

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL AGENDA ADDENDUM #3

Wednesday, June 22, 2016
7:00 PM

12. REPORTS

(2) REPORTS REQUIRING SEPARATE DISCUSSION

Reports from the Administrative Services Department:

(B) Development Charges Background Study and By-law

Report No. DAS-2016-0033

Pages 1-7

•Correspondence supporting the position of Altus Group as set forth in its memorandum to Rebecca Mathewson dated June 14, 2016, from the following members of the Georgina Developers Association (GDA):

- Stephen Meyer, Development Manager, Oxford Developments
- David Brand, President, Middleberg Developments Inc.
- David Brand, Director, Greystone (Homestead) Limited
- Alan Lam, President, Greenvilla Development Group Inc.
- Phil Ramsay, Gladebrook Homes
- Louie Morra, President, Ballymore Development (Keswick) Corp.
- Louie Morra, President, Ainslie Hill 1 Inc.



OXFORD
DEVELOPMENTS

2 Farr Avenue
Sharon, Ontario L0G 1V0
(905) 836-9306

Office@OxfordDevelopments.ca
OxfordDevelopments.ca
Fax (905) 836-8308

June 22nd, 2016

Mayor and Council
Town of Georgina
26557 Civic Centre Road
Keswick, Ontario, L4P 3G1

Dear Mayor and Council:

Re: Town of Georgina Proposed Development Charges By-law 2016-0054 (AD-5)

On May 25th, 2016, Michael Smith, Secretary-Treasurer of the Georgina Developers Association (GDA) appeared at the public meeting held on the proposed Development Charge By-law and Background Report. He advised Council that the GDA is having on-going discussions/meetings with the Town. Following from those discussions/meetings memoranda have been exchanged between the GDA's consultant, *Altus Group*, and the Town's consultant, *Hemson Consulting*.

Our company is a member of the GDA. We are forwarding this letter to advise that we have reviewed the correspondence from Hemson Consulting in response to the questions and comments posed by Altus Group and support the position of Altus Group as set forth in its memorandum to Rebecca Mathewson, Town of Georgina, dated June 14th, 2016.

Yours truly,

A handwritten signature in black ink, appearing to read 'Stephen Meyer', written over a light blue horizontal line.

Stephen Meyer
Development Manager

- c. Michael Smith
Secretary-Treasurer, GDA
Rebecca Mathewson, Director of Administrative Services and Treasurer, Town of
Georgina

MIDDLEBURG DEVELOPMENTS INC.

23 LESMILL ROAD • SUITE 111 • TORONTO • ONTARIO • M3B 3P6
TEL: (416) 291-1613 • FAX: (416) 291-1373

June 21st, 2016

Mayor and Council
Town of Georgina
26557 Civic Centre Road
Keswick, Ontario, L4P 3G1

Dear Mayor and Council:

Re: Town of Georgina Proposed Development Charges By-law 2016-0054 (AD-5)

On May 25th, 2016, Michael Smith, Secretary-Treasurer of the Georgina Developers Association (GDA) On May 25th, 2016, appeared at the public meeting held on the proposed Development Charge By-law and Background Report. He advised Council that the GDA is having on-going discussions/meetings with the Town. Following from those discussions/meetings memoranda have been exchanged between the GDA's consultant, Altus Group, and the Town's consultant, Hemson Consulting.

Our company is a member of the GDA. We are forwarding this letter to advise that we have reviewed the correspondence from Hemson Consulting in response to the questions and comments posed by Altus Group and support the position of Altus Group as set forth in its memorandum to Rebecca Mathewson, Town of Georgina, dated June 14th, 2016.

Further to the above our company has concerns with respect to the external servicing definition in the By-Law and our company's potential obligations to external servicing costs.

Yours truly



David Brand
President, Middleburg Developments Inc.

cc: Michael Smith
Secretary-Treasurer, GDA
cc: Rebecca Mathewson, Director of Administrative Services and Treasurer, Town of Georgina

GREYSTONE (HOMESTEAD) LIMITED

12830 YONGE STREET • SUITE 202 • RICHMOND HILL • ONTARIO • L4E 4H1
TEL: (905) 313 - 0455 • FAX: (905) 313 - 04581373

June 21st, 2016

Mayor and Council
Town of Georgina
26557 Civic Centre Road
Keswick, Ontario, L4P 3G1

Dear Mayor and Council:

Re: Town of Georgina Proposed Development Charges By-law 2016-0054 (AD-5)

Michael Smith, Secretary-Treasurer of the Georgina Developers Association (GDA) On May 25th, 2016, appeared at the public meeting held on the proposed Development Charge By-law and Background Report. At this time Mr. Smith advised Council that the GDA is having on-going discussions/meetings with the Town. Following from those discussions/meetings memoranda have been exchanged between the GDA's consultant, Altus Group, and the Town's consultant, Hemson Consulting.

Our company is a member of the GDA. We are forwarding this letter to advise that we have reviewed the correspondence from Hemson Consulting in response to the questions and comments posed by Altus Group and support the position of Altus Group as set forth in its memorandum to Rebecca Mathewson, Town of Georgina, dated June 14th, 2016.

In addition to the above our company has concerns with respect to the external servicing definition in the By-Law and our company's obligations to external servicing costs.

