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Durham 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 10, 2019, the Durham District School Board (DDSB) 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 10th 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 DDSB 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 District School Board (DDSB).

The following document also contains the background report pertaining to a “Review of the Education Development Charges Policies” of the DDSB, 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 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 District School Board’s (DDSB) 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 DSB will give consideration to the public submissions prior to passage of education development charges proposed for Monday April 15, 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 15, 2024.

During the 2019 EDC by-law process, the DDSB 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 \$12.9 million deficit in the EDC account.

For the 2019/20 through 2022/23 period, it was expected that the DDSB’s EDC by-law would derive \$82 million in residential and non-residential collections. However, actual collections were only \$51.9 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 DDSB 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 (i.e., where required to meet immediate needs and where sustainable over the longer term), 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 as part of this background study, there is potential for consideration of future Alternative Projects in the areas of: Pickering City Centre; Whitby Shores and Central Oshawa.

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 will 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 DDSB students will be generated by the new housing units;
- How many pupil places owned and operated by the DDSB 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 DDSB 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 DDSB qualifies to adopt a successor EDC by-law on the basis of a \$116.4 million deficit in the EDC account, as well as elementary enrolment in excess of capacity.

FORECASTING DEVELOPMENT

A forecast of new dwelling units and the projected number of DDSB 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 the 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 DDSB 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 and secondary EDC Review Area boundaries found in the Board’s 2019 EDC study, other than to account for the urban boundary expansions approved by the MMAH prior to the November, 2023 rewind announcement, and 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 DDSB, the number of elementary pupils will increase by 11,992 (67,578 – 55,586). Secondary enrolment is expected to increase by 4,573 pupils (28,192 – 23,619) on a jurisdiction-wide basis.

Ministry of Finance (MoF) Summer, 2023 population projections 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 DDSB projections are in line with the projected increase in 4-13-year-olds and 5.4% higher for the 14-17-year-olds to reflect 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 11 elementary and 6 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 18, 2024.

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 DDSB, where 94% of the costs are recovered from residential development, are as follows:

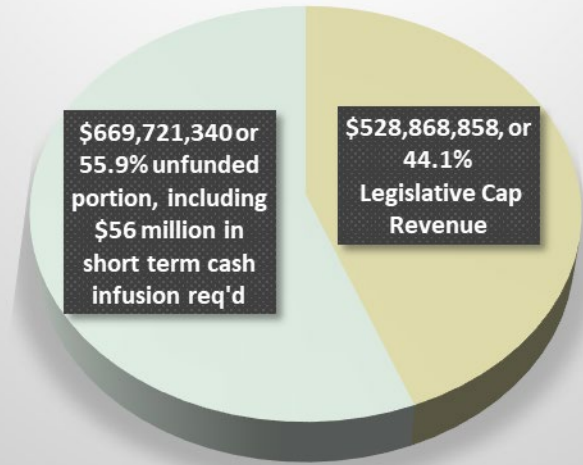
	2024 EDC Calculated Rates	In-force By-law Rates to April 30, 2024	Year 1 Rates May 1, 2024 to April 30, 2025	Year 2 EDC Rates May 1, 2025 to April 30, 2026	Year 3 EDC Rates May 1, 2026 to April 30, 2027	Year 4 EDC Rates May 1, 2027 to April 30, 2028	Year 5 EDC Rates May 1, 2028 to April 30, 2029
Durham District School Board (94% residential and 6% non-residential shares)							
<i>Residential EDC Rate per Dwelling Unit</i>	\$12,540	\$3,449	\$3,749	\$4,049	\$4,349	\$4,649	\$4,949
<i>Non-residential EDC Rate per Sq. Ft. of GFA</i>	\$2.14	\$0.00	\$0.10	\$0.20	\$0.30	\$0.40	\$0.50

The EDC financial analysis for the Durham DSB is complex, in that the projected net education land costs far outweigh the financial resources available to fund 100% of the net education land costs, even if the legislative ‘cap’ rates were not in place.

However, 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:

TABLE ES-1 DURHAM 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)	\$ 1,142,590,198	
Site Acquisition Costs	\$ 641,104,156	56.1%
Land Escalation Costs	\$ 220,548,833	19.3%
Site Preparation Costs	\$ 46,704,658	4.1%
Site Preparation Escalation Costs	\$ 15,064,155	1.3%
Credit Line Interest Payments	\$ 34,654,794	3.0%
Study Costs	\$ 656,000	0.1%
Financial Obligations/Surplus (projected EDC Account Balance as of April 30, 2024)	\$ 116,491,303	10.2%
Capital Funding Required	\$ (56,000,000)	-4.9%
Interest Earnings/(Expense)	\$ (17,393,820)	-1.5%
Closing Account Balance to cover potential principal and interest costs on additional \$56.0 million (instead of being added the 'cap' shortfall), as well as L/C interest costs	\$ 140,760,119	12.3%
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	\$ 12,540	
Non-Residential Education Development Charge Per Sq. Ft. of GFA based on 6% of Total Growth-Related Net Education Land Costs	\$ 2.14	

\$1,142,590,198 in Net Education Land Costs (NELC)



Even if all of the financial resources required to fund the 15-year projected \$1,142,590,198 in net education land costs were made available, an additional \$920.0 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 District School Board EDC By-law

The Durham District School Board (DDSB) 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 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 DDSB 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 -



DDSB Northern Dancer

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 DSB is expected to consider the adoption of a new education development charge by-law to replace the current by-law on Monday April 15, 2024 7:00 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 DDSB is eligible to adopt a successor EDC by-law during April 2024 given that the Board continues to have a deficit in the Board’s EDC account, and elementary enrolment exceeds available capacity.

