

Without Prejudice

MEMORANDUM

To: BILD, Georgina Developers Association (GDA) and Daryl Keleher, KPEC

From: Andrew Mirabella, Hemson Consulting Ltd.

Date: August 6, 2025

Re: Response to 2025 DC Follow-Up Questions on Behalf of KPEC

This memorandum provides a response to the additional follow-up questions raised by stakeholders.

The following questions were received from KPEC on July 17th, 2025. A response is provided to the questions below. Of note, where adjustments are warranted, the Consolidated DC Background Study will reflect the changes.

A. FIRE SERVICE LEVELS

Question: With the completion of the Pepperlaw Fire Station, the service levels as expressed in terms of building area per capita increased from 0.42 SF per capita in 2010 to 0.52 SF per capita in 2025. The Town's response indicated that the station was constructed by non-DC funding sources and therefore the excess capacity associated with the facility cannot be used to meet the needs associated with future development.

The Pepperlaw Fire Station was constructed and funded from non-DC funding sources and the future debt payments are also not being paid for from future DCs. Any notional excess capacity cannot be used to meet the capital requirements required by future development, and therefore, the associated capital cost is eligible for recovery and no reduction to the funding envelope is made.

The Town's response raises questions as to whether the Town's existing excess capacity that may have existed was appropriately accounted for in DC rate calculations. The response from the Town indicated that the 'notional' excess capacity cannot be used, with the apparent reason being that the station was funded by non-DC funding sources.

In my opinion, this in-and-of-itself is insufficient reason to not account for the excess capacity that appears to exist. Rather, the DC Act (s.5(1) para.5) directs the increase in

need for service be reduced by the part that can be met using the municipality's excess capacity, regardless of how it was funded.

The only exclusions from this provision in the DC Act is in situations where Council has "indicated an intention that it would be paid for by new development.". As the Pepperlaw Fire Station causing the excess capacity is in the LOS inventory and not in the capital project list, it does not appear that Council has expressed this intent.

Response:

We maintain that no excess capacity exists and no adjustment to the funding envelope is made. The Town of Georgina Fire Protection Services Master Plan (November 2016) recommends the replacement of Station 1-8 (Pepperlaw) partly to address deficiencies with the station as it is old and lacks modern design features, proper equipment storage, and the ability to house modern fire apparatus. The Town would still need to construct new fire space in Keswick (projects 2.1.3 – 2.1.7) to accommodate growth.

B. COUNCIL INTENT AND MURC DEBT BALLOON PAYMENT

Question: The DC Study includes annual provisions for debt principal repayment and the combined amounts for Library and Recreation match those of the Region's debenture by-law 2024-01 for the MURC, for each of the years 2025-2033.

In 2034, however, the debenture repayment showing is \$22.6 million, while the debenture by-law shows only \$1.69 million in principal repayment. The DC study rate calculations are based on an assumption that relies upon the full remaining payments being paid-down in 2034, despite the amortization schedule in the Region's by-law extending to 2049.

This approach utilizes finite room under the calculated level of service cap used to estimate the maximum allowable funding envelope for each DC service. The LOS cap in the Town's 2025 DC Study is \$56.44 million. This is fully utilized, with \$16.1 million in post-period benefit, of which \$10.5 million is for the MURC debt, and the other \$5.6 million is for various waterfront parks projects.

In my opinion, the issue with the approach used in the 2024 DC Study is the lack of Council intent in the cost assumptions used for DC rate calculation – based on the by-law, the costs included in the DC rate calculation for 2034 that are over and above the scheduled debenture repayment amount (or \$12.1 million over \$1.69 million, \$10.44 million) should be removed from the calculated DC rates. Understanding that the capital work would be fully DC eligible if it wasn't debentured, it is understood that if the work benefits growth such

that it meets the increased needs of growth to 2034, a possible scenario is that in future DC studies (in 2035, the amount of debt carried in the DC capital program at that time may be \$35.5 million, despite the DC rates in 2025 being designed to fully fund the full repayment (except the post-period share)).

