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Durham Catholic District School Board

Education Development Charges Background Study and Review of Education Development Charges Policies

Date: February 13, 2024



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FOREWORD

On April 15, 2019, the Durham Catholic District School Board (DCDSB) adopted a successor EDC by-law governing development and redevelopment within the Region of Durham (with the exception of the Municipality of Clarington which is not part of the Board’s jurisdiction), and over a 5-year term. The successor by-law rates were imposed beginning May 1, 2019. On March 29, 2019 the Province advised school boards that changes were enacted to the education development charges legislation. The by-law adopted on April 15th reflected the legislative changes adopted by the Province on March 29th.

The following background study and policy review document provides information respecting legislative changes and how the DCDSB is adapting its EDC policies in response; along with incorporating information respecting region and municipally-approved forecasts of residential and non-residential development; changes to land values within the jurisdiction of the Board; information respecting the legislative provisions dealing with acquiring an interest in land.

The following document fulfills section 257.61 of the *Education Act* which states “before passing an education development charge by-law, the board shall complete an Education Development Charges background study”. The following document contains the Education Development Charge (EDC) Background Study report for the Durham Catholic District School Board (DCDSB).

The following document also contains the background report pertaining to a “Review of the Education Development Charges Policies” of the DCDSB, consistent with the legislative requirements to conduct a review of the existing EDC policies of the Board prior to consideration of adoption of a successor EDC by-law.

Finally, this report includes a copy of the proposed EDC by-law which designates the categories of residential and non-residential development, as well as the uses of land, buildings and structures on which EDCs shall be imposed, in specifying the areas in which the established charges are to be imposed.

ACKNOWLEDGEMENTS

The consultants wish to acknowledge, with appreciation, the considerable efforts of the school board staff who provided invaluable assistance throughout the study process.

Further, the consultants wish to acknowledge the assistance of Mr. Brad Teichman, Overland LLP, legal counsel for the Board on education development charge matters; the expertise provided by Mr. Robert Robson of Robson Associates Appraisers, on matters dealing with site valuation; as well as Tim Uyl, Vice President of Paradigm Shift Technology Group Inc. (PSTGI) for his company’s assistance in the development of the student enrolment projections and review area mapping.

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Durham Catholic District School Board– 2024 Education Development Charge Background Study

EXECUTIVE SUMMARY

The purpose of this report is to provide background information with respect to the calculation of the Durham Catholic District School Board’s (DCDSB) Education Development Charges (EDCs) to be implemented in a new EDC by-law on or before May 1, 2024. The Board will seek input from the public, hold a Policy Review public meeting on Wednesday February 28, 2024, and will be conducted as a joint meeting of both the Durham DSB and the Durham Catholic DSB. Immediately following, and during the same joint Board meeting, the boards will hold a public meeting to disseminate information about the proposed renewed EDC by-laws. Finally, the Durham Catholic DSB will give consideration to the public submissions prior to passage of education development charges proposed for Monday April 22, 2024. By-law implementation is proposed to take place on Wednesday May 1, 2024, subject to Board approval.

Section 257.62 of the *Education Act* states “an education development charge by-law may be passed only within a period of 365 days following the completion of the education development charges background study.” This EDC background study dated February 13, 2024 will be considered as part of the consideration of successor by-law adoption on April 22, 2024.

During the 2019 EDC by-law process, the DCDSB qualified to adopt a successor EDC by-law on the basis of having a deficit in the Board’s EDC account. At the time of by-law passage, the Board had a \$10.9 million deficit in the EDC account.

For the 2019/20 through 2022/23 period, it was expected that the DCDSB’s EDC by-law would derive \$47 million in residential collections. However, actual collections were only \$30.4 million as major residential development projects like Seaton continued to be delayed, at a time when the Board’s EDC by-law was a residential rate only.

The provincially approved Growth Plan; individual municipal population, housing and employment forecasts; development applications data and historical building permit activity were all used as the basis for deriving the 15-year residential and non-residential forecasts for EDC purposes.

ALTERNATIVE PROJECTS AS A MEANS OF SUPPORTING AFFORDABLE HOUSING INITIATIVES

During November 2019, the province introduced Alternative Projects as a means of reducing land and construction costs in support of provincial affordable housing initiatives.

Alternative Projects afford school boards with the flexibility to allocate EDC funds to the acquisition of land; the acquisition of an interest in land; or a leasehold interest as an alternative to the traditional land purchase process for school sites. An Alternative Project requires the approval of the Minister of Education and must have associated costs that are lower than the cost to acquire a conventional school site. Alternative Projects are not to replace costs that are supported by education funding sources (e.g., operating and facility renewal funds).

In an urban land development environment where a large share of the development is high-rise with significant density value, intensified school sites, including strata interests, may be required to address:

- Land values for stand-alone sites far exceeding the costs of strata interests and the inability of the EDC legislation to fund the costs, due to the legislative cap, and for which there is no alternative funding source;
- The need to support affordable housing policies through intensified land use initiatives by all public sector agencies;
- The scarcity of land of sufficient size to accommodate stand-alone school sites, and the legislative restrictions around the expropriation of properties as part of land assembly strategies;
- The inability to generate sustainable enrolment in fully utilized schools if a significant portion of the net developable lands are taken up with stand-alone school sites. That is, the more land that is consumed for stand-alone school sites, the less land that is available for residential development, along with its student population necessary to support the school over the long term.

While the DCDSB retains the prerogative to build stand-alone schools on conventional school sites, the Board welcomes the opportunity to consider alternative project delivery of new schools, where feasible, and where the proposed alternative project is approved by the Minister of Education. Strata agreements could include the cost to construct the building superstructure; the tenant fit outs; and potentially a share of underground parking and parkland for a school yard. While there are no specific Alternative Projects being considered by the DCDSB, there are areas of increased development density that may impact the Board's ability to provide sufficient student accommodation in these areas.

The Durham coterminous boards expect to meet with development community stakeholders to review the proposed EDC Submission elements and to discuss the proposed approach to costing any proposed Alternative Projects. This meeting is expected to take place prior to the scheduled public meetings.

RATIONALE FOR ADOPTING AN EDC BY-LAW

The primary purpose of any Board in implementing education development charges is to provide a source of funding for growth-related education land costs which are not funded by capital grant allocations under the province’s capital funding model.

EDCs may be set at any level, provided that:

- The procedures set out in the Regulation and required by the Ministry are followed and only growth-related net education land costs are recovered; and,
- No more than 40% of the applicable cost is financed via non-residential development (including non-exempt commercial, industrial and institutional development). This percentage was established at 100% during the 2019 study process, and just prior to the legislative amendment to set EDC rate ‘caps’.

The EDC calculation is based on new pupils generated by new dwelling units within the jurisdiction of the Durham boards, and for which:

- building permits will be issued over the fifteen-year forecast period 2024/25 to 2038/39 academic years;
- additional land or site development costs are required to meet growth-related student accommodation needs; and
- education development charges may be imposed on the new dwelling units (i.e., net of any statutory and Board-approved by-law exemptions).

KEY EDC STUDY COMPONENTS

In determining what level of education development charges are necessary to fund future growth-related school site needs, the following key questions must be explored and answered:

- How many new housing units are expected to be constructed and occupied over the 15 years following by-law adoption and how many DCDSB students will be generated by the new housing units;
- How many pupil places owned and operated by the DCDSB are surplus to existing community enrolment needs, and therefore available to accommodate the new housing development within reasonable proximity (i.e., resident attendance boundary) to the new development, over the long term;
- How much will it cost to acquire and service the land necessary to construct the additional pupil places necessitated by new housing development, and;
- Where land costs are prohibitive due to density value, can the Board secure ownership or an interest in land, and can the Board demonstrate that it can employ alternative means of

providing growth-related student accommodation, where appropriate, in a manner that is more cost effective than the traditional EDC approach to land acquisition?

ELIGIBILITY TO ADOPT A SUCCESSOR EDC BY-LAW

In order to be eligible to adopt a successor EDC by-law the DCDSB must demonstrate that it will either have a deficit in the EDC account as of April 30, 2024, or average enrolment over the next by-law period will exceed school capacity on either the elementary or secondary panel. The DCDSB qualifies to adopt a successor EDC by-law on the basis of elementary enrolment in excess of capacity.

FORECASTING DEVELOPMENT

A forecast of new dwelling units and the projected number of DCDSB students to be generated by new housing development in the area in which EDCs are to be imposed, over the 15-year forecast period, were derived from a consideration of:

- Discussions with staff of the Regional Municipality of Durham's Planning & Economic Development Department.;
- Region of Durham Annual Building Activity Review reports 2018-2022;
- Region of Durham Building Permit Activity reports 2018-2022;
- Region of Durham May, 2023 Envision Durham for population, household and employment allocations by municipality 2021 to 2051;
- Region of Durham Official Plan Table 2 - Country Residential Subdivisions;
- Durham Region Growth Management Study – Phase 2 Area Municipal Growth Allocations and Land Needs, 2051 prepared by Watson & Associates Economists Ltd.;
- Region of Durham 2023 Development Charges Study – Appendix A prepared by Watson & Associates Economists Ltd.;
- Region of Durham Annual Subdivision/Condominium Activity reports 2019-22;
- Town of Ajax Official Plan Consolidation October 14, 2022 and Open Data subdivision plans; 2022 Year-end Report on new development projects prepared by Planning & Development staff and Subdivision/Condominium activity summary;
- City of Oshawa 2019 & 2021 Updated Development Charges study report – Appendix A prepared by Watson & Associates Ltd. And Open Data Growth and Development applications;
- City of Pickering Current Development Proposals from City's website; Seaton Planning Justification report, May, 2023 prepared by Korsiak Urban Planning; 2022 Development Charges report – Appendix A prepared by Watson & Associates Economists Ltd.
- Town of Whitby 2021 Development Charges Background Study – Appendix A prepared by Hemson Consulting Limited;

- Township of Brock 2018 Development Charges Study – Appendix A prepared by Hemson Consulting Limited; report on development activity and discussions with planning staff;
- Township of Uxbridge Current Planning Applications report and Development Charges Study, 2021 – Appendix A prepared by Hemson Consulting Limited;
- Township of Scugog discussion with Development Services staff; Development Services Annual reports; Development Charges Study – Appendix A prepared by Hemson Consulting Limited in 2018; June 29, 2020 report to Council re Current Development Projects and planning applications;
- Non-residential forecast based on Region of Durham 2018 DC Region of Durham ROPA 128 Employment Forecast and Durham Regional Official Plan Consolidation May 11, 2017 - Section 7.3.3 for 2019/20 to 2027/28 period; and Region of Durham Envision Durham May, 2023 Employment Forecast and Durham Regional Official Plan Consolidation May 11, 2017 - Section 7.3.3 for the 2019/20 through 2027/28 period.

It is important to note that the 15-year EDC housing forecast does not take into consideration any future changes to existing development expectations, timing and locations, arising from the October 23, 2023 announcement by MMAH that the province would pass legislation to reverse official plan decisions affecting urban boundaries.

A review of each development application, by municipality, was undertaken in order to determine the number of proposed dwelling units by residential typology (e.g., low, medium and high-density formats). A spatial matching of the DCDSB elementary school attendance boundaries against the housing forecast differentiated by ground-related versus apartment units was undertaken by PSTGI.

The dwelling unit and phasing of development forecast derived as the basis for the determination of the proposed EDC charge is net of the residential statutory exemptions related to housing intensification as specified in the EDC Regulation. However, EDC statutory exemptions do not include secondary dwelling units built on the same property and separate from the original dwelling unit.

The forecast of residential development suggests that approximately 94,223 new occupied dwelling units will be added to the existing housing stock in the jurisdiction over the next fifteen years, at an average of 6,281 units per annum. This average is 17.5% higher than the average building permits issued during the 2020 to 2022 period, at more than 5,341 new units (i.e. net of demolitions). The increase in the number of new units is due, in part, to the housing pledge, but also recognizes that the pace of proposed development in Seaton has been slower than originally anticipated. Of the additional dwelling units, approximately just under 24% are anticipated to be low density (single and semi-detached); 23% medium density (row houses, townhouses, etc.); and the remaining 53% high density apartment units.

There is a 9.1% reduction from gross units to net units based on the difference between the number of new dwellings created over the last by-law period and the number of units that actually paid EDCs, consistent with section 7 (1) 1 of O. Reg. 20/98.

The forecast of non-residential development is based on the Region of Durham (Envision Durham) OP allocations and the Region’s 2023 DC forecast of new non-residential construction to 2028, as well as the Official Plan forecasted employment from 2028 to 2041 and converted to GFA using the 2023 DC conversion factors. The projection of additional non-residential gross floor area (GFA) over the 15-year forecast period is 45.674 million square feet of additional GFA, or 32.035 million square feet of “net” gross floor area.

REVIEW AREA BOUNDARY CHANGES

No modifications were made to the elementary EDC Review Area boundaries found in the Board’s 2019 EDC study. The secondary Review Areas are consistent with the DCDSB’s own planning areas. Finally, the outer boundaries of review areas account for the urban boundary expansions approved by the MMAH prior to the November, 2023 rewind announcement, and any school boundary changes approved by the Board in the interim.

FORECASTING STUDENT ACCOMMODATION NEEDS

The capacity of the elementary and secondary facilities in the Board’s existing inventory is reflective of the On-the-Ground (OTG) capacities approved by the Ministry for the purposes of determining successor by-law adoption eligibility, and that, in the opinion of the Board could reasonably be used to accommodate growth-related pupils. Secondary capacity is loaded at 23 pupils per classroom, rather than 21 pupils per classroom requirement during the 2019 by-law study process, as per Ministry directives.

Consultant-prepared 15-year school enrolment projections are used to determine the number of growth-related school sites required as a result of anticipated enrolment growth within the Board’s jurisdiction. The information respecting projected enrolment and growth-related site needs is compared to, and aligned with, the Board’s capital priority needs, where Board decisions have been made, or are being contemplated.

All elementary enrolment projections are “headcount enrolment” as this is reflective of the Provincial initiative respecting full-day kindergarten. Secondary enrolments are reflective of “average daily enrolment.”

The jurisdiction-wide mid-2024 to mid-2039 projections of enrolment indicate that, for the DCDSB, the number of elementary pupils will increase by 4,140 (19,530 – 15,390). Secondary enrolment is expected to increase by 1,237 pupils (8,403 – 7,166) on a jurisdiction-wide basis.

Ministry of Finance (MoF) Summer, 2023 population projections (Durham Region) for the mid-2024 to mid-2039 forecast period determine a 125.9% increase in elementary school age population

(4–13-year-olds); and a 117.2% increase in secondary school age population (14–17-year-olds). The DCDSB projections are approximately 2% higher than the projected increase in 4-13-year-olds and 3% lower for the 14-17-year-olds, the latter decrease reflecting apportionment share trends.

Detailed student enrolment projections for each school are found in Appendix A.

The 15-year housing forecast has been attributed to each elementary and secondary school based on the location of proposed residential development spatially-matched to the elementary and secondary school attendance boundaries approved by the Board. The Requirements of New Development, or ROND, is therefore determined on a school-by-school basis, not a Review Area basis. The individual schools that will be impacted by new housing development are subsequently reviewed to determine their ability to accommodate additional student enrolment from new development. Where it is determined that there is a need to acquire additional land to accommodate further enrolment growth; the number of additional pupil places required, along with the potential cost to acquire and service the lands; is the key determinant to establishing projected net education land costs.

The determination of net growth-related pupil places (NGRPP) and associated growth-related site needs reflect:

- projected mid-2024 to mid-2039 growth within each of the 9 elementary and 5 secondary review areas, taking into consideration housing development by school and the extent to which individual schools will be affected by that development;
- site costs and site preparation/development costs reflect a combination of the Board’s site acquisition experiences and appraisal research undertaken by Robson Associates Appraisers on the Board’s behalf.

RESULTING PROPOSED EDC RATES

The EDC forms for the Board were submitted to the Ministry of Education for review and approval on January 24, 2024.

A school board is entitled to impose up to 40% of the net education land costs against non-residential development. An examination of various residential and non-residential shares was undertaken for both Durham Boards and it was determined that 94% residential and 6% non-residential recovery of net education land costs derived the highest EDC revenue. Given the financial impact of the legislative ‘cap’, a 94% residential share is recommended by the consultants.

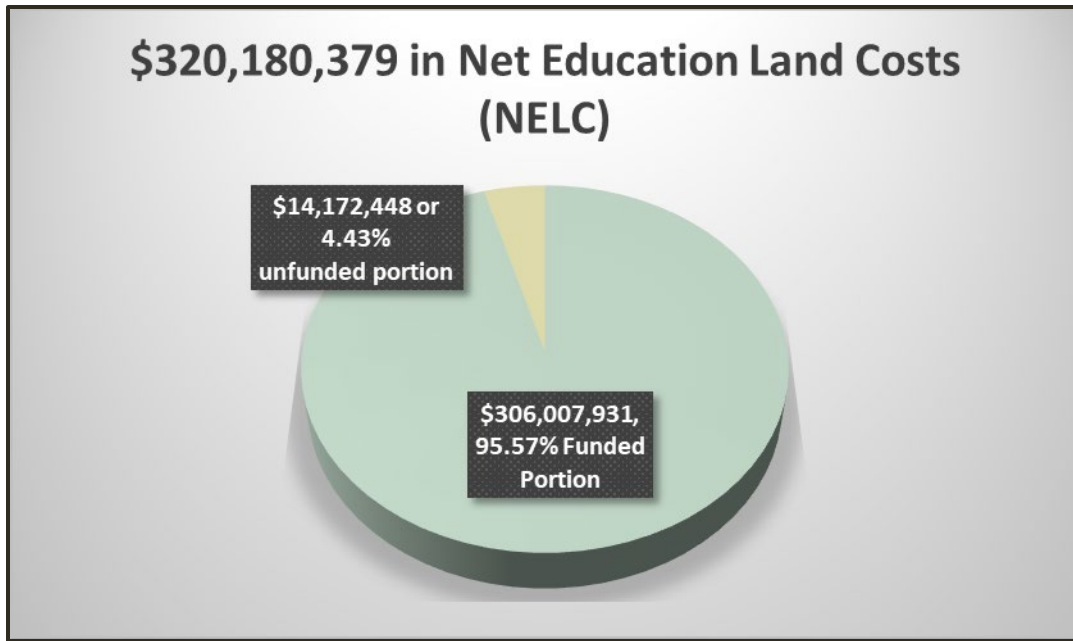
Previous EDC study approaches were designed to determine what EDC rates needed to be imposed in order to fund 100% of the forecasted net education land costs – known as the ‘calculated rates’. However, the March 2019 changes to the legislation establish the EDC rates to be imposed at the time of building permit issuance, subject to the rate increases specified in the legislation, and provided that the legislative ‘capped’ rates do not exceed the EDC ‘calculated rates’. Therefore, the

proposed education development charge for the DCDSB, where 94% of the costs are recovered from residential development, are as follows:

	2024 EDC Calculated Rates	In-force By-law Rates to April 30, 2024	Year 1 Rates May 1, 2024 to April 30, 2025	Year 2 EDC Rates May 1, 2025 to April 30, 2026	Year 3 EDC Rates May 1, 2026 to April 30, 2027	Year 4 EDC Rates May 1, 2027 to April 30, 2028	Year 5 EDC Rates May 1, 2028 to April 30, 2029
DURHAM CATHOLIC DISTRICT SCHOOL BOARD (94% residential and 6% non-residential)							
<i>Residential EDC Rate per Dwelling Unit</i>	\$3,514	\$2,286	\$2,586	\$2,886	\$3,186	\$3,486	\$3,514
<i>Non-residential EDC Rate per Sq. Ft. of GFA</i>	\$0.60	\$0.00	\$0.10	\$0.20	\$0.30	\$0.40	\$0.50

The total net education land costs for the Durham Catholic District School Board, escalation of land, site acquisition costs, site development costs, associated financing costs and study costs, less any EDC account balances, are \$320,180,379 to be recovered from 85,649 “net” new units and 32,035,300 non-residential GFA. A ‘calculated’ residential rate of \$3,514 per dwelling unit and \$0.60 per square feet of non-residential development (based on 94% residential and 6% non-residential shares) would be required to fund the \$320,180,379 in net education land costs, leaving a Year 15 deficit of \$80,687 plus \$14,091,761 in funding shortfall due to the ‘cap’, for a total of \$14,172,448.

Should the legislation cap increases continue over the 2024/25 to 2038/39 forecast period, and provided that land acquisition & site preparation escalation cost don’t exceed 5% and 4% respectively over that time, the following is a summary of the funding sources and expenditure requirements, necessary to pay for 100% of the growth-related net education land costs over the 15-year forecast period:



Even if all of the financial resources required to fund the 15-year projected \$320,180,379 in net education land costs were made available, an additional \$102.1 million shortfall is projected going forward into the Year 6, 11 and Year 15 by-laws unless the legislative ‘cap’ is lifted; any shortfall to that point is made up with additional grant funding; and the land/site preparation costs do not rise beyond the 5% and 4% escalation factors assumed herein.

The draft EDC by-law contained in Appendix B of this report is reflective of the decision to adopt EDC by-law rates based 100% residential share, in 2019. Should the Board choose to adopt the 94% residential and 6% non-residential shares recommended herein, then the Appendix B by-law will be adapted to accommodate both types of rates, prior to by-law adoption.

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Chapter 1 - INTRODUCTION

1.1 Legislative Background

Education development charges (EDCs) are charges which may be levied by a Board on residential, industrial, commercial and institutional development (excluding municipal, school, specified residential additions to existing units and replacement dwellings, as well as specific exemptions for industrial expansions of gross floor area and replacement non-residential development) pursuant to Division E of Part IX of the *Education Act*.

The charges relate to the net education land cost of providing additional land (school sites and/or site development costs) for growth-related pupils. Net education land costs are defined by the legislation to be:

- Costs to acquire land, or an interest in land, including a leasehold interest, to be used by the board to provide pupil accommodation;
- Costs to provide services to the land or otherwise prepare the site so that a building or buildings may be built on the site to provide pupil accommodation;
- Costs to prepare and distribute the EDC background studies;
- Interest on money borrowed to pay for land acquisition and site servicing;
- Costs to undertake studies in connection with land acquisition.

It is noted that the acquisition of an ‘interest in land’ is not defined in the legislation. This EDC-eligible cost is considered in more depth in Chapter 6 of this report.

The charges are collected at building permit issuance by the area municipality, implementing the provisions of the Board’s education development charge by-law.

Education development charges are the primary source of funding site acquisition needs for a school board experiencing residential growth within their jurisdiction.

Section 257.54 of the *Education Act* allows a board to “pass by-laws for the imposition of education development charges” if there is residential land in the jurisdiction of a board that would increase education land costs.

However, education development charges as a means of financing site acquisition costs are only available to boards who qualify under the legislation. To qualify, the Board’s average projected enrolment over the five-year by-law period must exceed permanent capacity at the time of by-law passage on either the elementary or secondary panel, for the entire Board jurisdiction, or alternatively, the Board must demonstrate that it has an existing unmet financial obligation arising from the predecessor EDC by-law. An unmet financial obligation is also not defined in the legislation.

Further, Section 257.70 of the *Education Act*, enables a board to “pass a by-law amending an education development charge by-law.” A by-law amendment allows a board the opportunity to

revisit the by-law where actual expenditures exceed cost estimates, to improve cost recovery and deal with short term cash flow shortfalls. If, for instance, recent site acquisition or site development costs are higher or lower than estimated in the existing by-law calculation, an amendment could be undertaken to incorporate these increased or decreased costs into the EDC rate structure(s), subject to the legislative ‘cap’ provisions. Reflecting lower costs through by-law amendment may be necessary to ensure future successor by-law eligibility. The same is true for by-law renewal, in that the transitional EDC account analysis determines the relationship between EDC revenue raised and site acquisition/site development needs generated by enrolment growth. In addition, a school board may pass a by-law amendment to recognize agreements approved by the board to acquire sites approved by the Minister post by-law adoption. By-law amendment and renewal requires a reconciliation of the EDC account under section 7(5) of O. Reg. 20/98 and affords the opportunity to assess actual versus projected student enrolment and its impact on growth-related student accommodation needs. In other words, the transition from one by-law to another is an opportunity to replace what are estimates and projections at the time the by-law is passed, to actual collections, expenditures and growth-related site requirements.

1.2 Durham Catholic District School Board EDC By-law

The Durham Catholic District School Board (DCDSB) has imposed education development charges since September 1, 1999 under the legislative authority of the *Education Act*, R.S.O., 1990. In each of 1999, 2004, 2009, 2014 and 2019, the Durham Catholic District School Board adopted jurisdiction-wide by-laws applied to the entire Region of Durham, except the Municipality of Clarington. While the Board has the legislative authority to consider the adoption of multiple area-specific by-laws, the total EDC rates by residential and non-residential development are lower when averaged across the jurisdiction.

However, should the DCDSB determine that it may wish to consider the adoption of area specific by-laws, then a new EDC Background study would have to be undertaken consistent with multiple by-law structures, before the Board could consider the adoption of successor EDC by-laws.

1.3 Acquiring Land and an Interest in Land

‘Education land costs’ as defined in section 257.53 (2) of the *Education Act* include costs incurred or proposed to be incurred to acquire land or an interest in land, including a leasehold interest (i.e., only the capital component of a lease). However, the cost of any building to be used to provide pupil accommodation is excluded as an education land cost, unless approved by the Minister as an Alternative Project. Further, O. Reg 20/98 sets a *maximum* per acre standard of approximately one (1) acre per 100 elementary pupils and 1.2 to 1.25 acres per 100 secondary pupils. This standard was developed by the school board Expert Panel at a time when the majority of the land development surrounding schools was ground-related (i.e., low and medium density development).

In circumstances where per acre land values are well beyond typical suburban land values, due to the approved density related to more vertical development, the *maximum* Regulation benchmark standard is cost prohibitive, and contrary to more recent affordable housing. The November 2019

changes to the education development charges portion of the *Education Act* provide opportunities for school boards to entertain Alternative Projects. With the permission of the Minister of Education, a school board may use EDC funds towards a lower cost alternative site acquisition – an Alternative Project. Alternative Projects are expected to reduce EDC rates, in that less land is taken to provide student accommodation and associated school building amenities (e.g., land for playfield space and parking).

An Alternative Project may involve either the acquisition of reduced land by the school board; or entering into a strata agreement as part of acquiring an interest in land; or entering into a long-term leasehold arrangement (e.g., a secondary school as part of an office tower). Alternative Projects are intended to provide a more cost-effective approach to the provision of growth-related student accommodation needs where the density value of the land is high and the development of the land in question involves a variety of uses, as opposed to a stand-alone school site. Alternative Projects may include: stand-alone school sites where cost savings are achieved by reducing the site size, or incorporating underground parking for instance. Alternative Projects can also be schools built as part of, but adjacent to, other portions of the development where the school may acquire or lease the land outright; and finally, as schools built as part of podium developments and integrated within vertical residential or non-residential towers (see architectural renderings below) In the latter case, the expectation is that the school board is typically acquiring an interest in the land through a strata agreement.

Chapter 6 provides more detail about the Board’s efforts to reduce the amount of land taken for schools in the Durham Boards’ jurisdiction and the associated reduction in the education development charges.

STAND-ALONE SCHOOL SITE -



DCDSB St. Anne, Oshawa

ADJACENCY SCHOOL AS PART OF MULTI-USE DEVELOPMENT -



TDSB North Toronto Collegiate – CSP Architects

VERTICAL SCHOOL AS PART OF A PODIUM STRUCTURE -



TDSB proposed elementary school Pinnacle One Yonge – Hariri Pontarini Architects

1.4 Policy Review Process and By-law Adoption Consultation Requirements

In order to consider the adoption of a new EDC by-law, the Board must first undertake a review of its existing EDC policies, in accordance with the legislation. Section 257.60 sub-section (1) of the *Education Act* states that:

“Before passing an education development charge by-law, the board shall conduct a review of the education development charge policies of the board.”

Sub-section (2) goes on to state that:

“In conducting a review under subsection (1), the board shall ensure that adequate information is made available to the public, and for this purpose shall hold at least one public meeting, notice of which shall be given in at least one newspaper having general circulation in the area of jurisdiction of the board.”

As the Board has an existing EDC by-law in place, this section, therefore, has the effect of requiring a minimum of two public meetings to be held as part of consideration of a new education development charge by-law.

The purpose of the first public meeting is to ensure that adequate information is made available to the public relative to the Board’s review of the education development charge policies of the Board. The Durham Catholic DSB (DCDSB) and the Durham DSB propose to conduct joint public meetings in respect of the policy review and successor by-law consultation process. Subsequently, each Durham board will conduct separate consultation meetings in respect of by-law adoption. The joint meeting will be held Wednesday February 28, 2024 at 7:00 PM in the Durham Catholic District School Board offices located at 650 Rossland Road West, Oshawa. Information respecting a review of the Board’s policies is being made available to the public as part of this document. This information is titled, ‘Background Document Pertaining to a Review of the Education Development Charge Policies’ is found in Appendix C of this document.

The scheduling of the second public meeting requires that the proposed by-law and the new education development charge background study are made available to the public at least two weeks prior to the meeting, and to ensure that any person who attends the meeting “may make representations relating to the by-law” (s.257.63(2)). This meeting will immediately follow the policy review public meeting on Wednesday February 28, 2024 at 7:30 PM, and will also be held in the DCDSB Board Room.

Finally, the Durham Catholic DSB is expected to consider the adoption of a new education development charge by-law to replace the current by-law on Monday April 22, 2024 7:30 PM at the same location. As set out in the following notice, anyone wishing to delegate the Board on EDC matters may make arrangements to do so by contacting the Board.

A copy of the “Notice of Public Meetings” is set out on the following page.



**DURHAM DISTRICT SCHOOL BOARD and DURHAM CATHOLIC DISTRICT SCHOOL BOARD
EDUCATION DEVELOPMENT CHARGES
applicable to Durham Region (excluding the Municipality of Clarington)**

NOTICE OF PUBLIC MEETINGS

**FIRST MEETING
- POLICY REVIEW PUBLIC MEETING -
WEDNESDAY, FEBRUARY 28, 2024 @ 7:00 p.m.
To be held at the Durham Catholic District School Board, Education Centre
650 Rossland Road West, Oshawa**

TAKE NOTICE that on February 28, 2024, the Durham District School Board and the Durham Catholic District School Board will hold a joint public meeting pursuant to Section 257.60 of the Education Act. The purpose of the meeting will be to review the current education development charge policies of each Board and to solicit public input. Any person who attends the meeting may make a representation to the Boards in respect of the policies. The Boards will also consider any written submissions.

A Policy Review Document setting out the Board's policies for the current education development charge by-law will be available on or before February 14, 2024, at each Board's administration offices during regular office hours and on each Board's website at <https://www.dcdsb.ca/en/our-board/Educational-Development-Committee.aspx> and www.ddsdb.ca.

**IMMEDIATELY FOLLOWED BY SECOND MEETING
- SUCCESSOR BY-LAW PUBLIC MEETING -
WEDNESDAY, FEBRUARY 28, 2024 @ 7:30 p.m.
To be held at the Durham Catholic District School Board, Education Centre
650 Rossland Road West, Oshawa**

TAKE NOTICE that on February 28, 2024, the Durham District School Board and the Durham Catholic District School Board will hold a joint second public meeting pursuant to Section 257.63 of the Education Act. The purpose of the second public meeting is to consider the confirmed imposition of education development charges and a successor by-law and to inform the public generally about each Board's education development charge proposal. Any person who attends the meeting may make a representation to either or both the Boards in respect of their proposals. The Boards will also consider any written submissions.

The education development charge background studies required under Section 257.61 of the Education Act (including the proposed EDC by-law) setting out each Board's education development charge proposal will be available on or before February 14, 2024, at each Board's administrative offices during regular office hours and on each Board's website at <https://www.dcdsb.ca/en/our-board/Educational-Development-Committee.aspx> and www.ddsdb.ca.

**THIRD PUBLIC MEETING for the DURHAM CATHOLIC DISTRICT SCHOOL BOARD
- IN CONSIDERATION OF BY-LAW ADOPTION & ENACTMENT -
MONDAY, APRIL 22, 2024 @ 7:30 p.m.
To be held at Durham Catholic District School Board, Catholic Education Centre
650 Rossland Road West, Oshawa**

TAKE NOTICE that on April 22, 2024, the Durham Catholic District School Board will hold a third public meeting. The purpose of this meeting is to consider the enactment of a successor education development charges by-law that will apply in Durham Region (excluding the Municipality of Clarington). Any person who attends the meeting may make representations to the Board in respect of this matter. Written submissions, filed in advance of the meeting, will also be considered. The Board would appreciate receiving written submissions one week prior to the Public Meetings, so that they may be distributed to Trustees prior to the meetings. Submissions and requests to address the Board as a delegation should be submitted to:

Mr. Scott Grieve, Superintendent of Business, Finance & Facilities Services
Durham Catholic District School Board, 650 Rossland Road West, Oshawa L1J 7C4 Scott.grieve@dcdsb.ca

**THIRD PUBLIC MEETING for the DURHAM DISTRICT SCHOOL BOARD
- IN CONSIDERATION OF BY-LAW ADOPTION & ENACTMENT -
MONDAY, APRIL 15, 2024 @ 7:00 p.m.
To be held at Durham District School Board, Education Centre
400 Taunton Road East, Whitby**

TAKE NOTICE that on April 15, 2024, the Durham District School Board will hold a third public meeting. The purpose of this meeting is to consider the enactment of a successor education development charges by-law that will apply in Durham Region (excluding the Municipality of Clarington). Any person who attends the meeting may make representations to the Board in respect of this matter. Written submissions, filed in advance of the meeting, will also be considered.

The Board would appreciate receiving written submissions one week prior to the Public Meetings, so that they may be distributed to Trustees prior to the meetings. Submissions and requests to address the Board as a delegation should be submitted to:

Ms. Lygia Dallip, Manager, Property & Planning – Facility Services
Durham District School Board, 400 Taunton Road East, Whitby L1R 2K6 lygia.dallip@ddsdb.ca

Camille Williams-Taylor, Director of Education
Durham District School Board

Tracy Barill, Director of Education
Durham Catholic District School Board

1.5 Legislative Requirements to Adopt a New EDC By-law

Section 257.54 of the *Education Act* states that “if there is residential development in the area of the jurisdiction of a board that would increase education land costs, the board may pass by-laws for the imposition of education development charges against land in its area of jurisdiction undergoing residential or non-residential development.”

In addition, section 257.61 requires that “before passing an education development charge by-law, the board shall complete an education development charge background study.”

Section 257.62 stipulates that “an education development charge by-law may only be passed within the one-year period following the completion of the education development charge background study.”

Section 10 of O. Reg 20/98 sets out “conditions that must be satisfied in order for a board to pass an education development charge by-law.” These conditions are:

1. The Minister has approved the Board’s estimates of the total number of elementary and secondary pupils over each of the fifteen years of the forecast period and the number of existing pupil places that could reasonably be used to accommodate new school pupils.
2. The Minister has approved the Board’s estimates of the number of elementary and secondary school sites used by the Board to determine the net education land costs.
3. The Board has given a copy of the education development charge background study relating to the by-law (this report) to the Minister and each Board having jurisdiction within the area to which the by-law would apply.
4. The Board meets at least one of the following conditions:
 - Either the estimated average elementary or secondary enrolment over the five-year by-law period exceeds the respective total capacity that, in the Board’s opinion is available to accommodate pupils, throughout the jurisdiction, on the day that the by-law is passed, or
 - At the time of expiry of the Board’s last EDC by-law that applies to all or part of the area in which the charges would be imposed, the balance in the EDC account is less than the amount required to pay outstanding commitments to meet growth-related net education land costs, as calculated for the purposes of determining the EDCs imposed under that by-law.

The DCDSB is eligible to adopt a successor EDC by-law during April 2024 given that the Board’s elementary enrolment will exceed available capacity over the term of the proposed by-law.

1.6 Eligibility to Impose Education Development Charges and Form A

Form A of the EDC Submission, which follows, demonstrates that the head count enrolment over the proposed 5-year term of the EDC by-law (2024/2025 to 2028/2029), as measured in October and March of each academic year. The Board’s available permanent capacity on the elementary panel is less than the average 5-year enrolment projections over the time-period referenced above.

However, the financial obligations estimated to April 30, 2024 determine that the DCDSB has recovered just over \$87 million in EDC funds since September 1, 1999 (including accrued interest and net of any interest expense), and has expended just under \$73 million in the same timeframe.

For the DCDSB, the five year (2024/25 to 2028/29) average head count enrolment is 16,134 for the elementary panel and ADE average enrolment of 7,270 on the secondary panel. When these figures are compared to 14,873 permanent spaces in the Board’s existing inventory of elementary facilities and 7,404 permanent spaces on the secondary panel, enrolment is greater than capacity on the elementary panel.

It is noted, however, that the legislation allows the Board to utilize education development charges as a source of funding for additional site purchases due to enrolment growth on both panels (elementary and secondary), even if the Board only meets the legislative “trigger” on only one panel.

DURHAM CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2024
Form A - Eligibility to Impose an EDC

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel Board-Wide Capacity	Projected Elementary Panel Average Daily Enrolment Headcount						Elementary Average Projected Enrolment less Capacity
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
14,873	15,610	15,978	16,270	16,272	16,542	16,134	1,261

Board-wide Capacity reflects all Purpose-built Kindergarten rooms existing or approved for funding and loaded at 26 pupils per classroom

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide Capacity	Projected Secondary Panel Average Daily Enrolment (ADE)						Secondary Average Projected Enrolment less Capacity
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
7,404	7,367	7,246	7,233	7,241	7,263	7,270	-134

Reflects Gr 7.8s accommodated in All Saints CSS and Msgr. J. Pereyma CSS

A.2: EDC FINANCIAL OBLIGATIONS (Estimated to April 30 2024)

Adjusted Outstanding Principal:	\$72,743,830
Less Adjusted EDC Account Balance:	\$92,075,750
Total EDC Financial Obligations/Surplus:	\$19,331,920

1.7 Background Study Requirements

The following sets out the information that must be included in an education development charge background study and the appropriate chapter references within the enclosed report:

1. estimates of the anticipated amount, type and location of residential development for each year of the fifteen-year forecast period, as well as the anticipated non-residential forecast of gross floor area within the DCDSB jurisdiction - Chapter 4
2. the number of projected new pupil places (Chapter 5) and the number of new sites and/or site development costs required to provide those new pupil places - Chapter 6
3. the number of existing pupil places available to accommodate the projected number of new pupils in item #2 – Chapter 7 and Appendix A
4. for each school in the board’s inventory, the number of existing pupil places and the number of pupils who attend the school – Appendix A
5. for every existing elementary and secondary pupil place in the board’s jurisdiction that the board does not intend to use, an explanation as to why the board does not intend to do so – Chapter 7
6. estimates of the education land cost, the net education land cost, and the growth-related net education land costs required to provide the projected new pupil places in item #2, the location of the site needs, the acreage for new school sites, including the area that exceeds the maximum set out in section 2 of O. Reg. 20/98, an explanation of whether the costs of the excess land are education land costs and if so, why - Chapter 6
7. the number of pupil places the board estimates will be provided by the school to be built on the site and the number of those pupil places that the board estimates will be used to accommodate the new pupils in item #2 – Appendix A.

The legislation stipulates that an education development charge by-law may only be passed within the one-year period following the completion of the education development charge background study. This report, dated February 13, 2024 will be considered for approval by the Board, as part of the meeting on April 22 2024, which will also consider by-law adoption.

Further, this report will be forwarded to the Minister of Education and each coterminous board, as per legislative requirements.

1.8 EDC Study Process

Figure 1-1 provides an overview of the education development charge process to be followed when a board considers the adoption of its second (and any subsequent) EDC by-law under the *Education Act*, including the policy review process.