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. In addition, the financial obligations estimated to April 30, 2024 determine that the DDSB has recovered just under \$148 million in EDC funds since September 1, 1999 (including accrued interest and net of any interest expense), and has expended more than \$264 million in the same timeframe. As such, the board also qualifies on the basis of a deficit in the EDC account.

For the DDSB, the five year (2024/25 to 2028/29) average head count enrolment is 58,341 for the elementary panel and ADE average enrolment of 25,021 on the secondary panel. When these figures are compared to 50,962 permanent spaces in the Board’s existing inventory of elementary facilities and 26,374 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 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	
50,962	56,543	57,466	58,291	59,299	60,108	58,341	7,379

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	
26,374	24,188	24,750	25,345	25,292	25,532	25,021	-1,353

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

Adjusted Outstanding Principal:	\$264,461,209
Less Adjusted EDC Account Balance:	\$147,969,907
Total EDC Financial Obligations/Surplus:	-\$116,491,303

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 DDSB 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 15, 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 DDSB 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 DDSB 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.

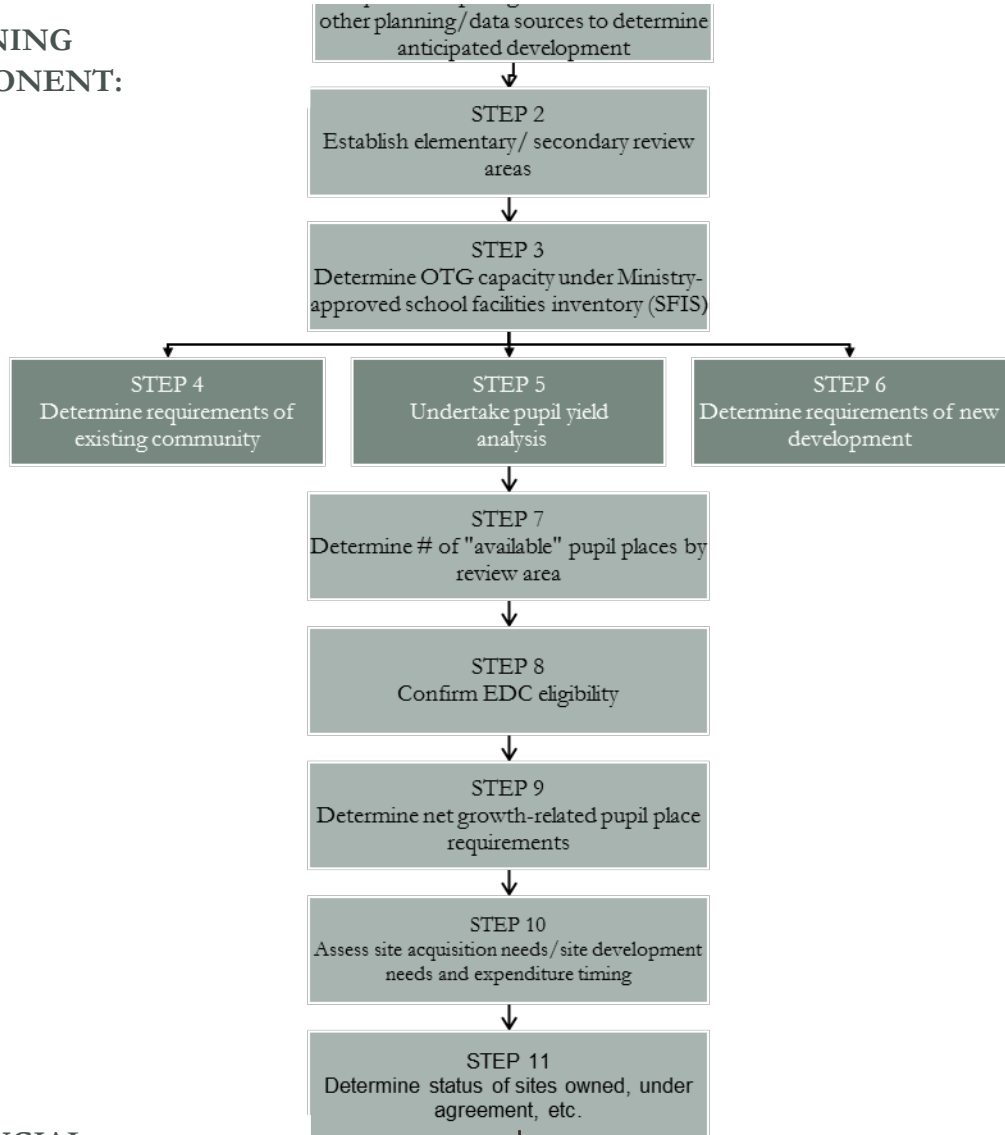
Step 3- Apply an appropriate indexation factor to site preparation/development costs to recognize increased labour and material costs over the 15-year forecast period. The non-residential construction cost index is also applied to the construction labour and material costs of a strata build. Apply an 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.

