



Report of the General Manager

Authorization to Enter into a Contribution Agreement for The Queensway South Development in the Town of Georgina

Recommendations

1. The Board authorize Housing York Inc. to enter into a Contribution Agreement with the Town of Georgina jointly with The Regional Municipality of York for the purpose of receiving funding for the affordable housing project known as The Queensway South Development described in this report.
2. The General Manager be authorized to enter into agreements and execute any ancillary documents necessary to give effect to this transaction on business terms satisfactory to the General Manager.

Summary

The Regional Municipality of York (the “Region”) and the Town of Georgina (the “Town”) are collaborating on a new affordable housing development located at 187-195 The Queensway South, Keswick, that includes community, transitional and emergency housing units, along with community space.

This report seeks the Board’s authorization to execute a tri-party Contribution Agreement with the Town and Region as co-signer for the purpose of receiving funding awarded to Housing York Inc. (“HYI”) through the Town’s Request for Expression of Interest (REOI) process.

Background

The Queensway South Development project successfully secured \$3.023 million in funding through Georgina’s Request for Expression of Interest process to develop affordable housing within the Town

The Town released an REOI in April 2025 aimed at increasing affordable housing in the community, expressing its intent to offer financial incentives of approximately \$3 million to affordable housing providers, developers, and partners to support new construction. In response to the REOI, staff submitted a confidential proposal in June 2025, to support an affordable housing project on The Queensway South properties in Keswick. On [January 21, 2026](#), the Town announced HYI as the successful proponent, providing \$3.023 million through the Canada Mortgage and Housing Corporation Housing’s Accelerator Fund and Ministry of Municipal Affairs and Housing’s Building Faster Fund.

The project will provide approximately 86 new units of affordable housing comprised of community, transitional, and emergency housing and community space

The Queensway South development proposes a five-storey building that will add approximately 32 community housing rental units, 18 transitional housing units, and 36 emergency housing units, and includes about 8,000 square feet of multi-purpose community space offering services and programs for Georgina residents. In addition to the public community space, dedicated amenity areas will be provided for the building's residents. The building will be accessible, energy efficient, and environmentally sustainable, with a target of achieving Leadership in Energy and Environmental Design (LEED®) certification and incorporating accessible or barrier-free features in select units.

This project is currently in the pre-development stage, with pre-construction activities expected to begin in late 2026, which may include demolition and site preparation work. The project is anticipated to be in full construction beginning in 2027 and continuing through 2028, followed by occupancy and transition to operations in 2029. Additional details on the development timelines for Queensway South, along with Box Grove Community Housing Development and 62 Bayview Community Housing Development, are provided in Appendix A.

The 3.3 acre site was acquired by York Region in November 2025 for the new affordable housing development

The site at 187-195 The Queensway South is identified as a "High Development Potential" site and a "Front Runner" for future emergency and transitional housing development through the Region's Site Selection Framework, which was approved by the Housing and Homelessness Committee in [June 2025](#), and endorsed by Regional Council later that month. The Region acquired the site on November 26, 2025.

Analysis

An executed Contribution Agreement with the Town of Georgina is needed to release funding secured through the Town's Request for Expression of Interest process

In accordance with Town Council's decision to award HYI funding in January 2026, a Contribution Agreement with the Town must be executed. The Region, as owner of the project's lands, will be carrying out the development activities and will be a necessary co-signer to the Contribution Agreement. Board authorization is needed under HYI's Execution of Documents [Bylaw No. 4-14](#), as amended, before entering into this tri-party agreement. This arrangement will allow staff to execute the agreement now and meet the Town's requirements to receive funding. The agreement allows the Region and HYI to receive a one-time lump sum of \$3.023 million.

Financial Considerations

The Queensway South Development is included in the approved 2026 Regional Budget and endorsed 10-Year Capital Plan. The total cost for this project is \$60.5 million.

The Town is providing \$3.023 million to HYI and the Region, made available through the Canada Mortgage and Housing Corporation's Housing Accelerator Fund and Ministry of Municipal Affairs and Housing's Building Faster Fund. In accordance with funding requirements, Town of Georgina funds must be spent by December 24, 2028. This funding is not currently

included in the 2026 Regional Budget. It will be addressed either through the Region's 2027 budget process or through in-year 2026 capital reallocations.

Local Impact

The construction of the new affordable housing building will create approximately 86 new affordable housing units, provide much needed community space, and support the Town's strategic directions.

Conclusion

Demand for emergency, transitional, and community housing continues to exceed available supply, underscoring the need for rapid progress on this project. This report supports strengthening the partnership between the Town, Region, and HYI, to enable the successful delivery of new affordable housing along The Queensway South in Keswick.

As The Queensway South affordable housing development will receive \$3.023 million in funding from the Town of Georgina awarded through the REOI process, timely execution of the Contribution Agreement is required. To support advancement of the project, this report seeks Board authorization to execute the agreement jointly with the Region.

For more information on this report, please contact Jody DeGagne, General Manager, Housing York Inc. at 1-877-464-9675 ext. 72088. Accessible formats or communication supports are available upon request.



Recommended by: Jody DeGagne
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Approved for Submission: Lisa Gonsalves
President, Housing York Inc.

March 27, 2026

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Appendix A – Project Timelines

PROJECT TIMELINES