Figure 1-1
Overview of Education Development Charges Process and Timelines

PHASE ONE DETERMINING ELIGIBILITY	PHASE TWO ANALYSIS OF NGRELC ¹	PHASE THREE ALTERNATIVE PROJECTS & LEDAs	PHASE FOUR MINISTRY SUBMISSION	PHASE FIVE STAKEHOLDER CONSULTATION PROCESS	PHASE SIX BY-LAW ADOPTION & IMPLEMENTATION
A. Capacity Trigger Evaluation and Notify Ministry of Education if Board Intends to Exclude Capacity	A. 15-year Estimate of Amount, Type and Location of Residential Development and Non-Residential GFA Projections (net of statutory exemptions)	A. Determine Areas where Density Value & proposed growth-related sites indicate potential for Alternative Projects and LEDAs	A. Completion of Ministry Forms (EDC Submission)	A. Follow-up Consultation with Stakeholders re Basis for Charges and % Unfunded Costs	A. Liaison with Area Municipal Representatives re By-law Interpretation, Implementation & Collection Issues
B. EDC Account Analysis - determine sites proposed to be acquired & sites acquired, what has been fully or partially funded and reconcile account	B. Prepare 15-year student enrolment projections - Existing Community Requirements plus Requirements of New Development and Determine if there is a Need to Alter Review Area boundaries given Capital Priorities & planning areas	B. Prepare land valuations based on conventional and strata builds	B. Complete Background Study and Forward to Ministry, Co-terminous Boards & Stakeholders who have provided notification (90 days in advance of by-law passage date)	B. Conduct Public Meeting(s) including Policy Review Public Meeting	B. Board Consideration of Public Input and Calculation Revisions as necessary (may require additional Ministry Review/approval or request for additional data)
C. EDC Financial Obligations Evaluation (including how Financial Obligations will be repaid)	C. Review Area Analysis to Determine Schools Impacted by New Housing Development	C. Define Area Specific By-law Structure if LEDA is contemplated	C. Preparation & Public Distribution of Policy Document	C. Review of Public Submissions	C. Additional Public Meeting at Discretion of Board
	D. Forecast of Net Growth-related Pupils and Determine # of Sites, Site Expansions and/or Site development Costs by Location	D. Review Status of Ministry Approval of Site Acquisitions	D. Ministry of Education Review & Approval Process (90 days review period)		D. By-law Adoption
	E. Estimate Growth-related Net Education Land Costs (net of any surplus EDC account funds)				E. By-law Implementation
	F. Calculate NELC on a Cashflow basis and Determine Portion of NELC to be Funded from EDCs given Legislative 'Cap'				F. Notice of By-law Passage & Appeal Date, Municipal Notification of By-law Passage and Implementation Considerations

1. NGRELC = Net Growth-related Education Land Costs

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Chapter 2 - METHODOLOGICAL APPROACH

The following chapter outlines the methodology utilized to undertake the background analysis which underlies the proposed education development charge.

There are two distinct aspects to the model. The first is the planning component, which is comprised primarily of the dwelling unit projections over a fifteen-year period, the pupil yield analysis, the determination of the requirements of new development, enrolment projections for the existing community, the determination of net growth-related pupil places by review area and the identification of additional site requirements due to growth. The second component, which is the financial component, encompasses the determination of the charge (undertaken in the form of a cash flow analysis), including identification of the site acquisition, site development and study costs, projected expenditure timing, determination of revenue sources and assessment of borrowing impact.

A description of each step in the calculation process is set out below.

2.1 Planning Component

Step 1 - Determine the anticipated amount, type, and location of residential development over the 15-year period and for which education development charges would be imposed during the 2024/25 to 2038/2039 forecast period.

A forecast of new dwelling units in the area in which EDCs are to be imposed, over the 15-year forecast period, were derived giving consideration to:

- Discussions with staff of the Regional Municipality of Durham's Planning & Economic Development Department.;
- Region of Durham Annual Building Activity Review reports 2018-2022;
- Region of Durham Building Permit Activity reports 2018-2022;
- Region of Durham May, 2023 Envision Durham for population, household and employment allocations by municipality 2021 to 2051;
- Region of Durham Official Plan Table 2 - Country Residential Subdivisions;
- Durham Region Growth Management Study – Phase 2 Area Municipal Growth Allocations and Land Needs, 2051 prepared by Watson & Associates Economists Ltd.;
- Region of Durham 2023 Development Charges Study – Appendix A prepared by Watson & Associates Economists Ltd.;
- Region of Durham Annual Subdivision/Condominium Activity reports 2019-22;
- Town of Ajax Official Plan Consolidation October 14, 2022 and Open Data subdivision plans; 2022 Year-end Report on new development projects prepared by Planning & Development staff and Subdivision/Condominium activity summary;

- City of Oshawa 2019 & 2021 Updated Development Charges study report – Appendix A prepared by Watson & Associates Ltd. And Open Data Growth and Development applications;
- City of Pickering Current Development Proposals from City’s website; Seaton Planning Justification report, May, 2023 prepared by Korsiak Urban Planning; 2022 Development Charges report – Appendix A prepared by Watson & Associates Economists Ltd.
- Town of Whitby 2021 Development Charges Background Study – Appendix A prepared by Hemson Consulting Limited;
- Township of Brock 2018 Development Charges Study – Appendix A prepared by Hemson Consulting Limited; report on development activity and discussions with planning staff;
- Township of Uxbridge Current Planning Applications report and Development Charges Study, 2021 – Appendix A prepared by Hemson Consulting Limited;
- Township of Scugog discussion with Development Services staff; Development Services Annual reports; Development Charges Study – Appendix A prepared by Hemson Consulting Limited in 2018; June 29, 2020 report to Council re Current Development Projects and planning applications;
- Non-residential forecast based on Region of Durham 2018 DC Region of Durham ROPA 128 Employment Forecast and Durham Regional Official Plan Consolidation May 11, 2017 - Section 7.3.3 for 2019/20 to 2027/28 period; and Region of Durham Envision Durham May, 2023 Employment Forecast and Durham Regional Official Plan Consolidation May 11, 2017 - Section 7.3.3 for the 2019/20 through 2027/28 period.

A spatial matching of the DCDSB elementary school attendance boundaries against the draft annual housing forecast by density type, was undertaken. The occupied dwelling unit forecast derived as the basis for the determination of the proposed EDC charge is net of the statutory exemptions related to demolitions and redevelopment credits.

The forecast of non-residential development is based on the Region of Durham sources described above, as well as historical non-residential building permit data by type and detailing additions and new construction.

Step 2- The draft by-law structure is based on a jurisdiction-wide rather than an area-specific approach to the by-law structure. The policy reasons for this choice are outlined in Appendix C. The elementary and secondary review areas are consistent with the review area constructs approved by the Board when the 2019 EDC by-law was adopted. Review Area boundaries continue to consider the accommodation of pupils in their resident areas over the longer term, as well as man-made barriers including major arterial roads, railway crossings and industrial areas, municipal boundaries, travel distances within the Board’s transportation policies, program requirements, etc.

Step 3- Utilize the ECIS facilities inventory information to determine the OTG (On-the-Ground) capacities and the number of portables and portapaks (temporary space) for each existing elementary and secondary facility. Adjust the OTG capacity for pupil spaces, which in the opinion of the Board, are not required to meet the needs of the existing community.

Steps 4 through 6- Determine the Board’s projections of enrolment, by school, by grade, by program over the fifteen-year forecast period. Enrolment projections that distinguish the pupil

requirements of the existing community (elementary to secondary retention, the number of future Kindergarten registrations, and the by-grade advancement of the student population) from the pupil requirements of new development (the number of pupils anticipated to be generated by new development within the jurisdiction and over the next 15 years) were prepared by the consultants and reviewed by Board Planning staff. Finally, the enrolment analyses assume that any pupils temporarily accommodated outside of their resident attendance area are returned to their resident area. In some cases, these students are directed to future school boundaries proposed by board staff, as current ‘holding’ pupils.

Steps 7 and 9 - Determine the number of “available” pupil places by comparing the Year 15 projected head count enrolment from the total capacity of schools within the high-growth development areas. The Board is entitled to exclude any available pupil places that in the opinion of the Board, could not reasonably be used to accommodate enrolment growth. Schools within each Review Area are distinguished between those that have been, and will be impacted by the construction of new homes within their attendance boundaries, from those that are not. The determination of 15-year growth-related needs is relevant to the first category of schools – not the latter.

Subtract any available and surplus pupil places in existing facilities from the requirements of new development, to determine the net growth-related pupil place requirements, by review area. Determine net growth-related pupil places by review area and within each review area in accordance with the timing and location of growth.

Step 8 - Complete Form A of the EDC Submission to determine eligibility to impose education development charges. This involves a detailed analysis of the EDC account and the need to project the balance in the account as of the day prior to implementation of the new EDC by-law.

Step 10 - Determine the number of additional school sites and/or site development costs required to meet the net growth-related pupil place need and the timing of proposed expenditures. Where the needs can be met through additions to existing facilities and where no additional land component is required, no sites are identified. However, in the latter circumstances, there may be site development costs incurred in order to accommodate enrolment growth. These costs will be included in the determination of “growth-related net education land costs” where appropriate. In addition, the Board may acquire lands adjacent to existing school sites in order to accommodate enrolment growth. The acquisition of lands may also involve the acquisition of lands declared ‘surplus’ by coterminous school boards. Further, meeting growth-related accommodation needs can be accomplished through the redevelopment of existing schools and the provision of increased capacity as a result. Finally, where land costs are prohibitive, the board can acquire an interest in land through the imposition of education development charges, where the costs to do so reflect a more cost-effective approach to meeting growth-related needs.

Step 11 - Determine the additional sites or acreage required and the basis upon which the DCDSB can acquire the lands.

2.2 Financial Component:

The financial component of EDC studies has changed. Prior to 2019, the EDC financial analysis was designed to determine residential and non-residential rates, when imposed, would, over the 15-year forecast period, equal the forecasted net education land costs. Today, these derived rates are called the ‘calculated’ rates.

The March 29, 2019 change in the Regulation placed a ‘cap’ on EDC rates. As such, the more recent EDC financial analysis is designed to address the following questions:

1. If the legislation permitted the imposition of the ‘calculated rates’, what rates would be required to fully fund the projected net education land costs?
2. Given that the board can only impose the ‘capped’ rates, what funding shortfall is expected to be derived over the 15-year forecast period?
3. Given that the legislative cap establishes the maximum projected revenue to be derived during the 15-year forecast period, what additional growth-related and costs are expected to be derived over the 15-year forecast period for which no additional EDC funds are available (i.e., unless the legislative cap is lifted)?
4. What is the financial impact in Years 6, 11 and 15 as the board renews the EDC by-law and extends the residential forecast period, if the legislative ‘cap’ in its current form were to remain in place?

Step 1- Identify the land acquisition costs (on a per acre basis) in 2023 dollars.

Step 2- Identify site development, site preparation and applicable study costs specified under 257.53(2) of the *Education Act*. In the case of Alternative Projects, the EDC-eligible costs may include construction of the school building, underground parking and potentially shared parkland.

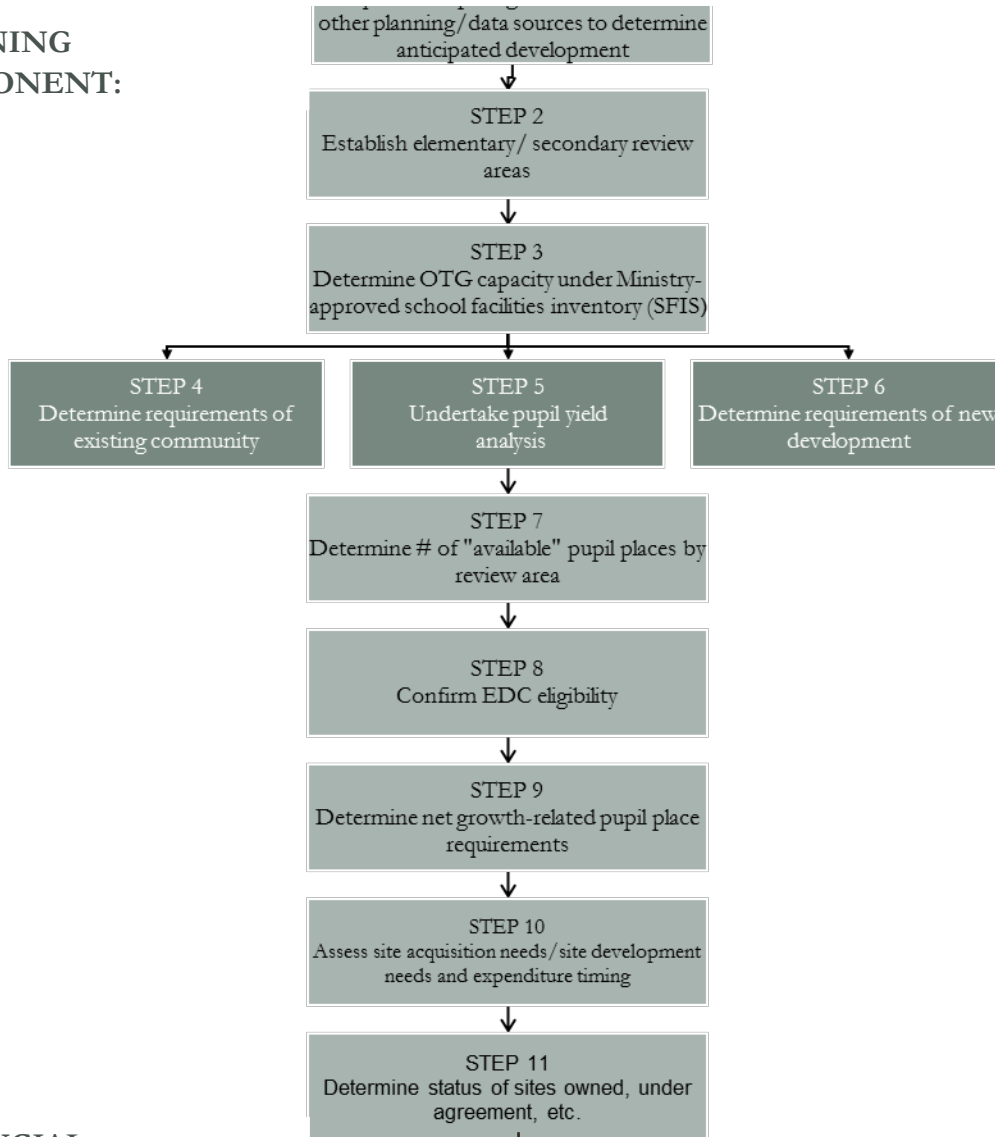
Step 3- Apply an appropriate indexation factor to site preparation/development costs to recognize increased labour and material costs over the 15-year forecast period. The non-residential construction cost index is also applied to the construction labour and material costs of a strata build. Apply an appropriate land escalation factor to site acquisition costs for the entire forecast period, in order to properly reflect potential unfunded costs.

Step 4- Determine the quantum of the charge (both residential and non-residential if the Board intends to have a non-residential charge), considering borrowing impact (particularly where there is significant deficit EDC account balances) and EDC account interest earnings by undertaking a cash flow analysis of the expenditure program over the 15-year forecast period. From a borrowing perspective, this could include an external Line of Credit specifying the interest rate to be paid and the payback period. The Board’s ability to access any Line of Credit specifically for EDCs is dependent upon certainty in the application of the EDC by-law and in-force rates that are sufficient to fund the principal plus borrowing costs over the borrowing term.

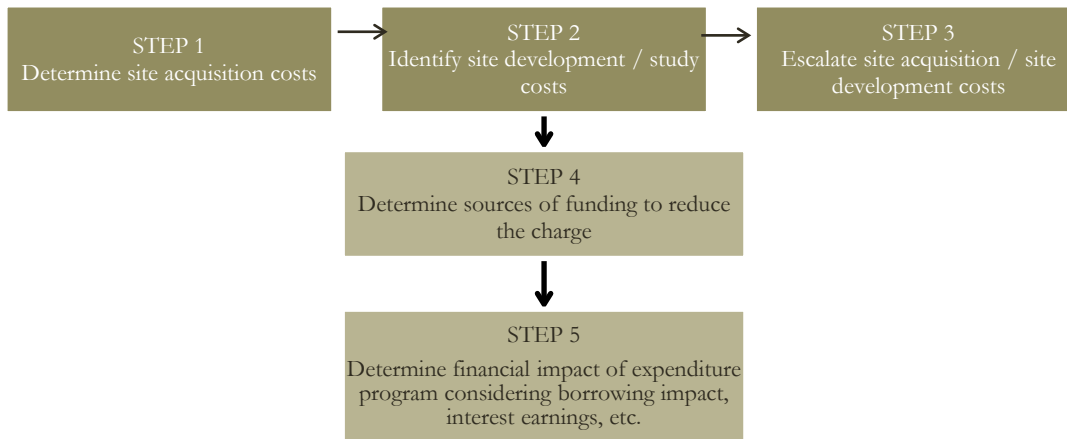
Finally, it is important to understand, given the fact that the EDC revenue stream is fixed, what additional costs are likely to be incurred over the 15-year forecast period and for which there is currently no funding source.

**FIGURE 2-1
EDC METHODOLOGICAL
APPROACH**

**PLANNING
COMPONENT:**



FINANCIAL



¹ Available pupil places, that, in the opinion of the Board, could reasonably be used to accommodate growth (section 7.3 of O. Reg 20/98 as amended)

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Chapter 3 - JURISDICTION OF THE BOARD

3.1 Legislative Provisions

Section 257.54(4) of the *Education Act* states that “an education development charge by-law may apply to the entire area of the jurisdiction of a board or only part of it.” The jurisdiction of the DCDSB comprises a singular ‘region’ outlined in the EDC regulation.

The determination of proposed EDC rates found within this report is based on a singular region-wide by-law charging structure.

Maps 3-1 and 3-2 found at the end of this chapter, outline the geographic jurisdiction analyzed in this EDC Background report and the elementary and secondary Review Areas used to determine growth-related education land costs.

3.2 Analysis of Pupil Accommodation Needs by “Review Area”

In order to attribute the number of pupil places that would be generated within the areas in which additional residential development is contemplated, the Board’s jurisdiction was divided into sub-areas in 1999, referred to in the EDC submission as “Review Areas.” The DCDSB secondary review areas have been updated to reflect the growth that has occurred in the area since 1999, consistent with the Board’s own planning areas today.

The total OTG capacity of all existing permanent accommodation is considered to be the total available capacity of the Board for instructional purposes and required to meet the needs of the existing community, as a first priority. Subsequently, the school board is entitled to recognize and remove any capacity that is not available to be used to accommodate growth-related pupils, provided that an explanation is given for the exclusion. As such, the use of permanent accommodation spaces within a review area is based on the following parameters:

1. The needs of the existing community (at the end of the 15-year forecast period) must take priority over the needs resulting from new development in the construction of additional pupil places.
2. Pupils generated from new development for the schools impacted by new housing construction fill any surplus available OTG capacity within the development catchment area, taking into consideration that the perpetual busing of students is not a cost effective or efficient system of student accommodation.
3. Pupils generated from new development within the review area must take priority over the “holding” accommodation needs of other review areas.

The remaining pupil spaces required as a result of new development within the review area, or net growth-related pupil place requirements, are to be potentially funded through education development charges, provided that they are consistent with the board’s short and longer-term capital priority needs and anticipated capital funding approvals. Meeting the growth-related pupil place requirements does not always require the acquisition of land; acquiring an interest in land, or leasing additional pupil places.

The review area concept within education development charges is based on the premise that pupils should, in the longer term, be able to be accommodated in permanent facilities offering standard school programs within their resident area (for example, new housing development is not assigned to single-track French Immersion schools). Therefore, not all existing available capacity within the review area provides a viable solution to accommodating pupils generated by the construction of new homes.

For the purposes of the calculation of education development charges described in this report, pupils of the Board who currently attend school facilities outside of their resident area, have been transferred back if the holding situation is considered to be temporary in nature. Further, proposed boundary adjustments reflecting the provision of new schools, are representative of where students are expected to be accommodated over the forecast period. This is representative of current board-registered pupils that are holding in alternate accommodation awaiting the new school.

The determination of growth-related needs also takes into consideration increased enrolment within the existing community projections. Typically, existing community enrolments will decline over the 15-year forecast period without continued housing development generating additional pupils for the school. Where the existing community enrolment continues to increase, it is due to one or more of the following:

- Delayed permit approvals, construction and occupancy of residential development attributed to the particular school, and occurring prior to the proposed by-law, and resulting in delayed school registrations;
- The actual apportionment shares related to the new school are higher than were projected during a previous by-law;
- Actual births within the catchment area of the new school are higher than originally predicted;
- Immigration policies are directing families to particular communities and employment opportunities;
- The residential density mix, and related occupancy of homes built prior to the proposed by-law, is generating a higher share of family-occupied homes – that is, the pupil yields are higher than projected.

The identification of growth-related site needs as described in the legislation was always intended to allow for transitional replacement of actual accommodation circumstances for previous by-law projections.

There are four important principles to which the consultants have adhered in undertaking the EDC calculation on a review area basis:

1. Capacity required to accommodate pupils from existing development should not be utilized to provide “temporary” or “holding” capacity for new development over the longer term; and
2. Pupils generated by new development should not exacerbate a board’s current accommodation problems (i.e., an increasing portion of the student population being housed in portables for longer periods of time); and
3. Only the projected housing development expected to impact the need for new student accommodation should be taken into consideration in determining the growth-related land needs; and
4. Board transportation costs should be minimized.

The rationale for the review area boundaries for the elementary and secondary panels of the Board gave consideration to the following criteria:

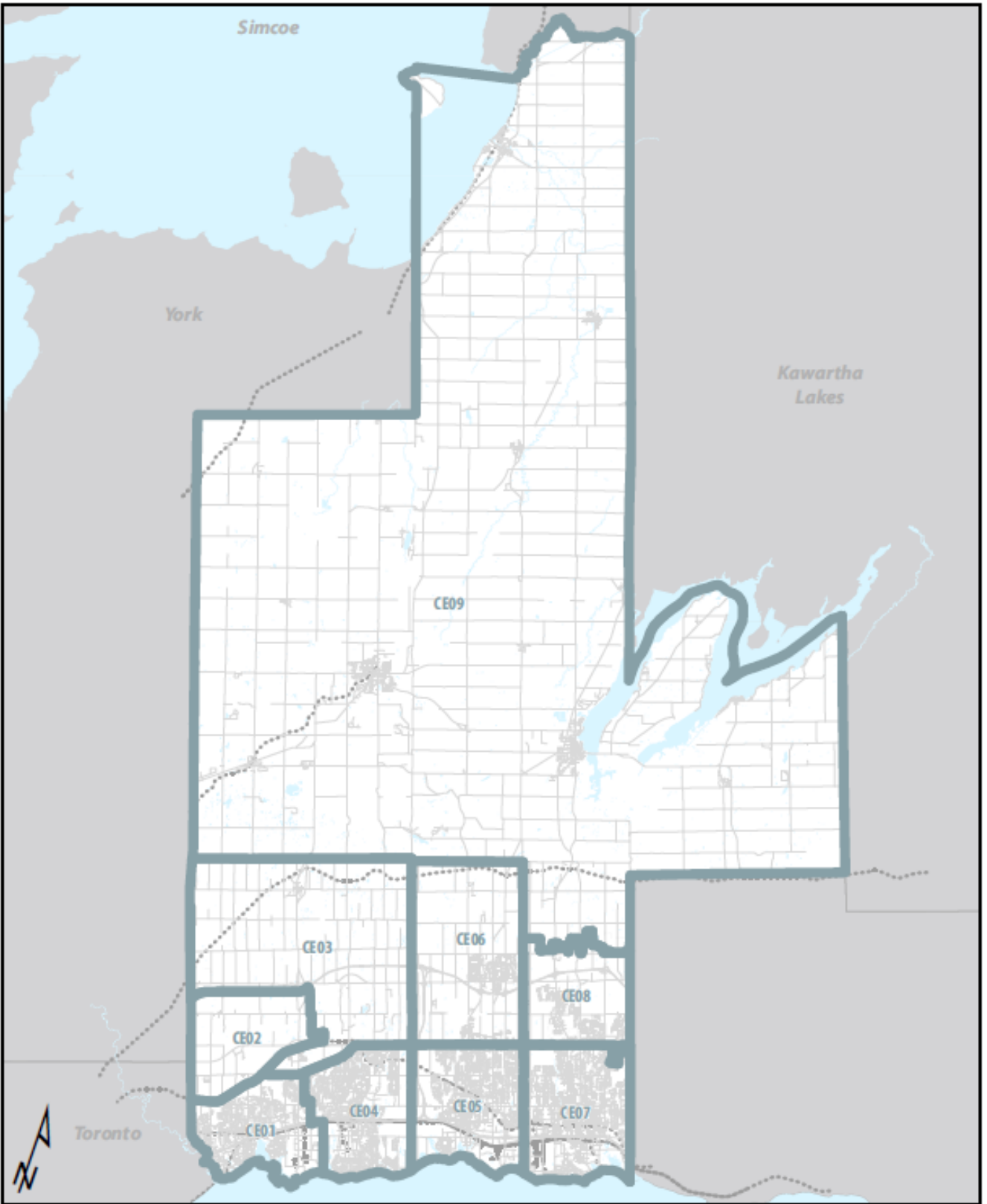
- a. A desire by the Board to align feeder school patterns as students move from kindergarten to elementary and secondary programs;
- b. Board-approved school attendance boundaries and proposed changes to attendance boundaries as new schools open;
- c. Travel distances to schools consistent with the Board’s transportation policies;
- d. Manmade or natural barriers (e.g., existing or proposed major arterial roadways, expressways such as Highway 401, 407 and Highway 412, railway crossings, industrial areas, river valleys, escarpments, woodlots, etc.);
- f. Distance to neighbouring schools.

Secondary review areas are normally larger in size than elementary review areas due to the former having larger school facilities and longer transportation distances. Typically, a cluster of elementary schools are “feeder” schools for a single secondary facility.

For the purpose of the regional approach to calculating education development charges, the Durham Catholic District School Board has 9 elementary review areas and 5 secondary review areas as shown on Maps 3-1 and 3-2, at the end of the chapter.

Each review area has been further subdivided in order to determine the net growth-related pupil place needs. Detailed development application databases enable the Board to specify which existing and proposed school sites will be impacted by new housing development by municipal address. The determination of net growth-related pupil place needs is therefore concentrated on the school sites where additional site acquisition and/or site development costs would be required to accommodate enrolment growth, and for which Board staff have identified an accommodation need.

It is noted that undertaking the determination of additional site requirements using a review area and a sub review-area approach is consistent with the way in which requests for capital priorities funding will be assessed by the Ministry of Education.

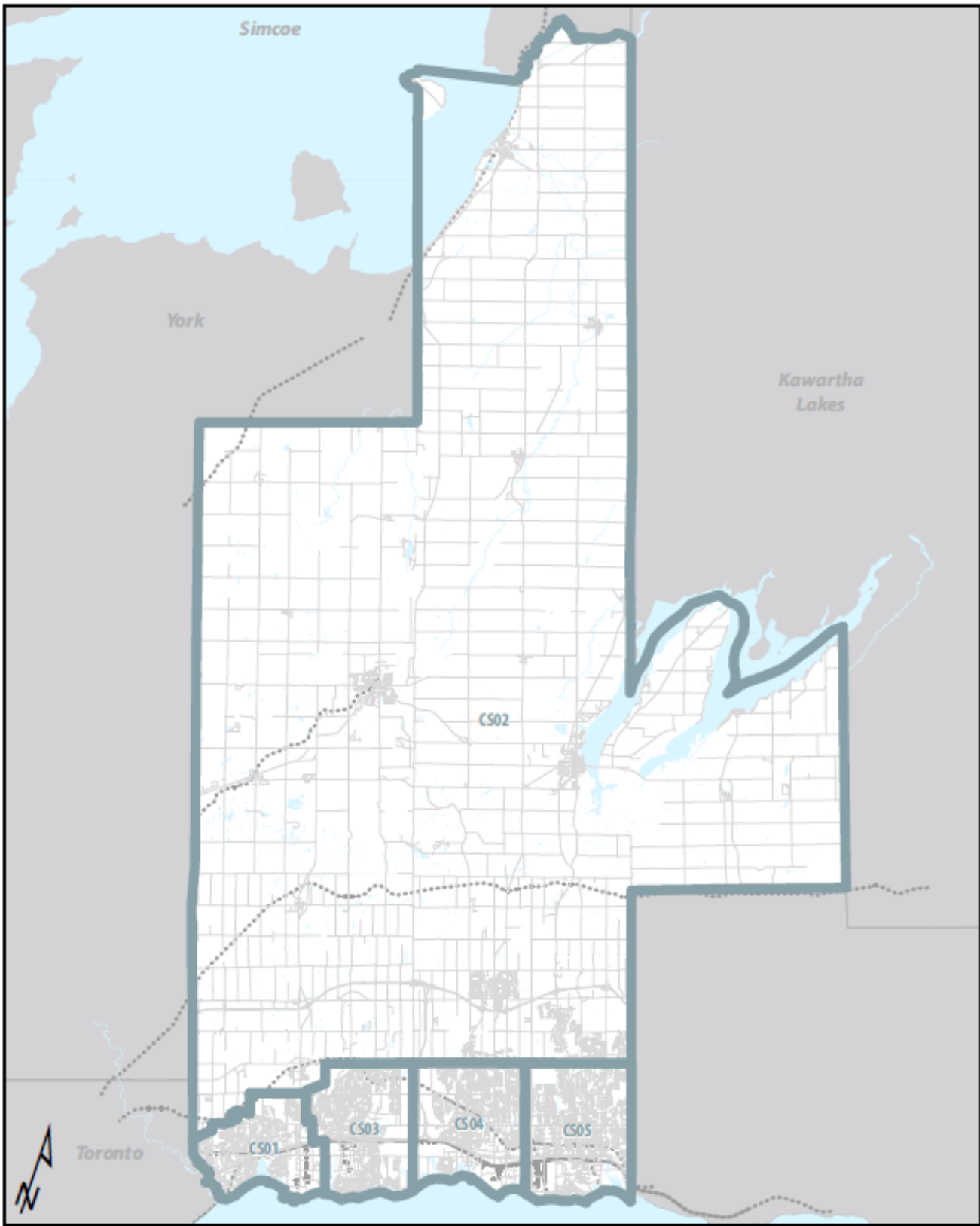


Durham Catholic District School Board: Education Development Charges Background Study 2024

Elementary Review Areas



Map 3-1



Durham Catholic District School Board: Education Development Charges Background Study 2024
Secondary Review Areas



Map 3-2

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Chapter 4 - RESIDENTIAL/NON-RESIDENTIAL GROWTH FORECAST

4.1 Background

This section of the report deals with the 15-year forecast of residential and non-residential development for the 2024/25 to 2038/39 forecast period. The legislative requirements respecting EDC growth forecasts cite the need to identify the anticipated timing, location, and type of residential development, which are critical components of the overall EDC process due to the inextricable link between new units and the need for new pupil places. The location of development is particularly important to the determination of additional growth-related site needs. Therefore, every effort was made to consider the most recent residential and non-residential forecast information and development application data available.

The forecast of new dwelling units and the projected number of DCDSB students to be generated by new housing development in the area in which EDCs are to be imposed, over the 15-year forecast period, was derived from a consideration of:

- Discussions with staff of the Regional Municipality of Durham's Planning & Economic Development Department.;
- Region of Durham Annual Building Activity Review reports 2018-2022;
- Region of Durham Building Permit Activity reports 2018-2022;
- Region of Durham May, 2023 Envision Durham for population, household and employment allocations by municipality 2021 to 2051;
- Region of Durham Official Plan Table 2 - Country Residential Subdivisions;
- Durham Region Growth Management Study – Phase 2 Area Municipal Growth Allocations and Land Needs, 2051 prepared by Watson & Associates Economists Ltd.;
- Region of Durham 2023 Development Charges Study – Appendix A prepared by Watson & Associates Economists Ltd.;
- Region of Durham Annual Subdivision/Condominium Activity reports 2019-22;
- Town of Ajax Official Plan Consolidation October 14, 2022 and Open Data subdivision plans; 2022 Year-end Report on new development projects prepared by Planning & Development staff and Subdivision/Condominium activity summary;
- City of Oshawa 2019 & 2021 Updated Development Charges study report – Appendix A prepared by Watson & Associates Ltd. And Open Data Growth and Development applications;
- City of Pickering Current Development Proposals from City's website; Seaton Planning Justification report, May, 2023 prepared by Korsiak Urban Planning; 2022 Development Charges report – Appendix A prepared by Watson & Associates Economists Ltd.
- Town of Whitby 2021 Development Charges Background Study – Appendix A prepared by Hemson Consulting Limited;

- Township of Brock 2018 Development Charges Study – Appendix A prepared by Hemson Consulting Limited; report on development activity and discussions with planning staff;
- Township of Uxbridge Current Planning Applications report and Development Charges Study, 2021 – Appendix A prepared by Hemson Consulting Limited;
- Township of Scugog discussion with Development Services staff; Development Services Annual reports; Development Charges Study – Appendix A prepared by Hemson Consulting Limited in 2018; June 29, 2020 report to Council re Current Development Projects and planning applications;
- Non-residential forecast based on Region of Durham 2018 DC Region of Durham ROPA 128 Employment Forecast and Durham Regional Official Plan Consolidation May 11, 2017 - Section 7.3.3 for 2019/20 to 2027/28 period; and Region of Durham Envision Durham May, 2023 Employment Forecast and Durham Regional Official Plan Consolidation May 11, 2017 - Section 7.3.3 for the 2019/20 through 2027/28 period.

A spatial matching of the DCDSB elementary school attendance boundaries against the consultant-prepared housing forecast, was undertaken. The housing forecast suggests that approximately 94,223 new occupied dwelling units will be added to the existing housing stock within the Board’s jurisdiction over the next fifteen years, at an average of 6,281 units per annum. This average is 25% higher than the average new residential building permits issued during the 2019 to 2022 period, at more than 5,033 net new units (i.e. net of conversions & demolitions). Of the additional dwelling units, approximately just over 24% are anticipated to be low density (single and semi-detached); just over 23% medium density (row houses, townhouses, etc.); and the remaining 53% high density apartment units. Only a small portion of the Provincial Housing Pledge units (approx. additional 71,000 units assigned to Pickering, Ajax, Whitby and Oshawa) were added, based on conversations with Regional Planning staff respecting the availability for infrastructure emplacement or renewal, particularly in areas of intensified land uses.

The determination of ‘net’ new units, or units to which the EDC charges are expected to be applied, is based on a review of historical building permit data. The ‘gross’ to ‘net’ new unit adjustment is 9.1%, and derives 85,649 ‘net’ new units. The 9.1% deduction is based on a review of the number of dwelling units for which EDCs were paid during 2018 through 2022, divided into the total number of new units created, net of residential demolitions.

4.2 Legislative Requirements

As the legislation permits school boards to collect education development charges on both residential and non-residential development, both must be considered as part of the growth forecast as follows:

- “An EDC background study shall include estimates of the anticipated amount, type and location of residential and non-residential development.”; (Section 257.61(2) of the *Education Act*)

- “Estimate the number of new dwelling units in the area in which the charges are to be imposed for each of the 15 years immediately following the day the by-law comes into force.”; (O. Reg 20/98), Section 7(1)
- “If the board intends to impose different charges on different types of residential development, the board shall determine the percentage of the growth-related net education land cost to be funded by charges on residential development, and that is to be funded by each type of residential development.” (O. Reg. 20/98), Section 10
- “The Board shall choose the percentage of the growth-related net education land costs that is to be funded by charges on residential development and the percentage, if any, that is to be funded by the charges on non-residential development. The percentage that is to be funded by non-residential development shall not exceed 40 percent.” (O. Reg. 20/98), Section 7(1) 8)

During the 2019 EDC by-law adoption process, the Board approved 100% of the net education land costs to be funded from residential development, with 0% to be funded from non-residential development.

4.3 Residential Growth Forecast and Forms B and C

4.3.1 Historical New Residential Units

The Region of Durham Annual Development Reports and building permit data provide a variety of information on residential starts, completions, demolitions and the number of additional units for which building permits were approved. Table 4-1 below, summarizes the number of new units by type for the period 2017 through 2022. Approximately 30% of the units were single and semi-detached; 28% were medium density townhouses of various typologies and just under 43% apartments, including apartments in mixed use developments.

Table 4-1

New Residential Building Permits - Region of Durham (less Clarington)				
	Single & Semi Detached Dwellings ¹	Medium Density Dwellings ¹	Apartments ¹	Totals ¹
Jan 2017 - Dec 2017	38.0%	36.4%	25.6%	3,492
Jan 2018 - Dec 2018	38.0%	28.6%	33.4%	3,921
Jan 2019 - Dec 2019	46.2%	32.0%	21.8%	2,839
Jan 2020 - Dec 2020	32.5%	26.4%	41.1%	4,360
Jan 2021 - Dec 2021	38.3%	40.7%	21.0%	5,729
Jan 2022 - Dec 2022	23.9%	35.5%	40.5%	5,935
	34.9%	33.8%	31.3%	26,276

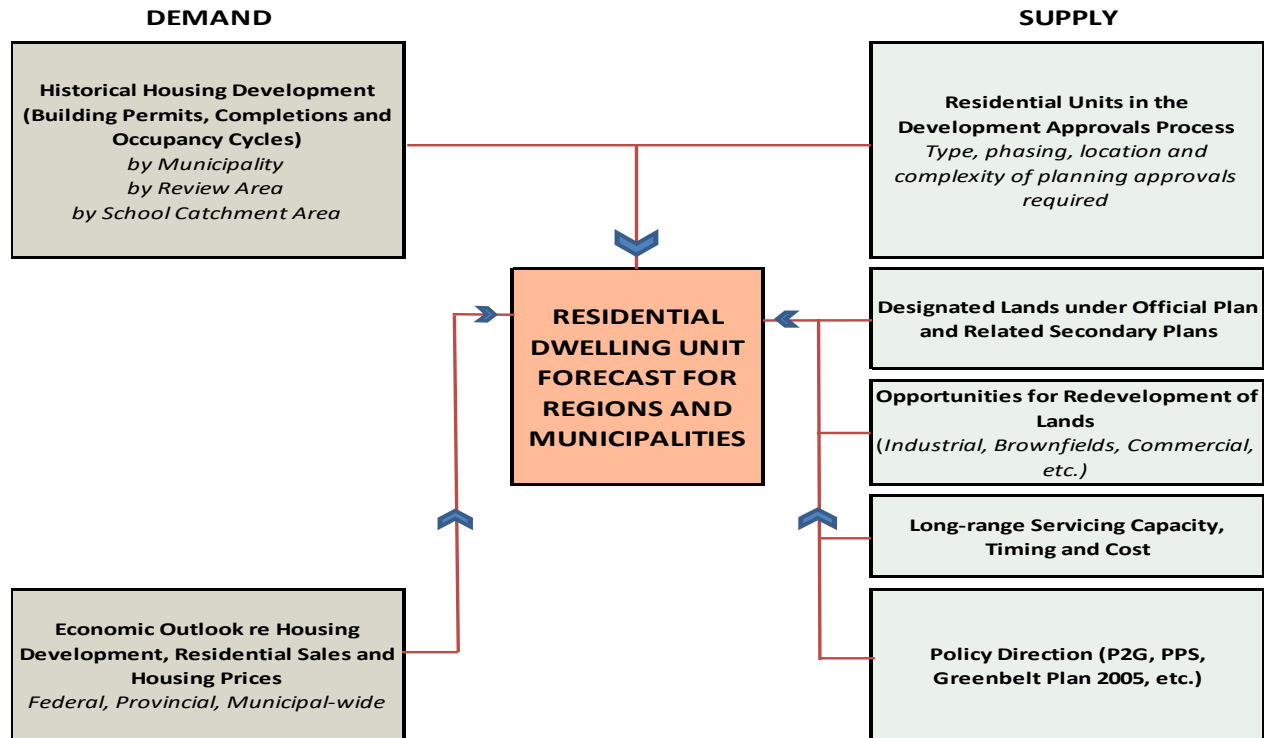
Notes: 1. % units by type does not separate out Clarington

4.3.2 Methodological Approach

Municipal forecasts of residential development generally give consideration to: underlying demographic trends, timing and location of infrastructure emplacement, local planning policies (Official Plan and Secondary Plans), Provincial planning policies, considerations of demand (including recent and projected real estate market conditions and recent historical construction statistics) and supply (land supply and absorption rates), staging of units in the development approvals process, government housing policies affecting housing affordability, etc. Figure 4-1 illustrates a typical household formation projection methodology.

FIGURE 4-1

Residential Growth Forecast: Proposed Methodology Household Formation Projection Model



Statutory Residential Exemptions:

Additional Dwelling Unit Exemption –

Section 257.54 (3) of the *Education Act* exempts, from the imposition of education development charges, the creation of two additional dwelling units within an existing single detached dwelling (i.e., the conversion of a single unit to a duplex or triplex), or one additional dwelling unit within a semi-detached, row dwellings and other residential building. The municipal development charge

legislation exempts both secondary units within the principal residence, as well accessory dwellings that are constructed on the same property as the original building. The EDC legislation does not. At this time, there is limited available data that would allow for distinguishing between secondary dwelling units within the existing primary residence and those constructed as stand-alone units on the same property.