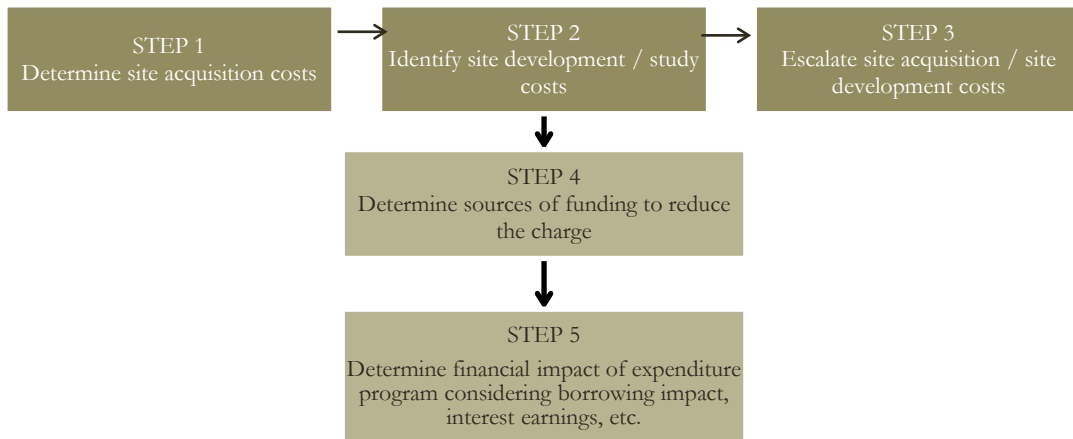
Finally, it is important to understand, given the fact that the EDC revenue stream is fixed, what additional costs are likely to be incurred over the 15-year forecast period and for which there is currently no funding source.

**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 DDSB 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 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:

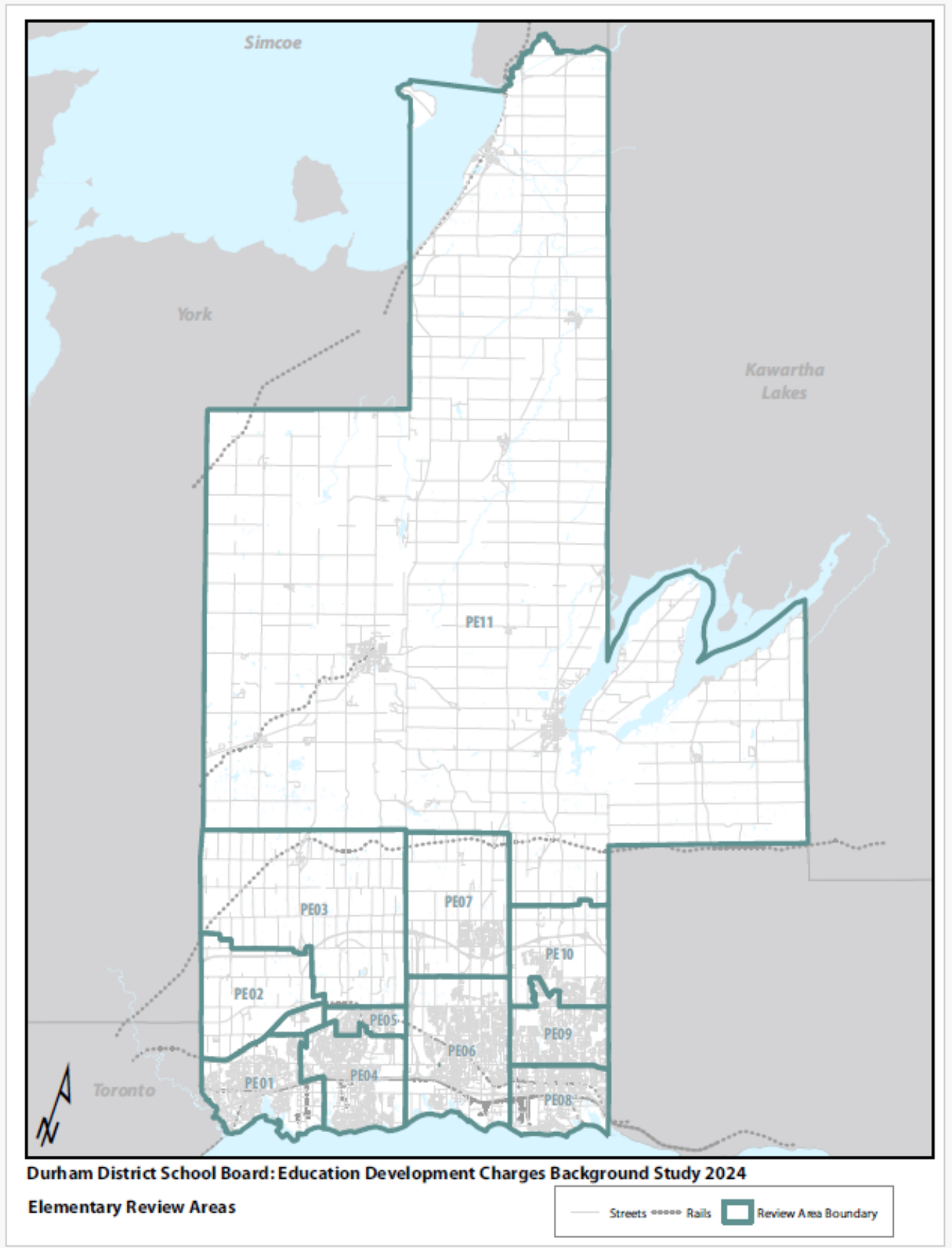
- a. A desire by the Board to align feeder school patterns as students move from kindergarten to elementary and secondary programs;
- b. Board-approved school attendance boundaries and proposed changes to attendance boundaries as new schools open;
- c. Travel distances to schools consistent with the 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.