Response:

The MURC debt payment is entirely eligible for DC funding. Of note, a portion of the debt (\$10.5 million) was categorized as post-2034, and those costs are not included in the calculated DC rates for recovery in this planning period (DC Background Study June 4th 2025).

C. WATERFRONT PARKS BTE

Question: Further review is being undertaken to assess the appropriateness of BTE allocations (ranging from 33%- 50%) for waterfront parks projects. The statement provided in the Hemson response memo stated that these BTE allocations are meant to reflect “a share of some of the park amenities which will be replaced or upgraded with the redevelopment”, however a detailed information request regarding various detailed components of parks development projects outlined in the Master Plan may be sought to assess whether the BTE assumptions used in the 2025 DC Study appropriately reflect the replacement and state-of-good repair elements of the projects.

Response:

After further review, we maintain the BTE shares assigned to the waterfront parks projects reflect the portion of the parks that are not related to growth - the costs included for DC recovery reflect the portion related to growth.

D. FINAL RATE ADJUSTMENT

During the consultation process held between Town staff, BILD, the GDA (and associated members) and Hemson throughout the study process, a number of concerns were raised from the industry about the ability to deliver housing in a challenging economic environment while maintaining housing affordability. The Town and Hemson appreciates the industry position but also the need to balance the Town’s own initiatives to deliver and fund growth-related infrastructure in a sustainable way. As a result of this ongoing communication, the following changes have been made in good faith to the Library Services and Parks and Recreation calculated rates to reduce the rate while still ensuring that the delivery of future

capital projects was not jeopardized and continue to be included in the DC program for recovery.

Library Services:

- Project 1.2.3 - Additional Collection Materials. The Gross project cost was reduced by \$610,000 to \$100,000 (from \$710,000 as outlined in the DBCS June 4th 2025). This reduction has the effect of reducing the in-period DC recoverable share and thereby reducing the DC rate.

Parks & Recreation:

- Project 3.2.16 - MURC Park Portion (2 ha). The in-period DC recoverable share was reduced by \$1.0 million to \$3.24 million (from \$4.24 million as outlined in the DBCS June 4th, 2025). The \$1.0 million has been included as post period recovery and will be considered for recovery in subsequent DC by-laws, subject to service level restrictions.
- Project 3.1.18 – MURC Debt (Recreation). The in-period DC recoverable share was reduced by \$4.3 million – this adjustment increases the post-period benefit share of the debt to \$14.8 million (from \$10.5 million as included in the DCBS June 4th 2025).
- Project 3.2.24 – Sports Dome (New). Further to the discussion with the industry held on July 28th, 2025 – it was communicated that an additional project would need to be added to the capital program to recognize plans to include a Sports Dome facility in the updated Recreation Masterplan. Therefore, a new Sports Dome facility was added to the capital program in 2034 for a cost of \$5.0 million. Recognizing the ongoing discussions with the industry, this project has been identified to be entirely post period and not included for recovery in this planning period from DCs. Therefore, the inclusion of this project has no net impact on the DC rates calculated but included for transparency and continuity to future DC Studies and the Town's intent to include this project in the forthcoming Recreation Master Plan.

Following the changes outlined above, the residential charge per SDU would be reduced by 7%, or \$2,655 from the rate included in the DCBS (June 4th 2025)¹. The detailed reduction on the calculated residential charge per SDU can be found below:

¹ The rates outlined in the DCBS were also the same rates presented at the DC Public Meeting held on June 18th 2025.

Service	DCBS (June 4th)	August 1 2025	Difference in Charge	
	Residential Charge / SDU	Residential Charge / SDU		
Library Services	\$1,484	\$1,287	(\$197)	-13%
Fire And Rescue Services	\$3,505	\$3,505	\$0	0%
Parks And Recreation	\$28,134	\$25,676	(\$2,458)	-9%
Services Related To A Highway: Public Works	\$1,363	\$1,363	\$0	0%
Development-Related Studies	\$477	\$477	\$0	0%
Total General Services	\$34,963	\$32,308	(\$2,655)	-8%
Services Related To A Highway: Roads And Related	\$825	\$825	\$0	0%
Storm Water Drainage And Control	\$122	\$122	\$0	0%
TOTAL TOWN-WIDE CHARGE BY UNIT TYPE	\$35,910	\$33,255	(\$2,655)	-7%

The revised Town-wide rate schedule is outlined below. The changes put forward would not impact the ASDC calculated, nor would it impact the non-residential charges.