Replacement Dwelling Unit Exemption –

Section 4 of O. Reg 20/98 requires that the Board exempt from the payment of education development charges, the ‘replacement, on the same site, a dwelling unit that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it uninhabitable’, provided that the replacement building permit is issued within two years that the dwelling unit was destroyed or became uninhabitable. It is important to note, as a higher percentage of residential development occurs through redevelopment going forward, providing a one-for-one exemptions of all dwelling units replaced, will result in additional unfunded net education land costs that are difficult to quantify, as it is more difficult to predict how much residential redevelopment will occur over a 15-year forecast period.

4.3.3 Net New Units and Forms B and C

Table 4-3 summarizes the jurisdictional housing forecast by unit type for the 2024/25 through 2038/39 period – Forms B and C of the EDC Submission. The table also provides a summary of the housing forecast by DCDSB elementary review area.

**TABLE 4-2
DURHAM CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2024
Forms B/C - Dwelling Unit Summary**

PROJECTION OF NET NEW DWELLING UNITS ¹

	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039	Total All Units
Durham Boards Jurisdiction																
Single & Semi-detached	1,931	1,941	2,016	1,778	1,633	1,606	1,390	1,698	1,447	1,423	1,251	1,055	1,100	1,054	984	22,307
Multiples	2,445	2,783	2,316	1,827	1,772	1,794	1,254	1,397	1,188	1,083	899	576	838	717	873	21,762
Apartments	1,678	1,620	2,139	2,717	3,146	3,206	3,892	3,487	3,742	3,410	3,533	4,525	4,249	4,373	4,437	50,154
Total	6,054	6,344	6,471	6,322	6,551	6,606	6,536	6,582	6,377	5,916	5,683	6,156	6,187	6,144	6,294	94,223
CE01 - Pickering South																
Single & Semi-detached	115	70	66	15	-	-	-	-	-	-	-	-	-	-	-	266
Multiples	236	194	84	21	53	-	-	-	-	-	-	-	-	-	-	588
Apartments	425	257	468	686	674	820	628	861	789	354	360	857	650	635	638	9,102
Total	776	521	618	722	727	820	628	861	789	354	360	857	650	635	638	9,956
CE02 - Pickering Seaton																
Single & Semi-detached	427	480	441	486	336	326	282	327	330	342	348	276	302	255	177	5,135
Multiples	394	545	480	461	449	605	293	295	307	506	498	236	459	415	576	6,519
Apartments	216	267	292	162	375	136	684	404	460	404	400	237	182	289	196	4,704
Total	1,037	1,292	1,213	1,109	1,160	1,067	1,259	1,026	1,097	1,252	1,246	749	943	959	949	16,358
CE03 - Pickering Northeast																
Single & Semi-detached	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multiples	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CE04 - Ajax																
Single & Semi-detached	45	52	30	16	15	6	6	11	7	7	-	-	-	-	-	195
Multiples	271	391	253	184	139	106	76	76	78	-	-	-	-	-	-	1,574
Apartments	840	751	817	962	1,046	1,139	1,168	1,159	1,168	1,161	1,256	1,350	1,350	1,350	1,350	16,867
Total	1,156	1,194	1,100	1,162	1,200	1,251	1,250	1,246	1,253	1,168	1,256	1,350	1,350	1,350	1,350	18,636
CE05 - Whitby South, Central & West																
Single & Semi-detached	614	447	270	148	128	150	61	66	26	33	-	-	11	12	-	1,966
Multiples	433	343	149	73	141	134	43	222	182	89	94	94	124	132	121	2,374
Apartments	121	90	260	243	230	59	379	80	80	227	406	464	525	611	606	4,381
Total	1,168	880	679	464	499	343	483	368	288	349	500	558	660	755	727	8,721
CE06 - Whitby North & Brooklin																
Single & Semi-detached	9	156	436	402	507	559	491	650	576	598	574	476	476	476	494	6,880
Multiples	105	238	373	395	400	498	364	404	362	256	204	147	156	71	71	4,044
Apartments	-	-	-	88	18	74	18	83	223	133	12	104	33	30	29	845
Total	114	394	809	885	925	1,131	873	1,137	1,161	987	790	727	665	577	594	11,769
CE07 - Oshawa South & Central																
Single & Semi-detached	145	140	104	48	-	-	-	-	-	-	-	-	-	-	-	437
Multiples	348	400	313	152	61	-	-	-	-	-	-	-	-	-	-	1,274
Apartments	24	250	250	524	710	965	765	765	760	980	948	1,252	1,304	1,236	1,395	12,128
Total	517	790	667	724	771	965	765	765	760	980	948	1,252	1,304	1,236	1,395	13,839
CE08 - Oshawa North																
Single & Semi-detached	396	379	464	444	453	418	418	428	304	236	122	122	122	122	122	4,550
Multiples	560	584	602	483	422	326	326	339	180	180	43	43	43	43	43	4,217
Apartments	52	-	40	52	93	-	231	110	251	150	150	252	196	197	198	1,972
Total	1,008	963	1,106	979	968	744	975	877	735	566	315	417	361	362	363	10,739
CE09 - Brock, Scugog & Uxbridge																
Single & Semi-detached	180	217	205	219	194	147	132	216	204	207	207	181	189	189	191	2,878
Multiples	98	88	62	58	107	125	152	61	79	52	60	56	56	56	62	1,172
Apartments	-	5	12	-	-	13	19	25	11	1	1	9	9	25	25	155
Total	278	310	279	277	301	285	303	302	294	260	268	246	254	270	278	4,205

May not add precisely due to rounding

Notes: 1. Assumed to be net of demolitions and conversions.

Grand Total Gross New Units in By-Law Area	94,223
Less: Statutorily Exempt Units in By-Law Area	-8,574
Total Net New Units in By-Law Area	85,649

4.4 Non-Residential Growth Forecast and Form D

The non-residential growth forecast (Tables 4-3 and 4-4) indicates that a total of 45,674,663 square feet of non-residential gross floor area (GFA) space and additions is anticipated within the Board’s jurisdiction over the 15-year forecast period. A review of recent building permit data determined 30% of all non-residential development is exempted from the payment of EDCs. Industrial and institutional additions, municipal and school board properties, which are exempt under the legislation, are expected to total 13,729,333 square feet of GFA over the same forecast period. Therefore, an education development charge by-law can be applied against a net of 32,035,300 square feet of net gross floor area. The forecast for the 2028/29 through 2038/39 period was interpolated and based on the following employment density assumptions of:

- Primary – region-wide 2,000 square ft per employee
- Commercial – region-wide 420 sq ft per employee
- Industrial – region-wide 1,250 sq ft per employee
- Institutional – region-wide 660 sq ft per employee

Additional statutory exemptions have been added to the legislation since the Board’s EDC by-law was adopted in 2019.

As of November 8, 2019, non-residential statutory exemptions include:

- h. land owned by, and used for the purposes of, a board or a municipality
- i. the construction or erection of any building or structure, or addition/alteration to a building or structure¹ in the case of:
 - a. private schools, the owner of a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*
 - b. a long-term care home, as defined in the *Long-Term Care Homes Act, 2007*
 - c. a retirement home as defined in the *Retirement Homes Act, 2010*
 - d. a hospice or other facility that provides palliative care services
 - e. a child care centre, as defined in the *Child Care and Early Years Act, 2014*
 - f. a memorial homes, clubhouse or athletic grounds owned by the Royal Canadian Legion
 - g. a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education
 - h. the owner of an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*, the creation of post-secondary education facilities

¹ If only a portion of the building or structure is to be used for the any of the purposes listed below, only that portion of the building, structure, addition or alteration is exempt from an education development charge.

**Table 4-3
REGION OF DURHAM (Excluding Clarington)
Non-Residential Forecast of Net Gross Floor Area**

Forecast of Space Construction, New and Additions (sq ft)						
	Year	Primary	Industrial	Commercial	Institutional	Total
Projected (based on May, 2017 DC Forecast)	2026/2027	16,000	1,474,500	781,880	943,400	3,215,780
	2027/2028	16,000	1,474,500	781,880	943,400	3,215,780
	2028/2029	16,000	1,474,500	781,880	943,400	3,215,780
	2029/2030	16,000	1,474,500	781,880	943,400	3,215,780
	2030/2031	14,800	1,348,300	848,440	730,700	2,942,240
	2031/2032	14,800	1,348,300	848,440	730,700	2,942,240
	2032/2033	14,800	1,348,300	848,440	730,700	2,942,240
	2033/2034	14,800	1,348,300	848,440	730,700	2,942,240
	2034/2035	14,800	1,348,300	848,440	730,700	2,942,240
	2035/2036	13,669	1,514,989	748,627	697,167	2,974,452
	2036/2037	13,669	1,514,989	748,627	697,167	2,974,452
	2037/2038	13,669	1,514,989	748,627	697,167	2,974,452
	2038/2039	14,195	1,573,325	777,454	724,012	3,088,986
	0	14,195	1,573,325	777,454	724,012	3,088,986
	0	14,195	1,573,325	777,454	724,012	3,088,986
Average Annual		14,800	1,460,300	796,500	779,400	3,051,000
TOTAL NEW SPACE (SQ FT)		221,592	21,904,442	11,947,963	11,690,636	45,764,633
As a % of GFA		0.5%	47.9%	26.1%	25.5%	100.0%
Less Statutorily Exempt GFA		0	4,961,356	0	8,767,977	13,729,333
Net Projected GFA		221,592	16,943,086	11,947,963	2,922,659	32,035,300

Source: 2019/20 to 2027/28 based on Region of Durham 2018 DC Region of Durham ROPA 128 Employment Forecast and Durham Regional Official Plan Consolidation May 11, 2017 - Section 7.3.3

Post 2028 non-res GFA (based on 185 primary; 117 sq m industrial; 39 commercial and 63 institutional sq metres per employee) with Seaton

- i. expansions to industrial buildings (gross floor area)
- j. replacement, on the same site, of a non-residential building that was destroyed by fire, demolition or otherwise, so as to render it unusable and provided that the building permit for the replacement building was issued less than 5 years after the date the building became unusable or the date the demolition permit was issued

Table 4-4 summarizes Form D of the EDC Submission:

TABLE 4-4
DURHAM CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2024
Form D - Non-Residential Development

D1 - Non-Residential Charge Based On Gross Floor Area (sq. ft.)

Total Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years From Date of By-Law Passage	45,764,633
Less: Board-Determined Gross Floor Area From Exempt Development	13,729,333
Net Estimated Board-Determined Gross Floor Area	32,035,300

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Chapter 5 - DEMOGRAPHIC TRENDS AND FUTURE ENROLMENT EXPECTATIONS

5.1 Demographic and Enrolment Trends

The Durham Catholic District School Board provides exemplary Catholic education services within Durham Region except Clarington. During the 2022/23 school year, the DCDSB had a total enrolment of 22,526 students (based on average daily enrolment).

5.1.1 Overview

The determination of growth-related land needs over a 15-year forecast period begins with undertaking by school and by grade enrolment projections for the Board. The analysis set out herein examines both historic demographic and enrolment trends within the Board's jurisdiction. The determination of 15-year enrolment projections uses a spatial matching of historical DCDSB student data with MPAC housing data (i.e. by period of occupancy), in order to derive the number of DCDSB pupils to be generated by new housing development and to determine appropriate by school and by grade enrolments.

The key elements of historical trends (both demographic and enrolment) are examined below. Firstly, *demographic trends* are assessed in terms of:

What has been the *change in pre-school and school age population*, for the jurisdiction as a whole, and for sub-geographies within the Board's jurisdiction? Many school boards can, and will, experience areas of school age population growth, offset by areas of decline. Further, it is possible to experience growth in secondary school age children due to in-migration, but a decline in elementary school age population, at any point in time. That is, school-age population trends typically experience 'cycles'.

More importantly, what has been the *change in pre-school and school age population per household*? It is possible to experience significant new housing construction and yet experience a decline in school age population per household due to an aging population driving the demand for a portion of the new housing. As noted throughout this report, it is possible to experience an increase in children per household in high-rise developments due to reduced housing affordability.

How have *migrations trends* changed, as a whole and by age cohort? How has the economy affected the in-migration and out-migration of female persons between the ages of 20 to 35 (i.e., those who account for the majority of the household births)? Has the *ethnic make-up of the migrant population* changed and, if so, how might this affect projected enrolment for the French language school boards in particular? What is the *religious affiliation of the migrant population*? It should be noted that religion is only asked every second Census undertaking.

How has the *birth rate* (i.e., the number of children born annually) and the *fertility rate* (i.e., the number of children a female is likely to have in her lifespan) changed for particular age cohorts? For

example, in many areas, the birth rate has declined in recent years, while the fertility rate in females over the age of 35 has been increasing. Generally, the data indicates that, for the majority of the province, women are initiating family formation later on in life and, in turn, having fewer children overall. Higher interest rates and reduced availability of affordable housing will have a negative impact on births.

Secondly, *enrolment trends* are assessed in terms of:

- a. How has the *grade structure ratio* (i.e., the number of pupils entering Junior Kindergarten versus the number of students graduating Grade 8) of the Board changed?
- b. Have changes in *program delivery* affected the Board's enrolment)?
- c. How has the Board's *share of elementary/secondary enrolment* changed vis-à-vis the coterminous boards and private school and secular enrolment?

5.1.2 Population and Housing

Statistics Canada released the population and dwelling unit data related to the 2021 Census undertaking. This data provides insights into demographic shifts by dissemination areas¹ for the jurisdiction as a whole. This information is the primary source of the school and pre-school age population trends discussed herein as they relate to the Durham Boards' jurisdiction.

Table 5-1 compares the pre-school and school age population between 2011-2016 and 2016-2021 Census periods, illustrating the changing trends which will impact future enrolment growth for the Board. The information is provided for the eleven (11) DDSB Review Areas, which overlap the 9 DCDSB Review Areas.

As shown in the table, from a jurisdiction-wide perspective, the pre-school age population (ages 0-3) decreased by 2,815 persons or just under 12% between 2011 and 2021. The elementary school age population (ages 4-13) increased by 8,620 persons or 13.0% from 2011 to 2021. From 2011 to 2021 the secondary school age population (ages 14-17) decreased by 1,515 persons or just under 5%. Within the pre-school population category, the highest increase 2011 to 2021 occurred in Ajax South & Centre, with the largest decrease in Ajax North. Within the elementary school aged population category there was an increase of more than 2,500 persons between 2011 and 2021 in both Oshawa North and Ajax South and Centre. An increase of more than 900 secondary school age persons occurred within: Oshawa North and Whitby North. Finally, the largest increase in females of primary child bearing age (25-39 years) occurred in Ajax South and Centre.

The highest number of births in the 2021 Census year occurred in Whitby South & Center and Ajax South & Center.

¹ A dissemination area is Census geography generally 400 to 700 persons in size.

**TABLE 5-1
Durham DSB & Durham Catholic DSB Change in Census Population by Area**

Area	2011 Census				2016 Census				2021 Census				Census 2011 - 2021 Change Females of Primary Child Bearing Age			
	Pre School Age 0-3 years	Elementary School Age 4-13 years	Secondary School Age 14-17 years	Females of Primary Child Bearing Age 25-39 years	Pre School Age 0-3 years	Elementary School Age 4-13 years	Secondary School Age 14-17 years	Females of Primary Child Bearing Age 25-39 years	Pre School Age 0-3 years	Elementary School Age 4-13 years	Secondary School Age 14-17 years	Females of Primary Child Bearing Age 25-39 years		Census 2011- 2021 Change 0 to 3 years	Census 2011- 2021 Change 4-13 years	Census 2011- 2021 Change 14-17 years
Pickering South	2,945	10,020	5,220	7,045	3,455	9,525	4,560	7,795	3,105	8,960	3,815	7,955	160	-1,060	-1,405	
Pickering Seaton	45	110	55	70	25	70	45	55	345	575	165	210	300	465	110	
Pickering North & Ajax north of Rossland Rd.	75	320	175	180	95	345	150	235	465	1,150	440	1,065	390	830	265	
Ajax South & Centre	3,775	11,535	6,185	8,670	3,025	10,465	4,965	8,510	5,450	14,090	5,750	12,940	1,675	2,555	-435	
Ajax North	2,240	4,510	1,610	3,880	1,985	5,830	1,940	3,945	1,445	4,975	2,035	3,230	-795	465	425	
Whitby South & Centre	4,280	12,875	6,415	9,170	4,190	13,125	5,820	9,245	4,575	14,185	6,075	10,755	295	1,310	-340	
Whitby North	1,780	4,615	1,290	2,965	1,390	5,020	1,540	2,395	1,355	4,985	2,195	2,685	-425	370	905	
Oshawa South	2,375	5,450	2,775	5,295	2,255	5,395	2,065	5,515	2,615	5,825	2,025	6,450	240	375	-750	
Oshawa Centre	3,130	7,775	4,070	7,005	3,000	7,700	3,480	7,050	3,505	9,525	3,605	8,875	375	1,750	-465	
Oshawa North	1,255	3,080	1,040	2,225	2,040	5,675	1,925	3,735	1,840	5,650	2,025	3,825	585	2,570	985	
Uxbridge, Saugus & Brook	1,805	6,215	3,185	3,665	1,815	5,875	2,820	3,800	1,820	5,205	2,375	3,910	15	-1,010	-810	
Total Jurisdiction	23,705	66,505	32,020	50,170	23,875	69,025	29,310	52,280	26,520	75,125	30,505	61,900	2,815	8,620	-1,515	
													11.9%	13.0%	-4.7%	23.4%

In terms of future shifts in age structures within the jurisdictional neighbourhoods, the percentage of the neighbourhood population over the age of 65 years, as a % of the total population, is one of the indicators of future re-gentrification and re-occupancy of dwellings. As to the impact on future DCDSB enrolment, that is something to be monitored over time.

5.1.3 Enrolment Overview and Apportionment

Historical elementary and secondary enrolments (2014/15 to 2023/24 actual projections) for the DCDSB and DCDSB have been summarized in Table 5-2. This table summarizes the change in elementary and secondary enrolment for each Board over this time period. The information is taken from the Ministry-reported enrolments and found in the annual Funding Projections report for each Ontario school board.

On the elementary panel, the DCDSB has lost apportionment shares to the DDSB in each year except 2018/19. On the secondary panel, the DCDSB has also continued to lose apportionment share to the DDSB annually (except 2022/23) since 2014/15.

5.2 15-year Student Enrolment Projections and Projections of Pupil Accommodation Needs

The end of this chapter summarizes the elementary and secondary 15-year EDC enrolment projections for the DCDSB.

5.2.1 Methodology

The derivation of by-school and by-grade enrolment projections consists of two distinct methodological elements. The first, which is consistent with industry standards, follows a retention rate approach to determine how the existing pupils of the Board (i.e. pupils residing in existing housing within the Board’s jurisdiction, as well as any pupils who reside outside of the Board’s jurisdiction but attend schools of the Board) would move through each grade and transition from the elementary to the secondary panel, including any shifts in apportionment moving from elementary to secondary school programs. This element of the enrolment projection methodology is known as the “Requirements of the Existing Community.”

The second part of the projection exercise is to determine how many pupils would be generated by new housing development over the forecast period, and what portion of these pupils would potentially choose to attend schools of the Board. This element of the forecasting exercise is known as the “Requirements of New Development.” The EDC Guidelines require that each projection element be examined separately and subsequently combined to determine total projected enrolment. The methodological approach to each element is examined in depth below.

**Table 5-2
Durham Boards - Historical Apportionment Shares**

	DDSB Elementary Panel	DCDSB Elementary Panel	TOTALS	DDSB Elementary Panel	DCDSB Elementary Panel	TOTALS
2014/15	47,499	14,608	62,107	76.5%	23.5%	100.0%
2015/16	47,889	14,489	62,378	76.8%	23.2%	100.0%
2016/17	48,689	14,583	63,272	77.0%	23.0%	100.0%
2017/18	49,144	14,630	63,774	77.1%	22.9%	100.0%
2018/19	49,959	14,941	64,900	77.0%	23.0%	100.0%
2019/20	51,017	15,102	66,119	77.2%	22.8%	100.0%
2020/21	51,150	15,101	66,251	77.2%	22.8%	100.0%
2021/22	52,472	15,057	67,529	77.7%	22.3%	100.0%
2022/23	54,734	14,842	69,576	78.7%	21.3%	100.0%
2023/24 Projected	55,931	15,390	71,321	78.4%	21.6%	100.0%
2014/15-2023/24	77.4%	22.6%	100.0%			
Projected 2038/39	78.4%	21.6%	100.0%			
	DDSB Secondary Panel	DCDSB Secondary Panel	TOTALS	DDSB Secondary Panel	DCDSB Secondary Panel	TOTALS
2014/15	20,996	6,949	27,945	75.1%	24.9%	100.0%
2015/16	21,099	6,692	27,791	75.9%	24.1%	100.0%
2016/17	20,820	6,521	27,341	76.1%	23.9%	100.0%
2017/18	20,710	6,383	27,093	76.4%	23.6%	100.0%
2018/19	20,840	6,378	27,218	76.6%	23.4%	100.0%
2019/20	20,986	6,455	27,441	76.5%	23.5%	100.0%
2020/21	21,281	6,368	27,649	77.0%	23.0%	100.0%
2021/22	21,622	6,402	28,024	77.2%	22.8%	100.0%
2022/23	22,144	6,996	29,140	76.0%	24.0%	100.0%
2023/24 Projected	23,274	7,166	30,440	76.5%	23.5%	100.0%
2014/15-2023/24	76.3%	23.7%	100.0%			
Projected 2038/39	76.5%	23.5%	100.0%			

Requirements of the Existing Community

The enrolment projections of the existing community are intended to reflect the predicted change in enrolment pertaining to housing units that have previously been constructed and occupied within the Board’s jurisdiction. Existing community projections may also include some pupils who live outside of the Board’s jurisdiction, but attend schools of the Board.

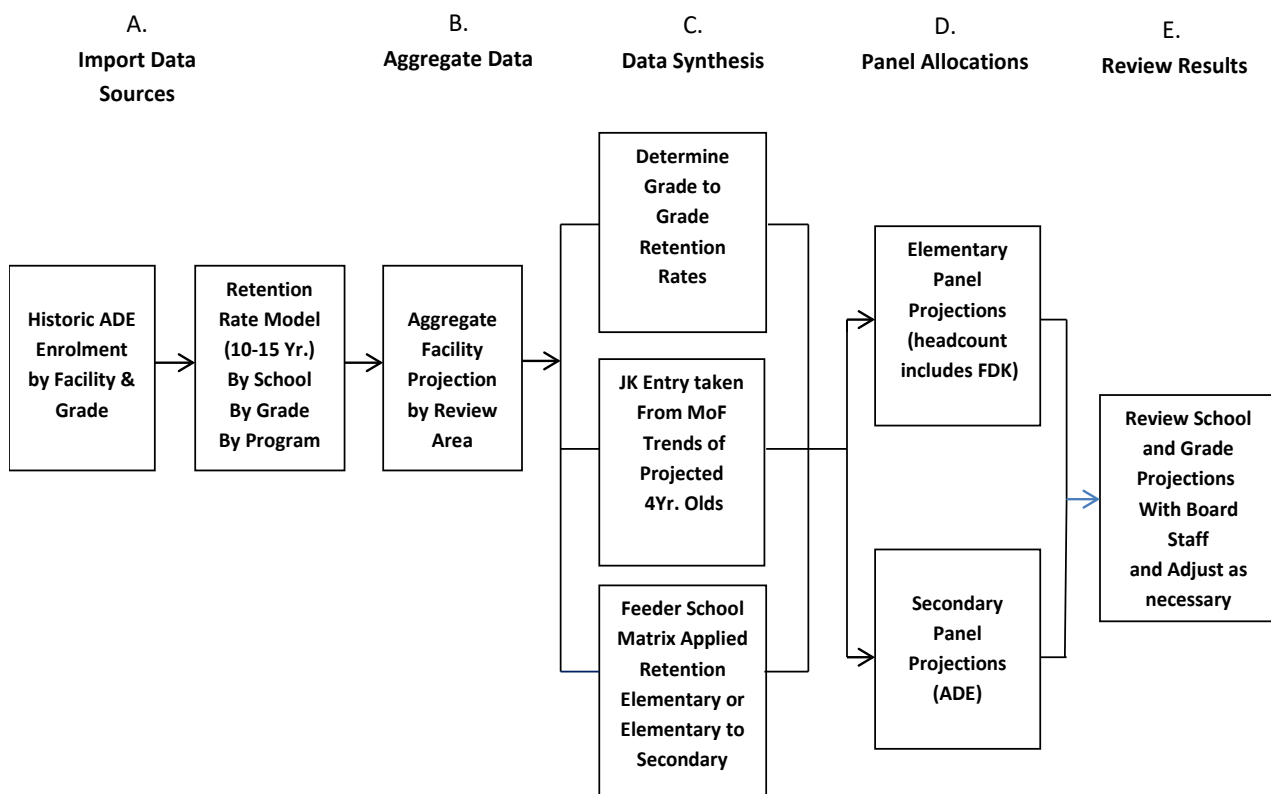
The key components of the existing community projection model are outlined in Figure 1.

1. Enrolment projections disaggregated by sub-geography (i.e., review areas and within review areas) and by school.
2. Historic average daily enrolment by school, by grade and by program. This information is verified against the Board’s Financial Statements. The enrolment summaries are used to

determine how changes in the provision of facilities and programs, as well as school choice, have affected student enrolment to date. This information also provides perspectives on how board apportionment has changed throughout the jurisdiction and by sub-area. Finally, this information provides an indication of holding situations where pupils are provided with temporary accommodation awaiting the construction of additional pupil spaces.

FIGURE 1

PUPIL REQUIREMENTS OF THE EXISTING COMMUNITY



3. Historic retention rates by school, by grade and by program -- has the number of students moving through from grade to grade been more or less than previous years? Have changes to program offering affected the Boards' share of enrolment at any particular school, or more recent retention rates of any school or particular grade?
4. Feeder school retentions for each elementary and secondary school -- this includes pupils feeding into specialized programs (e.g., French Immersion, Arts and Media Program (AMP), etc. where applicable) and from elementary schools into secondary schools. Typically Grade 8 students are directed to a preferred secondary school based on a board's attendance boundaries. However, "open access" policies at the secondary level often permit students to attend their school of choice (which could include a coterminous board's secondary school).
5. Historical enrolment anomalies and the ability to document unusual shifts in enrolment at any individual school due to changes in program, staffing, transportation policies, capital improvements, etc.

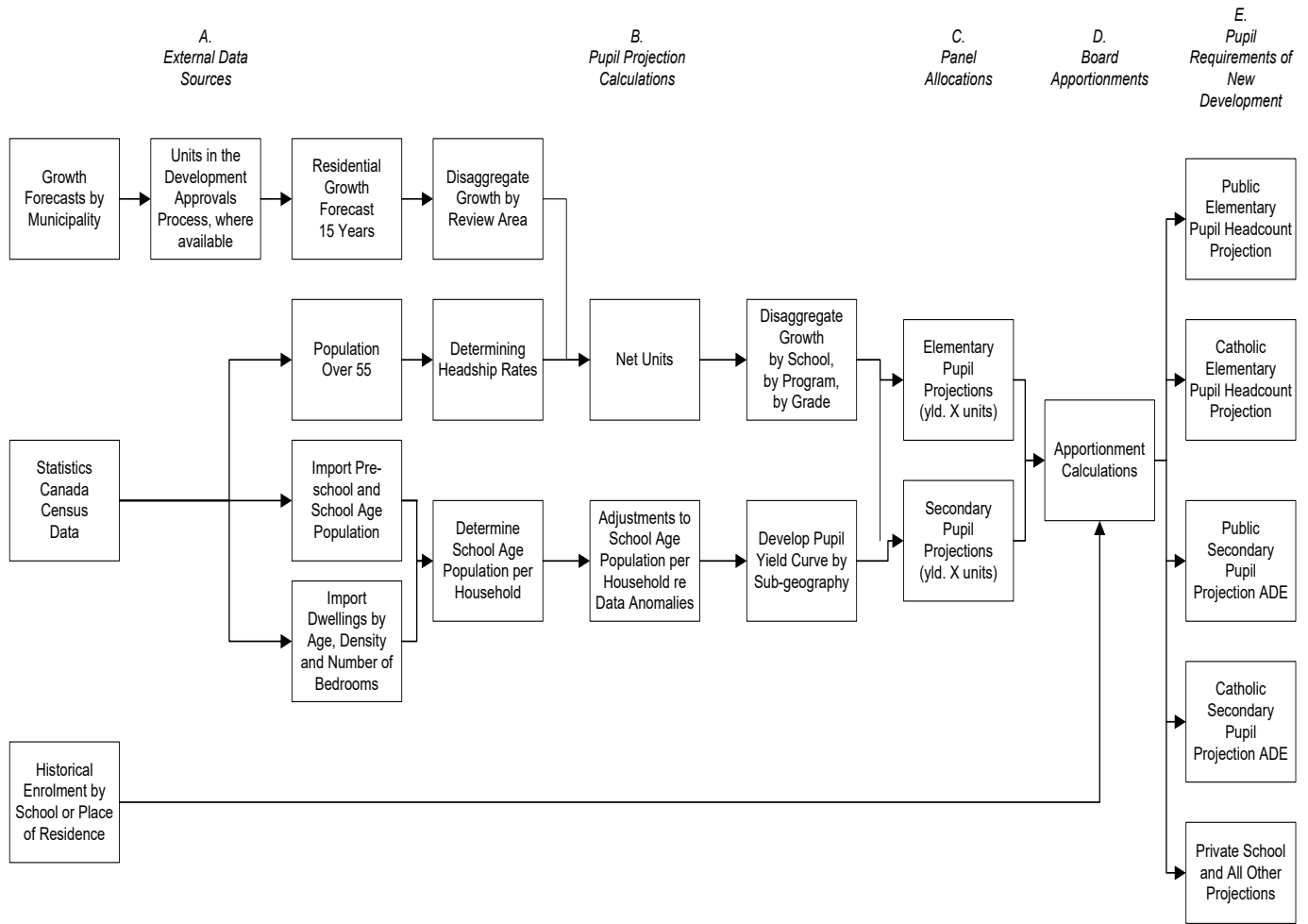
Requirements of New Development

The projected enrolment supporting the “Requirements of New Development” is intended to determine the number of pupils that would occupy new housing development, and the percentage of these pupils that are likely to attend schools of the Board. Some of these pupils may be held in existing schools of the Board, awaiting the opening of new resident-area schools.

The key components of the new development projection model are outlined in Figure 2.

1. Units in the development approvals process – a spatial matching of the development forecast by development applications and municipal address, as well as Board-approved elementary attendance boundaries, is used as one of the considerations in deriving the detailed fifteen-year housing forecast by school catchment area, by unit type and for the majority of the high-rise development applications - the number of proposed bedrooms per unit.
2. Regional growth forecast – the Region of Durham’s OP (Envision Durham) and 2023 DC housing forecasts was used as the basis for the jurisdiction-wide 15-year control totals, 5-year increments and density mix.
3. Pupil yield cycles derived from historical DCDSB student data spatially matched to MPAC housing data by period of housing construction over the last 15-years (to derive 15-year pupil yield cycles), by density type and by Review Area. The pupil yields cycles were subsequently applied to each of the development application comprising the housing forecast by school.
4. Age-specific Ministry of Finance (MoF) population projections for the area were reviewed and the historical DCDSB apportionment share applied to determine the order of magnitude of projected enrolment increases, consistent with fertility and net migration assumptions underlying the MoF projections. The total Requirements of New Development plus Requirements of the Existing Community were peer-reviewed against the MoF projections. Although it is noted that the MoF projections are higher than the projected enrolment increases for the coterminous Durham boards, over the forecast period.
5. The draft student enrolment projections were reviewed with Board staff and compared to internal enrolment projections and assumptions respecting apportionments shares, retention rate and phasing of residential development.
6. Figure 2 outlines the methodological approach in assessing the Requirements of New Development.

**FIGURE 2
PUPIL PLACE REQUIREMENTS OF NEW DEVELOPMENT: CONCEPTUAL SCHEMATIC**



The New Unit Pupil Yield Cycle

Figure 3 translates the impact of the single detached unit occupancy trend to a conceptual representation of the pupil yield cycle for these types of dwelling units. This figure illustrates a typical yield cycle for a new single detached dwelling unit, commencing at initial occupancy of the unit. In reality, there are several variables that affect the overall pupil yield cycle. Firstly, most new suburban communities are constructed over periods of 5 to 15 years, so that the aggregated overall pupil yield of even a community comprised entirely of single detached units will represent an amalgamation of units at different points on the pupil yield cycle. It is important to note however, the length of time taken to secure building permit approvals; ensure that local infrastructure is available to accommodate the development; demand for new residential development and economic conditions affecting the timing of development can all extend the length of the pupil yield cycle.

It should be noted that new communities are generally comprised of:

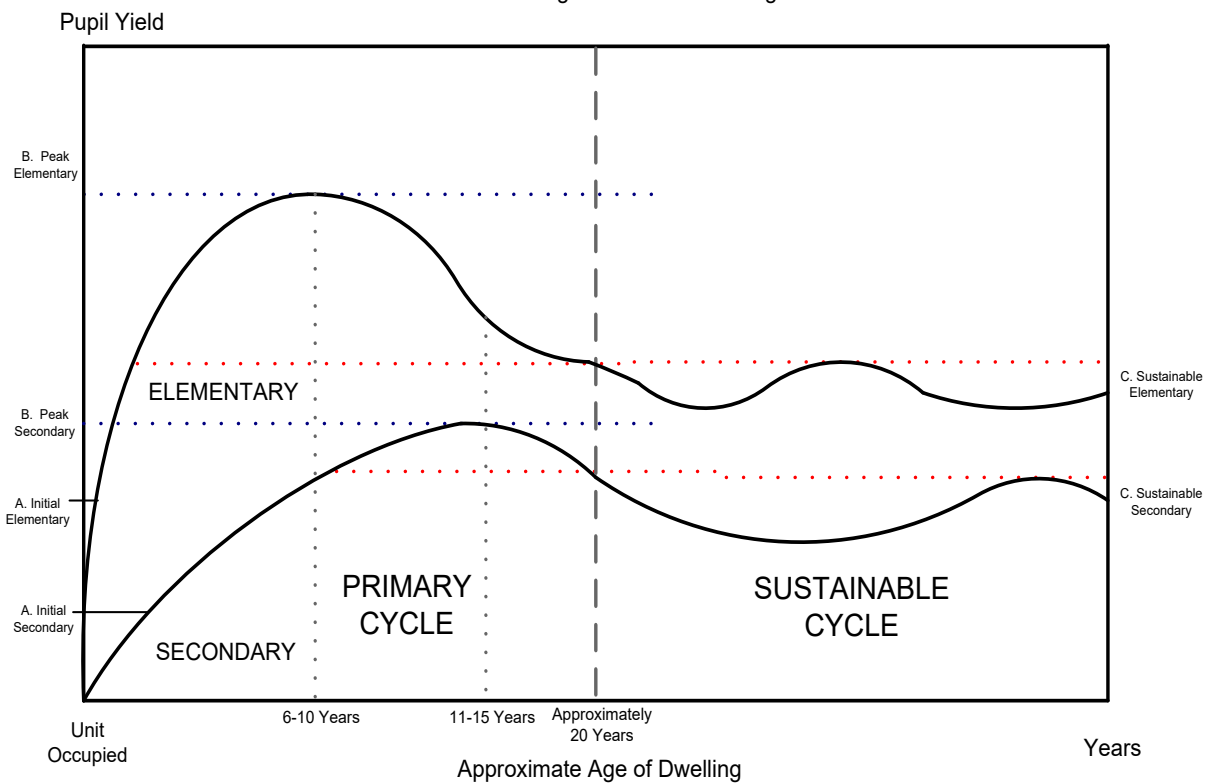
- Units constructed and occupied at different times;

- Development of varying densities (low, medium or high, and increased mixed-use development);
- Transit-oriented developments and MTSAs;
- There are particular types of units with low or no yield occupancies (e.g., adult lifestyle, permanent recreational, granny flats, etc.).

The second variable is that there are basically two pupil yield cycles that have historically affected single detached units in newer communities: the primary cycle, which occurs over the (approximate) first 15-20 years of community development; and the sustainable cycle, which occurs after that point.

The primary yield cycle for elementary pupil yields in new single detached units generally peaks within the first 7 to 10 years of community development, depending on the timing of occupancy of the units. Recent demographic and occupancy trends, however, suggest that the family creation process is being delayed as many families are postponing having children and also having fewer children (as witnessed by declining fertility rates). More recent higher-interest mortgage rates will also have the potential to delay family formation.

Figure 3
Conceptual Representation of the Pupil Yield Cycle
for A New Single Detached Dwelling



“Peak” yields may remain relatively constant over several years, particularly in periods of sustained economic growth. Eventually, however, the elementary yield would gradually decline until it reaches the end of the initial yield cycle and moves to the first stage of the sustainable yield cycle. The initial

yield cycle of secondary pupil generation peaks in approximately year 12 to 15 of new community development (depending on the timing of occupancy of the units), and experiences a lower rate of decline than the elementary panel, before reaching the sustainable yield cycle.

Total Student Enrolment Projections

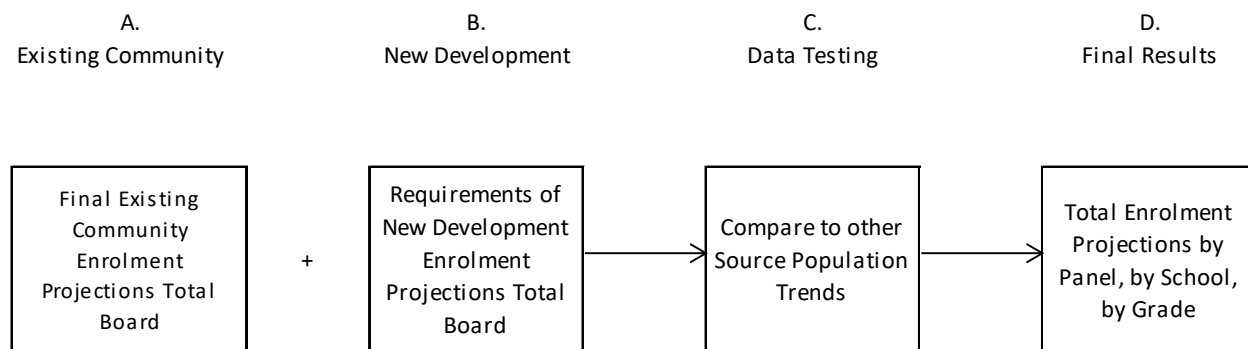
The second phase, the sustainable yield cycle for both the elementary and secondary panels appears to maintain similar, but flatter, peaks and valleys. However, the peak of the sustainable cycle is considerably lower than the primary peak for the community.

The projected “requirements of the existing community” are added to the total “requirements of new development” by school and by grade, to determine total projected enrolment over the forecast period, as shown in Figure 4.

Accordingly, the overall blended pupil yield for a single community will incorporate the combination of these factors. Pupil yields applicable to different communities will vary based on these (and other) demographic factors. Pupil generation in the re-occupancy of existing dwelling units can vary from its initial occupancy. For these reasons, an overall pupil yield generally reflects a weighting (i.e. the proportion of low, medium and high-density units constructed each year) and blending of these variables. Moreover, there is a need to track the regentrification of more established neighbourhoods.

This information is reviewed in detail with Board staff. The enrolments are adjusted, where necessary.

FIGURE 4



5.2.2 Summary of Board Enrolment Projections

Summaries of the total 15-year EDC enrolment, for the DCDSB, are provided in Table 5-3 and for the elementary and secondary panels. The total EDC elementary enrolment projections indicate that by the end of the 15-year forecast period, the Board will have a total enrolment of 19,530 students for an increase of 4,140 students from the 2023/24 enrolment of 15,390. The Board is expected to experience a decrease of about 1,106 students in the existing community, which is projected to be

enhanced by an additional 5,245 pupils from new housing development, which is an overall pupil yield of 0.0557.

On the secondary panel, the DCDSB EDC projections forecast a decrease of 843 students in the existing community and 2,080 additional students to come from new development over the next 15 years. This results in a total projected year 15 enrolment of 8,403 students on the secondary panel, an increase of 1,237 students from the 2023/24 enrolment. The overall secondary pupil yield is 0.0221.

Chapter 6 - SITE REQUIREMENTS AND VALUATION

6.1 Legislative Requirements

The steps set out in section 7 of O. Reg. 20/98 for the determination of an education development charge, require the Board to “...estimate the net education land cost for the elementary/secondary school sites required to provide pupil places for the new school pupils.”

