the community; and,**
- 7. That Council provide delegated authority to the Town Solicitor to enter into a construction and DC credit agreement with Ballymore Development (Georgina) Corp. for the north portion of The Queensway North project.**

2. PURPOSE:

The purpose of this report is to request Council's authorization to enter into agreements with Ballymore Development (Georgina) Corp. for the implementation of The Queensway North project, spanning from Church Street to Old Homestead Road in Keswick. This report also seeks Council direction to engage with local residents on options to connect existing properties to municipal services. Additionally, this report seeks Council's approval of the necessary budget and funding plan to successfully carry out the project.

3. BACKGROUND:

As part of the Town's long-term pavement management strategy, road conditions and repair needs are regularly assessed using the RoadMatrix™ Pavement Management software and pavement condition evaluations. The RoadMatrix™ software serves as a key tool in identifying, prioritizing, and planning necessary interventions or reconstructions to maintain the Town's target service levels.

Based on these assessments, The Queensway North was identified as a priority for engineered design and full reconstruction. Due to the identified need and coordination with development-related upgrades, the section of The Queensway North from Church Street to Old Homestead Road is now recommended to be reconstructed in 2025.

As part of the 2025 budget process, Council approved capital business case 25-CI-OI-03, allocating \$1.4 million for the Town's share of project costs not driven by development. The business case indicated that the majority of the project will be funded by developers through local services and development charges (DC). Staff also indicated that a separate report would be presented to Council with additional details and a comprehensive funding plan.

Below is a summary of growth-related, DC projects that form part of this project that were included in the Council approved 2021 DC study:

2021 DC Study: Keswick Service Area – Roads

- Queensway North Urbanization (Church to Old Homestead) fully urbanized

2021 DC Study: Keswick Service Area – Water

- New trunk watermain on The Queensway North to Old Homestead Road
- New watermain on Old Homestead Road

The local service requirements were outlined in the conditions of approval for Draft Plan of Subdivision 19T-19G01 and will be included in the final Subdivision Agreement between Ballymore Development (Georgina) Corp. and the Town of Georgina.

On March 26, 2025, staff presented Report No. DS-2025-0018 which authorized staff to finalize and execute a Subdivision Agreement with Ballymore Development (Georgina) Corp. for the Ballymore (Queensway North) Subdivision. The agreement will facilitate the construction of 91 single-detached homes along with essential infrastructure such as a stormwater management facility and roads, in addition to the protection of environmental protection areas. Council also authorized a temporary full road closure along The Queensway North from Church Street to Old Homestead Road to allow for the safe and efficient installation of critical municipal services, including sanitary sewers, watermains, and stormwater management systems. Additionally, a partial road closure is planned for Old Homestead Road to facilitate the construction of a new watermain.

The Town's pavement management strategy identifies roads conditions and suggests when it is most cost effective to intervene or reconstruct a specific road. The Queensway North was identified as a road in need of reconstruction. This reconstruction included full-depth road reconstruction, the installation of new curbs and gutters, and the addition of a 3.0-metre-wide multi-use pathway. These improvements were intended to enhance road functionality, support the growing community, and integrate seamlessly with development-related infrastructure upgrades. The project was also to be coordinated with ongoing municipal road improvement efforts to minimize disruptions while ensuring long-term sustainability.

The construction schedule anticipates the work to commence in the summer of 2025, with most of the infrastructure work (roads, watermain and sewer) to be completed by fall of 2025. As detailed in Report No. DS-2025-0018, the road closures will likely impact local residents, however a designated detour route is planned and advance notifications will be provided to those who may be impacted. Emergency access will also be maintained throughout the project.

Below is a summary of work required to urbanize The Queensway North as extracted from the conditions of approval for Draft Plan of Subdivision 19T-19G01:

- Ballymore (the "Owner") shall carry out all design and construction of The Queensway North urbanization from the existing sanitary maintenance hole / 300mm watermain stub south of the watercourse to Old Homestead Road including the following, and to the satisfaction of the Director of Development Services:
 - The road cross-section shall be fully urbanized with 9.75 m wide asphalt pavement, curb and gutters, and a 3-metre multi-use path (MUP) from the existing MUP south of the culvert to the intersection with The Queensway North and Old Homestead Road;
 - Municipal water distribution, sanitary sewage, and stormwater collection systems, including relocation of all utilities as required.
 - Existing and proposed intersections in accordance with the Traffic Impact Study to the satisfaction of the Director of Development Services; and,

- Intersection of The Queensway North and Old Homestead Road to the satisfaction of the Director of Development Services and York Region.
- The Owner shall complete the 300mm water main loop between the north limit of development on The Queensway North to the east limit of the Greystone Middleburg Subdivision 19T-14G01 on Old Homestead Road.
- The Owner shall construct water and sanitary sewer lateral service connections for all applicable participating private property owners located on The Queensway North (between Old Homestead Road and the southern culvert) as part of the road improvements, in accordance with the Town's design criteria, conditional on resident interest and a local improvement moving forward.