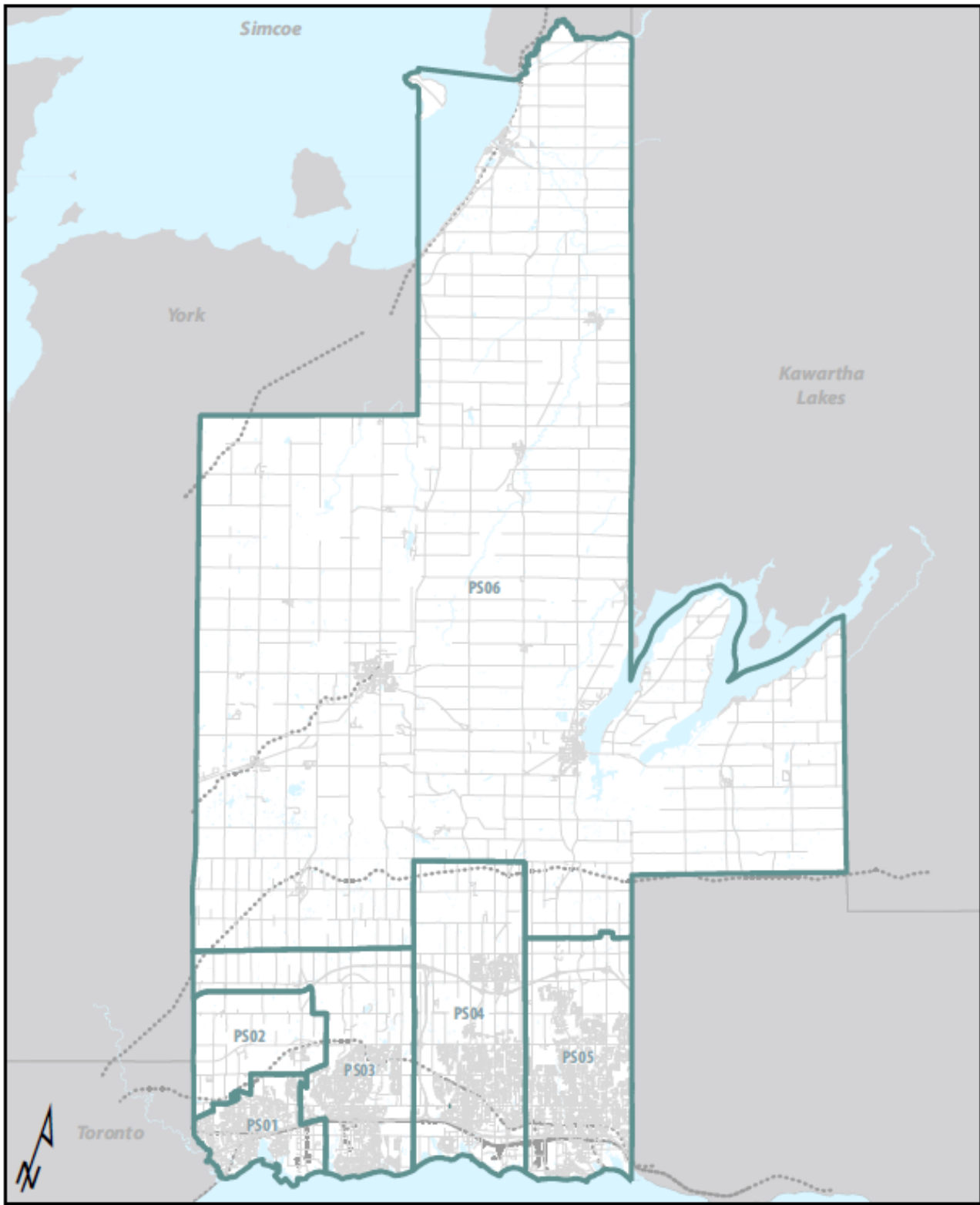
For the purpose of the regional approach to calculating education development charges, the Durham District School Board has 11 elementary review areas and 6 secondary review areas as shown on Maps 3-1 and 3-2, at the end of the chapter.

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.



Map 3-1



Durham District School Board: Education Development Charges Background Study 2024

Secondary Review Areas

— Streets - - - - - Rails Review Area Boundary

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 DDSB 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 DDSB 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.