Section 257.53(2) specifies the following as education land costs if they are incurred or proposed to be incurred by a Board:

1. Costs to acquire land or an interest in land, including a leasehold interest, to be used by the board to provide pupil accommodation.
2. Costs to provide services to the land or otherwise prepare the site so that a building or buildings may be built on the land to provide pupil accommodation.
3. Costs to prepare and distribute education development charge background studies as required under this Division.
4. Interest on money borrowed to pay for costs described in items 1 and 2.
5. Costs to undertake studies in connection with an acquisition referred to in item 1.

Only the capital component of costs to lease land or to acquire a leasehold interest is an education land cost.

Under the same section of the Act, the following are not education land costs:

1. Costs of any building to be used to provide pupil accommodation (unless approved by the Minister of Education as part of an Alternative Project);
2. Costs that are attributable to excess land of a site that are “not education land costs.” (section 2 subsection 1 of O. Reg. 20/98).

However, land is not excess land if it is reasonably necessary,

- (a) to meet a legal requirement relating to the site; or
- (b) to allow the facilities for pupil accommodation that the board intends to provide on the site to be located there and to provide access to those facilities.

The exception to this is:

- (a) land that has already been acquired by the board before February 1, 1998, or
- (b) land in respect of which there is an agreement, entered into before February 1, 1998, under which the board is required to, or has an option to, purchase the land.

Finally, the Regulation specifies the following maximum site sizes:

Elementary schools	
Number of Pupils	Maximum Area (acres)
1 to 400	4
401 to 500	5
501 to 600	6
601 to 700	7
701 or more	8

Secondary Schools	
Number of Pupils	Maximum Area (acres)
1 to 1000	12
1001 to 1100	13
1101 to 1200	14
1201 to 1300	15
1301 to 1400	16
1401 to 1500	17
1501 or more	18

In some cases, school boards may agree to smaller site sizes where they are situated adjacent to parkland that is partially or wholly available for school program usage (i.e. preferably on an exclusive use basis during the school day). However, municipalities may be reluctant to allow shared usage of this land. The school board would likely be required to participate in cost sharing responsibilities related to operating costs and risk management. In some instances, Boards may require site sizes in excess of the maximum prescribed above, in that a portion of the school site may be undevelopable (e.g. environmentally sensitive lands, woodlots, etc.). Changes to program offering often translates into larger school buildings footprints, increased playfield space, parking spaces, site access, etc. that would require larger school sites. The EDC legislation deals with the acquisition of school sites exceeding the acreage benchmarks outlined above. School site sizes need to be determined on a site-specific basis and may be more or less than specified in the table above.

6.2 Increased Site Size Requirements

The EDC Guidelines (Section 2.3.8) require that “when the area of any of the proposed sites exceeds the site designations in this table (i.e. table above), justification as to the need for the excess land is required.” Larger site sizes than specified by the Regulation benchmark may be required to account for changing municipal parking standards and the impact of programs such as full-day Kindergarten and on-site daycare, greater site access needs, playfield space and pens, parking requirements; setbacks related to hydro or pipeline corridors, the potential to accommodate increased portables and a larger building footprint, etc. Where school site sizes include undevelopable table lands or lands that cannot be severed and sold off; or include the requirement for larger site sizes to address program or municipal site plan requirements; the entire site size can be considered EDC-eligible, provided that the appropriate explanation is given in the EDC Background Study report.

The DCDSB has all but two elementary/secondary designated sites whose acreage exceeds the EDC maximums cited above. However, the site sizes allocated to the Board through the subdivision and community design planning processes, which may involve land assembly, and conformity to municipal and educational requirements, may not always align with EDC standards developed more than twenty-five years ago.

6.3 Reduced Site Size Considerations and Acquiring an Interest in Land

The section of the *Education Act* dealing with education development charges was designed, in 1998, to address the acquisition of lands in a greenfields setting – that is: designed to deal with the acquisition of conventional elementary and secondary site sizes in subdivision primarily comprised of ground-related housing development. The Regulation governing EDCs further established a maximum site size at 1.0 acre per 100 elementary pupils and slightly larger school site standards for secondary schools.

The legislative definition of education land costs included:

Costs to acquire land or an interest in land, including a leasehold interest, to be used by the Board to provide pupil accommodation; but excludes the costs of any building to be used to provide pupil accommodation.

As such, the costs related to constructing a school building could not be funded from the imposition of education development charges. However, in 2018, underground parking costs were included as EDC-eligible costs, where it could be demonstrated that the cost of the underground parking was less than the cost of surface parking.

Legislative changes in November 2019 incorporating Alternative Projects afforded school boards with the flexibility to allocate EDC funds to the acquisition of land; the acquisition of an interest in land; or a leasehold interest as an alternative to the traditional land purchase process for school sites. An Alternative Project requires the approval of the Minister of Education and must have associated

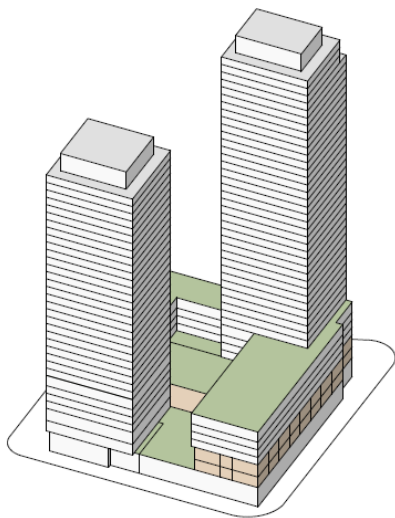
costs that are lower than the cost to acquire a conventional school site. Alternative Projects are not to replace costs that are supported by education funding sources (e.g., operating and facility renewal funds). It is noted that an ‘interest in land’ is not defined in the *Education Act*.

One of the challenges in determining whether any particular proposed DCDSB school site would meet the legislative test of an ‘Alternative Project’ is, what constitutes a conventional and what constitutes intensified school site sizes in the Durham Boards’ jurisdiction. While ‘maximum’ conventional school site sizes are addressed in section 2 of O. Reg. 20/98 and were based on the assumption of greenfields, ground-related housing development, there is an ongoing need to develop site size standards based on intensified school sites attracting significantly higher density values.

Board staff and the consultants worked with Robson Associates Appraisers who provided conventional (i.e., fee simple) land valuations for each identified growth-related site.

An Alternative Project may involve either the acquisition of land by the school board; or entering into a strata agreement as part of acquiring an interest in land; or entering into a long-term leasehold arrangement (e.g., a secondary school as part of an office tower). Regardless of the form of intensified school site development, Alternative Projects are intended to provide a more cost-effective approach to the provision of growth-related student accommodation needs where the density value of the land is high and the development of the land in question involves a variety of uses (e.g., typically some combination of: residential, commercial, institutional, and /or office development), as opposed to a stand-alone school site. Alternative Projects may include: stand-alone school sites where cost savings are achieved by reducing the site size, or incorporating underground parking for instance. Alternative Projects can also be schools built as part of, but adjacent to, other portions of the development where the school may acquire or lease the land outright; and finally, as schools built as part of podium developments and integrated within vertical residential or non-residential towers. In the latter case, the expectation is that the school board is typically acquiring an interest in the land through a strata agreement.

A podium school is a school constructed at the base of a high-rise development (residential, commercial or other-institutional tower) as shown below.



Rendering courtesy of CS&P Architects

In the case of a podium school, the timing of the high-rise development will dictate the timing necessary to fund and construct the school. The development construction timing may not necessarily align with the school board’s student accommodation needs for the area.

6.4 Site Requirements

The site requirements arising from new development in each review area indicate the cumulative number of new pupil places required by Year 15 of the forecast period, and for which there are insufficient permanent pupil places to accommodate all projected students. Additional land for school sites may not be required where the board intends to construct additions to existing facilities to meet all or a portion of the requirements of new development over the forecast period (although, in some cases the acquisition of adjacent property and demolition of existing buildings may be required). Even in a greenfield situation, school additions constructed to accommodate enrolment growth may require additional site development (e.g., grading, soil remediation, upgrading utility services, removal of portables, demolition of existing buildings, etc.). The length of time required to approve development plans, acquire land for school sites, assess site preparation needs, and commence school construction can consume a decade or more, particularly where multi-use developments or redevelopment of lands are proposed. Aligning funding, acquisition and site development timing is particularly challenging in an intensified urban development environment.

6.5 Land Valuation Approach for School Sites

The Durham school boards retained the services of the firm Robson Associates Appraisers to undertake an analysis of the growth-related land acquisition costs “proposed to be incurred” (section 257.53(2) of the Education Act) by the Board over the fifteen-year forecast period. Specifically, the appraisers were requested to provide:

“The specific tasks and items necessary to complete this assignment, and the extent of the process undertaken, included the following:

In accordance with your authorization, a consulting report has been completed on the above file. The purpose of this report is to provide an estimate of the probable market value for future school sites throughout both Durham District School Board (DDSB) and the Durham Catholic District School Board (DCDSB) review areas plus an estimate of the five-year escalation rate.

The effective date of this consulting report is September 30th, 2023. The intended use of this report is to assist the DCDSB and DDSB in establishing the rates required for education development charges, looking forward five years, for the identified future school sites required. Market value, for the purpose of this appraisal, relies on the definition used in a typical School Site Option agreement which states that market value is:

“As of Option Date, the most likely sale price of the School Site, if it were exposed for sale by a willing vendor to a willing purchaser as a single block of fully serviced land, assuming for valuation purposes that the School Site may be developed, and has final zoning and draft plan of subdivision approval, for the residential development depicted on the draft plan of subdivision....”

This report includes the method of valuation and the relevant data gathered during the course of our investigations.”

- “Assembly, review and analysis of pertinent demographic, economic and real estate data with an emphasis on the Region of Durham and the Cities of Pickering and Oshawa, Towns of Ajax and Whitby, Townships of Uxbridge, Scugog and Brock, was completed in the context of the valuation date;
- Land use designations for the comparable sales have been determined using the appropriate municipal planning and zoning documents or published real estate sales information;
- The Highest and Best Use of the future school sites was assumed to be as a school site or as residential development land;
- A review, analysis and discussion of the appraisal methodologies and procedures employed in processing, collecting, analyzing and arriving at the indicated estimate of market value have been completed. The most appropriate approach to value, for this assignment and property type, is considered to be the Direct Comparison Approach. This approach has been used for the estimation of the land value ranges for future school sites;
- Comparable sales research was undertaken for school sites lands and serviced low, medium and high-density residential lands within the review areas of the Durham District School Board and Durham Catholic District School Board, in the general time frame of approximately November 2018 to September 2023. Sources used for the sales and listings included real estate sales publications, traditional registry office research, this firm’s in-house sales database, and current listings of properties for sale;
- The comparable sales, selected as relevant, have been documented and analyzed. Background details on these sales, from various information sources available either by subscription, municipal files, and registry/land titles offices, have been reviewed in context and to the extent of the sales’ relevance;
- If information independently researched by the appraiser or provided by the client on the surface appeared to be reasonable, it has been relied upon as true and correct;
- The analysis set out in this report relied on written and verbal information obtained from a variety of sources, which were considered as reliable;
- Reconciliation of the collected data into a final range of values, as at the effective date of the consulting report, and report preparation; and,

This report includes all appropriate maps, photographs, graphics and addendum/exhibits.

All data considered appropriate for review and inclusion in this consulting report is, to the

best of our knowledge, factual. Due to the interests being appraised and the nature of this appraisal request, the findings have been conveyed in this consulting report format. This consulting report has been prepared on the assumption that the properties within the subject area will comply with all of the authorities having jurisdiction over land use and environmental matters. The estimate of the land values reported may not reflect the actual market value should the property be found to be contaminated or in contravention of building code or zoning requirements. Should the addressee have concern regarding environmental integrity, a full environmental audit is recommended.”

Land Valuation Process

6.5.1 Valuation Approach

According to section 1.2 of the October 19, 2023 ‘draft’ Robson report, the valuation approach is described in Chapter 7 as follows:

“The market value of a property is contingent upon a number of variables: location, the physical conditions and utility of any improvements; reproduction cost new; the relevant market; and, general economic conditions. These variables are incorporated in several approaches to value.

The three traditional approaches to value that can be used in the valuation of real estate are the Cost Approach, the Income Capitalization Approach and the Direct Comparison Approach.

The Cost Approach is based upon the cost of production and is best suited for new or proposed construction when it represents the highest and best use of the subject site. It is also effective in estimating the market value of unique or special-purpose properties when sales information is either scarce or unavailable. When the property is improved, this approach requires a meaningful assessment of the accrued depreciation of the improvements. The older the building, the more difficult this process becomes.

The Income Capitalization Approach is applicable to many types of real estate, with the exception of single-family dwellings, churches and public buildings, to reference a few. This approach is based on the theory that value is related to the worth of the future income that a property is capable of generating when it is developed to its highest and best use. The income is then capitalized into a value by an appropriate method and rate.

The Direct Comparison Approach, or a review of local sales with similar use potential, is applicable when there is an active market with a substantial volume of good and reliable sales data. In this circumstance, development land throughout Durham typically involves vacant or sometimes improved land, where the highest and best use is for various types of redevelopment.

The Direct Comparison Approach formed the basis of this valuation and is considered to be the most appropriate method for evaluating the land value of potential school sites land value

estimates throughout the DCDSB and DCDSB review areas.”

The following summarizes the ‘fee simple’ land values based on the assumption of conventional land acquisition.

VALUE INDICATION SUMMARY						Table No. 25
MUNICIPALITY	RECENT SCHOOL SITE ACQUISITIONS (\$/acre)	LOW DENSITY RAW DEVELOPMENT LAND (\$/acre)	MEDIUM DENSITY RAW DEVELOPMENT LAND (\$/acre)	HIGH DENSITY RAW DEVELOPMENT LAND (\$/sf of GFA)	ELEMENTARY SCHOOL SITE VALUE ESTIMATE (\$/acre)	SECONDARY SCHOOL SITE VALUE ESTIMATE (\$/acre)
Pickering	\$3,250,000 (pending end of 2023) \$3,500,000 (pending April 2024)	\$1,750,000	\$2,250,000	\$40	\$3,500,000	\$3,750,000
Ajax	\$2,500,000 (2017) \$3,000,000 (2022) \$3,000,000 (2022)	\$1,750,000	\$2,250,000	\$35	\$3,000,000	\$3,250,000
Whitby		\$2,500,000	\$2,750,000	\$35	\$2,500,000	\$2,750,000
Oshawa	\$1,300,000 (2017) \$1,800,000 (2017) \$1,650,000 (2020/21) \$1,700,000 (2021) \$2,100,000 (2021)	\$2,000,000	\$2,750,000	\$35	\$2,500,000	\$2,750,000
Scugog	n/a	\$600,000	\$750,000	n/a	n/a	n/a
Uxbridge	n/a	\$900,000	\$1,000,000	n/a	n/a	n/a
Brock	n/a	\$875,000	n/a	n/a	\$ 1,500,000	n/a

Value Indication Summary 2024-01-23



6.6 Land Escalation over the Forecast Period

The Appraiser’s report also estimates an annual land escalation rate to be applied to the acreage values in order to sustain the likely site acquisition costs over the next 5 years. The Appraisers recommended an escalation factor of 5.0% per annum for the purposes of projecting the land values over the five-year by-law period. However, for the purposes of determining the potential unfunded

net education land costs the escalation factor has been applied over the entire 15-year forecast period. Doing so, does not affect the EDC by-law rates as they are derived from the legislative ‘cap’.

6.7 Site Preparation/Development Costs

Site preparation/development costs are “costs to provide services to the land or otherwise prepare the site so that a building or buildings may be built on the land to provide pupil accommodation.”

Site preparation/development costs are funded through three different sources. First, there is an expectation that the owner of the designated school site, in a conventional land acquisition situation, will provide:

- site services to the edge of the property’s limit;
- rough grading and compaction; and
- a site cleared of debris;

in consideration of being paid “fair market value” for the land. Where un-serviced land is acquired by the board, the cost to “provide services to the land” is properly included in the education development charge. In the case of redevelopment sites, many will require extensive soils remediation, potential demolition of existing buildings on the site, servicing infrastructure that needs replacement due to age (e.g., water services, sewer services, gas and utilities, transformers, etc.), on-site storm water management, off-site sidewalk and traffic upgrades, road service remediation and service crossing requirements, often as municipal site development requirements.

Prior to 2009, a board who qualified for pupil accommodation grants received \$4.50 per square foot to provide a cost allowance for: landscaping, seeding and sodding (which includes rough grade and spreading stock-piled top soil), fencing and screening, asphalt and concrete (play areas, parking and curbs), as well as some excavation and backfilling. This is the second source of funding. However, the current capital funding model requires that a school board submit a capital priorities business case for funding approval once such an initiative is announced by the Ministry. The Ministry’s “Leading Practices Manual for School Construction” states that, “Ministry funding for capital construction assumes soil conditions that would result in strip foundations or similar and other routine site costs, such as final grading, back-filling, landscaping, parking and curbs, hard and soft play areas, and on-site services.”

The capital construction benchmarks are considerably less than is required to provide services to a school site in order to build a building or buildings to provide pupil accommodation. Further, there can be a delay in receiving approved capital funds from the province, which requires the Board to interim finance site preparation and school construction costs.

The third and final source of financing site preparation/ development costs is education development charges (i.e., for ‘eligible’ school boards). Through discussion with the development

community, the boards and the Ministry, a list (although by no means an exhaustive list) of EDC “eligible” site preparation/ development costs in a greenfields situation has been determined.

EDC eligible site preparation/development costs related to conventional school site acquisition can include:

- an agent or commission fee paid to acquire a site or to assist in negotiations to acquire a site;
- costs to fulfill municipal requirements to properly maintain the school site prior to construction of the school facility;
- land appraisal reports and legal fees;
- transportation studies related to site accessibility;
- soils tests;
- environmental studies related to the condition of the school site;
- preliminary site plan/fit studies;
- stormwater management studies related to the site;
- archaeological studies precedent to site plan approval of the site;
- planning studies aimed at ensuring municipal approval of the site plan;
- expropriation costs;
- site option agreement costs;
- rough grading, removal of dirt and rubble, engineered fill;
- removal of buildings on the site;
- land transfer taxes.

In the case of acquiring a strata interest to meet growth-related student accommodation needs, the costs of preparing the development property so that a building or buildings may be built on the property, are included in the development construction costs, so as not to apply an assumption of land escalation to the values.

6.7.1 Conclusions on Average Site Preparation/Development Costs

The Board concluded that an average of \$175,700 per acre for both elementary and secondary school sites is reasonable based on a combination of average costs expended by both the DCDSB and the DDSB actual costs. Given the need to predict the unfunded net education land costs, the land acquisition escalation factor is applied to the entire forecast period.

A reduced escalation factor of 4% per annum for site preparation/development costs has been applied, based on the Statistics Canada Quarterly Construction Price Index for Toronto area which

is 6%. Site preparation/development costs are escalated annually over the fifteen-year forecast period.

The Form Gs of the EDC Submission, set out in Appendix A, outline the assumed cost per acre (expressed in 2024 dollars), the assumed total land costs escalated to the year of site acquisition, or the end of the proposed by-law period, whichever is sooner, the site development costs and associated financing costs for each site required to meet the needs of the net growth-related pupil places.

Table 6-1
DURHAM DSB and DURHAM CATHOLIC DSB
AVERAGE SITE PREPARATION COSTS PER ACRE

Current Review Area Reference	EDC Eligible Site Name	Address	Year Site Acquired	Site Size in acres	Net Site Preparation Costs to Date	Net Site Preparation Costs Per Acre	Net Site Preparation Costs per Acre 2024\$	Total Site Preparation Costs 2024\$	
1.	PE04	Viola Desmond PS (Unnamed Mulberry Meadows)	39 Formosa Ave, Ajax, ON L1Z 0K6	2018	6.90	\$ 1,883,530	\$ 272,975.36	\$ 359,216.95	\$ 2,478,596.98
2.	PE05	da Vinci PS (Unnamed Wyndham Manor Ajax)	61 Williamson Dr E, Ajax, ON L1T 0A9	2011	4.96	\$ 357,347	\$ 72,045.77	\$ 124,759.96	\$ 618,809.38
3.	PE05	Michaëlle Jean PS (Unnamed Hamlet West/Unnamed Imagination Ajax)	180 Williamson Dr E, Ajax, ON L1Z 0J3	2015	5.35	\$ 435,286	\$ 81,361.87	\$ 120,435.44	\$ 644,329.61
4.	PE05	Rosemary Brown PS (Single Track Fl) Unnamed Meadows North FI school Ajax	270 Williamson Drive W, Ajax	2013	4.94	\$ 620,105	\$ 125,527.33	\$ 200,973.30	\$ 992,808.08
5.	PE06	Willows Walk PS	51 Lazio Street, Whitby L1R 3A2	2008	4.99	\$ 1,133,531	\$ 227,160.52	\$ 442,486.09	\$ 2,208,005.60
6.	PE10	Northern Dancer PS (Unnamed Windfield Farms Oshawa)	2200 Bridle Rd, Oshawa, ON L1L 0B4	2018	6.08	\$ 818,276	\$ 134,584.87	\$ 177,104.51	\$ 1,076,795.39
7.	PE10	Sherwood PS (Tonno PS assumed)	633 Ormond Dr, Oshawa, ON L1K 2W6	2004	5.20	\$ 259,983	\$ 49,996.73	\$ 113,930.95	\$ 592,440.96
8.	PE10	Elsie MacGill PS (also cited as Unnamed Greenhill/Forest Hills PS site)	Greenhill & Forest Hills, Oshawa	2018	5.97	\$ 509,844	\$ 85,401.01	\$ 112,381.90	\$ 670,919.92
9.	PE11	Beaver River PS (Unnamed Beaverton/Thorah PS)	Brock Township	2019	5.07	\$ 606,359	\$ 119,597.44	\$ 151,328.91	\$ 767,237.57
10.	PS04	Brooklin HS (Unnamed Brooklin SS)	20 Carnwith Dr W, Brooklin, ON L1M 0K7	2015	14.81	\$ 1,681,023	\$ 113,505.94	\$ 168,016.52	\$ 2,488,324.69
11.	CE04	St. James	10 Clover Rideg Dr., Ajax LIS 3E5	2017	5.04	\$ 425,087	\$ 84,342.66	\$ 134,429.38	\$ 677,524.10
12.	CE05	St. Luke the Evangelist	1103 Giffard St., Whitby LIN 2S3	2000	5.97	\$ 534,766	\$ 89,575.54	\$ 238,793.74	\$ 1,425,598.63
13.	CE06	St. John Paul II	160 Cachet Blvd., Whitby LIM 2L9	2013	5.19	\$ 234,566	\$ 45,195.76	\$ 72,359.87	\$ 375,547.72
14.	CE08	St. Kateri Tekawitha	1425 Coldstream Dr., Oshawa L1K 0J6	2018	5.02	\$ 167,969	\$ 33,459.96	\$ 44,031.02	\$ 221,035.75
TOTALS					85.49	\$ 9,667,672	\$ 113,085	\$ 175,732	

Value to be Included in 2024 EDC Submission	\$ 175,700
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Chapter 7 - -EDUCATION DEVELOPMENT CHARGE CALCULATION

The basis for the calculation of the jurisdiction-wide schedule of education development charges for the Durham Catholic District School Board is documented in the Board’s Education Development Charges Submission forwarded to the Ministry of Education and found in Appendix A.

7.1 Growth Forecast Assumptions

The net education land costs and EDC calculations for the Board were based on the following forecast of net new dwelling units for the 2024/25 to 2038/39 period, as detailed in Chapter 4 of this report:

RESIDENTIAL:

New Units	94,223
Average units per annum	6,281
Net new Units	85,649

NON-RESIDENTIAL:

The forecast of non-residential (includes commercial, industrial and institutional development) building permit value over the 2024/25 to 2038/39 period, as detailed in Chapter 4 of this report, is summarized as follows:

Net Gross Floor Area (GFA)	32,035,300 square feet
Average annual GFA	2,135,687 square feet

7.2 EDC Pupil Yields

In addition, the Board’s education development charge calculations were based on assumptions respecting the number of pupils generated, per dwelling unit type (with separate pupil yields applied to each type), by municipality, and by panel (elementary versus secondary) from new development, as set out in the Review Area Form Fs in Appendix A and described in detail in Chapter 5 of this report.

Table 7-1 sets out the EDC pupil yields utilized to determine the number of pupils generated from new development and the yields attributable to the DCDSB based on a spatial matching of DCDSB student data and MPAC housing data.

TABLE 7-1

DURHAM CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2024
Net Growth-related Pupil Places

Elementary Panel

DCDSB EDC 2024 Weighted Blended Pupil Yields

Review Area	Total Cumulative 15 Year New Net Unit Projections (1)	SINGLE and SEMI- DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose- built seniors housing and student housing)	TOTAL UNITS	SINGLE and SEMI- DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose- built seniors housing and student housing)	TOTAL UNITS
CE01 - Pickering South	9,956	266	588	9,102	9,956	0.1600	0.1000	0.0157	0.0245
CE02 - Pickering Seaton	16,358	5,135	6,519	4,704	16,358	0.1138	0.0825	0.0200	0.0744
CE03 - Pickering Northeast	-	0	0	0	0	0.0000	0.0000	0.0000	0.0000
CE04 - Ajax	18,636	195	1,574	16,867	18,636	0.1245	0.0955	0.0100	0.0184
CE05 - Whitby South & Central	8,721	1,966	2,374	4,381	8,721	0.1668	0.0862	0.0149	0.0686
CE06 - Whitby North & Brooklin	11,769	6,880	4,044	845	11,769	0.1306	0.0849	0.0100	0.1063
CE07 - Oshawa South & Central	13,839	437	1,274	12,128	13,839	0.1417	0.0852	0.0085	0.0198
CE08 - Oshawa North	10,739	4,550	4,217	1,972	10,739	0.1461	0.0794	0.0164	0.0961
CE09 - Brock, Scugog & Uxbridge	4,205	2,878	1,172	155	4,205	0.0667	0.0805	0.0100	0.0685
TOTAL	94,223	22,307	21,762	50,154	94,223	0.1254	0.0842	0.0123	0.0557

Secondary Panel

Review Area	Total Cumulative 15 Year New Net Unit Projections (1)	SINGLE and SEMI- DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose- built seniors housing and student housing)	TOTAL UNITS	SINGLE and SEMI- DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose- built seniors housing and student housing)	TOTAL UNITS
CS01 - Pickering Central & South	11,411	942	1,350	9,119	11,411	0.0248	0.0302	0.0072	0.0114
CS02 - Seaton	16,358	5,135	6,519	4,704	16,358	0.0518	0.0328	0.0088	0.0319
CS03 - Ajax	18,636	195	1,574	16,867	18,636	0.0675	0.0435	0.0052	0.0091
CS04 - Whitby	20,490	8,846	6,418	5,226	20,490	0.0446	0.0357	0.0067	0.0322
CS05 - Oshawa	27,328	7,189	5,901	14,238	27,328	0.0480	0.0260	0.0072	0.0220
TOTAL	94,223	22,307	21,762	50,154	94,223	0.0467	0.0324	0.0066	0.0221

7.3 Determination of Net Growth-Related Pupil Place Requirement

The determination of the number of growth-related pupil places eligible for EDC funding involves three key steps. The analysis required to complete each of these steps was undertaken for each of the growth forecast sub-areas, or review areas, discussed in Chapter 3. Generally, the steps required to determine the number of net growth-related pupil places by review area, are as follows:

1. Populate each Review Area model with each of the schools having attendance boundaries within the individual Review Area.
2. Determine the Requirements of New Development, which is the number of pupils generated from the dwelling units forecasted to be constructed over the forecast period.
3. Determine the Requirements of the Existing Community which is total permanent capacity (net of any temporary leased space or non-operational capacity) of all school facilities in the Board's inventory measured against the projected enrolment (i.e., headcount enrolment for the elementary panel and ADE enrolment for the secondary panel) from the existing community at the end of the fifteen-year forecast period. For schools that will experience a change in school boundaries and are holding pupils to new schools, their existing community enrolment is shown separately as explained below.
4. Distinguish between schools whose existing community enrolment will continue to be impacted by housing development that has previously been constructed and occupied. These schools typically experience increased existing community enrolment and are those for which the school board expects to modify the school's boundaries once additional student accommodation is built. That is - distinguish between schools having new residential development within the school's attendance boundary and for which additional student accommodation will be required, and schools having no relevance to the residential growth area requiring additional pupil accommodation, and having sufficient surplus spaces to accommodate existing enrolment. This determines whether there are any surplus pupil places available and accessible for pupils generated by new development.
5. Determine Net Growth-related Pupil Place Requirements which is the Requirements of New Development plus Year 15 enrolment less the number of available pupil places in existing facilities (OTG capacity).
6. In determining the NGRPP entitlement going forward, account for all additional school capacity previously funded from capital and for which the Board is in the process of assembling the land parcels necessary to create a new school site or school site expansion. The net growth-related pupil place entitlement is subsequently incorporated into the Form G to determine the appropriate net education land costs based on aligning the EDC identified needs with the DCDSB's long-term student accommodation strategies.

In determining the net growth-related land needs, the Board is entitled to remove any OTG capacity that is not considered to be available to serve new development (e.g., surplus space

in areas that are not within the resident catchment areas of new residential development, leased space, closed non-operational space, temporary holding space, etc.). In this regard, the DCDSB has taken into consideration all permanent and operational capacity that provides regular programs to elementary and secondary students.

Excluding Capacity from the Determination of Accommodation Needs

Section 7(3) of O. Reg. 20/98 enables a school board to exclude any capacity, that in the opinion of the school board is not available to accommodate enrolment growth generated by new housing development. Sections 9 (3 and 4) of the Regulation require the Board to provide an explanation for any capacity exclusions.

Determining Net Growth-related Pupil Place Requirements

Table 7-2 sets out the projected net growth-related pupil place requirements (assuming a jurisdiction-wide approach to the calculation), including the determination of the requirements of the new development and the requirements of the existing community, by panel for the Durham Catholic District School Board. More than 30% of the pupils generated by new housing development are to be accommodated in existing schools, including those that have been recently approved and whose school sites have already been funded from the EDC account.

DURHAM CATHOLIC DISTRICT SCHOOL BOARD			
TABLE 7-2			
Summary Determination of Net Growth-Related Pupil Places			
	JK-8	Gr 9-12	TOTALS
OTG Capacity	14,873	7,404	22,277
Projected 2038/2039 Enrolment (Existing Community)	14,285	6,323	20,607
Requirements of New Development 2038/2039 (Headcount Elementary)	5,246	2,080	7,325
Less: NGRPP to be Accommodated in Existing Facilities	1,975	251	2,226
# of NGRPP Included in EDC Rate	3,270	1,829	5,099

7.4 Approved Capital Cost Per Pupil

Paragraphs 4-10 of Section 7 of O. Reg. 20/98 set out the steps involved in moving from growth-related new school pupils to obtain “the growth-related net education land costs.” Generally, these steps are as follows:

1. Estimate the net education land cost for the elementary and secondary school sites required to provide new pupil places. As discussed in more detail in Chapter 6, EDC-eligible costs may include: estimated strata development costs as approved Alternative Projects, including escalation of labour and materials costs; surplus properties to be acquired from coterminous school boards; conventional school site purchases; land escalation costs and site preparation costs where applicable.
2. Estimate the balance of the existing EDC account, on the day prior to inception of the new EDC by-law, if any. If the balance is positive, subtract the balance from the net education land costs. If the balance is negative, add the balance to the net education land costs. In estimating the balance in the account, the Board is entitled to account for actual rather than projected growth-related needs.
3. Determine the portion of the charges related to residential development and to non-residential development based on the current EDC by-law proportionate shares
4. Differentiate the residential development charge by unit type if the Board intends to impose a variable residential rate.
5. For each year of the proposed by-law, determine the legislative ‘cap’ rates, ensuring that the ‘capped’ residential and non-residential rates are lower than, or equal to, the calculated rates.

7.5 Net Education Land Costs and Forms E, F and G

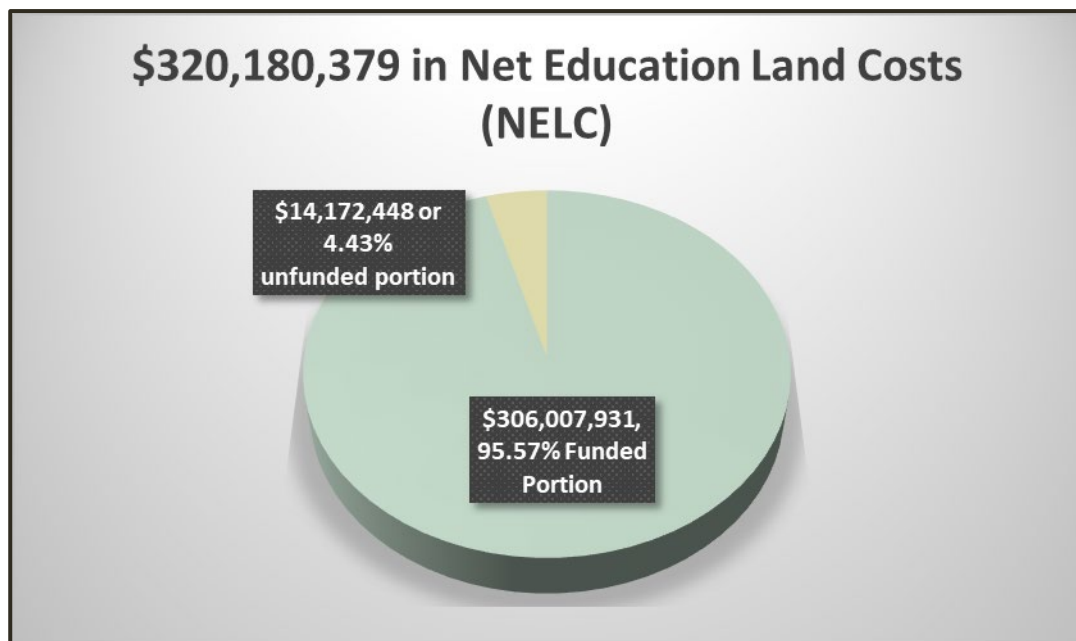
The total net education land costs for the Durham Catholic District School Board, escalation of land, site acquisition costs, site development costs, associated financing costs and study costs, less any EDC account balances, are \$320,180,379 to be recovered from 85,649 “net” new units and 32,035,300 non-residential GFA. A ‘calculated’ residential rate of \$3,514 per dwelling unit and \$0.60 per square feet of non-residential development (based on 94% residential and 6% non-residential shares) would be required to fund the \$320,180,379 in net education land costs, leaving a Year 15 deficit of \$80,687 plus \$14,091,761 in funding shortfall due to the ‘cap’, for a total of \$14,172,448.

Further, it is noted that should the legislative ‘cap’ as currently structured with 5% annual pricing increases remain in place over the entirety of the 15-year forecast period and beyond, the difference between revenues that would have been collected at the ‘calculated’ EDC rates outlined above, and the legislative ‘cap’ rates is an additional shortfall of \$16.44 million, over 15 years.

Prior to 2003/04, the Durham CDSB collected EDCs from both residential and non-residential development. The Durham DSB did not. In support of local municipalities concerned about the ability to attract jobs and industry to the area, both Durham boards agreed to apply EDCs to residential only, starting in the 2004 by-law. A review of potential variations in residential to non-residential shares, was undertaken by the consultants as part of this study. The ratio of 94% residential and 6% non-residential shares generated an additional \$2.0 million (and an additional \$25.0 million for the DDSB) in EDC revenue, assuming the legislative ‘cap’ remains in place over the 15-year forecast period.

Should the legislation cap increases continue over the 2024/25 to 2038/39 forecast period, it is anticipated that the imposition of EDCs would recover no more than \$306,007,931 in residential and non-residential collections (assuming the actual building permits match the projected). However, the projected revenue would not cover the additional NGRELC in Year 6, Year 11 and Year 15 as this process moves from one by-law period to another, nor any increased costs beyond the 5% land escalation and 4% site preparation escalation costs. This additional funding shortfall moving forward could equate to \$102.1 million)

The financial considerations, based on 96% residential and 6% non-residential shares is shown below:



EDC Submission (Form E, F and G):

The Review Area sheets set out in Appendix A detail the following information for each elementary and secondary Review Area:

- the cumulative number of forecasted new dwelling units by type;
- the weighted/blended pupil yield by unit type and the number of growth-related pupil places generated by the 15-year housing forecast (Forms E and F);

- the existing schools within each review area; the SFIS #; the acreage; the # of temporary spaces (i.e., portables, portapaks and relocatable modules) and the OTG capacity for EDC purposes;
- the projected existing community enrolment;
- the cumulative requirements of new development and the determination of the number of available and surplus pupil places;
- the number of net growth-related pupil places (i.e. the number of eligible pupil places);
- comments detailing the Board’s capital priorities, and the determination of the number of NGRPP to be funded under the proposed EDC by-law;
- a description of the growth-related site acquisition needs; the number of eligible acres; the anticipated cost per acre; the anticipated strata costs where applicable; the site preparation costs; financing costs and total education land costs (Form G).

7.6 EDC Accounts

Section 7(5) of O. Reg. 20/98 (as amended by 473/98 and O. Reg. 193/10) states that:

“The Board shall estimate the balance of the education development charge reserve fund, if any, relating to the area in which the charges are to be imposed. The estimate shall be an estimate of the balance immediately before the day the board intends to have the by-law come into force.”

“The Board shall adjust the net education land cost with respect to any balance estimated. If the balance is positive, the balance shall be subtracted from the cost. If the balance is negative, the balance shall be converted to a positive number and added to the cost.”

Table 7-3 summarizes the EDC account collections from September 1, 1999 to August 31, 2023, as well as projected collections to April 30, 2024, for the DCDSB. The collections cover the period which corresponds to implementation of the original EDC by-law and includes collections from residential development, any interest earned on the account to date, any interest expense on account deficits to date, any refunds or overpayments during this time period and any funds returned to the EDC account in respect of the sale of growth-related school sites. The total collections for the period September 1, 1999 to August 31, 2023 are \$87.0 million as shown in Table 7-3.

Section 7(5) of O. Reg 20/98 requires that a board estimate the EDC account collections and eligible expenditures on the day immediately before the day the board intends to have the new by-law come into force. This “estimate” is typically undertaken several months in advance of the implementation of the new by-law. Actual collections for the period September, 2023 through April 30, 2024 during the 2019 through 2023 period was used as the basis for estimating additional EDC collections to April 30, 2024. Additional revenue of \$5.06 million is assumed prior to successor by-law implementation.

Table 7-4 summarizes the EDC expenditures to date.

When EDC expenditures are taken into consideration, the account balance as of April 30, 2024 is expected to be a surplus of \$19.33 million.