In addition to the above works that were included in conditions of approval for Draft Plan of Subdivision 19T-19G01, Ballymore also agreed to continue the work south of the culvert. These will be covered in agreement #2 with Ballymore and include work such as: site preparation and earthwork, road paving, curb and MUP installation, and road reconstruction.

4. ANALYSIS:

On March 26, 2025, through Report No. DS-2025-0018, Council authorized staff to finalize and execute a Subdivision Agreement for a development located adjacent to The Queensway North between Church Street and Old Homestead Road. The subdivision, to be constructed by Ballymore Development (Georgina) Corp., requires local services to be constructed and planned road closures on The Queensway North are necessary to accommodate the construction.

To minimize disruptions to traffic and local residents, Town staff engaged with Ballymore and they have agreed to undertake additional urbanization work on behalf of the Town and future developers. In addition to the infrastructure needed to service their own subdivision, Ballymore will also complete urbanization work requested by the Town to support future growth and enhance services for local residents.

The information below outlines the cost-sharing structure for infrastructure projects driven by growth involving both developers and the Town. It categorizes project costs into three main portions:

- *Developer Portion* – Costs that are directly related to a plan of subdivision or its surrounding area. These costs are considered local services, meaning they are essential for the development and must be installed or paid for by the developer as a condition of approval under Section 51 of the Planning Act.
- *Town Portion (Non-DC Eligible)* – Costs related to the repair or upgrade of existing infrastructure that benefits the broader community. These costs are not

development-driven and are typically covered by the Town's reserves or other funding sources.

- *Town Portion (DC Eligible)* – Costs that arise due to new developments, such as infrastructure expansions necessary to maintain service levels. These costs are eligible for Development Charges (DCs), which are fees collected from developers to help fund growth-related infrastructure.

Draft Plan of Subdivision 19T-19G01 outlines the work to be carried out by Ballymore north of the culvert to Old Homestead Road. The work related to local service connections will be provisional subject to demonstrated interest of existing property owners. Work to be completed south of the culvert, will be covered under a separate agreement with Ballymore. Through this report, if approved, Council will authorize the Town Solicitor to enter into two agreements with Ballymore to carry out the necessary work to the street.

5. RELATIONSHIP TO STRATEGIC PLAN:

Ensuring Balanced Growth - Execution of these proposed works will promote and ensure responsible growth and support the delivery of housing.

Delivering service excellence - Ensure continued financial sustainability and accountability.

6. FINANCIAL AND BUDGETARY IMPACT:

The Queensway North Project has been divided into two sections, each will be covered by a separate agreement with Ballymore:

- **Agreement #1:** Covers the work required for the section of The Queensway North from Old Homestead Road to a culvert located midway to Church Street. This agreement will include a provision for work to connect existing properties to municipal services. Work will proceed subject to interest expressed by local residents.
- **Agreement #2:** Covers the work for the section of The Queensway North from the culvert south to Church Street.

A summary of work and costs of each agreement is summarized in tables #1 and #2 below.

Table 1: Project costs and funding plan to be included in Agreement #1 for The Queensway North urbanization (north of the Culvert)

	Additional project costs	Local services for future	Non-DC Eligible costs	DC Eligible costs
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Queensway North urbanization (north of the Culvert)	carried out by Ballymore	developments carried out by Ballymore		
Queensway North Urbanization (Culvert to Old Homestead) road and MUP	\$6,826,200		\$1,679,000	\$5,147,200
New trunk watermain on The Queensway North to Old Homestead Road	\$523,200	\$175,900	\$347,300	
New watermain on Old Homestead Road	\$639,600		\$63,900	\$575,700
Queensway Sanitary Sewer	\$1,982,200	\$280,100	\$1,702,100	
Total (including contingency and non-refundable tax)	\$9,971,200	\$456,000	\$3,792,300	\$5,722,900
<i>Funding Sources</i>		<i>to be paid by the Town and recovered from future developers</i>	<i>CCBF and recoveries from local residents for service connections</i>	<i>DC Credits subject to sunset clause of five years (otherwise DC reserve)</i>