Service	Residential Charge By Unit Type				Non-Residential Charge (\$/sq.m)
	Single & Semi-Detached	Rows & Other Multiples	Apartments		
			≥700 sq.ft.	<700 sq.ft.	
Library Services	\$1,287	\$1,232	\$901	\$622	\$0.00
Fire And Rescue Services	\$3,505	\$3,354	\$2,453	\$1,694	\$18.03
Parks And Recreation	\$25,676	\$24,572	\$17,973	\$12,410	\$0.00
Development-Related Studies	\$477	\$456	\$334	\$230	\$2.45
Services Related to a Highway:					
Public Works	\$1,363	\$1,305	\$954	\$659	\$7.00
Roads And Related	\$825	\$790	\$578	\$399	\$4.14
Storm Water Drainage And Control	\$122	\$117	\$86	\$59	\$0.61
TOTAL TOWN-WIDE CHARGE	\$33,255	\$31,826	\$23,279	\$16,073	\$32.23

APPENDIX A

APPENDIX B.1
TABLE 2

TOWN OF GEORGINA
DEVELOPMENT-RELATED CAPITAL PROGRAM
LIBRARY SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	BTE (%)		Available DC Reserves	2025-2034	Post 2034
1.0 LIBRARY SERVICES										
1.1 Debt Recovery - Principal Payments Only*										
1.1.1 Multi-Use Recreation Centre Debt (Library Share)	2025 - 2025	\$ 110,818	\$ -	\$ 110,818	\$ -	0%	\$ 110,818	\$ 110,818	\$ -	\$ -
1.1.2 Multi-Use Recreation Centre Debt (Library Share)	2026 - 2026	\$ 115,940	\$ -	\$ 115,940	\$ -	0%	\$ 115,940	\$ 115,940	\$ -	\$ -
1.1.3 Multi-Use Recreation Centre Debt (Library Share)	2027 - 2027	\$ 121,299	\$ -	\$ 121,299	\$ -	0%	\$ 121,299	\$ 121,299	\$ -	\$ -
1.1.4 Multi-Use Recreation Centre Debt (Library Share)	2028 - 2028	\$ 126,906	\$ -	\$ 126,906	\$ -	0%	\$ 126,906	\$ 126,906	\$ -	\$ -
1.1.5 Multi-Use Recreation Centre Debt (Library Share)	2029 - 2029	\$ 132,772	\$ -	\$ 132,772	\$ -	0%	\$ 132,772	\$ 132,772	\$ -	\$ -
1.1.6 Multi-Use Recreation Centre Debt (Library Share)	2030 - 2030	\$ 138,909	\$ -	\$ 138,909	\$ -	0%	\$ 138,909	\$ 138,909	\$ -	\$ -
1.1.7 Multi-Use Recreation Centre Debt (Library Share)	2031 - 2031	\$ 145,329	\$ -	\$ 145,329	\$ -	0%	\$ 145,329	\$ 145,329	\$ -	\$ -
1.1.8 Multi-Use Recreation Centre Debt (Library Share)	2032 - 2032	\$ 152,047	\$ -	\$ 152,047	\$ -	0%	\$ 152,047	\$ 152,047	\$ -	\$ -
1.1.9 Multi-Use Recreation Centre Debt (Library Share)	2033 - 2033	\$ 159,075	\$ -	\$ 159,075	\$ -	0%	\$ 159,075	\$ 159,075	\$ -	\$ -
1.1.10 Multi-Use Recreation Centre Debt (Library Share)	2034 - 2034	\$ 2,220,723	\$ -	\$ 2,220,723	\$ -	0%	\$ 2,220,723	\$ 825,150	\$ 1,395,573	\$ -
Subtotal Debt Recovery - Principal Payments Only*		\$ 3,423,817	\$ -	\$ 3,423,817	\$ -		\$ 3,423,817	\$ 2,028,244	\$ 1,395,573	\$ -
1.2 Buildings, Land & Materials										
1.2.1 MURC Servicing - Decommissioning of Garrett Styles Temp Pump	2025 - 2025	\$ 40,000	\$ -	\$ 40,000	\$ -	0%	\$ 40,000	\$ 40,000	\$ -	\$ -
1.2.2 Provision for New Growth Related Projects	2025 - 2034	\$ 250,000	\$ -	\$ 250,000	\$ -	0%	\$ 250,000	\$ 250,000	\$ -	\$ -
1.2.3 Additional Collection Materials	2025 - 2034	\$ 100,000	\$ -	\$ 100,000	\$ -	0%	\$ 100,000	\$ 100,000	\$ -	\$ -
Subtotal Buildings, Land & Materials		\$ 390,000	\$ -	\$ 390,000	\$ -		\$ 390,000	\$ 390,000	\$ -	\$ -
1.3 Cost of Delivering Development-Related Capital Program	2025 - 2034	\$ 32,483	\$ -	\$ 32,483	\$ -	0%	\$ 32,483	\$ -	\$ 32,483	\$ -
TOTAL LIBRARY SERVICES		\$ 3,846,300	\$ -	\$ 3,846,300	\$ -		\$ 3,846,300	\$ 2,418,244	\$ 1,428,056	\$ -