TABLE 7-3
DURHAM CATHOLIC DISTRICT SCHOOL BOARD
EDC Revenue September 1, 1999 to April 30, 2024

Date	EDC Funds	Cumulative EDC Funds
Balance Carried Forward from DCA, 1989	-\$404,128.00	-\$404,128.00
<i>EDC Revenue September 1, 1999 to August 31, 2000 (less refunds & interest expense plus accrued interest)</i>	\$2,087,929.69	\$2,087,929.69
<i>EDC Revenue September 1, 2000 to August 31, 2001 (less refunds & interest expense plus accrued interest)</i>	\$2,748,646.00	\$4,836,575.69
<i>EDC Revenue September 1, 2001 to August 31, 2002 (less refunds & interest expense plus accrued interest)</i>	\$3,555,433.00	\$8,392,008.69
<i>EDC Revenue September 1, 2002 to August 31, 2003 (less refunds & interest expense plus accrued interest)</i>	\$4,223,956.00	\$12,615,964.69
<i>EDC Revenue September 1, 2003 to August 31, 2004 (less refunds & interest expense plus accrued interest)</i>	\$3,491,724.00	\$16,107,688.69
<i>EDC Revenue September 1, 2004 to August 31, 2005 (less refunds & interest expense plus accrued interest)</i>	\$1,647,855.00	\$17,755,543.69
<i>EDC Revenue September 1, 2005 to August 31, 2006 (less refunds & interest expense plus accrued interest)</i>	\$1,678,071.00	\$19,433,614.69
<i>EDC Revenue September 1, 2006 to August 31, 2007 (less refunds & interest expense plus accrued interest)</i>	\$1,134,679.00	\$20,568,293.69
<i>EDC Revenue September 1, 2007 to August 31, 2008 (less refunds & interest expense plus accrued interest)</i>	\$1,317,243.00	\$21,885,536.69
<i>EDC Revenue September 1, 2008 to August 31, 2009 (less refunds & interest expense plus accrued interest)</i>	\$800,290.00	\$22,685,826.69
<i>EDC Revenue September 1, 2009 to August 31, 2010 (less refunds & interest expense plus accrued interest)</i>	\$1,206,077.00	\$23,891,903.69
<i>EDC Revenue September 1, 2010 to August 31, 2011 (less refunds & interest expense plus accrued interest)</i>	\$1,290,826.00	\$25,182,729.69
<i>EDC Revenue September 1, 2011 to August 31, 2012 (less refunds & interest expense plus accrued interest)</i>	\$1,173,633.00	\$26,356,362.69
<i>EDC Revenue September 1, 2012 to August 31, 2013 (less refunds & interest expense plus accrued interest)</i>	\$1,414,467.00	\$27,770,829.69
<i>EDC Revenue September 1, 2013 to August 31, 2014 (less refunds & interest expense plus accrued interest)</i>	\$1,404,893.00	\$29,175,722.69
<i>EDC Revenue September 1, 2014 to August 31, 2015 (less refunds & interest expense plus accrued interest)</i>	\$1,987,062.00	\$31,162,784.69
<i>EDC Revenue September 1, 2015 to August 31, 2016 (less refunds & interest expense plus accrued interest)</i>	\$1,620,214.00	\$32,782,998.69
<i>EDC Revenue September 1, 2016 to August 31, 2017 (less refunds & interest expense plus accrued interest)</i>	\$4,441,185.00	\$37,224,183.69
<i>EDC Revenue September 1, 2017 to August 31, 2018 (less refunds & interest expense plus accrued interest)</i>	\$1,913,527.00	\$39,137,710.69
<i>EDC Revenue September 1, 2018 to August 31, 2019 (less refunds & interest expense plus accrued interest)</i>	\$1,851,262.00	\$40,988,972.69
<i>EDC Revenue September 1, 2019 to August 31, 2020 (less refunds & interest expense plus accrued interest)</i>	\$3,733,832.00	\$44,722,804.69
<i>EDC Revenue September 1, 2020 to August 31, 2021 (less refunds & interest expense plus accrued interest)</i>	\$8,086,940.00	\$52,809,744.69
<i>EDC Revenue September 1, 2021 to August 31, 2022 (less refunds & interest expense plus accrued interest)</i>	\$11,098,827.00	\$63,908,571.69
<i>EDC Revenue September 1, 2022 to August 31, 2023 (less refunds & interest expense plus accrued interest)</i>	\$23,107,805.00	\$87,016,376.69
Plus:		
Projected EDC Revenue September 1, 2023 - April 30, 2024		\$ 5,059,373.67
Total Net EDC Revenue September 1, 1999 to April 30, 2024		\$92,075,750.36
Projected EDC Account Balance as of April 30, 2024		\$19,331,920.48

TABLE 7-4
DURHAM CATHOLIC DISTRICT SCHOOL BOARD
EDC ACCOUNT RECONCILIATION - EDC Expenditures

	Property Acquired	Property Size (acres)	2019 Review Area Reference	% Growth-related	EDC Expenditures	Cumulative Expenditures
By-law #1 September 1, 1999 to August 31, 2004	EDC Expenditures September 1, 1999 to August 31, 2004					
	Study Costs			100%	\$ 92,738	\$ 92,738
	Other Eligible Costs			100%	\$ 300,707	\$ 393,445
	St.Kateri Tekakwitha (Silwell CES (CE09))	5.02	CE08	100%	\$ 9,183	\$ 402,628
	Good Shepherd CES (CE11)	6.02	CE09	100%	\$ 8,700	\$ 411,328
	South Ajax (Shoal Point A3?) elementary (CE03) site sold?		CE03	100%	\$ 8,918	\$ 420,246
	St. Luke the Evangelist CES, Whitby (CE06)	5.97	CE05	100%	\$ 1,674,258	\$ 2,094,504
	All Saints Catholic Secondary, Whitby (CS04)	14.96	CS02	100%	\$ 2,557,270	\$ 4,651,774
	Notre Dame Catholic Secondary, Ajax Multi-use (CS02)	21.28	CS01	100%	\$ 1,343,182	\$ 5,994,956
	Pinecrest #1 elementary (South Oshawa CE08)		CE07	100%	\$ 2,671	\$ 5,997,627
	Lynde Shores elementary (CE06B)		CE05	100%	\$ 2,514	\$ 6,000,141
	St. Josephine Bakita (Williamson, Ajax) CE04	4.92	CE04	100%	\$ 1,696	\$ 6,001,837
	South West Holding			100%	\$ 383	\$ 6,002,220
	St. Joseph, Oshawa (CE08)	5.83	CE07	100%	\$ 1,141,023	\$ 7,143,243
	St. Mark the Evangelist (Gerrard/Dryden (Whitby CE06A)	6.00	CE05	100%	\$ 383	\$ 7,143,626
	Msrgr. John Pereyema (CE08)	11.62	CS01	100%	\$ 192,280	\$ 7,335,906
	Whitby West (CE07)		CE05	100%	\$ 535	\$ 7,336,441
	Taunton/Coronation North Whitby (CE07)		CE07	100%	\$ 76	\$ 7,336,517
	St. André Bessette (Brother Andre (Ajax A6)	6.20	CE04	100%	\$ 78,701	\$ 7,415,218
	St. Brigid (Brooklin West (CE07))	6.26	CE06	100%	\$ 1,411,556	\$ 8,826,774
St. Leo (CE07)	5.06	CE06	100%	\$ 2,446	\$ 8,829,220	
Adjustments to Balance to Financial Statements			100%	\$ 2	\$ 8,829,222	
By-law #2 Sept 1, 2004 to August 31, 2009	EDC Expenditures Sept 1, 2004 to August 31, 2009					
	Study Costs			100%	\$ 151,239	\$ 8,980,461
	Other Eligible Costs			100%	\$ 3,838	\$ 8,984,299
	St. Josephine Bakita (Williamson, Ajax) CE04	4.92	CE04	100%	\$ 1,653,554	\$ 10,637,853
	Brooklin CSS site	14.04	CS03	100%	\$ 5,933,085	\$ 16,570,938
	Good Shepherd CES (CE11)	6.02	CE09	100%	\$ 7,259	\$ 16,578,197
	Lynde Shores elementary (CE06B)		CE05	100%	\$ 1,737,902	\$ 18,316,099
	St. Francis de Sales (CE04)	7.34	CE04	100%	\$ 12,344	\$ 18,328,443
	St. Joseph, Oshawa (CE08)	5.83	CE07	100%	\$ 17,418	\$ 18,345,861
	Notre Dame Catholic Secondary, Ajax Multi-use (CS02)	21.28	CS02	100%	\$ 315	\$ 18,346,176
	St. André Bessette (Brother Andre (Ajax A6)	6.20	CE04	100%	\$ 175,870	\$ 18,522,046
	St.Kateri Tekakwitha (Silwell CES (CE09))	5.02	CE08	100%	\$ 1,769,674	\$ 20,291,720
	St. Bernadette	8.50	CE04	100%	\$ 1,448	\$ 20,293,168
	Adjustments to Balance to Financial Statements 2004/05			100%	\$ 58,543	\$ 20,351,711
By-law #3 Sept 1, 2009 to August 31, 2014	EDC Expenditures Sept 1, 2009 to August 31, 2014					
	Study Costs			100%	\$ 38,322	\$ 20,390,033
	Other Eligible Costs			100%	\$ 481,062	\$ 20,871,095
	St. John Paul II (Brooklin East) (CE07)	5.19	CE06	100%	\$ 2,894,509	\$ 23,765,604
	St. Josephine Bakita (Williamson, Ajax) CE04	4.92	CE04	100%	\$ 2,506,433	\$ 26,272,037
	Future Brooklin CHS (CS04)	0.00	CS03	100%	\$ 2,454	\$ 26,274,491
	Notre Dame Catholic Secondary, Ajax Multi-use (CS02)	21.28	CS01	100%	\$ 47,532	\$ 26,322,023
St. Anne (Bridle Road - Windfield, North Oshawa)	6.03	CE08	100%	\$ 377,620	\$ 26,699,643	
By-law #4 Sep 1, 2014 to August 31, 2019	EDC Expenditures Sept 1, 2014 to August 31, 2019					
	Study Costs			100%	\$ 135,102	\$ 26,834,745
	Other Eligible Costs			100%	\$ 540,909	\$ 27,375,654
	St. Anne (Bridle Road - Windfield, North Oshawa)	6.03	CE08	100%	\$ 7,892,634	\$ 35,268,288
	Audley Rd., Ajax	5.51	CE04	100%	\$ 15,075,294	\$ 50,343,582
	St. Brigid (Brooklin West (CE07))	6.26	CE06	100%	\$ 74,757	\$ 50,418,339
St. James addition (site prep costs only)	5.04	CE04	100%	\$ 425,087	\$ 50,843,426	
St.Kateri Tekakwitha (Silwell CES (CE09))	5.02	CE08	100%	\$ 158,786	\$ 51,002,212	
By-law #5 Sept 1, 2019 to August 31, 2024	EDC Expenditures Sept 1, 2019 to August 31, 2024					
	Study Costs			100%	\$ 392,134	\$ 51,394,346
	Other Eligible Costs			100%	\$ 159,487	\$ 51,553,833
	St. Anne (Bridle Road - Windfield, North Oshawa)	6.03	CE08	100%	\$ 853,701	\$ 52,407,534
	Monsignor Dwyer replacement (Harmony Rd.)		CS02	85%	\$ 2,211,296	\$ 54,618,830
Seaton ES site #1 (acquired early 2024)	5.2055	CE02	100%	\$ 18,125,000	\$ 72,743,830	
				\$ 72,743,830		

7.7 Cash Flow Analysis and Forms H1 and H2

Table 7-5 set out a fifteen-year cash flow analysis of the proposed capital expenditure program for school sites.

The quantum of the charge is determined on the basis of an 94%/6% residential/non-residential share, for the Board. As well, a sensitivity analysis is provided, for various non-residential ratios ranging between 0% and 40%.

The DCDSB has an external Line of Credit of which \$30.0 million (with access to an additional \$60 million if needed), is available to cover any annual account deficits. School board finance staff advise that the current rate of borrowing is 6.15% including stamping fees and interest would be accrued on annual surplus funds in the account at 5.5%, if there was a surplus balance. Should the DCDSB have the opportunity to accelerate the acquisition of land or an interest in land, in advance the timelines set out in the following cash flow analysis, then additional external borrowing may be required.

The cash flow methodology is consistent with that undertaken by municipalities and is described as follows:

Cash Flow Assumptions:

- site acquisition costs, are assumed to escalate by 5.0% and site development costs are assumed to escalate at 4% per annum consistent with the background information provided in Chapter 6.
- site acquisition costs and site development costs are escalated over the full fifteen-year forecast period, in order to determine the potential funding shortfall related to the legislative rate cap, should it not be lifted during the forecast period;
- the education development charge account accrues 5.5% interest earnings per annum on positive balances.

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Explanation of the Cash Flow Analysis:

A. Revenues

- Line 1 incorporates proposed borrowing against the Board’s Line of Credit - \$87.0 million
- Line 2 sums all external borrowing or funding requirements
- Line 3 determines the EDC residential collections based on the current ‘calculated’ EDC by-law rates necessary to fully recover the growth-related net education land costs
- Line 4 determines the non-residential collections based on the ‘calculated’ EDC rates.
- Line 5 subtotals the EDC residential and non-residential collections based on the ‘calculated rates’
- Line 6 states the total EDC collections plus available funds from external sources.

B. Expenditures

- Line 7 brings forward into the calculation the annual site acquisition costs. The timing of the capital expenditures determines the number of years to which the land escalation factor of 5% is applied.
- Line 8 incorporates the site preparation/development costs, and escalates these costs at 4% per annum over the entire 15-year forecast period.
- Line 9 incorporates projected future by-law adoption study costs based on average historical expenditures.
- Line 10 totals all projected expenditures.
- Line 11 sets out the annual principal payments against any Line of Credit borrowing.
- Line 12 incorporates annual cost of borrowing (interest payments) against the Line of Credit and ensures that the principal borrowed can be paid back at the end of the 15-year forecast period. Further, it is important to understand that the significant balance of \$31.75 in Year 15 is sufficient to cover the borrowing costs on the \$87.0 million in external funding required, should there be a need to pay this back with interest.
- Line 13 totals the annual principal and interest payments required.
- Line 14 calculates total expenditures, including borrowing requirements by totaling Lines 10 and 13.
- Line 15 determines projected net EDC revenues less expenditures – in other words the cash balances available at any point in time to fund further growth-related expenditures.

C. Cash Flow Analysis

- Line 16 extracts the “closing balance” from the previous year and describes it as the “opening balance” in the following year. The Year 1 balance is reflective of the projected EDC account balance as of the day prior to implementation of the proposed by-law
- Line 17 pulls forward the revenues less expenditures balance
- Line 18 calculates a sub-total of Lines 16 and 17

- Line 19 indicates the level of principal payments outstanding in any given year as part of calculating the total external financial obligations of the Board
- Line 20 indicates the total financial obligations including any principal payments outstanding
- Line 21 accrues EDC account interest earnings at 5.5% on the sub-total on the annual closing balance
- Line 22 is the total financial obligations outstanding including any principal payments less any interest earned to date
- Line 23 is the annual closing balance excluding any principal owed
- Line 24 determines the cumulative revenue shortfall due to the legislative cap
- Line 25 indicates the net projected EDC funding available at the end of Year 15.
- Row ‘A’ projects the additional net education land costs that would accrue moving from one by-law period to another, should the legislative rate cap remain in place over the forecast period. Part of this cost reflects the % share of the EDC eligible costs that are not captured in this forecast period, but would be expected to be funded from EDCs as an additional 5 years of residential and non-residential development is added to the projected needs, each time the EDC by-law is renewed.
- Row ‘B’ totals the additional funding shortfall in Years 6, 11 and 15 found in Row ‘A’.

It is noted the determination of the unfunded net education land costs in Rows A and B are based on the following calculation:

1. Determine the percentage additional growth-related share of the proposed school sites in Years 6, 11 and 15 as additional eligible acres, for both elementary and secondary sites, and apply the average appraised values per acre. Calculate the increase site acquisition and site preparation costs for each
2. Divide the total net eligible growth-related pupil places into the total net new units to derive a NGRPP per unit factor (both panels combined)
3. Multiply #2 above times the projected net new dwellings Yrs 6 to 10; Yrs 11 to 15 and average over 15 years to determine the additional NGRPP that the board would reasonably derive as additional growth-related needs within these time periods
4. Multiply the total 15-year average site acquisition costs per pupil and the average site preparation costs per pupil times #4 above and subtract the values derived in #1 above.

7.8 Non-Residential Share

One of the key policy decisions to be made by the Board in advance of adopting the by-law, is the percentage of net education land costs to be recovered from residential and non-residential development (or residential only).

The apportionment of net education capital costs to determine the residential education development charge per unit and the non-residential rate per square foot of gross floor area was based on a review of the possible residential/non-residential shares from the perspective of which

would derive the highest additional EDC revenue, given the constraints of the legislative ‘cap’ A sensitivity analysis outlining a range of possible residential EDC rates and comparable non-residential rates is set out in the top right-hand corner of the cash flow analysis. Non-residential shares ranging from 0% to 40% are determined for this purpose. However, it must be noted, while the Board has the ability to choose different percentage shares as a policy decision, any choice other than the 94% residential and 6% non-residential would result in additional revenue loss.

7.9 Education Development Charges

Finally, Table 7-6 summarizes the calculation of the jurisdiction-wide residential and non-residential education development charges for the Board.

This information is consistent with the EDC submission, approval of which is required to be given by the Ministry of Education prior to consideration of by-law adoption.

TABLE 7-6 DURHAM CATHOLIC DISTRICT SCHOOL BOARD		% of Total
CALCULATION OF EDUCATION DEVELOPMENT CHARGES		
Total Growth-Related Net Education Land Costs (over 15-year forecast period including associated financing and study costs)	\$ 320,180,379	
Site Acquisition Costs	\$ 230,366,900	71.9%
Land Escalation Costs	\$ 57,316,723	17.9%
Site Preparation Costs	\$ 14,588,785	4.6%
Site Preparation Escalation Costs	\$ 4,027,245	1.3%
Credit Line Interest Payments	\$ 33,200,959	10.4%
Study Costs	\$ 420,000	0.1%
Financial Obligations/Surplus (projected EDC Account Balance as of April 30, 2024)	\$ (19,331,920)	-6.0%
Interest Earnings	\$ (327,625)	-0.1%
Closing Account Balance	\$ (80,687)	0.0%
Total Net New Units	85,649	
Total Non-Residential, Non-Exempt Board-Determined GFA	32,035,300	
Residential Education Development Charge Per Unit based on 94% of Total Growth-Related Net Education Land Costs	\$ 3,514	
Non-Residential Education Development Charge Per Sq. Ft. of GFA based on 6% of Total Growth-Related Net Education Land Costs	\$ 0.60	

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APPENDIX A - EDC SUBMISSION 2024

The following outlines the EDC Submission forwarded to the Minister of Education for review and approval.

DURHAM CATHOLIC DISTRICT SCHOOL BOARD Education Development Charges Submission 2024 Form A - Eligibility to Impose an EDC

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel Board-Wide Capacity	Projected Elementary Panel Average Daily Enrolment Headcount						Elementary Average Projected Enrolment less Capacity
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
14,873	15,610	15,978	16,270	16,272	16,542	16,134	1,261

Board-wide Capacity reflects all Purpose-built Kindergarten rooms existing or approved for funding and loaded at 26 pupils per classroom

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide Capacity	Projected Secondary Panel Average Daily Enrolment (ADE)						Secondary Average Projected Enrolment less Capacity
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
7,404	7,367	7,246	7,233	7,241	7,263	7,270	-134

Reflects Gr 7.8s accommodated in All Saints CSS and Msgr. J. Pereyma CSS

A.2: EDC FINANCIAL OBLIGATIONS (Estimated to April 30 2024)

Adjusted Outstanding Principal:	\$72,743,830
Less Adjusted EDC Account Balance:	\$92,075,750
Total EDC Financial Obligations/Surplus:	\$19,331,920

DURHAM CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2024
Forms B/C - Dwelling Unit Summary

PROJECTION OF NET NEW DWELLING UNITS¹

	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039	Total All Units
Durham Boards Jurisdiction																
Single & Semi-detached	1,931	1,941	2,016	1,778	1,633	1,606	1,390	1,698	1,447	1,423	1,251	1,055	1,100	1,054	984	22,307
Multiples	2,445	2,783	2,316	1,827	1,772	1,794	1,254	1,397	1,188	1,083	899	576	838	717	873	21,762
Apartments	1,678	1,620	2,139	2,717	3,146	3,206	3,892	3,487	3,742	3,410	3,533	4,525	4,249	4,373	4,437	50,154
Total	6,054	6,344	6,471	6,322	6,551	6,606	6,536	6,582	6,377	5,916	5,683	6,156	6,187	6,144	6,294	94,223

Notes: 1. Assumed to be net of demolitions and conversions.

Grand Total Gross New Units in By-Law Area	94,223
Less: Statutorily Exempt Units in By-Law Area	-8,574
Total Net New Units in By-Law Area	85,649

DURHAM CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2024
Form D - Non-Residential Development

D1 - Non-Residential Charge Based On Gross Floor Area (sq. ft.)

Total Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years From Date of By-Law Passage	45,764,633
Less: Board-Determined Gross Floor Area From Exempt Development	13,729,333
Net Estimated Board-Determined Gross Floor Area	32,035,300

FORM E
DURHAM CATHOLIC DISTRICT SCHOOL BOARD
 Education Development Charges Submission 2024
 Net Growth-related Pupil Places

Elementary Panel

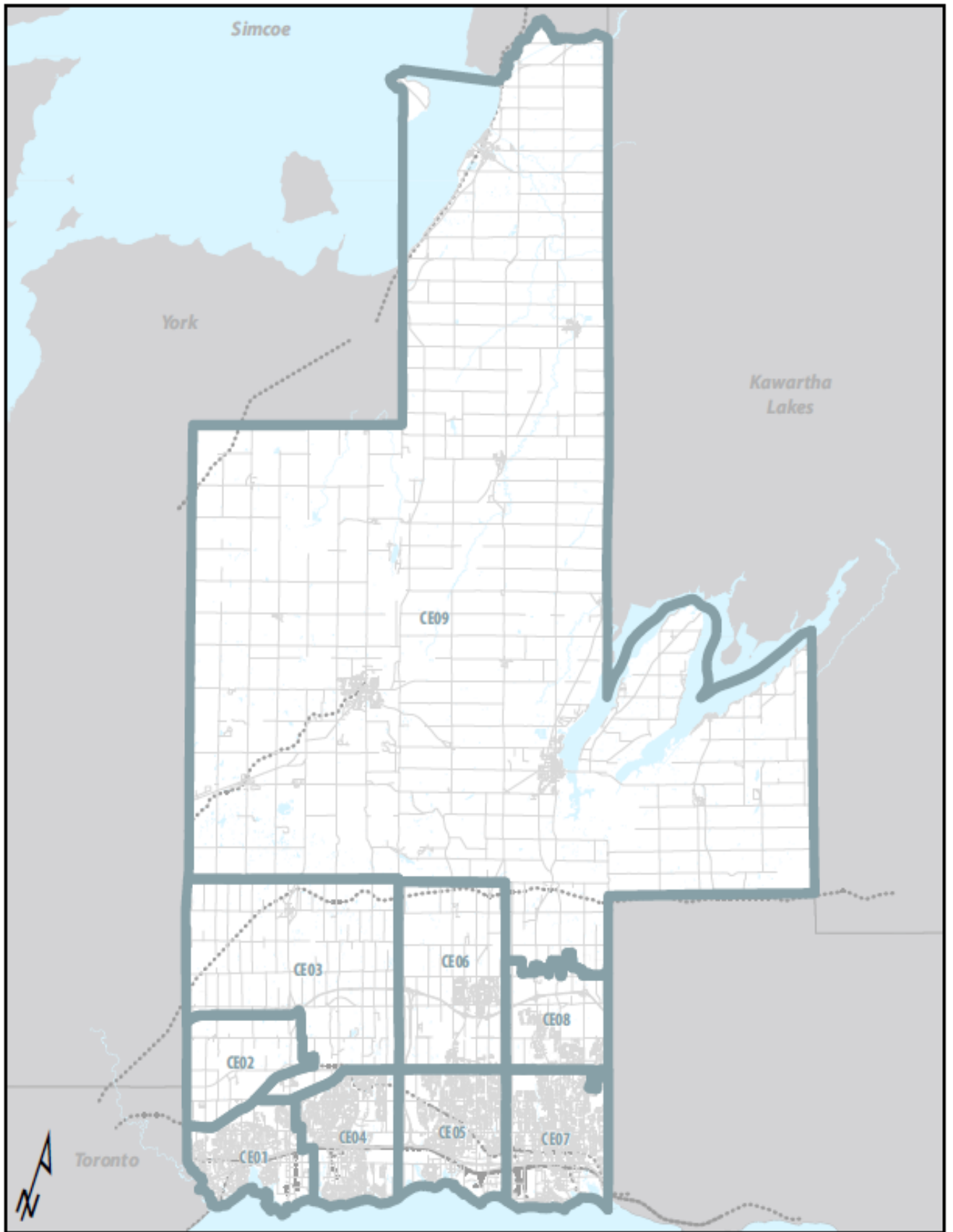
Review Area	Total Cumulative 15 Year New Net Unit Projections	% Total Forecast Municipal Residential Growth	Weighted Blended EDC Pupil Yield	2024/2025-2038/2039 Pupil Requirements of New Development	2023/2024 OTG Capacity	2038/2039 ADE Existing Community Projections	Net Growth Related Pupil Place Requirements	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose-built seniors housing and student housing)	TOTAL UNITS
	(1)	(2)	(3)	(4)=(3) x (1)	(5)	(6)	(7)				
CE01 - Pickering South	9,956	10.6%	0.0245	244	2,529	2,253	-	0.1600	0.1000	0.0157	0.0245
CE02 - Pickering Seaton	16,358	17.4%	0.0744	1,216	-	319	1,536	0.1138	0.0825	0.0200	0.0744
CE03 - Pickering Northeast	-	0.0%	-	-	-	-	-	0.0000	0.0000	0.0000	0.0000
CE04 - Ajax	18,636	19.8%	0.0184	343	3,917	3,138	-	0.1245	0.0955	0.0100	0.0184
CE05 - Whitby South & Central	8,721	9.3%	0.0686	598	2,932	3,068	486	0.1668	0.0862	0.0149	0.0686
CE06 - Whitby North & Brooklyn	11,769	12.5%	0.1063	1,250	1,260	731	755	0.1306	0.0849	0.0100	0.1063
CE07 - Oshawa South & Central	13,839	14.7%	0.0198	274	2,165	2,510	-	0.1417	0.0852	0.0085	0.0198
CE08 - Oshawa North	10,739	11.4%	0.0961	1,032	1,366	1,449	1,115	0.1461	0.0794	0.0164	0.0961
CE09 - Brock, Scugog & Uxbridge	4,205	4.5%	0.0685	288	704	816	-	0.0667	0.0805	0.0100	0.0685
TOTAL	94,223	100%	0.0557	5,246	14,873	14,285	3,892	0.1254	0.0842	0.0123	0.0557

DCDSB EDC 2024 Weighted Blended Pupil Yields

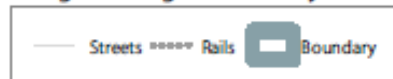
Secondary Panel

Review Area	Total Cumulative 15 Year New Net Unit Projections	% Total Forecast Municipal Residential Growth	Weighted Blended EDC Pupil Yield	2024/2025-2038/2039 Pupil Requirements of New Development	2023/2024 OTG Capacity	2038/2039 ADE Existing Community Projections	Net Growth Related Pupil Place Requirements	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose-built seniors housing and student housing)	TOTAL UNITS
	(1)	(2)	(3)	(4)=(3) x (1)	(5)	(6)	(7)				
CS01 - Pickering Central & South	11,411	12.1%	0.0114	130	1,395	1,125	-	0.0248	0.0302	0.0072	0.0114
CS02 - Seaton	16,358	17.4%	0.0319	521	-	137	658	0.0518	0.0328	0.0088	0.0319
CS03 - Ajax	18,636	19.8%	0.0091	169	1,947	1,254	-	0.0675	0.0435	0.0052	0.0091
CS04 - Whitby	20,490	21.7%	0.0322	659	2,313	1,945	458	0.0446	0.0357	0.0067	0.0322
CS05 - Oshawa	27,328	29.0%	0.0220	600	1,749	1,862	713	0.0480	0.0260	0.0072	0.0220
TOTAL	94,223	100.0%	0.0221	2,080	7,404	6,323	1,829	0.0467	0.0324	0.0066	0.0221
TOTAL BOTH PANELS				7,325	22,277	20,607	5,721				

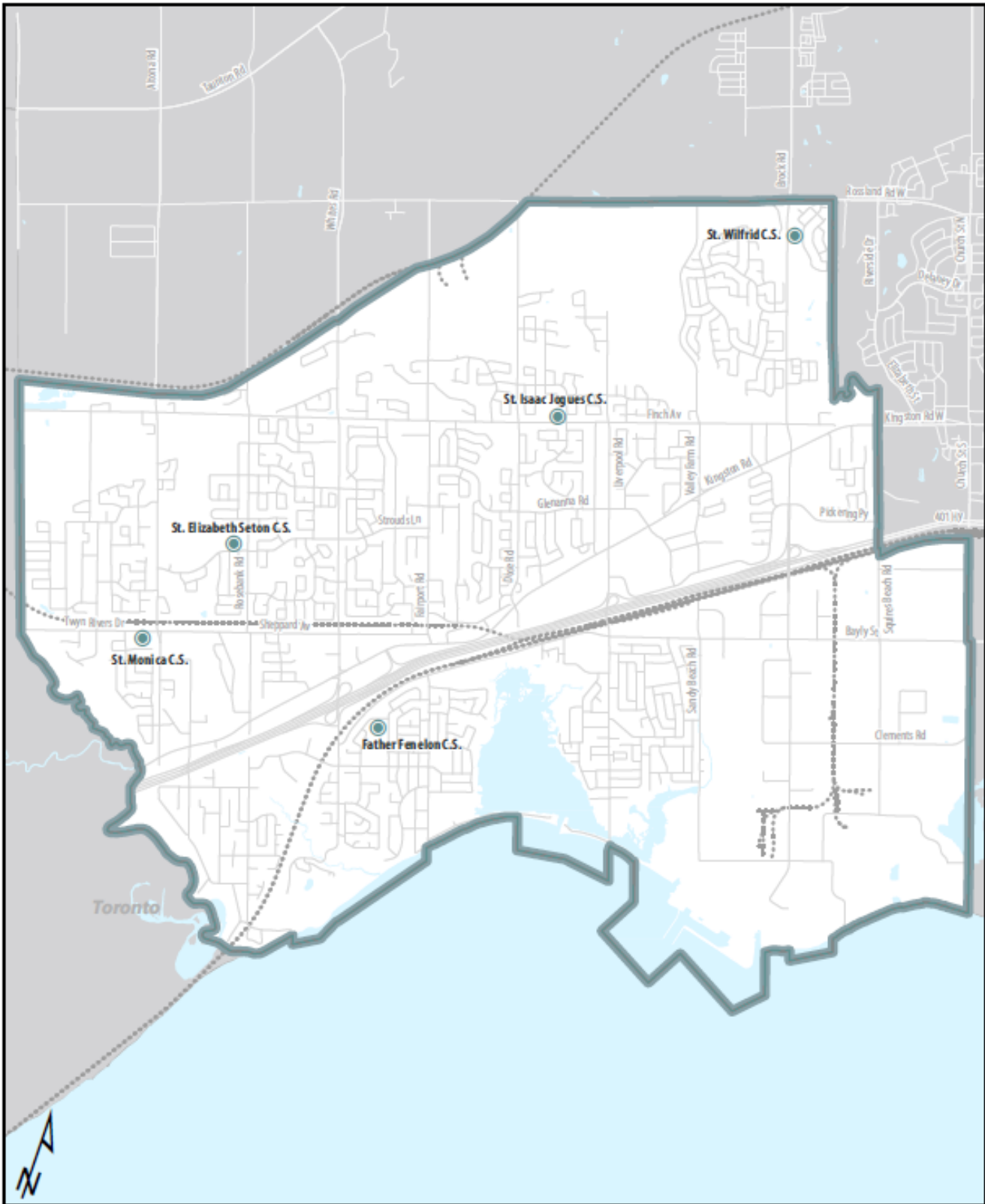
ELEMENTARY REVIEW AREAS



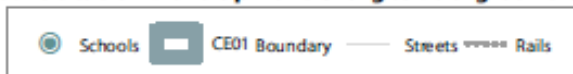
Durham Catholic District School Board: Education Development Charges Background Study 2024
Elementary Review Areas



Review Area Map CE01



Durham Catholic District School Board: Education Development Charges Background Study 2024
Elementary Review Area: CE01



**DURHAM CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

1. No growth-related site needs	Projected Housing Growth												Weighted/ Blended Elementary Yield	Total Net New Units 2038/39	Total Yr. 15 Growth-related Pupils				
	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36				Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	
	115	70	66	15	-	-	-	-	-	-	-	-	-	-	-	-	0.1600	266	43
	236	194	84	21	51	-	-	-	-	-	-	-	-	-	-	-	0.1000	588	59
	425	257	468	686	674	820	628	861	789	354	360	857	650	635	638	-	0.0157	9,102	143
	776	521	618	722	727	820	628	861	789	354	360	857	650	635	638	-	0.0245	9,956	244

Review Area: CE01 - Pickering South

Review Area Schools	OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site Size
B1 St. Elizabeth Seton C.S.	720	613	603	589	588	592	597	586	573	574	570	571	570	569	567	563	559	599
B2 St. Isaac Jogues C.S.	530	529	512	537	558	565	585	590	590	590	606	589	588	587	586	582	579	628
B3 St. Monica C.S.	392	464	454	455	437	420	394	374	372	372	371	370	368	368	367	365	362	499
B4 St. Wilfrid C.S.	501	554	379	374	361	349	342	325	329	326	311	318	317	316	315	313	310	477
B5 Father Fenslon C.S.	386	444	446	449	463	461	462	465	467	467	467	455	454	453	450	447	444	734
B6																		
B7																		
B8																		
B9																		
B10																		
Totals	2,529	2,604	2,393	2,404	2,407	2,388	2,380	2,340	2,330	2,334	2,325	2,302	2,297	2,292	2,285	2,271	2,253	
Total ROND			31	53	67	81	96	120	136	153	167	171	187	210	222	236	244	
B Total Surplus Pupil Spaces			305	73	55	60	52	70	84	42	37	56	45	27	22	22	32	

Review Area Schools impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

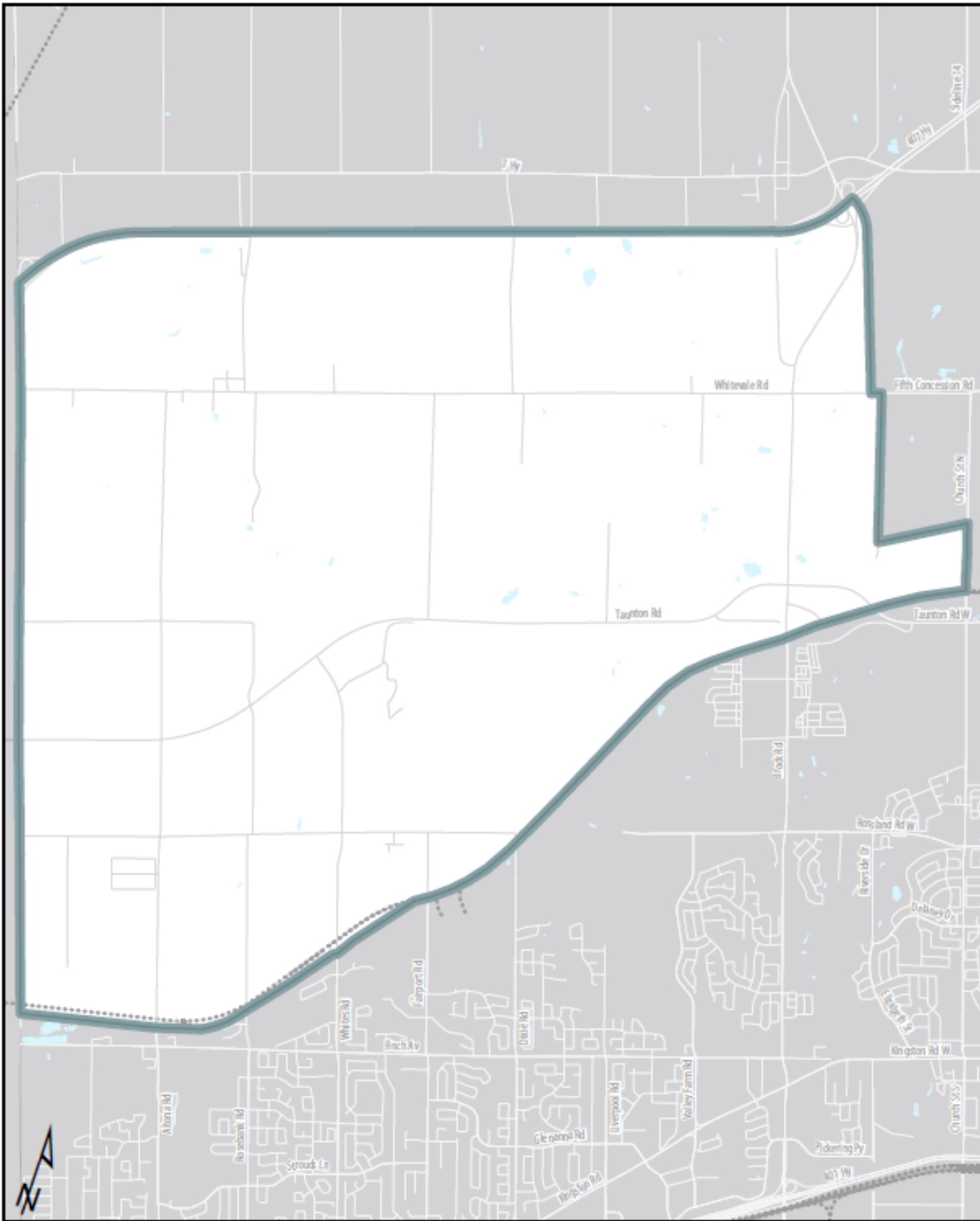
Review Area Schools	OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site Size
C1																		
C2																		
C3																		
C4																		
C5																		
C6																		
C7																		
C8																		
Totals																		0.00

Requirements of New Development for Growth Areas (Cumulative)

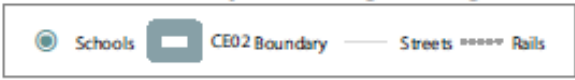
Requirements of New Development for Growth Areas (Cumulative)	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
Total Pupil Spaces Available to Accommodate Growth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

Review Area Map CE02



Durham Catholic District School Board: Education Development Charges Background Study 2024
Elementary Review Area: CE02



DURHAM CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024															
Total Net Dwelling Units	Projected Housing Growth														
	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
1. Three (3) additional elementary school sites in Seaton	427	480	441	486	336	326	327	327	320	342	348	276	202	255	295
2.	394	545	480	461	449	605	295	295	307	506	488	236	455	415	576
3.	216	267	292	162	375	136	684	404	460	404	400	237	182	289	196
A Total Net Dwelling Units	1,037	1,292	1,213	1,109	1,160	1,067	1,259	1,026	1,097	1,252	1,246	749	943	959	949

Review Area: CE02 - Pickering Seaton

OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
B1																
B2																
B3																
B4																
B5																
B6																
B7																
B8																
B9																
B10																
Totals																
B Total Surplus Pupil Spaces																

Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required

OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
C1																
C2																
C3																
C4																
C5																
C6																
C7																
C8																
Totals																
C Total Pupil Spaces Available to Accommodate Growth																

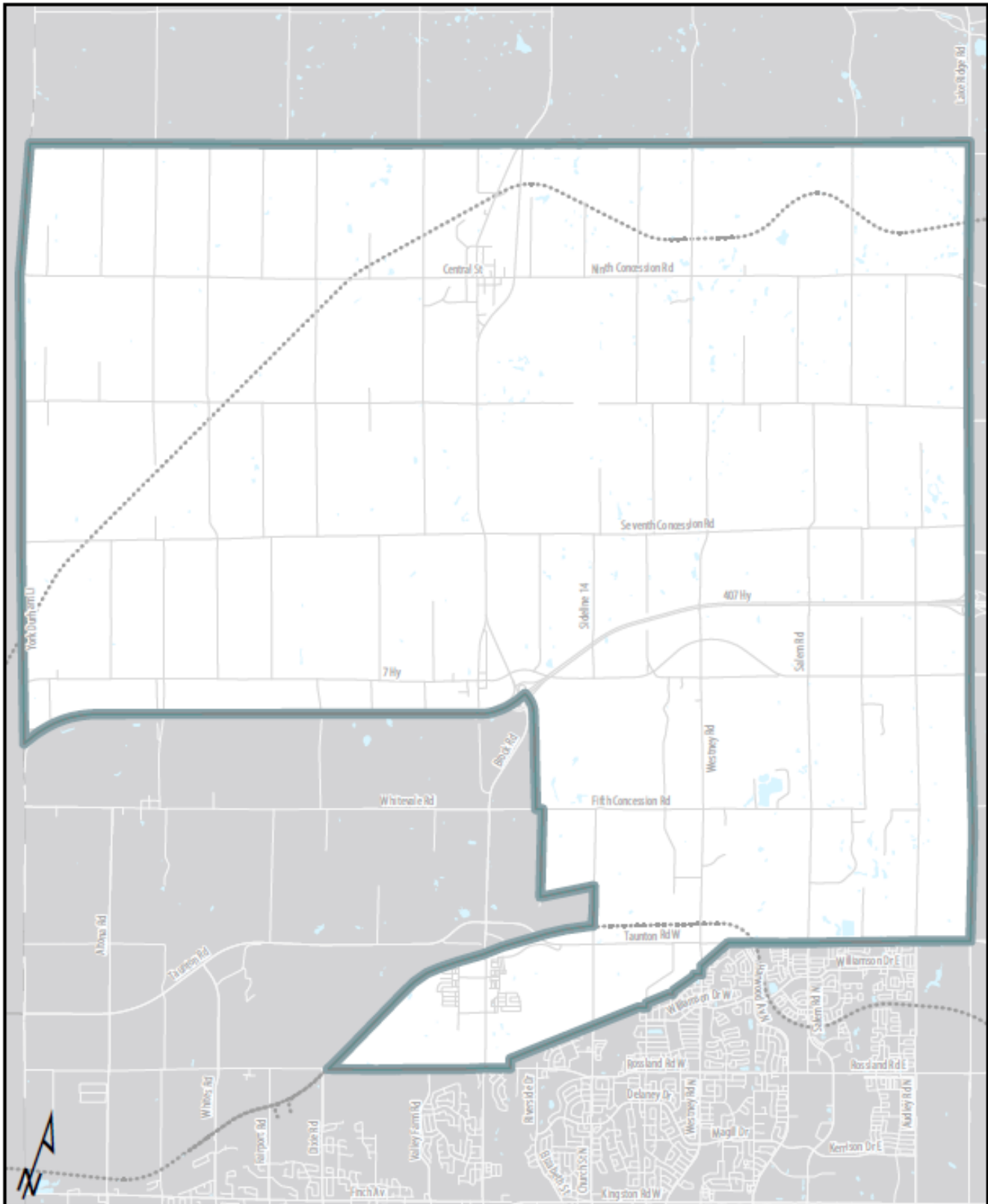
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
C1		235	249	252	261	274	278	274	278	274	284	284	284	284	284	284
C2		49	111	167	222	273	345	410	471	535	606	706	787	880	971	1,061
C3		7	27	29	30	32	35	33	34	34	35	35	35	35	35	35
Totals		291	387	448	513	583	658	717	786	843	925	1,025	1,116	1,229	1,433	1,536
D Requirements of New Development for Growth Areas (Cumulative)																
D Total Pupil Spaces Available to Accommodate Growth																

OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
D Requirements of New Development for Growth Areas (Cumulative)																
D Total Pupil Spaces Available to Accommodate Growth																

Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

Review Area Map CE03



Durham Catholic District School Board: Education Development Charges Background Study 2024
Elementary Review Area: CE03

 Schools	 CE03 Boundary	 Streets	 Rails
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**DURHAM CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

1.	Total NCRPP	Projected Housing Growth										Weighted/ Blended Elementary Yield	Total Net New Units 2038/39	Total Yr. 15 Growth- related Pupils
		Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34			
2.	0	Low Density										-	-	-
3.		Medium Density										-	-	-
		High Density - Apartments										-	-	-
		Total Net Dwelling Units										-	-	-

Review Area: CE03 - Pickering Northeast

Projected Housing Growth	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
Low Density	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medium Density	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High Density - Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High Density - Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A Total Net Dwelling Units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required

Review Area Schools	OTG Capacity 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
B1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total ROND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Surplus Pupil Spaces	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

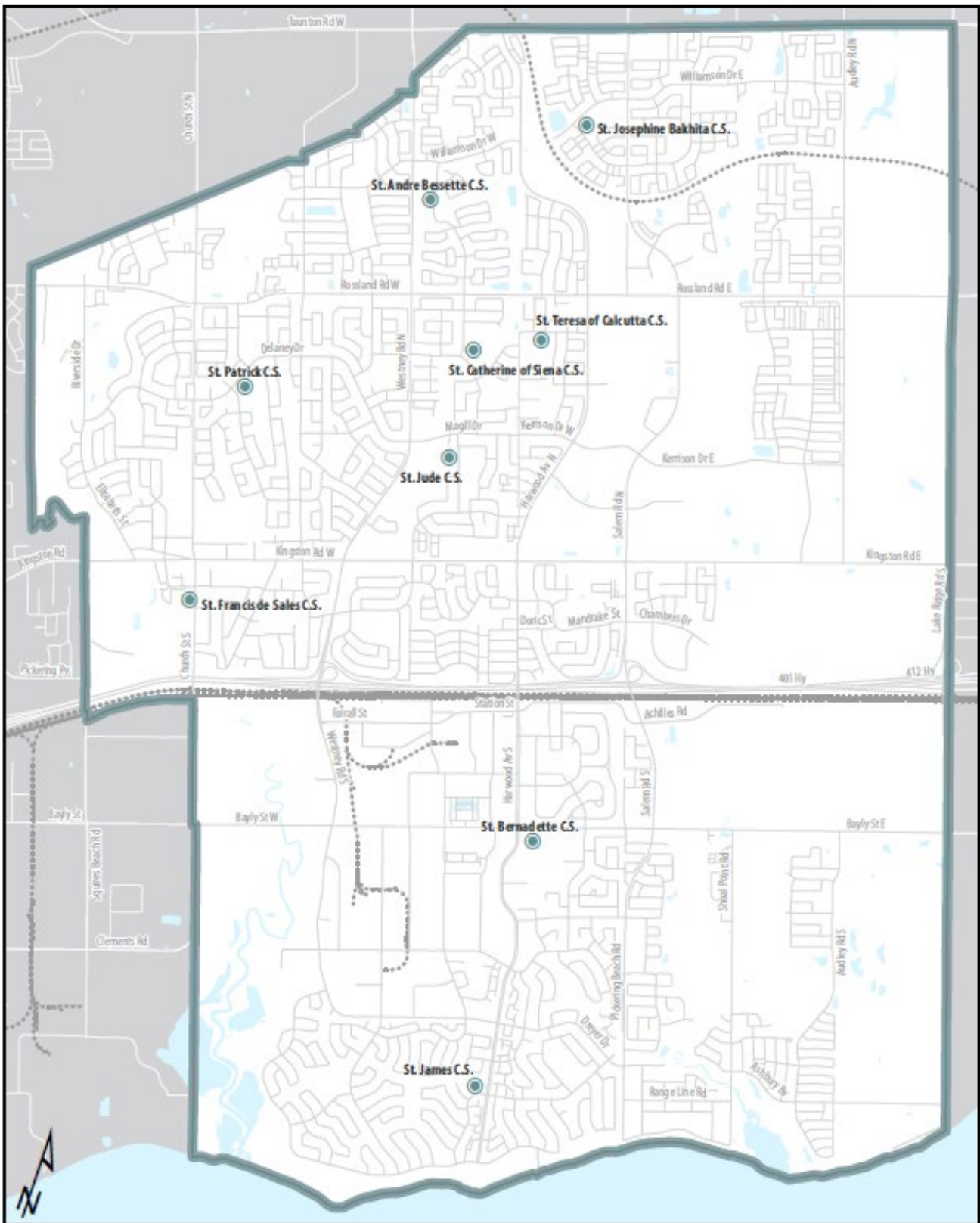
Review Area Schools	OTG Capacity 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
C1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Pupil Spaces Available to Accommodate Growth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
D Requirements of New Development for Growth Areas (Cumulative)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.





ROND	# of Portables	Existing Site Size
0	0	0.00

ROND	# of Portables	Existing Site Size
0	0	0.00

Review Area Map CE04



Durham Catholic District School Board: Education Development Charges Background Study 2024
Elementary Review Area: CE04

 Schools	 CE04 Boundary	 Streets	 Rails
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**DURHAM CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

1. No growth-related site needs (audit site previously acquired using EDC funds, then sold and funds returned to EDC account)	Projected Housing Growth															Total Net New Units 2038/39	Weighted/ Blended Elementary Yield	Total Yr. 15 Growth-related Pupils
	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39			
	45	52	30	16	15	6	6	11	7	7	-	-	-	-	-			
Low Density	271	391	253	184	139	106	76	78	-	-	-	-	-	-	-			
Medium Density	840	751	817	962	1,046	1,139	1,168	1,159	1,168	1,161	1,256	1,350	1,350	1,350	1,350			
High Density - Apartments																		
High Density - Stacked Townhouses																		
Total Net Dwelling Units	1,156	1,194	1,100	1,162	1,200	1,251	1,250	1,246	1,253	1,168	1,256	1,350	1,350	1,350	1,350			

Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required

Review Area Schools	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site Size
B1 St. Andre Bessette C.S.	461	280	210	194	202	193	197	207	212	219	218	217	217	216	215	214	6.20
B2 St. Bernadette C.S.	608	638	624	615	603	594	589	573	571	560	559	558	557	555	552	549	8.90
B3 St. Catherine of Siena C.S.	395	330	335	306	309	310	301	303	301	313	310	309	308	307	306	304	5.34
B4 St. Francis de Sales C.S.	291	173	165	148	144	141	134	137	135	133	134	134	134	134	133	132	7.34
B5 St. James C.S.	346	459	469	487	504	502	509	507	504	509	503	503	502	500	498	494	5.04
B6 St. Josephine Bakhita C.S.	479	500	470	436	410	387	358	354	344	347	350	348	347	345	343	341	4.92
B7 St. Jude C.S.	254	382	379	377	366	344	336	324	312	312	320	321	320	319	318	316	4.97
B8 St. Patrick C.S.	685	518	488	463	444	431	431	433	442	442	450	452	453	453	453	451	6.28
B9 St. Teresa of Calcutta C.S.	398	281	279	300	314	322	334	337	344	345	345	344	343	342	340	337	6.15
B10																	
Totals	3,517	3,561	3,418	3,290	3,273	3,195	3,183	3,163	3,168	3,181	3,188	3,186	3,179	3,171	3,158	3,136	
Total ROND																	
Total Surplus Pupil Spaces																	

Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

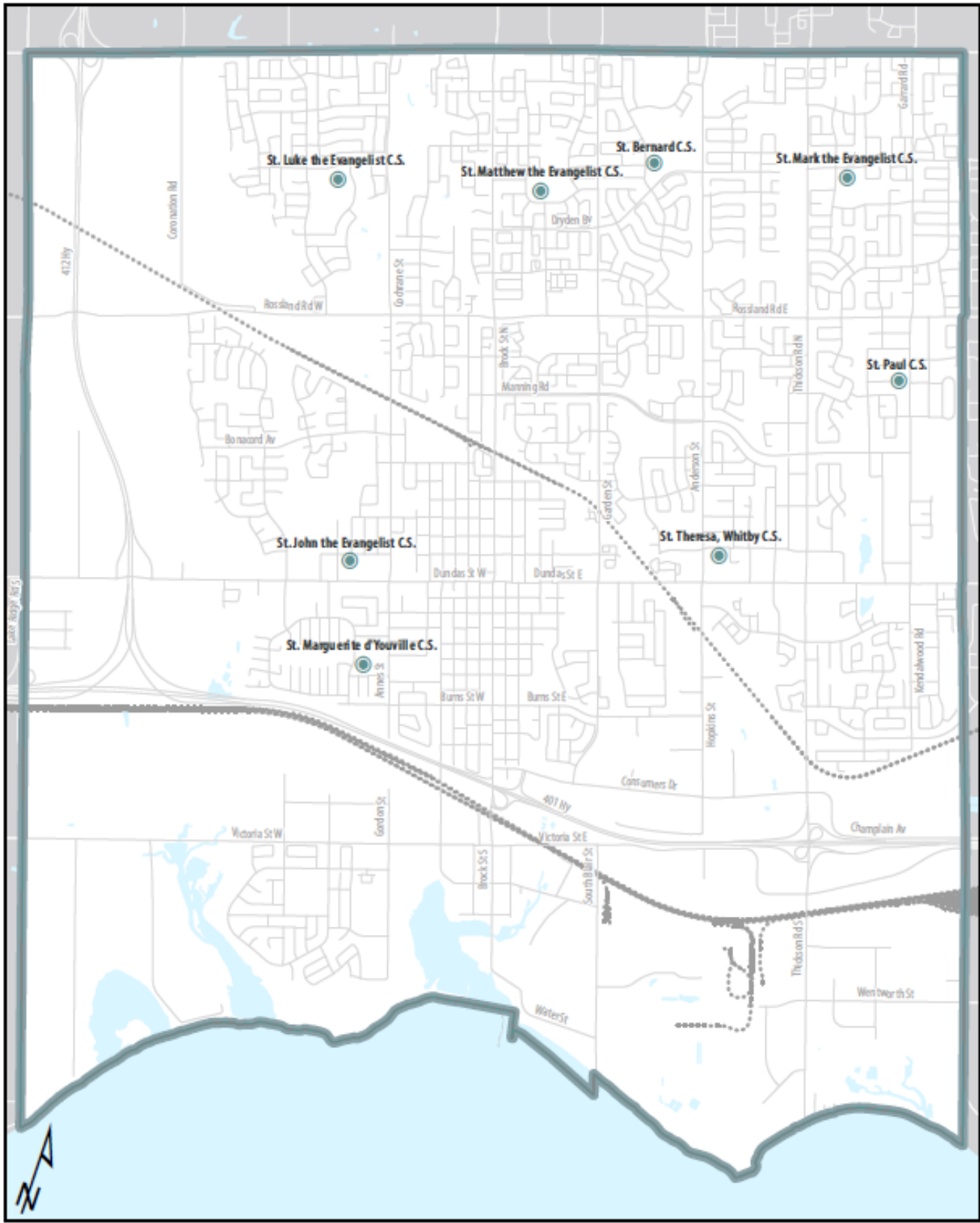
Review Area Schools	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site Size
C1 ROND																	
C2 ROND																	
C3 ROND																	
C4 ROND																	
C5 ROND																	
C6 ROND																	
C7 ROND																	
C8 ROND																	
Totals																	
Total Pupil Spaces Available to Accommodate Growth																	

D Requirements of New Development for Growth Areas (Cumulative)

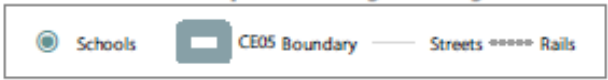
Requirements	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site Size
1. No growth-related site needs (audit site previously acquired using EDC funds, then sold and funds returned to EDC account)																
2.																
3.																
Total																

Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

Review Area Map CE05



Durham Catholic District School Board: Education Development Charges Background Study 2024
Elementary Review Area: CE05



DURHAM CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024

Table with columns for Year 1 (2024/25) to Year 15 (2038/39), Projected Housing Growth, and Total Net Dwelling Units. Includes sub-sections for Review Area: CED5 - Whitley South, Central & West.

Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required

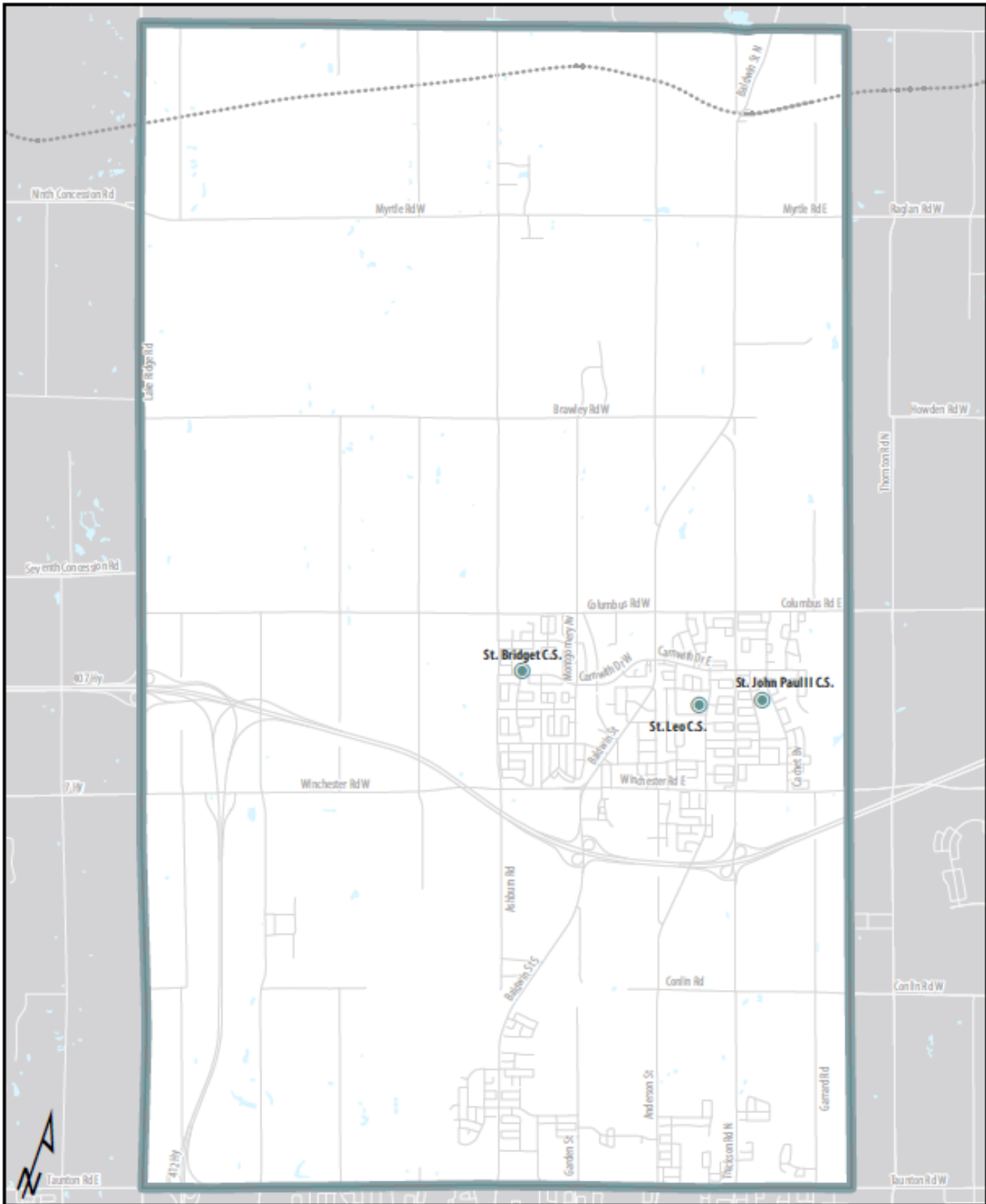
Table listing schools (e.g., St. Marguerite D'Youville C.S., St. Mark the Evangelist C.S.) and their OTG Capacity across years 2023/24 to 2038/39. Includes Total and Total Surplus Pupil Spaces.

Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

Table listing impacted schools (e.g., St. Luke the Evangelist C.S., St. Bernard C.S., St. John the Evangelist C.S.) and their OTG Capacity across years 2023/24 to 2038/39. Includes Total and Total Pupil Spaces Available to Accommodate Growth.

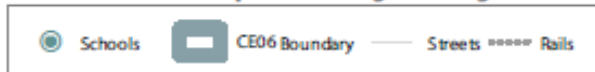
Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

Review Area Map CE06



Durham Catholic District School Board: Education Development Charges Background Study 2024

Elementary Review Area: CE06



**DURHAM CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

		Projected Housing Growth											Weighted/ Blended Elementary Yield	Total Net New Units 2038/39	Total Yr. 15 Growth- related Pupils
1. Three (3) growth-related elementary school sites													0.1306	6,880	899
		Low Density													
2.		755											0.0849	4,044	343
		Medium Density													
		High Density - Apartments											0.0100	845	8
3.		Total Net Dwelling Units											0.1063	11,769	1,250

Review Area: CE06 - Whitby North & Brooklin

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
9	156	436	402	507	559	491	650	576	598	574	476	476	476	494
105	238	373	395	400	498	364	404	362	256	204	147	156	71	71
-	-	-	88	18	74	18	83	223	133	12	104	33	30	29
114	394	809	885	925	1,131	873	1,137	1,161	987	790	727	665	577	594

Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required

OTG Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
266	207	200	209	215	221	228	231	236	238	240	239	238	237	235	233
B1	St. Leo C.S.														
B2															
B3															
B4															
B5															
B6															
B7															
B8															
B9															
B10															
Totals	266	207	209	215	221	228	231	236	238	240	239	238	237	235	233
Total ROND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B	Total Surplus Pupil Spaces	66	57	51	45	38	35	30	28	26	27	28	29	31	33

Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

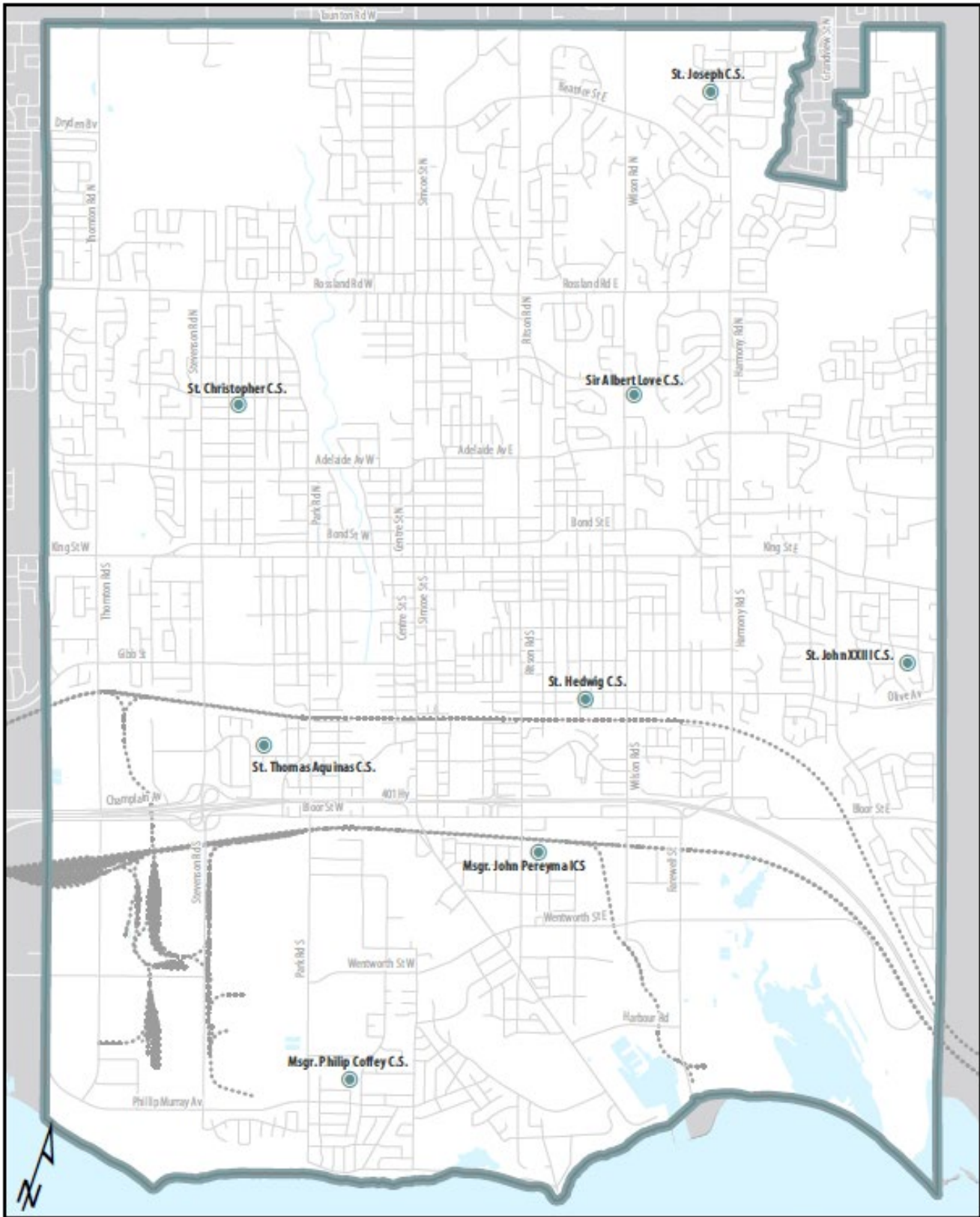
OTG Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
513	338	329	316	313	307	289	286	284	285	289	288	287	285	284	282
C1	St. Brigid C.S.	5	31	64	96	141	187	243	305	369	428	484	544	609	668
C2	St. John Paul II C.S.	326	308	285	271	255	242	235	228	223	219	219	219	218	216
C3		3	9	42	77	108	151	177	228	267	300	354	386	475	520
C4															
C5															
C6															
C7															
C8															
Totals	994	663	662	705	751	798	869	941	1,044	1,144	1,246	1,436	1,545	1,645	1,749
C	Total Pupil Spaces Available to Accommodate Growth	332	332	289	243	196	125	53	-	-	-	-	-	-	-
D	Requirements of New Development for Growth Areas (Cumulative)	39	106	173	249	339	420	533	636	738	838	930	1,042	1,143	1,251

Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

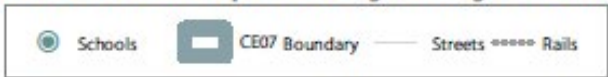
ROND	# of Portables	Existing Site Size
0	0	5.06

ROND	# of Portables	Existing Site Size
731	0	6.26
520	0	5.19
1251	0	11.45

Review Area Map CE07



Durham Catholic District School Board: Education Development Charges Background Study 2024
Elementary Review Area: CE07



**DURHAM CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

	Projected Housing Growth															Weighted/ Blended Elementary Yield	Total Net New Units 2028/29	Total Yr. 15 Growth- related Pupils
	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39			
1. No growth-related site needs - to be accommodated in existing facilities	Total NGPPP															0.1417	437	62
2.	0															0.0852	1,274	109
3.	High Density - Apartments															0.0085	12,128	103
	Total Net Dwelling Units															0.0198	13,839	274

Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required

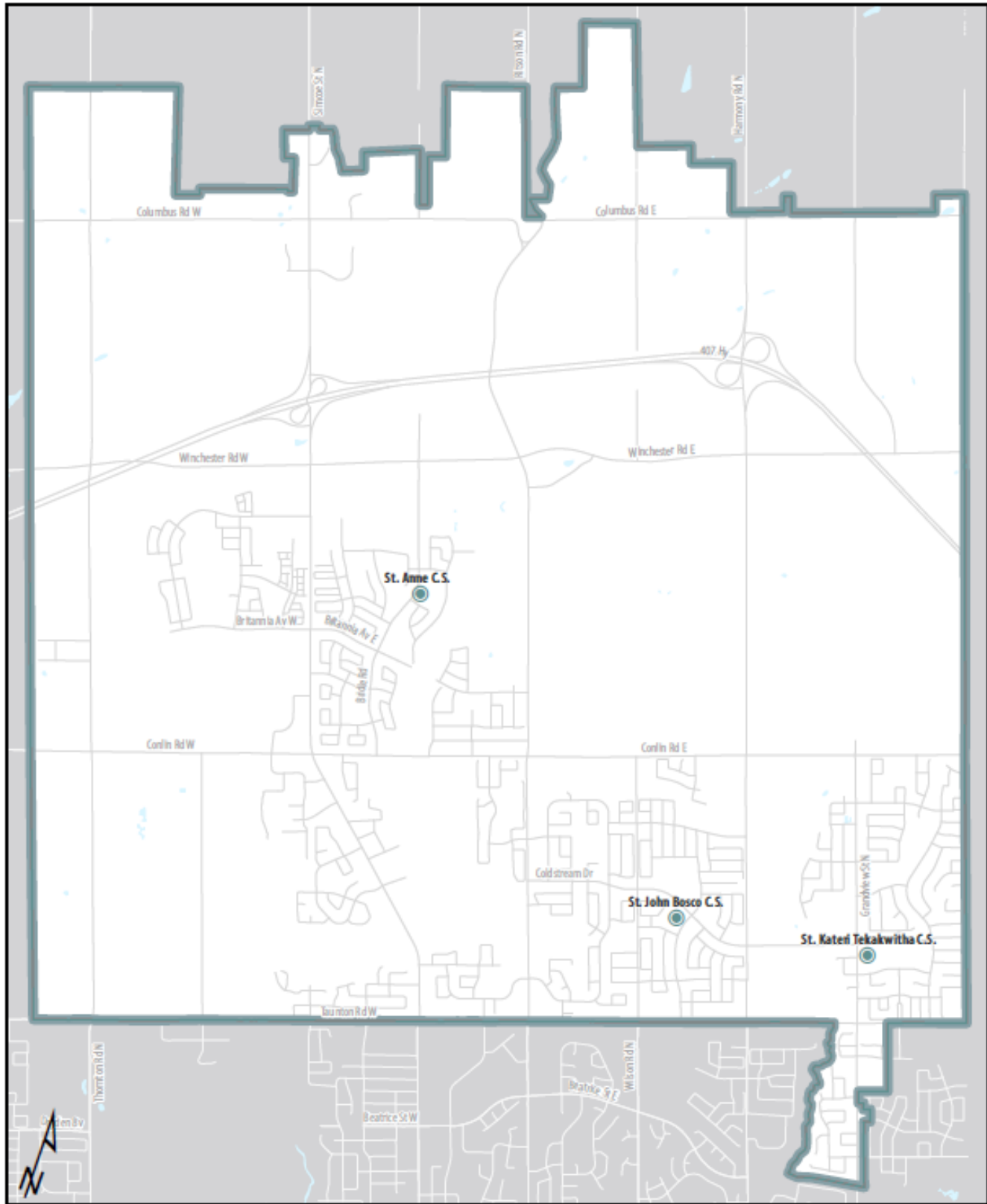
Review Area Schools	OTG Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	# of Portables	Existing Site Size
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39		
B1 Msgr. Philip Coffey C.S.	300	290	296	310	321	334	343	328	335	334	334	334	333	331	327	324	39	5.71
B2 St. Albert, Love C.S.	291	317	300	343	371	377	372	364	352	344	348	347	346	345	343	341	45	4.13
B3 St. Christopher C.S.	346	563	442	428	413	407	412	419	420	410	404	403	402	401	398	395	22	3.34
B4 St. Hedwig C.S.	159	164	171	175	171	171	175	171	165	163	163	162	161	160	159	157	97	1.83
B5 St. John XXIII C.S.	314	254	267	277	286	299	308	313	311	311	310	311	309	307	304	302	42	4.23
B6 St. Joseph C.S., Oshawa	395	588	600	600	633	654	658	667	670	672	656	655	654	651	648	644	25	5.83
B7 St. Thomas Aquinas C.S.	360	401	466	471	468	404	388	371	359	359	359	358	357	354	351	348	4	7.78
B8																		
B9																		
B10																		
B11																		
Totals	2,165	2,575	2,572	2,604	2,647	2,623	2,677	2,632	2,611	2,591	2,574	2,569	2,561	2,548	2,531	2,510	274	32.85
Total ROND		39	83	117	138	150	161	169	176	182	189	205	228	247	261	274		
Total Surplus Pupil Spaces																		

Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

Review Area Schools	OTG Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	# of Portables	Existing Site Size
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39		
C1 ROND																		
C2 ROND																		
C3 ROND																		
C4 ROND																		
C5 ROND																		
C6 ROND																		
C7 ROND																		
C8 ROND																		
Totals																	0	0.00
Total Pupil Spaces Available to Accommodate Growth																		
D Requirements of New Development for Growth Areas (Cumulative)																		

Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

Review Area Map CE08



Durham Catholic District School Board: Education Development Charges Background Study 2024
Elementary Review Area: CE08



**DURHAM CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

1. Three (3) elementary sites: Windfields, Tibbide, East Kedron & West Kedron

2.

3.

Review Area: CE08 - Oshawa North

Projected Housing Growth	Projected Housing Growth															Weighted/Blended Elementary Yield	Total Net New Units 2088/99	Total Yr. 15 Growth-related Pupils
	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39			
Low Density	386	379	464	444	453	418	418	418	428	304	236	122	122	122	122	0.1461	4,550	665
Medium Density	560	594	602	483	422	326	326	339	339	180	43	43	43	43	43	0.0794	4,217	335
High Density - Apartments	52	-	40	52	93	-	231	110	251	150	150	252	196	197	198	0.0164	1,972	32
High Density - Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A Total Net Dwelling Units	1,008	963	1,106	979	968	744	975	877	795	566	315	417	361	362	362	0.0861	10,739	1,032

Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required

Review Area Schools	OTG Capacity	Current	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	# of Portables	Existing Site Size
B1																			
B2																			
B3																			
B4																			
B5																			
B6																			
B7																			
B8																			
B9																			
B10																			
B11																			
Totals																		0	0.00
Total ROND																		0	0.00

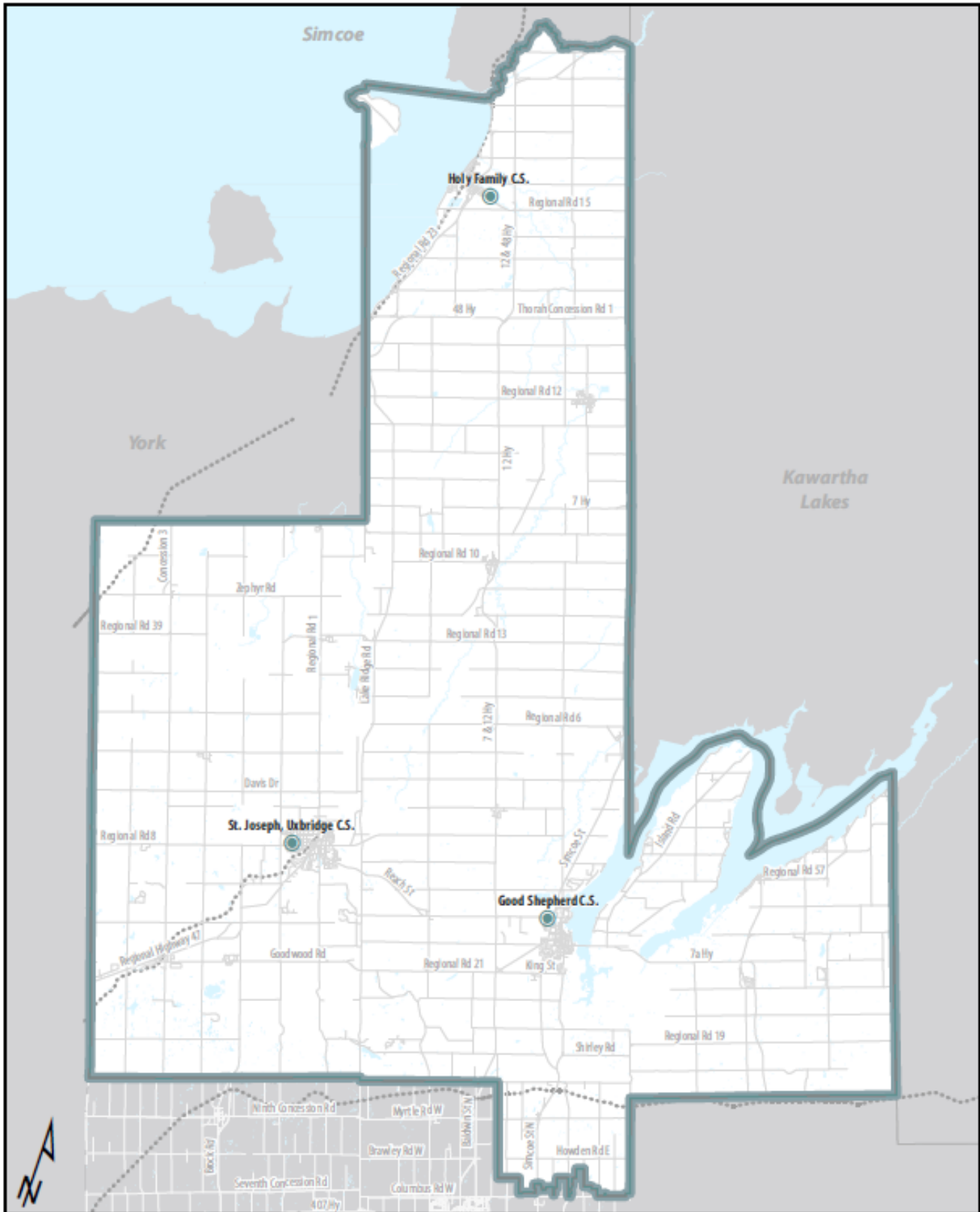
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

Review Area Schools	OTG Capacity	Current	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	# of Portables	Existing Site Size
C1 St. John Bosco C.S.	398	432	403	396	371	357	341	318	307	294	294	296	296	295	294	293	292	3	5.71
C2 St. Kateri Tekakwitha C.S.	372	594	632	94	154	201	246	285	324	366	397	432	468	505	543	575	605		
C3 St. Anne C.S. (Bridle Road - Windfields, North Oshawa)	596	799	790	795	791	794	777	764	774	769	777	771	769	767	764	760	756		
C4 ROND			10	18	19	20	22	21	21	24	29	29	32	40	40	40	40		
C5 ROND																			
C6 ROND																			
C7 ROND																			
C8 ROND																			
Totals	1,366	1,825	1,913	2,002	2,047	1,903	1,951	1,979	2,066	2,129	2,206	2,257	2,306	2,380	2,409	2,449	2,481		
Total Pupil Spaces Available to Accommodate Growth																			
D Requirements of New Development for Growth Areas (Cumulative)																			
Totals																			





Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

ROND	1082	27	16.76
1,115	943	887	990
1,032	1,032	1,032	1,032

Review Area Map CE09



Durham Catholic District School Board: Education Development Charges Background Study 2024
Elementary Review Area: CE09

 Schools	 CE09 Boundary	 Streets	 Rails
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**DURHAM CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

Total MGRPP	Projected Housing Growth							Weighted/ Blended Elementary Yield	Total Net New Units 2038/39	Total Yr. 15 Growth- related Pupils
	Low Density	Medium Density	High Density - Apartments	Total Net Dwelling Units						
	0.0667	0.0805	0.0100	0.0685	2,878	1,172	155	4,205	192	
									94	
									2	
									288	

1. No growth-related site needs - to be accommodated in existing facilities
 2.
 3.

Review Area: CE09 - Brock, Scugg & Unbride

Projected Housing Growth	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
Low Density	180	217	205	219	194	147	132	216	204	207	207	181	189	189	191
Medium Density	98	88	62	58	107	125	152	61	79	52	60	56	56	56	62
High Density - Apartments	-	5	12	-	-	-	13	25	11	-	1	-	-	9	25
High Density - Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A Total Net Dwelling Units	278	310	279	277	301	285	303	302	294	260	268	246	254	270	278

Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required

Review Area Schools	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
B1 Good Shepherd C.S., Scugg	199	231	237	253	260	275	272	281	283	285	284	284	284	283	282	280
B2 Holy Family C.S., Brock	205	136	146	157	165	175	186	193	198	191	192	192	192	192	191	190
B3 St. Joseph C.S. Unbride	300	344	341	338	332	347	347	352	347	358	353	352	351	350	348	346
B4																
B5																
B6																
B7																
B8																
B9																
B10 Totals	704	711	723	740	757	796	805	826	823	833	829	828	827	825	820	816
Total ROND		18	38	55	72	92	112	134	153	174	190	210	227	247	266	288
B Total Surplus Pupil Spaces																

Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

Review Area Schools	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
C1 ROND																
C2 ROND																
C3 ROND																
C4 ROND																
C5 ROND																
C6 ROND																
C7 ROND																
C8 ROND																
Totals																
C Total Pupil Spaces Available to Accommodate Growth																
D Requirements for Growth Areas (Cumulative)																

Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital/priority needs due to distance.