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

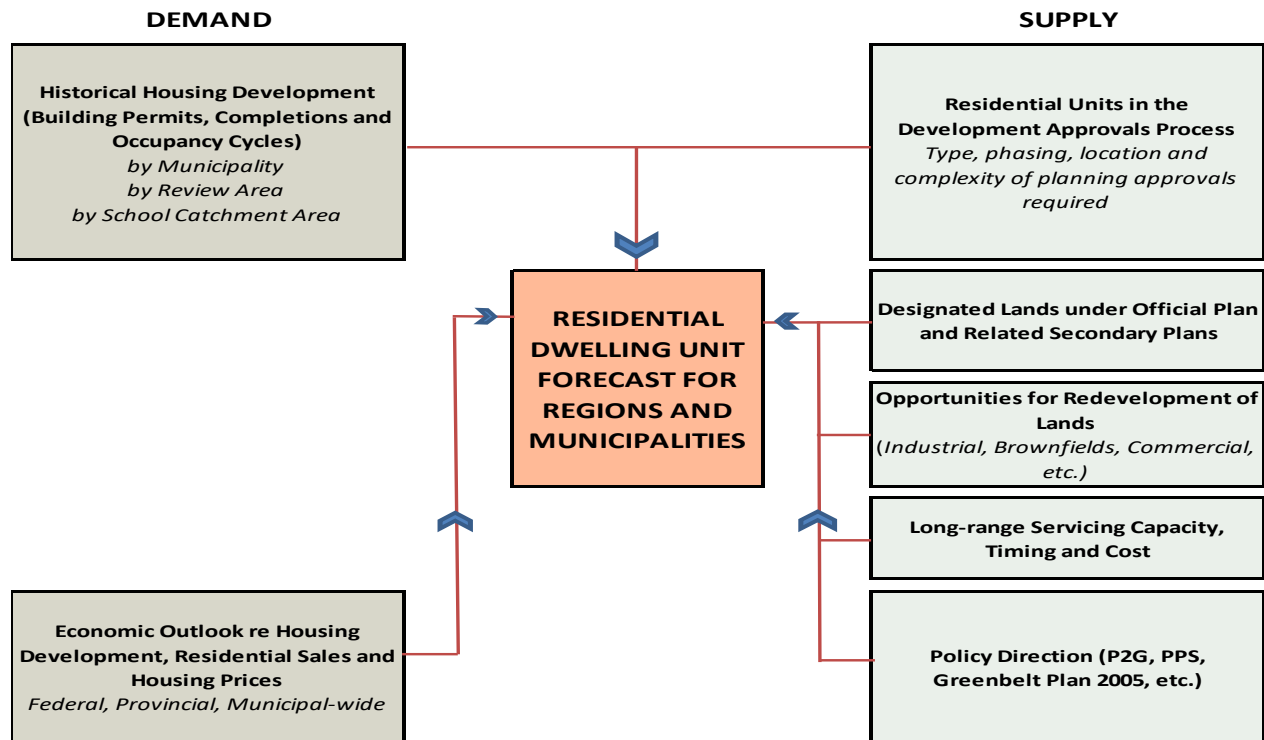
Notes: 1. % units by type does not separate out Clarington

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 DDSB elementary review area.

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 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 District School Board provides exemplary education services within Durham Region except Clarington. During the 2022/23 school year, the DDSB had a total enrolment of 79,205 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 DDSB student data with MPAC housing data (i.e. by period of occupancy), in order to derive the number of DDSB 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.

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	9,325	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 DDSB 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 DDSB 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 DCSB 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 DDSB.

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.

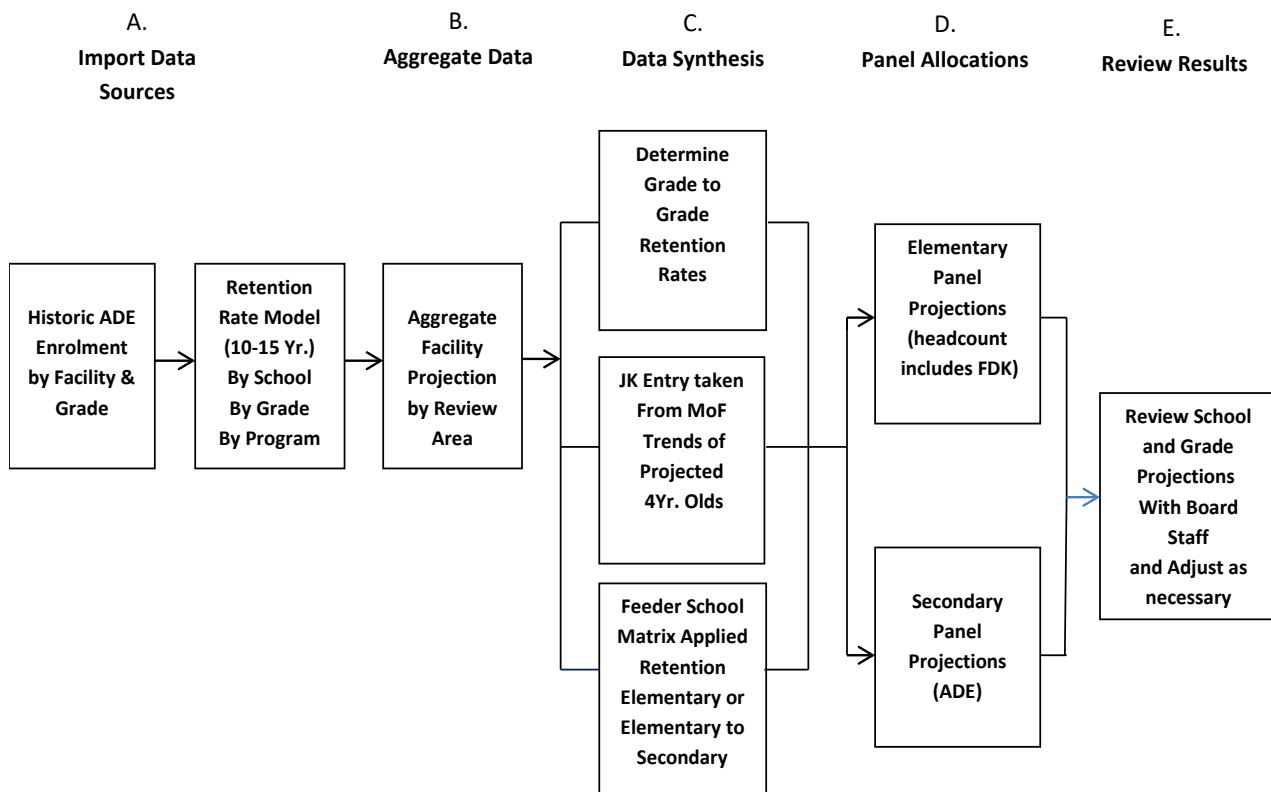
The key components of the existing community projection model are outlined in Figure 1.