*Interest costs are included in the cash-flow analysis

Residential Development Charge Calculation		
Residential Share of 2025 - 2034 DC Eligible Costs	100%	\$1,428,056
10-Year Growth in Population in New Units		7,868
Unadjusted Development Charge Per Capita		\$181.50
Non-Residential Development Charge Calculation		
Non-Residential Share of 2025 - 2034 DC Eligible Costs	0%	\$0
10-Year Growth in New Space (Square Metres)		209,480
Unadjusted Development Charge Per Square Metre		\$0.00

2025 - 2034 Net Funding Envelope	\$4,503,835
Reserve Fund Balance	
Balance as at January 1, 2025	\$2,418,244

APPENDIX B.3
TABLE 2

TOWN OF GEORGINA
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS AND RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs				
					Replacement & BTE Shares	BTE (%)		Available DC Reserves	2025- 2034	Post 2034		
3.0 PARKS AND RECREATION												
3.1 Debt Recovery - Principal Payments Only*												
3.1.1 Julia Munro Debt	2025 - 2025	\$ 185,779	\$ -	\$ 185,779	\$ -	0%	\$ 185,779	\$ 185,779	\$ -	\$ -		
3.1.2 Julia Munro Debt	2026 - 2026	\$ 193,797	\$ -	\$ 193,797	\$ -	0%	\$ 193,797	\$ 193,797	\$ -	\$ -		
3.1.3 Julia Munro Debt	2027 - 2027	\$ 202,160	\$ -	\$ 202,160	\$ -	0%	\$ 202,160	\$ 202,160	\$ -	\$ -		
3.1.4 Julia Munro Debt	2028 - 2028	\$ 210,885	\$ -	\$ 210,885	\$ -	0%	\$ 210,885	\$ -	\$ 210,885	\$ -		
3.1.5 Julia Munro Debt	2029 - 2029	\$ 219,985	\$ -	\$ 219,985	\$ -	0%	\$ 219,985	\$ -	\$ 219,985	\$ -		
3.1.6 Julia Munro Debt	2030 - 2030	\$ 229,479	\$ -	\$ 229,479	\$ -	0%	\$ 229,479	\$ -	\$ 229,479	\$ -		
3.1.7 Julia Munro Debt	2031 - 2031	\$ 239,382	\$ -	\$ 239,382	\$ -	0%	\$ 239,382	\$ -	\$ 239,382	\$ -		
3.1.8 Julia Munro Debt	2032 - 2032	\$ 249,713	\$ -	\$ 249,713	\$ -	0%	\$ 249,713	\$ -	\$ 249,713	\$ -		
3.1.9 Multi-Use Recreation Centre Debt (Recreation Share)	2025 - 2025	\$ 1,016,882	\$ -	\$ 1,016,882	\$ -	0%	\$ 1,016,882	\$ 1,016,882	\$ -	\$ -		
3.1.10 Multi-Use Recreation Centre Debt (Recreation Share)	2026 - 2026	\$ 1,063,885	\$ -	\$ 1,063,885	\$ -	0%	\$ 1,063,885	\$ 1,063,885	\$ -	\$ -		
3.1.11 Multi-Use Recreation Centre Debt (Recreation Share)	2027 - 2027	\$ 1,113,060	\$ -	\$ 1,113,060	\$ -	0%	\$ 1,113,060	\$ 777,012	\$ 336,048	\$ -		
3.1.12 Multi-Use Recreation Centre Debt (Recreation Share)	2028 - 2028	\$ 1,164,507	\$ -	\$ 1,164,507	\$ -	0%	\$ 1,164,507	\$ -	\$ 1,164,507	\$ -		