ROND	# of Portables	Existing Site Size
101	1	6.02
81	0	8.57
105	1	5.49
288	2	20.08

ROND	# of Portables	Existing Site Size
0	0	0.00

Elementary Form G

Form G - Growth-related Elementary Net Education Lands Costs

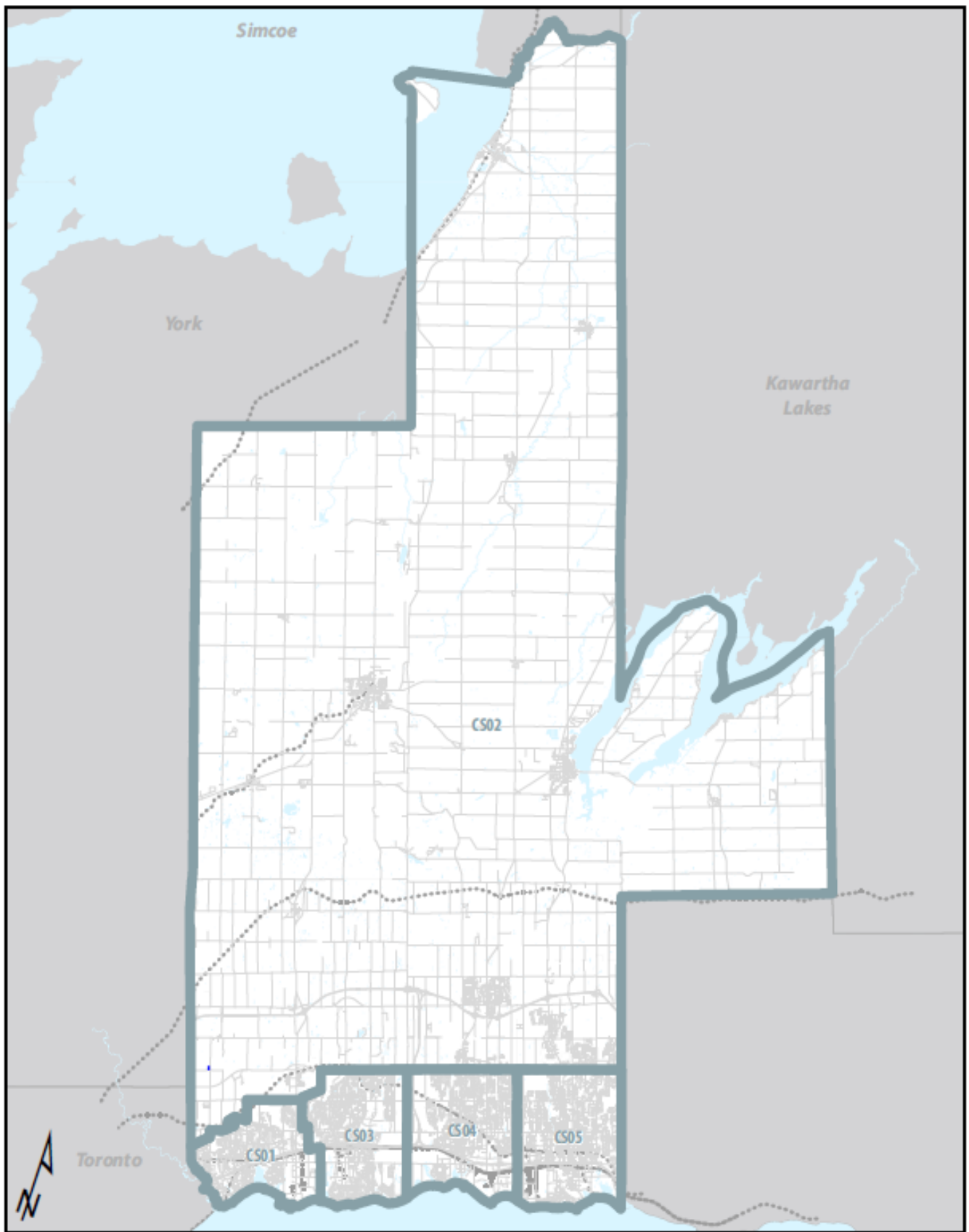
Review Area	Description of Growth-related Site Acquisition Needs	Site Status	Proposed Year of Acquisition	NGRPP Requirements Included in 2019 EDC Rates	Proposed School Capacity	% of Capacity Attributable to NGRPP Requirements	Total # of Acres Required	EDC Eligible Acres	Cost per Acre	Education Land Costs
CE02	Seaton CES site #1 (SP-2008-03/04)	Designated	2024	622	622	100%	5.21	5.21	\$ 3,478,887	\$ 18,125,000
CE02	Seaton CES site #2 (SP-2009-03)	Designated	2027	412	412	100%	6.07	6.07	\$ 3,500,000	\$ 21,245,000
CE02	Seaton CES site #3 (SP-2009-02)	Designated	2034	412	412	100%	6.08	6.08	\$ 3,500,000	\$ 21,280,000
CE02	Seaton CES site #4 (SP-2015-03)	Designated	2038	90	412	22%	5.51	1.20	\$ 3,500,000	\$ 4,212,743
CE05	West Whitby Heathwood north of Taunton Rd.	Designated	2025	486	412	100%	6.65	6.65	\$ 2,500,000	\$ 16,625,000
CE06	West Whitby Monarch north of Dundas (SW-2012-03)	Designated	2031	143	412	35%	5.86	2.04	\$ 2,500,000	\$ 5,088,386
CE06	Brooklin West End	Designated	2038	50	412	12%	6.00	0.73	\$ 2,500,000	\$ 1,820,388
CE06	Brooklin Northwest	Designated	2027	412	412	100%	6.00	6.00	\$ 2,500,000	\$ 15,000,000
CE06	Brooklin Northeast	Designated	2035	150	412	36%	6.00	2.18	\$ 2,500,000	\$ 5,461,165
CE08	East Kedron (SO-2014-03)	Option Agreement Underway	2025	622	622	100%	6.00	6.00	\$ 2,500,000	\$ 15,000,000
CE08	West Kedron (SO-2014-06)	Designated	2030	493	622	79%	5.92	4.69	\$ 2,500,000	\$ 11,732,926
Total Elementary Education Land Costs				3,892	5,162		65.3	46.9		\$ 135,590,608

Form G - Growth-related Elementary Net Education Lands Costs - cont'd

Review Area	Description of Growth-related Site Acquisition Needs	Education Land Costs previously funded from EDC account	Eligible Site Preparation Costs	Site Preparation Costs previously funded from EDC account	Land Escalation Costs	Site Preparation Escalation Costs	Financing Costs	Total Education Land Costs
CE02	Seaton CES site #1 (SP-2008-03/04)	\$ (18,125,000)	\$ 908,103	\$ -	\$ -	\$ 74,101	\$ 106,465	\$ 1,088,669
CE02	Seaton CES site #2 (SP-2009-03)	\$ -	\$ 1,058,001	\$ -	\$ 3,348,743	\$ 229,219	\$ 2,805,334	\$ 28,686,297
CE02	Seaton CES site #3 (SP-2009-02)	\$ -	\$ 1,059,744	\$ -	\$ 13,382,878	\$ 636,940	\$ 3,941,148	\$ 40,300,710
CE02	Seaton CES site #4 (SP-2015-03)	\$ -	\$ 209,795	\$ -	\$ 4,128,200	\$ 153,501	\$ 943,485	\$ 9,647,724
CE05	West Whitby Heathwood north of Taunton Rd.	\$ -	\$ 1,159,095	\$ -	\$ 831,250	\$ 144,729	\$ 2,033,474	\$ 20,793,548
CE06	West Whitby Monarch north of Dundas (SW-2012-03)	\$ (535)	\$ 354,762	\$ -	\$ 2,071,266	\$ 150,175	\$ 830,735	\$ 8,494,789
CE06	Brooklin West End	\$ -	\$ 126,917	\$ -	\$ 1,783,856	\$ 92,863	\$ 414,500	\$ 4,238,525
CE06	Brooklin Northwest	\$ -	\$ 1,045,800	\$ -	\$ 2,364,375	\$ 226,576	\$ 2,020,107	\$ 20,656,858
CE06	Brooklin Northeast	\$ -	\$ 380,752	\$ -	\$ 3,879,280	\$ 253,229	\$ 1,081,165	\$ 11,055,591
CE08	East Kedron (SO-2014-03)	\$ -	\$ 1,045,800	\$ -	\$ 750,000	\$ 130,583	\$ 1,834,714	\$ 18,761,097
CE08	West Kedron (SO-2014-06)	\$ -	\$ 818,020	\$ -	\$ 3,990,317	\$ 301,496	\$ 1,825,649	\$ 18,668,408
Total Elementary Education Land Costs		\$ (18,125,535)	\$ 8,166,789	\$ -	\$ 36,530,165	\$ 2,393,412	\$ 17,836,776	\$ 182,392,215

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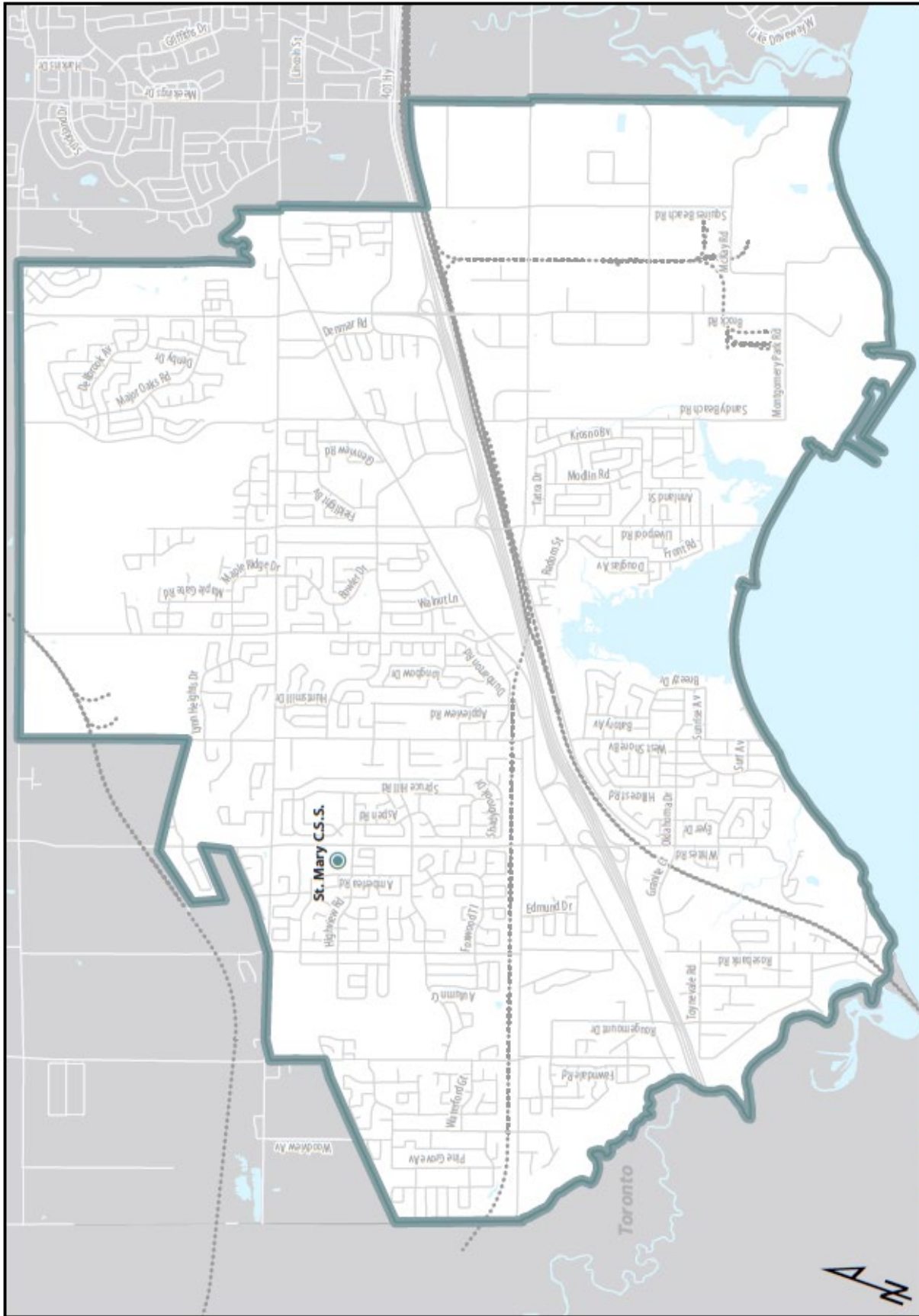
SECONDARY REVIEW AREAS



Durham Catholic District School Board: Education Development Charges Background Study 2024
Secondary Review Areas



Review Area Map CS01



Durham Catholic District School Board: Education Development Charges Background Study 2024

Secondary Review Area: CS01



**DURHAM CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

1. No growth-related site needs.													Total Net New Growth-related Pupil				
2.													Total Net New Growth-related Pupil				
3.													Total Net New Growth-related Pupil				
Review Area: CS01 - Pickering Central & South													Total Net New Growth-related Pupil				
Projected Housing Growth													Total Net New Growth-related Pupil				
Low Density	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Weighted/ Blended Elementary Yield	Total Net New Units 2038/39
Medium Density	132	109	107	73	22	11	15	69	57	57	57	57	57	57	57	0.0248	942
High Density - Apartments	306	256	131	63	139	100	96	29	41	27	35	31	31	31	31	0.0302	1,350
High Density - Stacked Townhouses	-	-	-	-	685	674	820	628	789	354	360	857	650	635	638	0.0072	9,119
A Total Net Dwelling Units	863	627	718	822	885	931	739	959	887	438	452	945	738	723	734	0.0114	11,411

Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required

Review Area Schools	OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site
B1 St. Mary C.S.S.	1,395	1,272	1,271	1,190	1,183	1,156	1,114	1,182	1,220	1,191	1,200	1,175	1,156	1,162	1,148	1,125	1,125	130
B2																		
B3																		
B4																		
B5																		
B6																		
B7																		
B8																		
B9																		
B10 Totals	1,395	1,272	1,271	1,190	1,183	1,156	1,114	1,182	1,220	1,191	1,200	1,175	1,156	1,162	1,148	1,125	1,125	130
B Total Surplus Pupil Spaces	123	112	112	185	186	206	241	159	112	131	116	138	144	125	130	145	140	4

Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

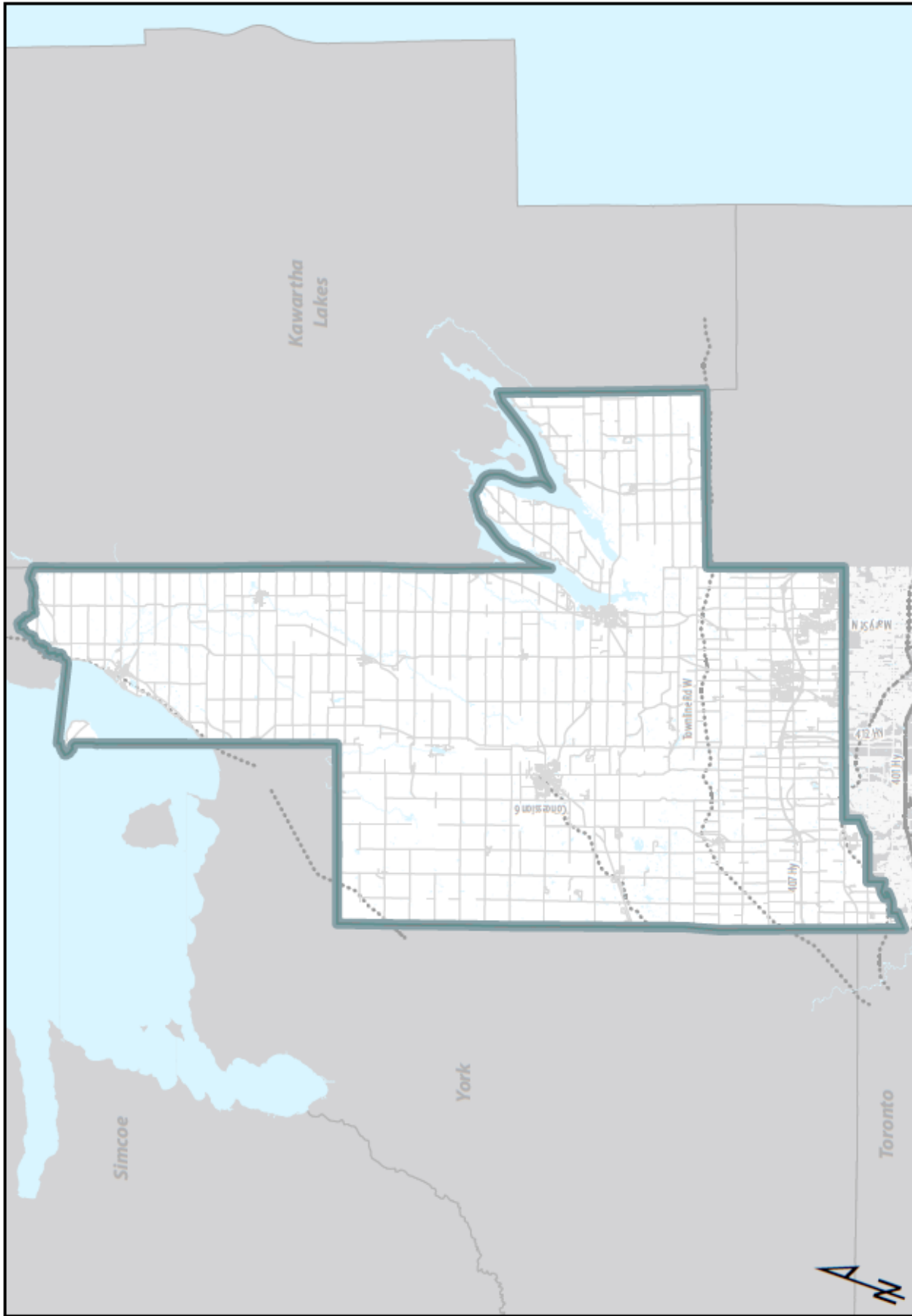
Review Area Schools	OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site
C1 ROND																		
C2 ROND																		
C3 ROND																		
C4 ROND																		
C5 ROND																		
C6 ROND																		
C7 ROND																		
C8 ROND																		
C Totals																		0

D Requirements of New Development for Growth Areas (Cumulative)

Requirements of New Development for Growth Areas (Cumulative)	OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site
Total Pupil Spaces Available to Accommodate Growth																		0

Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

Review Area Map CS02



Durham Catholic District School Board: Education Development Charges Background Study 2024

Secondary Review Area: CS02

Legend:

- Schools
- CS02 Boundary
- Streets
- Rails

**DURHAM CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

1. Future Seaton secondary site (SP-2008-11)	Total HDEPP	Weighted/ Blended Elementary Yield	Total Net New Units 2038/39	Total Yr. 15 Growth-related Pupils
	658	0.0518	5,135	266
2.		0.0328	6,519	214
3.		0.0088	4,704	41
		0.0319	16,358	521

Review Area: CS02 - Seaton & Townships

Projected Housing Growth	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
Low Density	427	480	441	486	336	326	282	327	330	342	348	276	302	295	177
Medium Density	394	545	480	461	449	665	293	295	307	506	498	256	459	415	576
High Density - Apartments	216	267	292	162	375	136	684	404	460	400	400	237	182	289	196
High Density - Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A. Total Net Dwelling Units	1,037	1,292	1,213	1,109	1,160	1,067	1,259	1,026	1,097	1,252	1,246	749	943	959	949

Review Area Schools not impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required

Review Area Schools	OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
B1.																	
B2.																	
B3.																	
B4.																	
B5.																	
B6.																	
B7.																	
B8.																	
B9.																	
B10.																	
Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total ROND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Surplus Pupil Spaces	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Review Area Schools impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

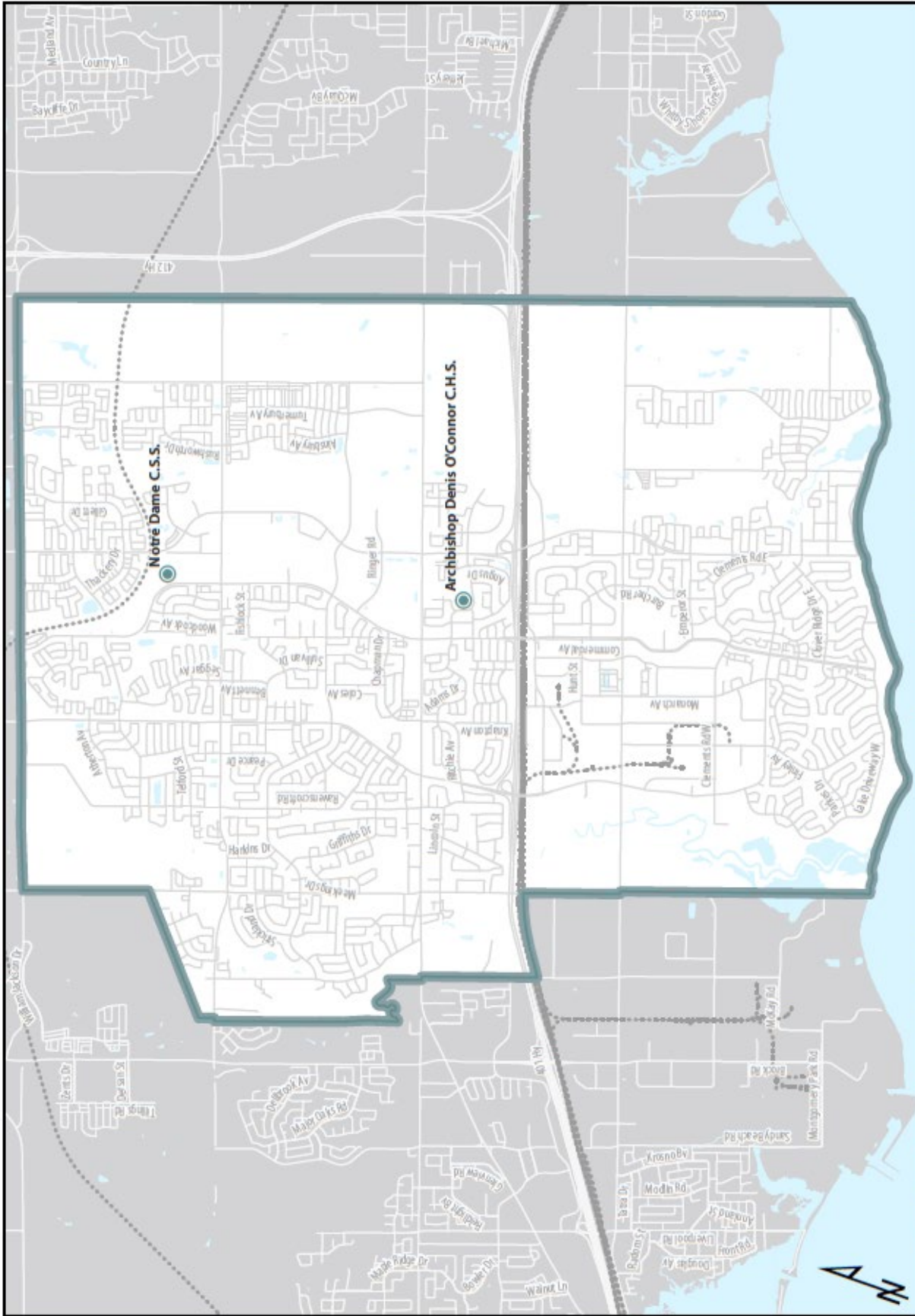
Review Area Schools	OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
C1. Future Seaton CHS	-	-	19	20	49	74	95	104	113	118	135	129	125	130	126	137	137
ROND	-	-	-	42	63	83	102	132	162	190	219	249	289	361	415	471	521
C2.																	
C3.																	
C4.																	
C5.																	
C6.																	
C7.																	
C8.																	
ROND																	
Totals	-	-	19	62	112	157	197	236	275	308	353	376	434	491	541	607	658
C. Total Pupil Spaces Available to Accommodate Growth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

D. Requirements for New Development for Growth Areas (Cumulative)

	42	63	83	102	132	162	190	219	249	309	361	415	471	521
# of Portables	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Size	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

Review Area Map CS03



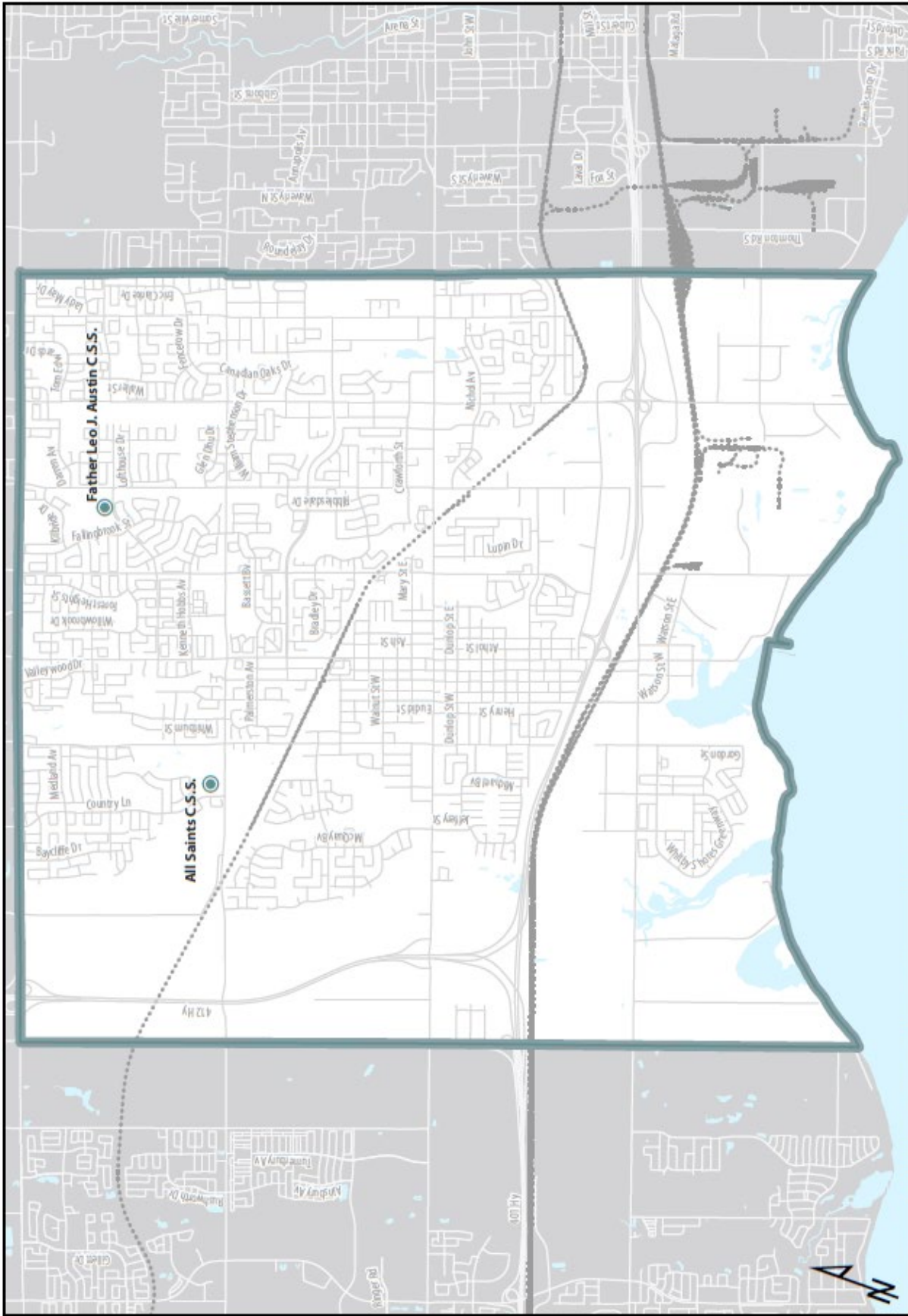
Durham Catholic District School Board: Education Development Charges Background Study 2024

Secondary Review Area: CS03

Legend:

- Schools
- CS03 Boundary
- Streets
- Rails

Review Area Map CS04



Durham Catholic District School Board: Education Development Charges Background Study 2024

Secondary Review Area: CS04

- Schools
- CS04 Boundary
- Streets
- Rails

**DURHAM CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

	Projected Housing Growth															Weighted/ Blended Elementary Yield	Total Net New Units 2038/39	Total Yr. 15 Growth- related Pupils
	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39			
1. Brooklin	623	603	706	550	685	709	552	716	602	631	574	476	487	488	494	0.0446	8,846	395
	538	581	522	488	541	632	407	626	544	345	298	241	280	203	192	0.0357	6,418	229
	121	90	260	331	248	133	397	163	303	360	418	568	558	641	635	0.0067	5,226	35
A. Total Net Dwelling Units	1,282	1,274	1,488	1,349	1,424	1,474	1,356	1,506	1,449	1,336	1,230	1,285	1,325	1,332	0.0322	20,490	659	

Review Area: CS04 - Whitby

Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required

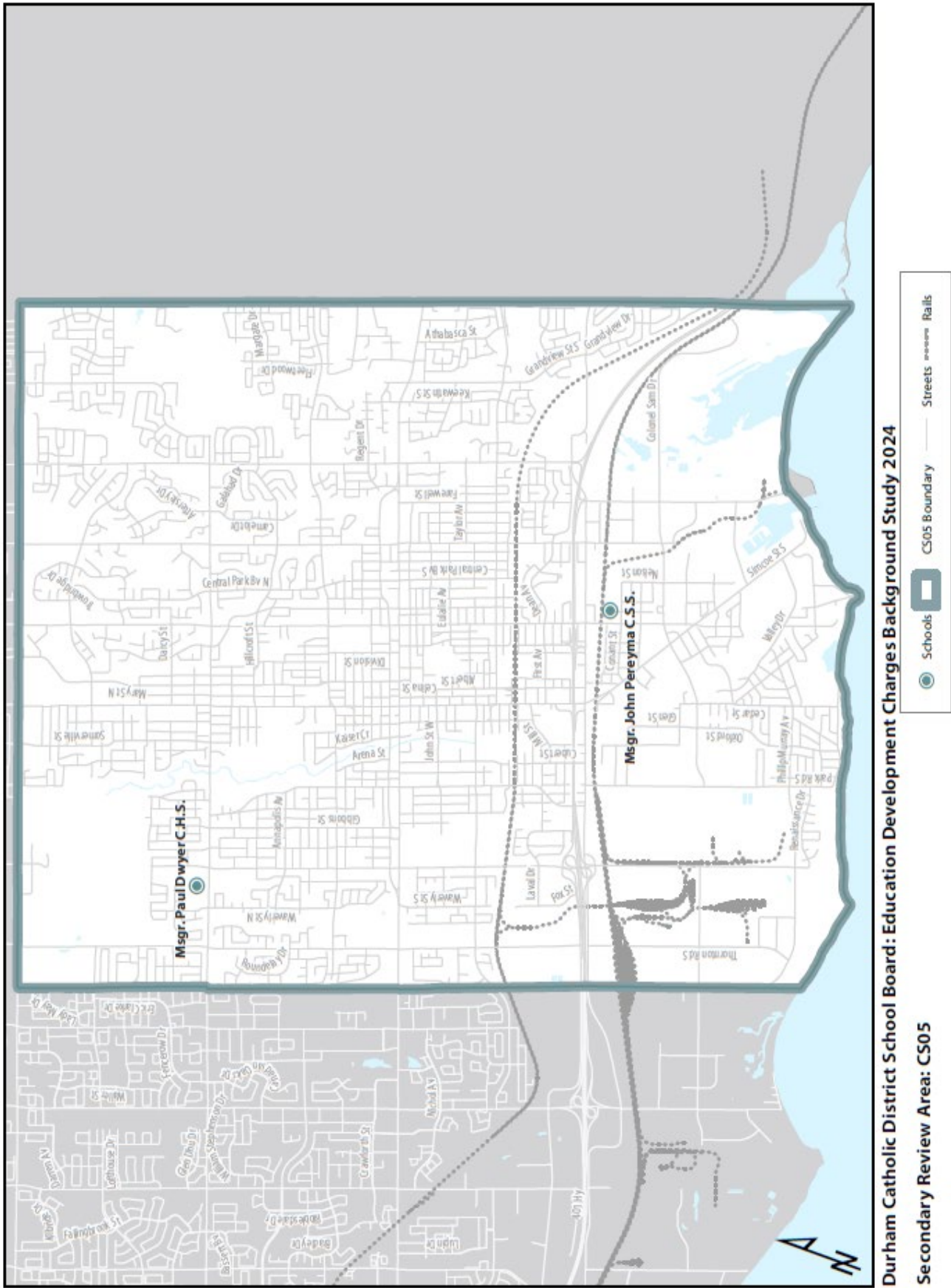
Review Area Schools	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site Size
	OTG Capacity																
B1. Father Leo J. Austin C.S.S.	1,110	1,111	1,124	1,038	886	855	877	877	904	871	870	848	835	857	857	86	16.15
B2																	
B3																	
B4																	
B5																	
B6																	
B7																	
B8																	
B9																	
B10																	
Totals	1,110	1,111	1,124	1,038	886	855	877	877	904	871	870	848	835	857	857	86	16.15
Total ROND			6	11	20	26	33	40	47	51	55	62	66	74	81	86	
B. Total Surplus Pupil Spaces					203	289	222	193	186	155	184	179	196	201	173	167	

Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

Review Area Schools	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site Size
	OTG Capacity																
C1. All Saints C.S.S.	1,203	1,370	1,377	1,370	1,340	1,318	1,325	1,326	1,314	1,298	1,256	1,211	1,167	1,139	1,106	1,068	14.96
ROND		25	51	80	105	131	168	198	235	270	303	361	414	471	521	573	
C2																	
C3																	
C4																	
C5																	
C6																	
C7																	
C8																	
Totals	1,203	1,395	1,428	1,450	1,445	1,403	1,524	1,549	1,581	1,559	1,572	1,581	1,581	1,610	1,626	1,661	
C. Total Pupil Spaces Available to Accommodate Growth																	
D. Requirements of New Development for Growth Areas (Cumulative)		51	80	105	131	168	198	235	270	303	361	414	471	521	573		458

Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

Review Area Map CS05



Durham Catholic District School Board: Education Development Charges Background Study 2024

Secondary Review Area: CS05

**DURHAM CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

	Projected Housing Growth										Weighted/ Blended Elementary Yield	Total Net New Units 2038/39	Total Yr. 15 Growth-related Pupils	
	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34				Year 11 2034/35
1. North Oshawa at Legends	Total NSRPP										0.0480	7,189	345	
2.	713										0.0260	5,901	153	
3.	High Density - Apartments										0.0072	14,238	102	
	Total Net Dwelling Units										0.0220	27,328	600	
Review Area: CS05 - Oshawa														
Projected Housing Growth														
Low Density	704	697	732	653	625	585	575	451	386	272	246	254	254	251
Medium Density	936	1,010	930	651	504	351	371	218	205	68	68	68	68	71
High Density - Apartments	-	250	290	576	803	978	1,015	1,022	1,131	1,099	1,513	1,509	1,458	1,618
High Density - Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A. Total Net Dwelling Units	1,716	1,957	1,952	1,880	1,932	1,883	1,932	1,691	1,722	1,439	1,827	1,831	1,760	1,900

Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required

Review Area Schools	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	OTG Capacity	# of Portables	Existing Site Size
B1																			
B2																			
B3																			
B4																			
B5																			
B6																			
B7																			
B8																			
B9																			
B10																			
Totals																			
Total ROND																		0	0.00
Total Surplus Pupil Spaces																			

Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

Review Area Schools	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	OTG Capacity	# of Portables	Existing Site Size	
C1. Monsignor Paul Dwyer C.H.S.	888	1,157	1,147	1,139	1,219	1,231	1,288	1,269	1,282	1,227	1,193	1,204	1,173	1,180	1,146	1,147		5	21.30	
ROND		21	41	64	113	141	175	210	247	276	301	333	367	403	433	461		461	1.62	
C2. Msgr. J. Pereyema C.S.S.	861	623	623	634	641	649	651	693	736	795	740	744	750	720	716	714		4	11.62	
ROND		12	27	38	44	47	54	61	67	74	79	92	105	119	129	139		139		
C3																				
ROND																				
C4																				
ROND																				
C5																				
ROND																				
C6																				
ROND																				
C7																				
ROND																				
C8																				
ROND																				
Totals	1,749	1,811	1,838	1,875	2,017	2,067	2,169	2,233	2,332	2,222	2,213	2,373	2,396	2,402	2,425	2,462		9	30.92	
Total Pupil Spaces Available to Accommodate Growth																				
Requirements of New Development for Growth Areas (Cumulative)		68	102	157	187	229	271	314	350	380	425	472	522	563	600	600		713		

Notes: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

Secondary Form G

Form G - Growth-related Secondary Net Education Lands Costs

Review Area	Description of Growth-related Site Acquisition Needs	Site Status	Proposed Year of Acquisition	NGRPP Requirements Included in 2019 EDC Rates	Proposed School Capacity	% of Capacity Attributable to NGRPP Requirements	Total # of Acres Required	EDC Eligible Acres	Cost per Acre	Education Land Costs
CS02	Seaton secondary site (SP-2008-11)	Designated	2028	658	811	81%	17.00	13.79	\$ 3,750,000	\$ 51,715,321
CS04 - Whitby	Brooklin new secondary site west of Baldwin	Designated	2032	458	811	56%	13.00	7.34	\$ 2,750,000	\$ 20,193,681
CS05 - Oshawa	Taunton Part II Plan - North Oshawa at Legends	Designated	2024	713	811	88%	17.88	15.71	\$ 2,750,000	\$ 43,204,121
Total Secondary Education Land Costs				1,829	2,433		47.9	36.8		\$ 115,113,122

Form G - Growth-related Secondary Net Education Lands Costs - cont'd

Review Area	Description of Growth-related Site Acquisition Needs	Education Land Costs previously funded from EDC account	Eligible Site Preparation Costs	Site Preparation Costs previously funded from EDC account	Land Escalation Costs	Site Preparation Escalation Costs	Financing Costs	Total Education Land Costs
CS02	Seaton secondary site (SP-2008-11)	\$ -	\$ 2,403,728	\$ -	\$ 11,144,975	\$ 698,584	\$ 7,149,933	\$ 73,112,541
CS04 - Whitby	Brooklin new secondary site west of Baldwin	\$ -	\$ 1,279,912	\$ -	\$ 9,641,583	\$ 652,562	\$ 3,443,423	\$ 35,211,162
CS05 - Oshawa	Taunton Part II Plan - North Oshawa at Legends	\$ (2,211,296)	\$ 2,738,356	\$ -	\$ -	\$ 282,686	\$ 4,770,827	\$ 48,784,694
Total Secondary Education Land Costs		\$ (2,211,296)	\$ 6,421,996	\$ -	\$ 20,786,558	\$ 1,633,833	\$ 15,364,183	\$ 157,108,396

DURHAM CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2024
Form H1 - EDC Calculation - Uniform Residential and Non-Residential

Determination of Total Growth-Related Net Education Land Costs

Total	15-Year Education Land Costs (Form G)	\$ 339,092,300
Add:	EDC Financial Obligations (Form G)	\$ -
	Positive EDC Account Balance	\$ 19,331,920
Subtotal	Growth-Related Net Education Land Costs	\$ 319,760,379
Add	EDC Study Costs	\$ 420,000
Total	Growth-Related Net Education Land Costs	\$ 320,180,379

Apportionment of Total 15-Year Growth-Related Net Education Land Costs

Total Growth-Related Net Education Land Costs to be Attributed to Non-Residential Development (Maximum 40%)	6%	\$ 19,210,823
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	94%	\$ 300,969,556

Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	\$ 300,969,556
Net New Dwelling Units (Form C)	85,649
Uniform Residential EDC per Dwelling Unit	\$ 3,514

Calculation of Non-Residential Charge - Based on Board Determined GFA

Non-Residential Growth-Related Net Education Land Costs		\$ 19,210,823
GFA Method	Non-Exempt Board-Determined GFA (Form D)	32,035,300
	Non-Residential EDC per Square Foot of GFA	\$ 0.60

DURHAM CATHOLIC DISTRICT SCHOOL BOARD
 Ontario Ministry of Education
 Education Development Charges Submission 2024
 Form H2 - EDC Calculation - Differentiated Residential and Non-Residential

Residential Growth-Related Net Education Land Cost \$ 300,969,556

DCDSB Differentiated Jurisdiction-wide Rate

Determination of Distribution of New Development

Type of Development (Form B)	New Units (Form B & C)	15-Year Elementary Pupil Yield (Form E)	Elementary Gross Requirements of New Development	Distribution of Elementary Gross Requirements of New Development	15-Year Secondary Pupil Yield (Form E)	Secondary Gross Requirements of New Development	Distribution of Secondary Gross Requirements of New Development	Total Gross Requirements of New Development	Distribution Factor
Low Density	22,307	0.1254	2,797	53.32%	0.0467	1,042	50.12%	3,839	52.41%
Medium Density	21,762	0.0842	1,833	34.94%	0.0324	706	33.93%	2,539	34.65%
High Density	50,154	0.0123	616	11.74%	0.0066	332	15.95%	948	12.94%
Total Units	94,223	0.0557	5,246	100.00%	0.0221	2,080	100.00%	7,325	100.00%

Jurisdiction-wide Cost per Dwelling Unit \$3,194

Calculation of Differentiated Charge Based on Pupil Yields per Unit:

Type of Development (Form B)	Apportionment of Residential Net Education Land Cost by Development Type	New Units	Differentiated Residential EDC per Unit by Development Type
Low Density	\$157,729,100	22,307	\$ 7,071
Medium Density	\$104,296,776	21,762	\$ 4,793
High Density	\$38,943,681	50,154	\$ 776
Total EDC Revenue Generated:	\$300,969,556	94,223	

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APPENDIX B - DRAFT EDC BY-LAW

DURHAM CATHOLIC DISTRICT SCHOOL BOARD EDUCATION DEVELOPMENT CHARGES BY-LAW, 2024

A by-law for the imposition of education development charges

WHEREAS section 257.54 (1) of the *Education Act* provides that a district school board may pass by-laws for the imposition of education development charges against land in its area of jurisdiction undergoing residential development if there is residential development in the area of jurisdiction of the district school board that would increase education land costs and the residential development requires one or more of the actions identified in section 257.54(2) of the *Education Act*;

AND WHEREAS on April XXX, 2024, the Minister of Education approved the Board's estimates which are prescribed under Section 10, paragraph 1 of Ontario Regulation 20/98;

AND WHEREAS the Durham Catholic District School Board has satisfied the conditions prescribed by section 10 of Ontario Regulation 20/98 in order for it to pass an education development charge by-law;

AND WHEREAS the Durham Catholic District School Board has conducted a review of its education development charge policies and held a public meeting on February 28, 2024, in accordance with section 257.60 of the *Education Act*;

AND WHEREAS the Durham Catholic District School Board has given a copy of the education development charge background study relating to this by-law to the Minister of Education and to each school board having jurisdiction within the area to which this by-law applies;

AND WHEREAS the Durham Catholic District School Board has given notice and held public meetings on February 28, 2024, and April 22, 2024, in accordance with section 257.63(1) of the *Education Act* and permitted any person who attended the public meetings to make representations in respect of the proposed education development charges;

AND WHEREAS the Durham Catholic District School Board has determined in accordance with section 257.63(3) of the *Education Act* that no additional public meeting is necessary in respect of this by-law;

NOW THEREFORE THE DURHAM CATHOLIC DISTRICT SCHOOL BOARD
HEREBY ENACTS AS FOLLOWS:

PART I APPLICATION

Defined Terms

1. In this by-law,

- (a) “Act” means the *Education Act*, R.S.O. 1990, c.E.2, as amended, or a successor statute;
- (b) “agricultural use” means lands, buildings or structures used, or designed or intended for use for the purpose of a *bona fide* farming operation including, but not limited to, animal husbandry, dairying, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping and any other activities customarily carried on in the field of agriculture;
- (c) “Board” means the Durham Catholic District School Board;
- (d) “development” includes redevelopment;
- (e) “dwelling unit” means a room or suite of rooms used, or designed or intended for use by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, and shall include, but is not limited to, a dwelling unit or units in an apartment, group home, mobile home, duplex, triplex, semi-detached dwelling, single detached dwelling, stacked townhouse and townhouse;
- (f) “education land costs” means costs incurred or proposed to be incurred by the Board,
 - (i) to acquire land or an interest in land, including a leasehold interest, to be used by the Board to provide pupil accommodation;
 - (ii) to provide services to the land or otherwise prepare the site so that a building or buildings may be built on the land to provide pupil accommodation;
 - (iii) to prepare and distribute education development charge background studies as required under the Act;
 - (iv) as interest on money borrowed to pay for costs described in paragraphs (i) and (ii); and
 - (v) to undertake studies in connection with an acquisition referred to in paragraph (i).
- (g) “education development charge” means charges imposed pursuant to this by-law in accordance with the Act;
- (h) “local board” means a local board as defined in the *Municipal Affairs Act*, other than a board defined in section 257.53(1) of the Act;
- (i) “mixed use” means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
- (j) “non-residential use” means lands, buildings or structures or portions thereof used, or designed or intended for use for other than residential use, and includes, but is not limited to, an office, retail, industrial or institutional use;
- (k) “*Planning Act*” means the *Planning Act*, R.S.O. 1990, c. P.13, as amended;

- (l) “Region” means the Regional Municipality of Durham;
 - (m) “Regulation” means Ontario Regulation 20/98, as amended, made under the Act;
 - (n) “residential development” means lands, buildings or structures developed or to be developed for residential use.
 - (o) “residential use” means lands, buildings or structures used, or designed or intended for use as a dwelling unit or units, and shall include a residential use accessory to a non-residential use and the residential component of a mixed use or of an agricultural use;
2. In this by-law where reference is made to a statute or a section of a statute such reference is deemed to be a reference to any successor statute or section.