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, Extended French, Gifted, 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.

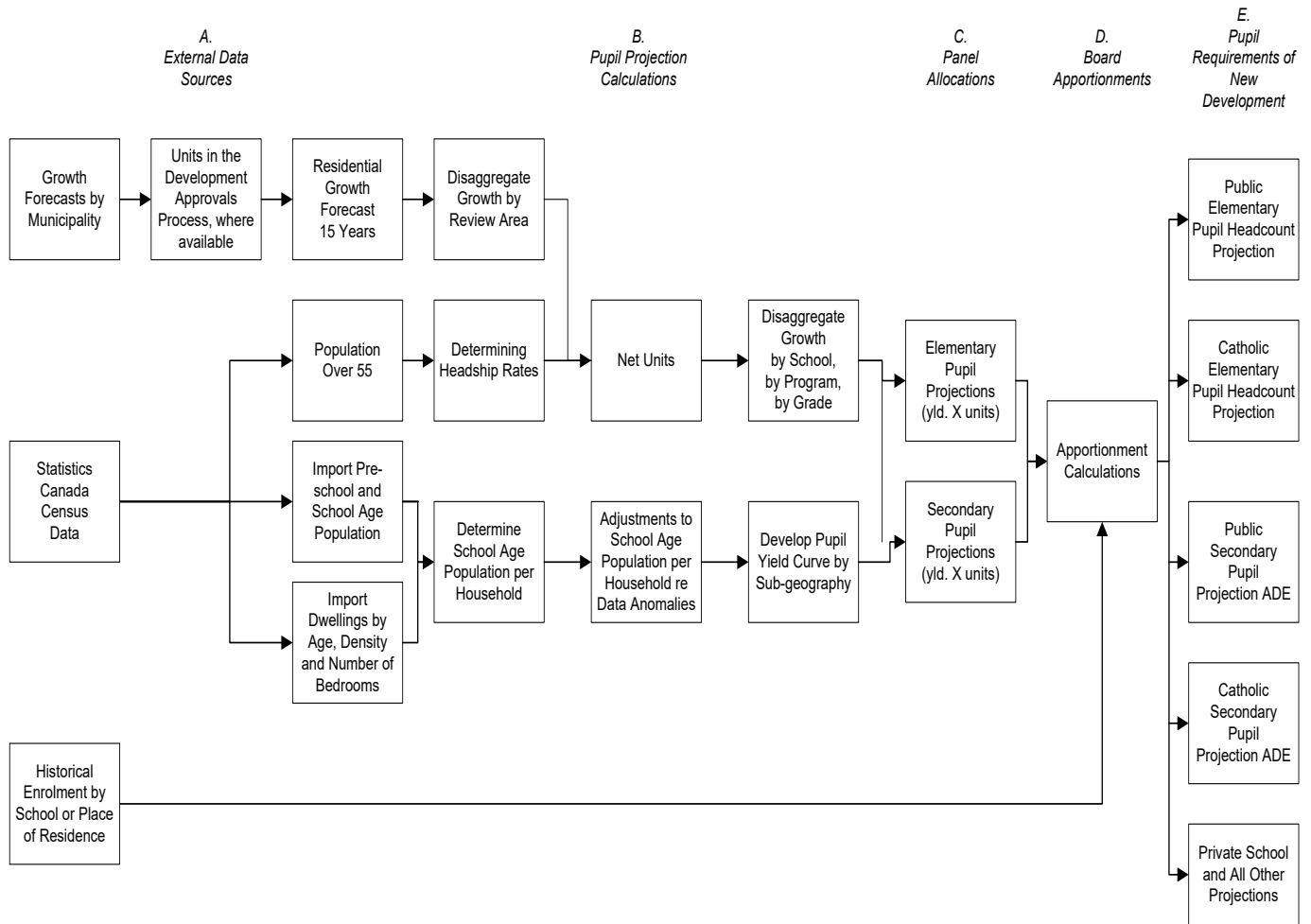
Requirements of New Development

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 DDSB 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 DDSB 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:

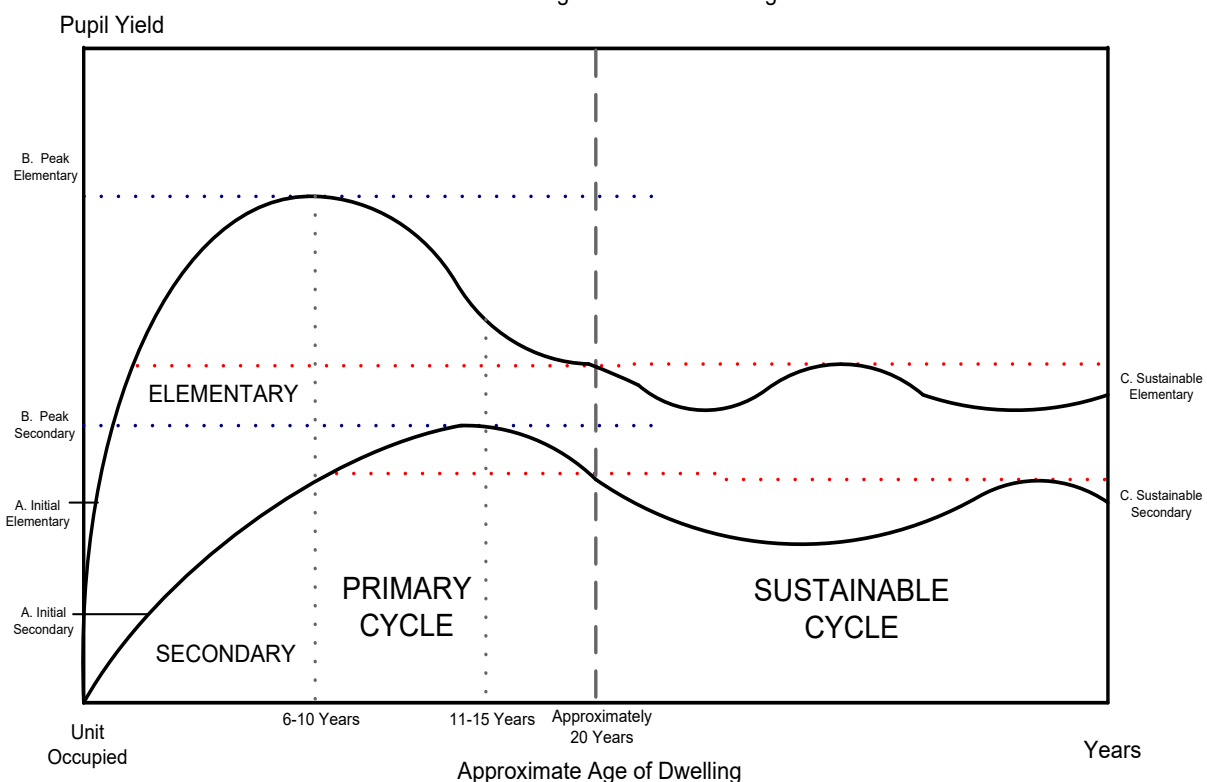
- Units constructed and occupied at different times;

- 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

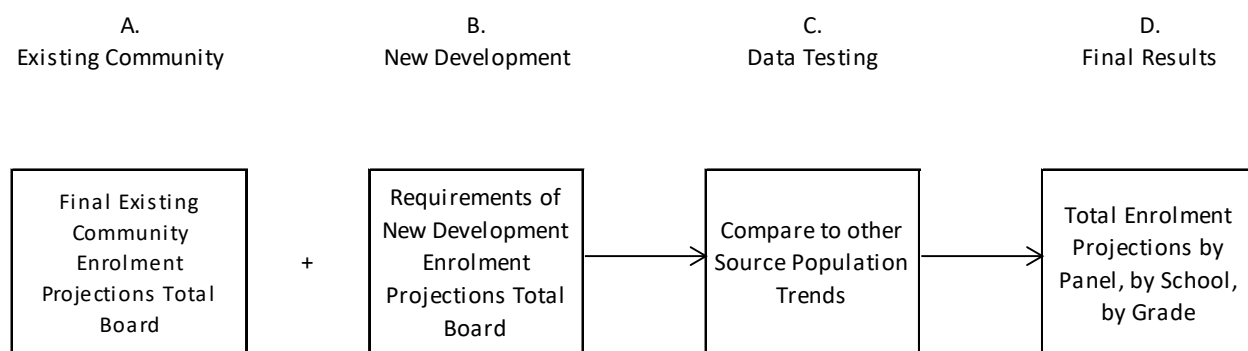
The second phase, the sustainable yield cycle for both the elementary and secondary panels appears to maintain similar, but flatter, peaks and valleys. However, the peak of the sustainable cycle is considerably lower than the primary peak for the community.

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 DDSB, 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 67,578 students for an increase of 11,992 students from the 2023/24 enrolment of 55,586. The Board is expected to experience a decrease of about 5,911 students in the existing community, which is projected to be enhanced by an additional 17,903 pupils from new housing development, which is an overall pupil yield of 0.19.

On the secondary panel, the DDSB EDC projections forecast a decrease of 1,674 students in the existing community and 6,247 additional students to come from new development over the next 15 years. This results in a total projected year 15 enrolment of 28,192 students on the secondary panel, an increase of 4,573 students from the 2023/24 enrolment. The overall secondary pupil yield is 0.0663.

Table 5-3
DURHAM DISTRICT SCHOOL BOARD
 Historical and Projected Enrolment

	Current 2023/ 2024	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
Elementary Panel																
Existing	55,586	55,131	54,577	53,987	53,787	53,448	52,903	52,259	51,696	51,223	50,810	50,518	50,312	50,114	49,903	49,675
Requirement of New Development		1,412	2,889	4,304	5,512	6,660	8,178	9,534	10,995	12,247	13,418	14,429	15,251	16,170	17,038	17,903
Total	55,586	56,543	57,466	58,291	59,299	60,108	61,081	61,793	62,691	63,470	64,228	64,947	65,564	66,284	66,941	67,578

11,992

	Current 2023/ 2024	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
Secondary Panel																
Existing	23,619	23,765	23,887	24,059	23,639	23,532	23,562	23,616	23,955	24,008	23,725	23,209	22,707	22,327	22,047	21,945
Requirement of New Development		423	863	1,286	1,652	2,000	2,494	2,943	3,428	3,844	4,230	4,665	5,051	5,470	5,858	6,247
Total	23,619	24,188	24,750	25,345	25,292	25,532	26,056	26,559	27,383	27,852	27,955	27,874	27,758	27,797	27,905	28,192

4,573

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 PCS, FDK 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 DDSB has several designated sites whose acreage exceeds the EDC maximums cited above. Typically, the site sizes are specified within option agreements. They are: Creekwood PS in PE03; each of the Brooklin sites in PE06; Seaton #10 secondary site in PS02; Brooklin secondary sites in PS04; and Kedron #2 secondary site in PS05. However, the site sizes allocated to the Board through the subdivision and community design planning processes, which may involve land assembly, may not always conform to the 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