3.1.13 Multi-Use Recreation Centre Debt (Recreation Share)	2029 - 2029	\$ 1,218,333	\$ -	\$ 1,218,333	\$ -	0%	\$ 1,218,333	\$ -	\$ 1,218,333	\$ -		
3.1.14 Multi-Use Recreation Centre Debt (Recreation Share)	2030 - 2030	\$ 1,274,647	\$ -	\$ 1,274,647	\$ -	0%	\$ 1,274,647	\$ -	\$ 1,274,647	\$ -		
3.1.15 Multi-Use Recreation Centre Debt (Recreation Share)	2031 - 2031	\$ 1,333,564	\$ -	\$ 1,333,564	\$ -	0%	\$ 1,333,564	\$ -	\$ 1,333,564	\$ -		
3.1.16 Multi-Use Recreation Centre Debt (Recreation Share)	2032 - 2032	\$ 1,395,205	\$ -	\$ 1,395,205	\$ -	0%	\$ 1,395,205	\$ -	\$ 1,395,205	\$ -		
3.1.17 Multi-Use Recreation Centre Debt (Recreation Share)	2033 - 2033	\$ 1,459,694	\$ -	\$ 1,459,694	\$ -	0%	\$ 1,459,694	\$ -	\$ 1,459,694	\$ -		
3.1.18 Multi-Use Recreation Centre Debt (Recreation Share)	2034 - 2034	\$ 20,377,689	\$ -	\$ 20,377,689	\$ -	0%	\$ 20,377,689	\$ -	\$ 5,609,078	\$ 14,768,611		
Subtotal Debt Recovery - Principal Payments Only*		\$ 33,148,647	\$ -	\$ 33,148,647	\$ -		\$ 33,148,647	\$ 3,439,515	\$ 14,940,522	\$ 14,768,611		
3.2 Parks, Trails and Park Buildings												
3.2.1 Terry Fox Park	2025 - 2025	\$ 2,072,400	\$ 150,000	\$ 1,922,400	\$ -	0%	\$ 1,922,400	\$ 1,922,400	\$ -	\$ -		
3.2.2 Decommissioning of Garrett Styles Temp Pump	2025 - 2025	\$ 360,000	\$ -	\$ 360,000	\$ -	0%	\$ 360,000	\$ 360,000	\$ -	\$ -		
3.2.3 Ainslie Hill (Catering Road): Village Square Block 194 (0.19ha), Block 195 (0.27ha), trail	2025 - 2025	\$ 1,440,000	\$ 664,000	\$ 776,000	\$ -	0%	\$ 776,000	\$ 776,000	\$ -	\$ -		
3.2.4 Simcoe Landing Phase 9: Neighbourhood Park (2.46Ha)	2026 - 2026	\$ 2,560,000	\$ -	\$ 2,560,000	\$ -	0%	\$ 2,560,000	\$ 2,560,000	\$ -	\$ -		
3.2.5 Willow Beach Park (Waterfront)	2026 - 2026	\$ 8,667,800	\$ -	\$ 8,667,800	\$ 2,888,978	33%	\$ 5,778,822	\$ 5,778,822	\$ -	\$ -		
3.2.6 Greystone: Linear Park/ Trail Design/Construction	2027 - 2027	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	0%	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -		
3.2.7 Simcoe Landing Phase 9: Village Square (0.66Ha)	2027 - 2027	\$ 650,000	\$ -	\$ 650,000	\$ -	0%	\$ 650,000	\$ -	\$ 650,000	\$ -		
3.2.8 Ballymore Queensway N - Trail	2028 - 2028	\$ 160,000	\$ -	\$ 160,000	\$ -	0%	\$ 160,000	\$ -	\$ 160,000	\$ -		
