

May 9, 2025

Memorandum to: Becky Ridding  
 Senior Financial Analyst  
 Town of Georgina

From: Daryl Keleher, MCIP, RPP, Principal  
 Keleher Planning & Economic Consulting Inc.

Re: Georgina DC  
 Our File: P1162

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Keleher Planning & Economic Consulting Inc. was retained by the Georgina Developers Association (GDA) to review the Town of Georgina's proposed DC by-law, the associated DC background study, and other relevant materials. This memo provides comments on the initial information received April 23, 2025.

## PROPOSED CHANGES TO DC RATES

*Figure 1*

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### Comparison of Current and Proposed DC Rates, Town of Georgina, per Single-Detached Unit

	Current	Proposed	Change	% Change
Library	\$ 1,783	\$ 1,484	\$ -299	-17%
Fire	\$ 1,939	\$ 3,498	\$ 1,559	80%
Parks & Recreation	\$ 19,352	\$ 28,471	\$ 9,119	47%
Operations	\$ 752	\$ 1,369	\$ 617	82%
General Government	\$ 566	\$ 475	\$ -91	-16%
Roads - Town-wide	\$ 158	\$ 344	\$ 186	118%
Storm - Town-wide	\$ 34	\$ 120	\$ 86	253%
Subtotal Town-wide	\$ 24,584	\$ 35,761	\$ 11,177	45%
Keswick Service Area	\$ 2,128	\$ 4,076	\$ 1,948	92%
Sutton Service Area	\$ 978	\$ 2,105	\$ 1,127	115%
Sutton High Street Sewer	\$ 3,881	\$ 239	\$ -3,642	-94%
Keswick Queensway East&West	\$ 5,165	\$ 3,764	\$ -1,401	-27%
Total Keswick	\$ 31,877	\$ 43,601	\$ 11,724	37%
Total Sutton	\$ 29,443	\$ 38,105	\$ 8,662	29%

Source: Draft DC Study materials provided by Town of Georgina, and Staff Report DCAO-2025-0005

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## QUESTIONS AND COMMENTS

### Population, Household and Employment Forecasts

- 1) The 2051 population is 68,385 persons, which after applying a 3.1% undercount equates to 70,500 persons, generally consistent with YROP forecasts to 2051. However, for employment, the forecast to 2051 used in the DC Study materials is 17,581 jobs, or more than 3,000 fewer than planned to 2051 in the YROP. This represents growth of 8,181 jobs over the 2021-2051 period, compared to 11,300 jobs over the same period in the YROP, or a decline of 28% in the amount of employment growth being forecast. What is the basis for the reduced employment forecast relative to planning forecasts?

### Land Value for Pefferlaw Facilities

- 2) The Pefferlaw Fire Station has a land value of \$930,000 per hectare, but the other facilities (library, indoor recreation) in Pefferlaw have land values of \$3,500,000 per hectare which is consistent with the land values used for facilities in Sutton and Keswick. What is the rationale for the land value assigned to library and indoor recreation facilities in Pefferlaw?

### Public Works

- 3) The value assigned to Public Works facilities has increased from \$275,000 per hectare in the 2021 DC Study to \$930,000 per hectare in the 2025 DC Study, an increase of 238% in four years, or annualized average increases of 36% per year. Does the Town have a land appraisal study supporting these land value increases?
- 4) The amount of land area associated with Public Works facilities has decreased from 5.74 hectares in the 2021 DC Study to 4.81 hectares in the 2025 DC Study – has the Town disposed of land at these facilities?
- 5) The value of Furniture & Equipment has increased from \$4.24 million in the 2021 DC Study to \$11.38 million in the 2025 DC Study. Can the Town substantiate this increase?

### Fire

- 6) With the expansion to the Pefferlaw Fire Station, the functional level of service as expressed on a SF/capita basis has increased from 0.42 SF/capita in 2010 to 0.52 SF/capita in 2025. Do the DC calculations consider the excess capacity that is available relative to long-standing service levels?
- 7) With the additional 19,000 SF at a new South Keswick Station, and 20,000 SF at a new station in North Keswick, the Town will have an additional 39,000 SF of fire station space, which after accounting for 10-year population and employment growth, will result in the Town having a functional service level of 1.00 SF/capita, or more than double the level of service (in terms of SF/capita) than exists in 2025.

Figure 2

### Changing Service Levels, Fire Stations, Town of Georgina

	2010 (LOS)	2025 (LOS)	2035
Fire Stations - Square Footage	21,250	30,340	69,340
Population + Employment	50,747	58,005	68,955
SF/capita	0.42	0.52	1.01

Source: Town of Georgina DC Study Materials

### Parks & Recreation

- 8) Can the Town provide the debenture by-law and associated repayment schedules for the MURC Debt?
- 9) Can the breakdown of capital costs for the MURC project (land, building, soft costs, contingencies) be provided?
- 10) Can details and/or cost breakdown be provided for the \$4.24 million for the “MURC Park Portion (2 Ha)” be provided?
- 11) What is the basis for the 33% BTE for waterfront parks (projects 3.2.11, 3.2.19, 3.2.20, and 3.2.21) and 50% for project 3.2.13?
- 12) Do the capital costs for specified waterfront park development projects include assumed contingency costs within the cost estimates supporting the amounts included in the DC Study?
- 13) What is the rationale for the “Provision for Additional Waterfront Park Development Projects”, and how do they differ from the specific waterfront parks projects?
- 14) The average value for playgrounds has risen substantially with the average value rising from \$90,235 in the 2021 DC Study to \$217,568 in the 2025 DC Study, an increase of 141%, or an average annual growth rate of 24.6%.
  - a) What is the basis for this rate of increase?
  - b) Can the Town share details of recently constructed playgrounds (which based on the LOS inventory would include Sutton Ballymore Phase 1A/1B, Julia Munro Park and Starlish Park)?
- 15) There are questions about the cost increase for numerous existing facilities – can recent or sample expenditures/source material be provided for the updated values assigned to the following works:
  - a) Pickleball courts have increased from \$10,000 per facility in the 2021 DC Study to \$70,000 in the 2025 DC Study, while at the same time the cost of tennis courts has remained at \$200,000 per facility in both the 2021 and 2025 DC studies.
  - b) The cost for the ROC soccer fields have risen from \$215,000 in the 2021 DC Study to \$1,000,000 in the 2025 DC Study, an increase of 365%.
  - c) The cost for the ROC Bike Park has risen from \$145,000 to \$500,000, an increase of 244%

## General Questions

- 16) Can the Town provide PDF copies of its DC reserve fund statements for the fiscal years 2020, 2021, 2022, 2023 and 2024?
- 17) The Town uses a 'large' / 'small' apartment threshold of 650 square feet (SF). Has the Town considered adjusting the square footage threshold for its apartment DCs to be consistent with York Region's threshold of 700 SF?
- 18) There are line items for recovery of "Cost of Delivering Development-Related Capital Program" – what is the basis for this provision? Can it be confirmed that it does not overlap with the costs included and recovered for as admin/engineering adjustment factors, or planning/engineering review fees through the Town's fees by-law?