Table 2: Project costs and funding plan to be included in Agreement #2 for The Queensway North urbanization (South of the Culvert)

Queensway urbanization south of the Culvert	Additional Project costs carried out by Ballymore	Non-DC Eligible costs*	DC Eligible costs
Queensway North Urbanization (South of the Culvert) road and MUP	\$1,735,000	\$1,356,100	\$378,900
Total (including contingency and non-refundable tax)	\$1,735,000	\$1,356,100	\$378,900
<i>Funding Sources</i>		<i>CCBF</i>	<i>DC Reserve</i>

* budget was previously approved through capital business case 25-CI-OI-03

Council previously approved Business Case 25-CI-OI-03, allocating \$1.4 million from the Canada Community-Building Fund (CCBF) to cover the non-eligible DC costs for the southern portion of The Queensway North project (south of the culvert). Staff identified the need to urbanize The Queensway North in 2025 to align with development timelines and reduce disruptions in the area of construction. During the budget process and listed in the capital summary of the 2025 Budget, staff indicated that a report would be brought forward to council in 2025 to provide further details and allocate the necessary funding for the project.

Table 3 below outlines the total project costs by funding source for the two proposed agreements with Ballymore.

Table 3: Project costs by agreement and funding source

	Total	Agreement #1 Queensway North (north of the culvert)	Agreement #1 Queensway North (north of the culvert) Provisional	Agreement #2 Queensway North (south of the culvert)
DC Eligible Costs to be issued as DC credits	\$5,219,100	\$5,219,100		
DC Eligible Costs to be paid from DC reserve	\$378,900			\$378,900
DC ineligible Costs to be funded by CCBF	\$4,113,800	\$2,757,700		\$1,356,100
Service Connections to be recovered from residents	\$1,538,400		\$1,538,400	
Local Services to be recovered from future developments	\$456,000	\$456,000		
Project cost including contingencies and tax	\$ 11,706,200	\$8,432,800	\$1,538,400	\$1,735,000

The portion of the DC eligible expenses that will be included in the agreements between Ballymore Development (Georgina) Corp. and the Town of Georgina will be reflected in the updated 2025 DC study and incorporated in the new future DC rates. The costs related directly to service the local developments will be recovered from future developments through draft plan conditions.

The agreement for the urbanization of The Queensway North will include a provision for infrastructure needed to benefit existing residents, who will have the option to connect to municipal services. A local improvement charge will need to be established to recover for the costs of infrastructure in accordance with the Local Improvement Act, R.S.O. 1990, c. L.26.

This report is asking Council to authorize the Town Treasurer or delegate to engage with residents. Communication with residents will need to start as soon as possible to prevent project delays.

The construction of any infrastructure brings ongoing maintenance responsibilities. For this project, maintenance needs are expected to be incorporated into the pavement management strategy and considered in future budget planning.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

In accordance with the Local Improvement Act, R.S.O. 1990, c. L.26, public consultation will be required for any proposed local improvements. The Town will host a Public Information Centre to engage with the community and assess interest in potential infrastructure upgrades to service the existing homes. The

implementation of local improvements on The Queensway North will depend on the level of public support.

If there is interest from residents at the Public Information Centre, they will be required to subsequently obtain a petition in favour of undertaking the local improvement and it shall be signed by at least two-thirds of the owners representing at least one-half of the value of the lots liable to be specially charged for the work.

Written notice will be delivered to all residents impacted by the road closure in advance in accordance with the approved Construction Management and Developer Communication Plan (refer to Report No. DS-2025-0018). The full notice will also be provided to all agencies impacted by the closure and posted on the Town website.

8. CONCLUSION:

Staff are seeking Council approval of the recommendations outlined in this report which will enable The Town to move forward with The Queensway North Urbanization Project, ensuring the necessary funding, agreements, and delegated authorities are in place. By entering into an agreement with Ballymore Development (Georgina) Corp. and securing the required budget, the Town can facilitate the successful reconstruction of The Queensway North from Church Street to Old Homestead Road, supporting infrastructure improvements that align with long-term growth and development objectives.

APPROVALS

Prepared By:	Dina Havkin, CPA, CMA, Manager of Financial Strategy and Planning/Deputy Treasurer
Recommended By:	Rob Wheeler, CPA, CA, Deputy Chief Administrative Officer and Treasurer
Approved By:	Ryan Cronsberry, Chief Administrative Officer

Attachments:

Attachment 1 - General Plan of Services