3.2.9 Ballymore Queensway N - Small Park (0.34ha)	2028 - 2028	\$ 150,000	\$ -	\$ 150,000	\$ -	0%	\$ 150,000	\$ -	\$ 150,000	\$ -		
3.2.10 Carryspring Holdings (Garland Community)	2028 - 2028	\$ 753,500	\$ -	\$ 753,500	\$ -	0%	\$ 753,500	\$ -	\$ 753,500	\$ -		
3.2.11 Young's Harbour Park (Waterfront)	2028 - 2028	\$ 4,416,600	\$ -	\$ 4,416,600	\$ 1,472,053	33%	\$ 2,944,547	\$ -	\$ 2,944,547	\$ -		
3.2.12 Provision for New Maintenance Building (Parks Growth-Share Only)	2029 - 2029	\$ 1,533,333	\$ -	\$ 1,533,333	\$ -	0%	\$ 1,533,333	\$ -	\$ 1,533,333	\$ -		
3.2.13 Jackson's Point Harbour, Bonnie Park, Malone Wharf (Waterfront)	2029 - 2030	\$ 7,470,200	\$ -	\$ 7,470,200	\$ 3,735,100	50%	\$ 3,735,100	\$ -	\$ 3,735,100	\$ -		
3.2.14 Maskinonge Pedestrian Bridge	2030 - 2030	\$ 3,600,000	\$ -	\$ 3,600,000	\$ -	0%	\$ 3,600,000	\$ -	\$ 3,600,000	\$ -		
3.2.15 Simcoe Landing Phase 10 Block 592 (1.08ha)	2030 - 2030	\$ 1,100,000	\$ -	\$ 1,100,000	\$ -	0%	\$ 1,100,000	\$ -	\$ 1,100,000	\$ -		
3.2.16 MURC Park Portion (2Ha)	2030 - 2030	\$ 4,240,000	\$ -	\$ 4,240,000	\$ -	0%	\$ 4,240,000	\$ -	\$ 3,240,000	\$ 1,000,000		
3.2.17 Simcoe Landing Phase 10 Block 593 (1.0ha)	2031 - 2031	\$ 1,100,000	\$ -	\$ 1,100,000	\$ -	0%	\$ 1,100,000	\$ -	\$ 1,100,000	\$ -		
3.2.18 Provision for Future Parks (Non-Waterfront)	2032 - 2032	\$ 2,500,000	\$ -	\$ 2,500,000	\$ -	0%	\$ 2,500,000	\$ -	\$ 2,500,000	\$ -		
3.2.19 Adeline Park (Waterfront)	2028 - 2030	\$ 2,501,100	\$ -	\$ 2,501,100	\$ 833,617	33%	\$ 1,667,483	\$ -	\$ 1,111,544	\$ 555,939		
3.2.20 De La Salle Park (Waterfront)	2030 - 2032	\$ 9,951,400	\$ -	\$ 9,951,400	\$ 3,316,802	33%	\$ 6,634,598	\$ -	\$ 4,422,623	\$ 2,211,975		
3.2.21 Holmes Point Park (Waterfront)	2032 - 2034	\$ 4,486,100	\$ -	\$ 4,486,100	\$ 1,495,217	33%	\$ 2,990,883	\$ -	\$ 1,993,723	\$ 997,160		
3.2.22 North Gwillimbury (Waterfront)	2032 - 2034	\$ 8,370,100	\$ -	\$ 8,370,100	\$ 2,789,754	33%	\$ 5,580,346	\$ -	\$ 3,719,858	\$ 1,860,487		
3.2.23 Provision for Additional Waterfront Park Development Projects	2025 2034	\$ 800,000	\$ -	\$ 800,000	\$ 266,640	33%	\$ 533,360	\$ -	\$ 533,360	\$ -		
3.2.24 Sports Dome	2034 2034	\$ 5,000,000	\$ -	\$ 5,000,000	\$ -	0%	\$ 5,000,000	\$ -	\$ -	\$ 5,000,000		
Subtotal Parks, Trails and Park Buildings		\$ 74,882,533	\$ 814,000	\$ 74,068,533	\$ 16,798,160		\$ 57,270,373	\$ 11,397,222	\$ 34,247,589	\$ 11,625,561		

