



June 11, 2025

Mayor Quirk and Members of Council
Town of Georgina
26557 Civic Centre Rd.
Keswick, ON
L4P 3G1

Sent: clerks@georgina.ca

Re: 2025 Development Charges Review
June 18, 2025
Public Meeting

On behalf of the Building Industry and Land Development Association (BILD) and our York Forum members, we are pleased to submit this correspondence as part of the public meeting record for the Town of Georgina's 2025 Development Charges Review. Thank you for the opportunity to participate in this important process.

To begin, BILD acknowledges and appreciates the recent stakeholder meeting that included representatives from BILD, the Georgina Developers Association (GDA), Town staff, and the Town's consultant on May 21st. We value the opportunity to represent our members in that discussion and found the exchange to be constructive.

That said, BILD is requesting additional consultation with the Town and other industry stakeholders prior to Council's adoption of the Background Study & By-law this August.

Given the upcoming Regional Council decision of York Region's Development Charge Deferral Program on June 12th, and the anticipated DC legislation from Bill 17 expected this fall, it is critical that we have a more thorough dialogue before finalizing this by-law. Specifically with respect to the published Background Study, several key concerns raised by the industry remain outstanding. It is important that we continue to work collaboratively to ensure these issues are fully addressed before the by-law proceeds to adoption.

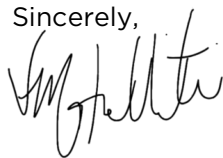
We want to reiterate the urgency of Ontario's ongoing housing crisis and the need for thoughtful, balanced policies that facilitate, rather than hinder, the delivery of new homes. Market conditions remain extremely challenging. Financing is more difficult to secure, buyer confidence is declining, and construction costs remain high due to labour shortages, ongoing material price volatility, and newly imposed tariffs. In this environment, significant increases to development charges could further delay projects, threaten housing targets, and negatively impact affordability for future homeowners.

It is also important to recognize that the Town already increased development charges by 50% in 2021. The current proposal, representing an additional average increase of 53.6%, means charges will have more than doubled in just four years. Reopening the by-law early to implement such a steep increase, without further consultation on industry concerns, raises concerns about the impacts on housing delivery in Georgina.

For these reasons, we strongly urge the Town to engage in further discussions with BILD, the GDA, and other stakeholders prior to moving forward with adoption. The complexity and significance of this review warrant additional dialogue to ensure that the resulting policy supports, rather than undermines, the Town's broader housing objectives.

We look forward to continued collaboration and thank you for your consideration.

Sincerely,



Victoria Mortelliti, MCIP, RPP.
Senior Manager of Policy and Advocacy

CC: BILD York Forum Members