Lands Affected

3. (1) Subject to subsection 3(2) to 3(5), this by-law applies to all lands in the Region excluding lands in the Municipality of Clarington.
- (2) This by-law shall not apply to lands that are owned by and are used for the purposes of:
- (i) the Region or a local board thereof;
 - (ii) a municipality or a local board thereof;
 - (iii) a board as defined in section 257.53(1) of the Act;
 - (iv) a public hospital receiving aid under the *Public Hospitals Act*, R.S.O. 1990, c. P.40;
 - (v) a religious organization, but only when used and occupied as the principal residence of the clergy associated with the religious organization;
 - (vi) a seminary of learning maintained for philanthropic, religious or educational purposes that is exempt from taxation under the *Assessment Act*, the whole profits from which are devoted or applied to such purposes.
- (3) Subject to subsection (4), an owner shall be exempt from education development charges if a development on its lands would construct, erect, or place a building or structure, or make an addition or alteration to a building or structure for one of the following purposes:
- (i) a private school;
 - (ii) a long-term care home, as defined in the *Fixing Long-Term Care Act, 2021*;
 - (iii) a retirement home, as defined in the *Retirement Homes Act, 2010*;
 - (iv) a hospice or other facility that provides palliative care services;

- (v) a child care centre, as defined in the *Child Care and Early Years Act, 2014*;
 - (vi) a memorial home, clubhouse or athletic grounds owned by the Royal Canadian Legion.
- (4) If only a portion of a building or structure, or an addition or alteration to a building or structure, referred to in subsection (3) will be used for a purpose identified in that subsection, only that portion of the building, structure, addition or alteration is exempt from an education development charge.
- (5) An owner shall be exempt from education development charges if the owner is,
- (a) a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*;
 - (b) a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education;
 - (c) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*.

Approvals for Development

4. (1) Education development charges shall be imposed against all lands, buildings or structures undergoing residential development if the development requires one or more of the following:
- (a) the passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (e) a consent under section 53 of the *Planning Act*;
 - (f) the approval of a description under section 9 of the *Condominium Act, 1998*, S.O. 1998, Chapter 19; or
 - (g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.
- (2) In respect of a particular development an education development charge will be collected once, but this does not prevent the application of this by-law to future development on the same property.
5. The Board has determined that the residential development of land to which this by-law applies increases education land costs.

Categories of Development and Uses of Land Subject to Education Development Charges

6. Subject to the provisions of this by-law, education development charges shall be imposed upon all categories of residential development.
7. Subject to the provisions of this by-law, education development charges shall be imposed upon all residential uses of land, buildings or structures.

PART II EDUCATION DEVELOPMENT CHARGES

Residential Education Development Charges

8. Subject to the provisions of this by-law, an education development charge per dwelling unit shall be imposed upon the designated categories of residential development and the designated residential uses of land, buildings or structures, including a dwelling unit accessory to a non-residential use, and, in the case of a mixed-use building or structure, upon the dwelling units in the mixed-use building or structure. The education development charge per dwelling unit shall be in the following amounts for the periods set out below:
 - (i) April 27, 2024 to April 26, 2025 - \$ • ;
 - (ii) April 27, 2025 to April 26, 2026 - \$ • ;
 - (iii) April 27, 2026 to April 26, 2027 - \$ • ;
 - (iv) April 27, 2027 to April 26, 2028 - \$ • ;
 - (v) April 27, 2028 to April 26, 2029 - \$ • .

Exemptions from Residential Education Development Charges

9. (1) In this section,
 - (i) gross floor area means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
 - (ii) other residential building means a residential building not in another class of residential building described in this section;
 - (iii) semi-detached or row dwelling means a residential building consisting of one dwelling unit having one or two vertical walls, but no other parts, attached to another structure;
 - (iv) single detached dwelling means a residential building consisting of one dwelling unit that is not attached to another building.

- (2) Subject to sections 9(3) and (4), education development charges shall not be imposed with respect to,
 - (i) the enlargement of an existing dwelling unit that does not create an additional dwelling unit;
 - (ii) the creation of one or two additional dwelling units in an existing single detached dwelling; or
 - (iii) the creation of one additional dwelling unit in an existing semi-detached dwelling, an existing row dwelling, or any other existing residential building.
 - (3) Notwithstanding section 9(2)(ii), education development charges shall be imposed in accordance with section 8 if the total gross floor area of the additional unit or two additional dwelling units exceeds the gross floor area of the existing single detached dwelling.
 - (4) Notwithstanding section 9(2)(iii), education development charges shall be imposed in accordance with section 8 if the additional dwelling unit has a gross floor area greater than,
 - (i) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; or
 - (ii) in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.
 - (5) For the purposes of this section 9, an “additional dwelling unit” is a dwelling unit for which the application for the building permit for such additional dwelling unit is submitted no sooner than twelve months after the earliest of the dates on which any of the following events occurs:
 - (i) the issuance of a certificate of occupancy for the dwelling unit already in the building;
 - (ii) if no certificate of occupancy is issued by the area municipality, the occupancy of the dwelling unit already in the building, as established by proper evidence of such occupancy; or,
 - (iii) the delivery of the certificate of completion, pursuant to subsection 13(3) of the Ontario New Home Warranties Plan Act, R.S.O. 1990, c. O.31, for the dwelling unit already in the building.
10. (1) Education development charges under section 8 shall not be imposed with respect to the replacement, on the same site, of a dwelling unit that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it uninhabitable.
 - (2) Notwithstanding section 10(1), education development charges shall be imposed in accordance with section 8 if the building permit for the replacement dwelling unit is issued more than 2 years after,

- (i) the date the former dwelling unit was destroyed or became uninhabitable; or
 - (ii) if the former dwelling unit was demolished pursuant to a demolition permit issued before the former dwelling unit was destroyed or became uninhabitable, the date the demolition permit was issued.
- (3) Notwithstanding section 10(1), education development charges shall be imposed in accordance with section 8 against any dwelling unit or units on the same site in addition to the dwelling unit or units being replaced. The onus is on the applicant to produce evidence to the satisfaction of the Board, acting reasonably, to establish the number of dwelling units being replaced.

PART III ADMINISTRATION

Payment of Education Development Charges

11. Education development charges are payable in full to the area municipality in which the development takes place on the date a building permit is issued in relation to a building or structure on land to which this education development charge by-law applies.
12. The treasurer of the Board shall establish and maintain an educational development charge account in accordance with the Act, the Regulation and this by-law.

Payment by Services

13. Notwithstanding the payments required under section 11, and subject to section 257.84 of the Act, the Board may, by agreement, permit an owner to provide land for pupil accommodation in lieu of the payment of all or a part of the education development charges.

Collection of Unpaid Education Development Charges

14. Section 349 of the *Municipal Act, 2001* applies with necessary modifications with respect to an education development charge or any part of it that remains unpaid after it is payable.

Date By-law In Force

15. This by-law shall come into force on April 27, 2024.

Date By-law Expires

16. This by-law shall expire five years after the date it comes into force, unless it is repealed at an earlier date.

Repeal

17. The Durham Catholic District School Board Education Development Charges By-law No. 6 (2019) is repealed on the day this by-law comes into force.

Severability

- 18. In the event any provision, or part thereof, of this by-law is found by a court of competent jurisdiction to be *ultra vires*, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this by-law shall remain in full force and effect.

Interpretation

- 19. Nothing in this by-law shall be construed so as to commit or require the Board to authorize or proceed with any capital project at any time.

Short Title

- 20. This by-law may be cited as the Durham Catholic District School Board Education Development Charges By-Law No. 7 (2024).

ENACTED AND PASSED this 22nd day of April, 2024.

Chairperson

Director of Education and Secretary

APPENDIX C - BACKGROUND DOCUMENT PERTAINING TO A REVIEW OF THE EDUCATION DEVELOPMENT CHARGES POLICIES OF THE Durham Catholic District School Board

The policy review document outlined herein is intended to provide the reader with an overview of the education development charge policies underlying the existing 2019 EDC by-law of the Durham Catholic District School Board pursuant to Section 257.60, Division E, of the *Education Act*, as follows:

“Before passing an education development charge by-law, the board shall conduct a review of the education development charge policies of the board.”

The legislative provisions require the Board to:

1. Ensure that adequate information is made available to the public (i.e., this document); and
2. Hold at least one public meeting, with appropriate notification of the meeting.

C.1 Existing DCDSB EDC By-law

On April 15, 2019, the Durham Catholic District School Board (DCDSB) adopted a successor EDC by-law governing development and redevelopment within the Region of Durham (with the exception of the Municipality of Clarington which is not part of the Board’s jurisdiction), and over a 5-year term. The successor by-law rates were imposed beginning May 1, 2019. On March 29, 2019 the Province advised school boards that changes were enacted to the education development charges legislation. The by-law adopted on April 15th reflected the legislative changes adopted by the Province on March 29th.

C.2 Overview of EDC Policies

This section of the report provides an overview of the key education development charge policy issues that will be dealt with under the Durham Catholic District School Board proposed EDC by-law. The Board of Trustees, after consideration of public input, will make decisions on each of these policy issues prior to passage of a successor by-law anticipated to occur on Monday April 22, 2024.

The policy decisions to be considered by the Board of Trustees, prior to by-law adoption, are as follows:

1. What portion of the net education land costs are to be recovered from residential and non-residential (e.g. industrial, commercial and institutional) development, subject to the legislative rate cap?
2. Are the charges to be applied on an area-specific or jurisdiction-wide basis?
3. Does the Board wish to exempt any residential or non-residential development?
4. Does the Board wish to provide any demolition or conversion credits beyond that specified in the legislation?
5. What by-law term is proposed by the Board; five years, or something less?
6. Has the Board given consideration to the potential for Alternative Projects?

C.2.1 Percentage of Growth-Related Net Education Land Costs to be Borne through EDCs

Changes to the legislation have established a ‘legislative cap’ on the residential and non-residential EDC rate that can be imposed under an EDC by-law. Annual residential EDC rate increases are limited to the greater of 5% or \$300 more than the most recent by-law-imposed rate. Annual non-residential rate increases are limited to the greater of 5% and \$0.10 per square foot added to the most recent by-law-imposed rate. While the legislative cap takes precedence over the policy decision respecting residential and non-residential shares of net education land costs, the ability to shift the percentage shares between the two development categories is dependent upon the difference between the calculated and the cap rates being more than 5% per annum over the term of the by-law, without additional revenue loss.

In addition, O. Reg. 20/98 section 7 paragraphs 9 (iii) and 11 (ii) restricts a board to a maximum of 100% recovery of the “net” growth-related education land costs from residential and non-residential development.

Under the current capital funding model, a school board must seek Ministerial approval to acquire land and to construct any pupil places that would serve to accommodate increased enrolment generated by new housing development. In deriving “net” growth-related education land costs, there are several additional impediments to full cost recovery, several beyond the ‘legislative cap’:

- there are no existing funding sources to pay for growth-related net education land costs that are not recovered through the imposition of education development charges, primarily as a result of higher than projected costs and the ‘legislative cap’;
- non-statutory exemptions granted by a school board, restrict full cost recovery;
- additional statutory exemptions have been added to the EDC legislation since 2019. Additional exemptions for secondary dwellings that are constructed on the same property but not within the original dwelling unit, may generate additional students. The coterminous Durham boards will need to decide whether or not to apply EDCs to this type of development;

- there are restrictions on the number of acres of land that a board can fund through an EDC by-law. Zoning requirements, site plan controls and changes to program offering (e.g., child care within schools increasing parking requirements, the provision of full-day kindergarten, etc.) make it more difficult to meet all of these legislative and regulatory needs and still provide adequate outdoor space for students, where these lands fall outside of the maximum site size benchmark;
- the determination of growth-related site needs is based on On-the-Ground (OTG) capacity (an assessment of classroom loading), which may not reflect the functional capacity of classroom use from a program perspective. For example, secondary classrooms are loaded at 23 students per classroom, for the purposes of determining growth-related site needs;
- all Boards with EDC by-laws in place, have calculated their EDC rates to derive 100% cost recovery, where possible, of the “net” education land costs, however, some have reduced this level by granting at least some limited non-statutory exemptions (i.e., primarily non-residential exemptions). EDC boards will have to consider whether they wish to continue the practice of exempting these non-statutory exemptions.

Considerations:

One of the most significant considerations in the legislative treatment of education development charges is that there is no tax-based funding source to make up the shortfall where full cost recovery is not achieved. Legal advisors are consistently of the opinion that granting non-statutory exemptions during by-law adoption forces the board to absorb the loss of revenue associated with granting the exemptions. Many of the revenue sources under the existing education capital funding model are ‘enveloped’ and are therefore not available to be used for purposes other than that for which they were legislatively intended.

Further, a school board cannot make post by-law adoption discretionary exemptions without amending the EDC by-law first.

The DCDSB’s 2019 EDC by-law recovers net education land costs from residential development (100%) and non-residential development (0%) within the jurisdiction.

Public Input Received with Respect to this Policy:

None to date

C.2.2 Jurisdiction-wide vs. Area Municipal (or Sub-area) Charges

Existing EDC By-law Provisions:

The existing “in force” EDC by-law is applied on a jurisdiction-wide uniform basis and has been since the legislation was enacted in 1998. The rationale for this decision is primarily based on the premise that:

1. A jurisdiction-wide approach is more consistent with the way in which education services are provided by the Board;
2. A jurisdiction-wide charge affords more flexibility to the Board to meet its long-term accommodation needs;
3. Uniform application of education development charges is more congruent with the education funding model as a whole;
4. Money from an education development charges account may be used only for growth-related net education land costs attributed to or resulting from development in the area to which the education development charge by-law applies (section 16 of O. Reg 20/98). Therefore, monies collected in one by-law area could not be spent outside of that by-law area and this is particularly problematic given school choice at the secondary level.

Public Input Received with Respect to this Policy:

None to date

Legislative Provisions:

Section 257.54 subsection (4) allows for area specific EDC by-laws by providing that “an education development charge by-law may apply to the entire area of jurisdiction of a board or only part of it.”

Further, the *Education Act* permits a board to have more than one EDC by-law under section 257.54 subsection (1) in that “If there is residential development in the area of jurisdiction of a board that would increase education land costs, the board may pass by-laws for the imposition of education development charges against land in its area of jurisdiction undergoing residential or non-residential development.”

Finally, section 257.59(c) of the *Education Act* requires that “an education development charge by-law shall...designate those areas in which an education development charge shall be imposed”.

Considerations:

Under the Regulatory framework, a board must establish a separate EDC account for each by-law that it enacts and may only use the funds to pay for growth-related net education land costs (and the other “eligible” land costs defined under the Act) in that area (which may comprise a region of a board as defined under O. Reg. 20/98). The entire approach outlined in the legislation, and governing the determination of education development charges, requires that the calculation of the charge, the preparation of background studies, the establishment of EDC accounts and the expenditure of those funds, etc., is to be done on an individual by-law basis.

From a methodological perspective, an EDC-eligible board is required to make assumptions respecting the geographic structure of the by-law or by-laws from the onset of the calculation process. Discussions respecting the number of potential by-laws and the subdivision of the Board’s jurisdictions into Review Areas are held with board staff at the commencement of the study process.

If, as a result of the consultation process undertaken in contemplation of the adoption of an EDC by-law or by-laws, the Board chooses a different policy direction, it is usually advised by legal counsel that a new background study is required, and the calculation/public consultation process begins anew.

Several of the key considerations in assessing the appropriateness of area specific versus uniform application of education development charges are as follows:

- The use of a uniform jurisdiction-wide EDC structure is consistent with the approach used to fund education costs under the Provincial funding model (i.e., the same per pupil funding throughout the province), with a single tax rate for residential development (throughout the province) and uniform Region-wide tax rates for non-residential development (by type), and is consistent with the approach taken by the Board to make decisions with respect to capital expenditures;
- Uniform by-law structures are more consistent with the development of a board’s capital program (i.e., school facilities where and when needed) and are more consistent with board philosophies of equal access to all school facilities for pupils;
- School attendance boundaries have, and will continue to shift over time, as boards deal with a dynamic accommodation environment and the need to make efficient use of limited capital resources, particularly given that they are dealing with aging infrastructure, demographic shifts and changing curriculum and program requirements;
- Where the pace of housing development generates the need for a school site over a longer period of time, there is a need to temporarily house pupils in alternate accommodation; which consumes the asset lifecycle of the “hosting” facility, even if pupils are accommodated in portable structures;
- District school boards have a statutory obligation to accommodate all resident pupils and as such, pay less attention to municipal boundaries as the basis for determining by-law structure;
- A board must establish a separate EDC account for each by-law and may only use the funds to pay for growth-related net education land costs in that by-law area;
- In a situation where pupils are accommodated in a by-law area other than their place of residence, there is the potential for stranded funds and the *Education Act* does not address this type of circumstance.

Jurisdiction-wide application of the charge assists in minimizing the risk of less-than-full cost recovery, especially where attendance boundaries and accommodation strategies change over time. Further the average costing approach to determining net education land costs ensures that all development, regardless of location within the jurisdiction, pays the same rate.

Where it is determined that stranding of EDC funds is not likely to occur over the by-law term, and an area specific by-law is adopted by the board, careful monitoring would be required on an on-going basis to ensure that the board does not subsequently find itself in a position where it was

unable to fully fund growth-related site needs over the longer term. Where this situation has the potential to occur, a new by-law structure should be considered by the board as soon as possible, because there is no ability to make up the funding shortfall once building permits are issued;

- The ability to utilize EDC funds for capital borrowing purposes under an area specific by-law scheme is limited to borrowing for cash flow purposes only (i.e., revenue shortfalls), due to the inability, under the existing legislation, to recover net education land costs sufficient to repay the “borrowed” area;
- Multiple EDC accounts under a multiple area-specific by-laws restrict the flexibility required to match the timing and location of site needs to available revenue sources and may compromise the timing of new school construction and increase financing costs;
- Multiple by-laws can give consideration to different patterns and levels of development (including composition of dwelling units) in that they incorporate variable rates throughout the region. The appropriateness of utilizing area specific by-laws to reflect economic diversity within a jurisdiction, should, however, be measured in the context of measurable potential market or development impact, particularly as the differential between land values in one area versus another continues to increase;
- The precedent for levying uniform municipal development charges for “soft services” (e.g., recreation, library) and stormwater management, is well established, and is currently used in existing DC by-laws by many municipalities. As well, infill dwelling units pay the same development charge for these services as new units in the major growth areas, despite the availability of existing facilities. The cost averaging approach underlying jurisdiction-wide by-laws has a greater ability to mitigate the impact on new house prices and support affordable housing policies;
- While today there are few area-specific (i.e., regional) EDC by-laws in the Province of Ontario, those that have been adopted or proposed, reflect areas where there is little or no expectation of cross-boundary attendance.

C.2.3 Non-Statutory Residential Exemptions

Legislative Provisions:

Under the legislation, residential statutory exemptions include:

- The enlargement of an existing dwelling unit (s.257.54(3)(a)).
- The addition of one or two units to an existing residential building where the addition is within prescribed limits (s.257.54(3)(b), O. Reg. 20/98 s.3).
- The replacement dwelling on the same site as a dwelling unit that was destroyed (or rendered uninhabitable) by fire, demolition or otherwise, where the building permit for the replacement dwelling is issued two years or less after the later of the date on which the former dwelling unit was destroyed or became uninhabitable, or a demolition permit was issued (O. Reg. 20/98 Section (4)).

In addition, Part III, s.7.1 of O. Reg. 20/98 provides that, “The board shall estimate the number of new dwelling units in the area in which the charges are to be imposed, for a period chosen by the board of up to 15 years immediately following the day the board intends to have the by-law come into force. The board’s estimate shall include only new dwelling units in respect of which education development charges may be imposed.”

Accordingly, any costs related to students generated from units which are statutorily exempt are not recoverable from EDCs.

Finally, O. Reg. 20/98 enables a board to vary the EDC rates to consider differences in size (e.g. number of bedrooms, square footage) of dwelling units or occupancy (permanent or seasonal, non-family households or family households) although the latter (i.e. occupancy) could change over time.

Section 7 paragraph (9) of O. Reg. 20/98 states that, “the board shall determine charges on residential development subject to the following,

- i) the charges shall be expressed as a rate per new dwelling unit,
- ii) the rate shall be the same throughout the area in which charges are to be imposed under the by-law, ...”

Despite this, a board may impose different charges on different types of residential development (differentiated residential EDC rates), based on the percentage of the growth-related net education land costs to be applied to residential development that is to be funded by each type. The restrictions noted above would also apply in the case of differentiated residential EDC rates. Further, differentiated residential rates are complicated by the upset limit inherent in the ‘capped’ legislative rates.

Considerations:

Some types of units may initially generate limited (if any) pupils (e.g., bungalow townhouses, small apartments, adult lifestyle, recreational units), although "need for service" is not a requirement of education development charges under Division E of the *Education Act*. There is precedent to levy education costs on these types of units, since residential taxpayers contribute to education costs whether or not they use education services. Further, there is no legislative ability under the *Building Code Act* to restrict the number of occupants in a dwelling unit either at the time of initial occupancy, or subsequent re-occupation.

There would appear to be two options under the EDC legislation for dealing with variations in school age population per household, over time. However, neither solution is simple in real practice.

The first alternative is to provide an exemption for a particular type of dwelling unit. However, any exempt category must be definable such that a reasonable 15-year projection can be made, and a physical description can be included in the EDC by-law, such that building officials can readily define exempt units (e.g., seniors' housing receiving Provincial assistance would be definable, whereas market housing being marketed to seniors would be very difficult to project and define, since it could be claimed by any development). Also, occupancy status could change over time. In

addition, school boards deal with a variety of municipal zoning definitions within their jurisdiction and it is extremely difficult to be consistent with all municipal DC by-law implementation practices concurrently. Finally, there is no ability to make up the funding shortfall as a result of exempting particular types of dwelling units.

While the Province has recently expanded the exemptions from municipal development charges for all secondary dwelling units, exempting the ancillary secondary units from the payment of education development charges would require a funding allocation from the Ministry of Education to make up the shortfall.

The second alternative would be to differentiate the residential charge by type to establish a lower EDC rate for dwelling units that would typically be occupied by fewer school age children per household. However, the same unit type (e.g., single detached), with the same number of bedrooms, or square footage, could exhibit vastly different school age occupancies. The same difficulties prevail in trying to define a unit type that segregates various levels of school occupancy that is definable and can be easily implemented under by-law application. Finally, as noted earlier, there is no legislative ability to restrict the level of occupancy, and occupancy status could change over time.

However, even where the policy decision is not to differentiate the residential charge, the projections of enrolment are typically designed to consider the lower pupil generation of these units, which is applied to the number of units in the dwelling unit forecast expected to be non-child households. Therefore, non-differentiated residential rates represent averages for all types of units which give consideration to the variation in school age population per household.

To date, no board has exempted any form of non-statutory residential unit in an in-force EDC by-law that the consultants are aware of.

Existing EDC by-law Provisions:

Currently, there are no by-law exemptions given for units that are marketed as “purpose-built seniors’ housing” or for affordable housing projects. The determination of pupils generated by new development does, however, take into consideration the minimal occupancy of adult lifestyle units by school age children.

- i. Historical data regarding school age children per household, which represents an “average” of all household occupancies, is a significant component of the projected elementary and secondary enrolment.
- ii. The EDC pupil yield analysis assesses changing headship rates and uses this information to modify the future expectations of the number of school age children per household.

C.2.4 Non-Statutory Non-residential Exemptions

Legislative Provisions:

Non-residential statutory exemptions include:

- h. land owned by, and used for the purposes of, a board or a municipality

- i. the construction or erection of any building or structure, or addition/alteration to a building or structure¹ in the case of:
 - a. private schools, the owner of a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*
 - b. a long-term care home, as defined in the *Long-Term Care Homes Act, 2007*
 - c. a retirement home as defined in the *Retirement Homes Act, 2010*
 - d. a hospice or other facility that provides palliative care services
 - e. a child care centre, as defined in the *Child Care and Early Years Act, 2014*
 - f. a memorial homes, clubhouse or athletic grounds owned by the Royal Canadian Legion
- j. a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education
- k. the owner of an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017* as part of the development of post secondary facilities
- l. expansions to industrial buildings (gross floor area)
- m. replacement, on the same site, of a non-residential building that was destroyed by fire, demolition or otherwise, so as to render it unusable and provided that the building permit for the replacement building was issued less than 5 years after the date the building became unusable or the date the demolition permit was issued

Section 7 paragraph (11) of O. Reg. 20/98 states that “if charges are to be imposed on non-residential development ... the charges shall be expressed as ...”

- a) a rate to be applied to the board-determined gross floor area of the development.

Considerations:

If a board elects to not have a non-residential charge, then non-statutory, non-residential exemptions is not an issue.

However, there is no funding source currently available under the new funding model to absorb the cost of providing non-statutory exemptions. In addition, by-law administration and collection of the charge, and the ability to treat all development applications in a fair and equitable manner, are complicated by the granting of non-statutory exemptions.

A 2007 legal opinion, sought on this matter by the consultant, suggests that a school board must absorb the cost of exemptions voluntarily granted by the board to any non-statutory non-residential development (i.e., the board would not be in a position to make up the lost revenue by increasing the charge on the other non-exempt non-residential development under the legislation).

¹ If only a portion of the building or structure is to be used for the any of the purposes listed below, only that portion of the building, structure, addition or alteration is exempt from an education development charge.

Existing EDC By-law Provisions:

The DCDSB’s existing “in-force” EDC by-law applies to residential development only. The Board has the ability to revisit this policy decision as part of the April 2024 by-law adoption process.

C.2.5 Demolition and Conversion Credits through Redevelopment**Legislative Provisions:**

Section 4 of O. Reg 20/98 prescribes a replacement dwelling unit exemption.

Section 4 states that “a board shall exempt an owner with respect to the replacement, on the same site, of a dwelling unit that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it uninhabitable.”

However, “a board is not required to exempt an owner if the building permit for the replacement dwelling unit is issued more than two years after,

- a) the date the former dwelling unit was destroyed or became uninhabitable; or
- b) if the former dwelling unit was demolished pursuant to a demolition permit issued before the former dwelling unit was destroyed or became uninhabitable, the date the demolition permit was issued.”

Section 5 of O. Reg. 20/98 deals with exemptions for the replacement of non-residential buildings. Similar provisions apply with respect to the replacement of non-residential gross floor area (GFA), except that the credit is only applied to the extent that the amount of new floor space is equivalent to the GFA of the floor space being replaced. The grace period for the replacement of non-residential GFA is five years.

There are no legislative provisions specifically dealing with conversion of use. However, the EDC Guidelines, section 4.1, states that, “Board by-laws may include provisions for credits for land use conversion. Typically, this situation would arise if an EDC is paid for one type of development and shortly thereafter (the period of time defined in the board’s EDC by-law), the land is rezoned and a new building permit issued for redevelopment (to an alternate land use). EDC by-laws may include provisions for providing credits in this situation to take into account the EDC amount paid on the original development (generally by offsetting the EDC amount payable on the redevelopment).”¹

C.2.6 % of Net Education Land Costs to be borne by Residential and Non-residential Development**Legislative Provisions:**

Section 257.54(1) of the *Education Act* provides that a board may pass an EDC by-law “against land in its area of jurisdiction undergoing residential or non-residential development,” if residential development in the board’s jurisdiction would increase education land costs.

Section 7 paragraph 8 of O. Reg. 20/98 requires that, “the board shall choose the percentage of the growth-related net education land cost that is to be funded by charges on residential development and the percentage, if any, that is to be funded by charges on non-residential development.” “The percentage that is to be funded by charges on non-residential development shall not exceed 40 percent.”

A board has the choice under the *Education Act*, of levying an EDC only on residential development (for partial or full eligible cost recovery), or levying a charge on both residential and non-residential development (up to a maximum of 40% of costs allocated to non-residential development). Under the previous EDC section of the DCA legislation, a charge on non-residential development (then termed “commercial” development) was required. However, it is important to note, the legislative ‘cap’ rate increase is applied to existing by-law rates, which are premised on an earlier decision of the board respecting residential and non-residential shares.

Considerations:

For most of the current EDC by-laws, 10-15% of net growth-related education costs were funded by non-residential development. This percentage was specifically requested by a majority of the development organizations during the public consultation process, particularly where the quantum of the residential charge is higher than the norm.

There are limited options for funding education land costs under the province’s new capital funding model. All boards eligible to impose education development charges are likely to seek full eligible cost recovery (100%) under EDCs (i.e., where possible under the legislative ‘cap’). However, a non-residential EDC is not a mandatory requirement of the structure in the *Education Act* and therefore boards may elect to recover 100% of costs from residential development or up to 40% from non-residential development (with the remainder to be recovered from residential development).

The major advantages of allocating 100% of net education land costs to residential development are as follows:

- Reduction of risk to the board in not achieving full revenue recovery, as demand for new pupil places will increase directly with the level of residential growth; non-residential floor area (or building permit declared value) is difficult to forecast over 15 years (particularly on an area-specific basis), and a downturn in non-residential growth would leave the board with an EDC revenue shortfall (with limited available funding sources to make up the differential);
- Simplified EDC process and by-law, eliminating the need to deal with a range of requests for exemptions, and redevelopment credits;
- Establishment of a more direct linkage to the need for the service (i.e., pupils generated by new residential development) and the funding of that service, similar to municipal development charges (although not legislatively required by the *Education Act*), although it is widely accepted by planning practitioners that employment growth leads housing growth;

- The difficulties in administering/collecting even a nominal non-residential charge and interpretation of by-law applicability vis-a-vis municipal DC by-law definitions of gross floor area, zoning provisions, etc.

The major disadvantages of allocating 100% of net education land costs to residential development are as follows:

- Increases the residential charge;
- A downturn in residential growth due to changing economic conditions will have a negative impact on EDC cash flow and the ability to contain account deficits;
- Potential impact on the residential development market, due to a higher residential EDC bearing 100% of the net education land costs;
- May be opposed by the development community which strongly supported the 85-90% residential and 10-15% non-residential division of costs under the current EDC by-laws;
- The precedent of eliminating the non-residential charge in one by-law period may make it difficult to reverse the decision and have a non-residential charge in a subsequent by-law period;
- Eliminating the non-residential charge reduces the breadth of the board's overall EDC funding base, which may be particularly significant if there are large commercial/industrial developments in future.

C.2.7 By-law Term

Legislative Provisions:

The *Education Act* permits a school board to pass an EDC by-law with a maximum term of five years (s.257.58 (1)).

A board with an EDC by-law in force, may pass a new EDC by-law at any time, after preparing a new education development charge study, securing the Minister of Education's approval, and undertaking the required public process (s.257.58(2)).

A board may amend an EDC by-law once in each one-year period following by-law enactment, to do any of the following:

- “1. Increase the amount of an education development charge that will be payable in any particular case.
2. Remove, or reduce the scope of, an exemption.
3. Extend the term of the by-law.” (s.257.70(2) and subject to s.257.58(1))

A public meeting is not required for a by-law amendment; however, the board must give notice of the proposed amendment, in accordance with the regulations, and make available to the public, the

EDC background study for the by-law being amended, and “sufficient information to allow the public to generally understand the proposed amendment.” (s.257.72)

Considerations:

A five-year term provides the maximum flexibility since a board has the power to amend the by-law or pass a new by-law at an earlier point, if necessary.

The level of effort required to emplace a new by-law (e.g., production of an EDC background study, involvement in an extensive consultation process with the public and liaison process with municipalities) would suggest that a longer term (maximum five years) by-law is more desirable.

C.2.8 Alternative Projects (A Lower Cost Alternative to Site Acquisition)

Section 257.53.1 of the *Education Act* provides an opportunity for a school board to seek Ministry approval to allocate EDC revenue towards an alternative project. An alternative project must have an associated cost that is less than the cost to acquire a site, and is expected to lower EDC rates.

Examples of alternative projects include:

- Alternative parking arrangements such as underground parking garages or offsite parking;
- Additional construction costs attributed to vertical construction;
- Purpose built space within a larger development;
- Alternative play area enhancements; and
- Pedestrian access improvements.

If, as part of solidifying the elements of the alternative project, a change to the alternative project is proposed, the board must notify the Minister and seek renewed approval within the timelines prescribed in section 8 of O. Reg. 20/98.

Typically, alternative projects would be considered as a cost-effective site acquisition solution where land costs are prohibitive due to the residential density proposed (i.e., intensified land uses).

The DCDSB expects to give consideration to potential Alternative Projects, with the expectation that this will reduce the cost of acquiring an ‘interest in land’ necessary to accommodate enrolment growth generated by new housing development.

C.2.9 Localized Education Development Agreements (LEDAs)

A Localized Education Development Agreement (LEDA) is a Minister-approved alternative to the traditional EDC revenue supported purchase of land for pupil accommodation. This provides more flexibility to EDC eligible school boards where a developer may provide sites.

A LEDA is an agreement between a school board and an owner, such as a land developer, in which the owner provides a means for pupil accommodation or other benefit to be used to provide pupil

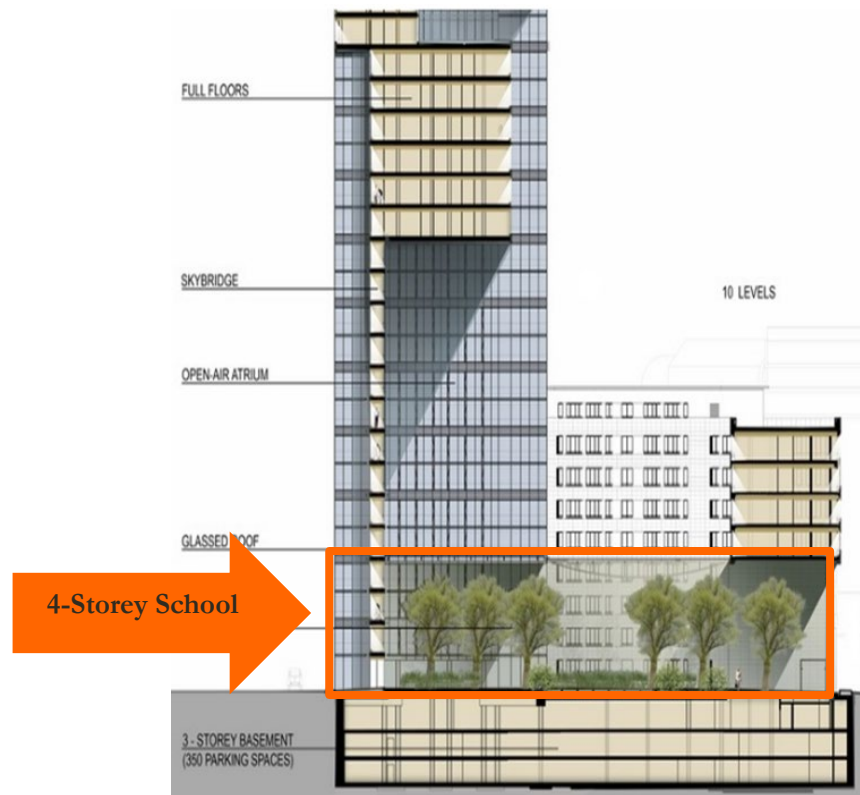
accommodation. In exchange, the geographical area that the LEDA will service will be exempt from the collection of EDCs.

School boards are expected to consult with co-terminus boards when developing a LEDA to determine if a joint project is feasible.

Examples of Localized Education Development Agreements Examples of LEDAs include but are not limited to:

- Providing access to land (either through a long-term lease or gift);
- Owner constructs and provides facilities (e.g., podium builds). This could result in many different types of agreements including:
 - Owner provides podium space only in a condo building. The Ministry of Education provides funding through the Capital Priorities Grant program to support the construction of the school. Any cost over and above the benchmark would be provided by owner; and
 - Owner provides podium space and funds to construct a new school within a podium.

Example of a podium school:



C.3 Summary of By-law Appeals, Amendments and Complaints

C.3.1 Appeals

Under Section 257.65 of the *Education Act*, “any person or organization may appeal an education development charge by-law to the Ontario Land Tribunal by filing with the secretary of the board

that passed the by-law, a notice of appeal setting out the objection to the by-law and the reasons supporting the objection.”

The DCDSB by-law adopted in 2019 was not appealed.

C.3.2 Amendments

Legislative Provisions:

Section 257.70 subsection (1) states that “subject to subsection (2), a board may pass a by-law amending an education development charge by-law.” Subsection (2) goes on to say that, “a board may not amend an education development charge by-law so as to do any one of the following more than once in the one-year period immediately following the coming into force of the by-law or in any succeeding one-year period:

1. Increase the amount of an education development charge that will be payable in any particular case.
2. Remove, or reduce the scope of, an exemption.
3. Extend the term of the by-law.”

Section 257.71 states that “A by-law amending an education development charge by-law comes into force on the fifth day after it is passed.” Finally, “before passing a by-law amending an education development charge by-law, the board shall,

- a) give notice of the proposed amendment in accordance with the regulations; and
- b) ensure that the following are made available to the public,
 - (i) the education development charge background study for the by-law being amended, and
 - (ii) sufficient information to allow the public to understand the proposed amendment.”

The DCDSB has not amended the EDC by-law since adoption in April, 2019.

C.3.3 Complaints

Under Section 257.85 of the *Education Act*, “an owner, the owner’s agent or a board, may complain to the council of the municipality to which an education development charge is payable that,

- a) the amount of the education development charge was incorrectly determined;
- b) a credit is or is not available to be used against the education development charge, or that the amount of a credit was incorrectly determined;
- c) there was an error in the application of the education development charge by-law.”

In addition,

“A complaint may not be made later than 90 days after the day the education development charge, or any part of it, is payable.”