APPENDIX B.3
TABLE 2

TOWN OF GEORGINA
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS AND RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	BTE (%)		Available DC Reserves	2025- 2034	Post 2034
3.3 Vehicles and Equipment										
3.3.1 Skid Steer	2026 - 2026	\$ 35,000	\$ -	\$ 35,000	\$ -	0%	\$ 35,000	\$ 35,000	\$ -	\$ -
3.3.2 Large Lawnmower	2027 - 2027	\$ 160,000	\$ -	\$ 160,000	\$ -	0%	\$ 160,000	\$ 160,000	\$ -	\$ -
3.3.3 Tractor/Loader	2027 - 2027	\$ 260,000	\$ -	\$ 260,000	\$ -	0%	\$ 260,000	\$ -	\$ 260,000	\$ -
3.3.4 Pick-Up truck (Crew Cab) Parks, Snow Gear	2028 - 2028	\$ 140,000	\$ -	\$ 140,000	\$ -	0%	\$ 140,000	\$ -	\$ 140,000	\$ -
3.3.5 Waste Truck	2027 - 2027	\$ 300,000	\$ -	\$ 300,000	\$ -	0%	\$ 300,000	\$ -	\$ 300,000	\$ -
3.3.6 Provision for other New Vehicles/Equipment for Parks	2025 - 2034	\$ 570,000	\$ -	\$ 570,000	\$ -	0%	\$ 570,000	\$ -	\$ 570,000	\$ -
Subtotal Vehicles and Equipment		\$ 1,465,000	\$ -	\$ 1,465,000	\$ -		\$ 1,465,000	\$ 195,000	\$ 1,270,000	\$ -
3.4 Cost of Delivering Development-Related Capital Program	2025 - 2034	\$ 973,609	\$ -	\$ 973,609	\$ -	0%	\$ 973,609	\$ 292,083	\$ 681,526	\$ -
TOTAL PARKS AND RECREATION		\$ 110,469,789	\$ 814,000	\$ 109,655,789	\$ 16,798,160		\$ 92,857,628	\$ 15,323,819	\$ 51,139,637	\$ 26,394,172

*Interest costs are included in the cash-flow analysis

Residential Development Charge Calculation		
Residential Share of 2025 - 2034 DC Eligible Costs	100%	\$51,139,637
10-Year Growth in Population in New Units		7,868
Unadjusted Development Charge Per Capita		\$6,499.70
Non-Residential Development Charge Calculation		
Non-Residential Share of 2025 - 2034 DC Eligible Costs	0%	\$0
10-Year Growth in New Space (Square Metres)		209,480
Unadjusted Development Charge Per Square Metre		\$0.00

2025 - 2034 Net Funding Envelope	\$56,444,923
Reserve Fund Balance	
Balance as at January 1, 2025	\$15,323,819