Yours truly,



David Brand
Director, Greystone (Homestead) Limited

cc: Michael Smith
Secretary-Treasurer, GDA
cc: Rebecca Mathewson, Director of Administrative Services and Treasurer, Town of
Georgina



June 22nd, 2016

Mayor and Council

Town of Georgina
26557 Civic Centre Road
Keswick, Ontario, L4P 3G1

Dear Mayor and Council:

Re: Town of Georgina Proposed Development Charges By-law 2016-0054 (AD-5)

On May 25th, 2016, Michael Smith, Secretary-Treasurer of the Georgina Developers Association (GDA) appeared at the public meeting held on the proposed Development Charge By-law and Background Report. He advised Council that the GDA is having on-going discussions/meetings with the Town. Following from those discussions/meetings memoranda have been exchanged between the GDA's consultant, *Altus Group*, and the Town's consultant, *Hemson Consulting*.

Our company is a member of the GDA. We are forwarding this letter to advise that we have reviewed the correspondence from Hemson Consulting in response to the questions and comments posed by Altus Group and support the position of Altus Group as set forth in its memorandum to Rebecca Mathewson, Town of Georgina, dated June 14th, 2016.

Yours truly,

GREENVILLA DEVELOPMENT GROUP INC.



Alan Lam
President

- c. Michael Smith
Secretary-Treasurer, GDA
Rebecca Mathewson, Director of Administrative Services and Treasurer, Town of
Georgina



**GLADEBROOK
HOMES**

June 22nd, 2016

Mayor and Council
Town of Georgina
26557 Civic Centre Road
Keswick, Ontario, L4P 3G1

Dear Mayor and Council:

Re: Town of Georgina Proposed Development Charges By-law 2016-0054 (AD-5)

On May 25th, 2016, Michael Smith, Secretary-Treasurer of the Georgina Developers Association (GDA) appeared at the public meeting held on the proposed Development Charge By-law and Background Report. He advised Council that the GDA is having on-going discussions/meetings with the Town. Following from those discussions/meetings memoranda have been exchanged between the GDA's consultant, *Altus Group*, and the Town's consultant, *Hemson Consulting*.

Our company is a member of the GDA. We are forwarding this letter to advise that we have reviewed the correspondence from Hemson Consulting in response to the questions and comments posed by Altus Group and support the position of Altus Group as set forth in its memorandum to Rebecca Mathewson, Town of Georgina, dated June 14th, 2016.

Yours truly,

Phil Ramsay

- c. Michael Smith
Secretary-Treasurer, GDA
Rebecca Mathewson, Director of Administrative Services and Treasurer, Town of
Georgina



www.ballymorehomes.com

June 22nd, 2016

Mayor and Council
Town of Georgina
26557 Civic Centre Road
Keswick, Ontario, L4P 3G1

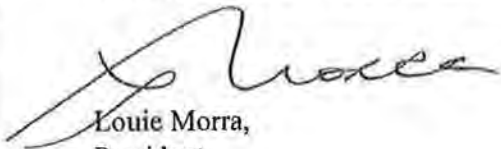
Dear Mayor and Council:

Re: Town of Georgina Proposed Development Charges By-law 2016-0054 (AD-5)

On May 25th, 2016, Michael Smith, Secretary-Treasurer of the Georgina Developers Association (GDA) appeared at the public meeting held on the proposed Development Charge By-law and Background Report. He advised Council that the GDA is having on-going discussions/meetings with the Town. Following from those discussions/meetings memoranda have been exchanged between the GDA's consultant, *Altus Group*, and the Town's consultant, *Hemson Consulting*.

Our company is a member of the GDA. We are forwarding this letter to advise that we have reviewed the correspondence from Hemson Consulting in response to the questions and comments posed by Altus Group and support the position of Altus Group as set forth in its memorandum to Rebecca Mathewson, Town of Georgina, dated June 14th, 2016.

Yours truly,
BALLYMORE DEVELOPMENT (KESWICK) CORP.



Louie Morra,
President

c. Michael Smith
Secretary-Treasurer, GDA
Rebecca Mathewson, Director of Administrative Services and Treasurer, Town of
Georgina



www.ballymorehomes.com

June 22nd, 2016

Mayor and Council
Town of Georgina
26557 Civic Centre Road
Keswick, Ontario, L4P 3G1

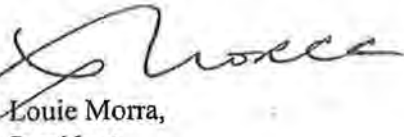
Dear Mayor and Council:

Re: Town of Georgina Proposed Development Charges By-law 2016-0054 (AD-5)

On May 25th, 2016, Michael Smith, Secretary-Treasurer of the Georgina Developers Association (GDA) appeared at the public meeting held on the proposed Development Charge By-law and Background Report. He advised Council that the GDA is having on-going discussions/meetings with the Town. Following from those discussions/meetings memoranda have been exchanged between the GDA's consultant, *Altus Group*, and the Town's consultant, *Hemson Consulting*.

Our company is a member of the GDA. We are forwarding this letter to advise that we have reviewed the correspondence from Hemson Consulting in response to the questions and comments posed by Altus Group and support the position of Altus Group as set forth in its memorandum to Rebecca Mathewson, Town of Georgina, dated June 14th, 2016.

Yours truly,
AINSLIE HILL 1 INC.



Louie Morra,
President

c. Michael Smith
Secretary-Treasurer, GDA
Rebecca Mathewson, Director of Administrative Services and Treasurer, Town of
Georgina