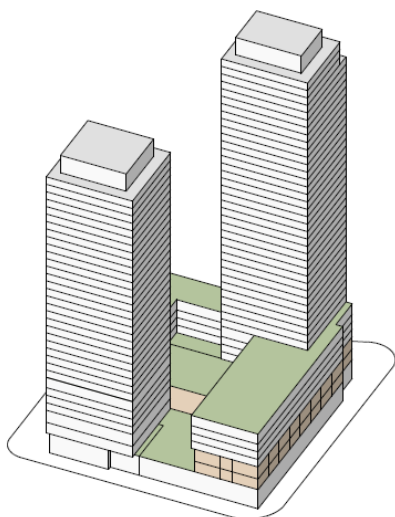
costs that are lower than the cost to acquire a conventional school site. Alternative Projects are not to replace costs that are supported by education funding sources (e.g., operating and facility renewal funds). It is noted that an ‘interest in land’ is not defined in the *Education Act*.

One of the challenges in determining whether any particular proposed DDSB 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 DDSB and DCDSB 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 has 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 DDSB 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. 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 DDSB and the DCDSB 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 Mulbery 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 L1S 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 L1N 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 L1M 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 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 DDSB based on a spatial matching of DDSB student data and MPAC housing data.

TABLE 7-1

DURHAM DISTRICT SCHOOL BOARD
Education Development Charges Submission 2024
Elementary Panel

DDSB 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
PE01 - Pickering South	10,770	690	1,060	9,021	10,770	0.3351	0.2321	0.0304	0.0698
PE02 - Pickering Seaton	13,114	4,622	5,604	2,888	13,114	0.4710	0.2882	0.0416	0.2983
PE03 - Pickering North & Ajax north of Rossland Rd.	1,510	151	205	1,154	1,510	0.4670	0.2773	0.0170	0.0973
PE04 - Ajax South & Centre	19,433	107	1,716	17,610	19,433	0.5098	0.3073	0.0170	0.0453
PE05 - Ajax North	123	27	96	0	123	0.4959	0.3100	0.0000	0.3508
PE06 - Whitby South & Centre	9,166	2,056	2,729	4,381	9,166	0.4836	0.2896	0.0286	0.2084
PE07 - Whitby North	11,324	6,790	3,689	845	11,324	0.4649	0.2929	0.0170	0.3755
PE08 - Oshawa South	10,625	189	514	9,922	10,625	0.5100	0.3200	0.0172	0.0406
PE09 - Oshawa Centre	3,504	248	760	2,496	3,504	0.5100	0.3200	0.0170	0.1176
PE10 - Oshawa North	10,449	4,550	4,217	1,682	10,449	0.5244	0.3129	0.0170	0.3574
PE11 - Uxbridge, Scugog & Brock	4,205	2,878	1,172	155	4,205	0.3715	0.3042	0.0170	0.3397
Virtual Elementary Enrolment	-								
TOTAL	94,223	22,307	21,762	50,154	94,223	0.4651	0.2955	0.0219	0.1900

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
PS01 - Pickering excluding Seaton	9,898	246	625	9,027	9,898	0.1784	0.0930	0.0147	0.0237
PS02 - Pickering Seaton	14,571	5,135	6,227	3,209	14,571	0.1549	0.0793	0.0200	0.0929
PS03 - Ajax	20,481	215	1,830	18,437	20,481	0.1801	0.0934	0.0076	0.0171
PS04 - Whitby	20,490	8,846	6,418	5,226	20,490	0.1881	0.0838	0.0128	0.1107
PS05 - Oshawa	24,578	4,987	5,491	14,100	24,578	0.1939	0.0860	0.0077	0.0630
PS06 - Brock, Scugog & Uxbridge	4,205	2,878	1,172	155	4,205	0.1358	0.0860	0.0076	0.1172
Virtual Secondary Enrolment									
TOTAL	94,223	22,307	21,762	50,154	94,223	0.1748	0.0843	0.0102	0.0663

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 DDSB’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 DDSB 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.

The DDSB has not excluded any permanent ECIS capacity in the determination of net growth-related pupil places, other than the Beaverton and Thorah elementary school capacities that are in the process of being replaced by a new school.

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 District School Board. More than 22% 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 DISTRICT SCHOOL BOARD			
TABLE 7-2			
Summary Determination of Net Growth-Related Pupil Places			
	JK-8	Gr 9-12	TOTALS
OTG Capacity	50,962	26,374	77,336
Projected 2038/2039 Enrolment (Existing Community)	49,675	21,945	71,620
Requirements of New Development 2038/2039 (Headcount Elementary)	17,903	6,247	24,150
Less: NGRPP to be Accommodated in Existing Facilities	(3,686)	(1,671)	(5,356)
# of NGRPP Included in EDC Rate	14,217	4,576	18,793

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 District School Board, escalation of land, site acquisition costs, site development costs, associated financing costs and study costs, less any EDC account balances, are \$1,142,590,198 to be recovered from 85,649 “net” new units and 32,035,300 non-residential GFA. It is important to note the \$1.14 billion in net education land costs assumes \$56.0 million in provincial funding where there is no approved funding source today. In addition, the short-term cash infusion of \$56.0 million assumes there is no requirement to pay back these funds with interest. Otherwise, it is estimated that the net education land costs are understated by \$85.2 million in potential additional borrowing costs, and a cash flow balance of \$142.14 million would be required at the end of the forecast period, to pay back the \$56.0 million plus borrowing costs.

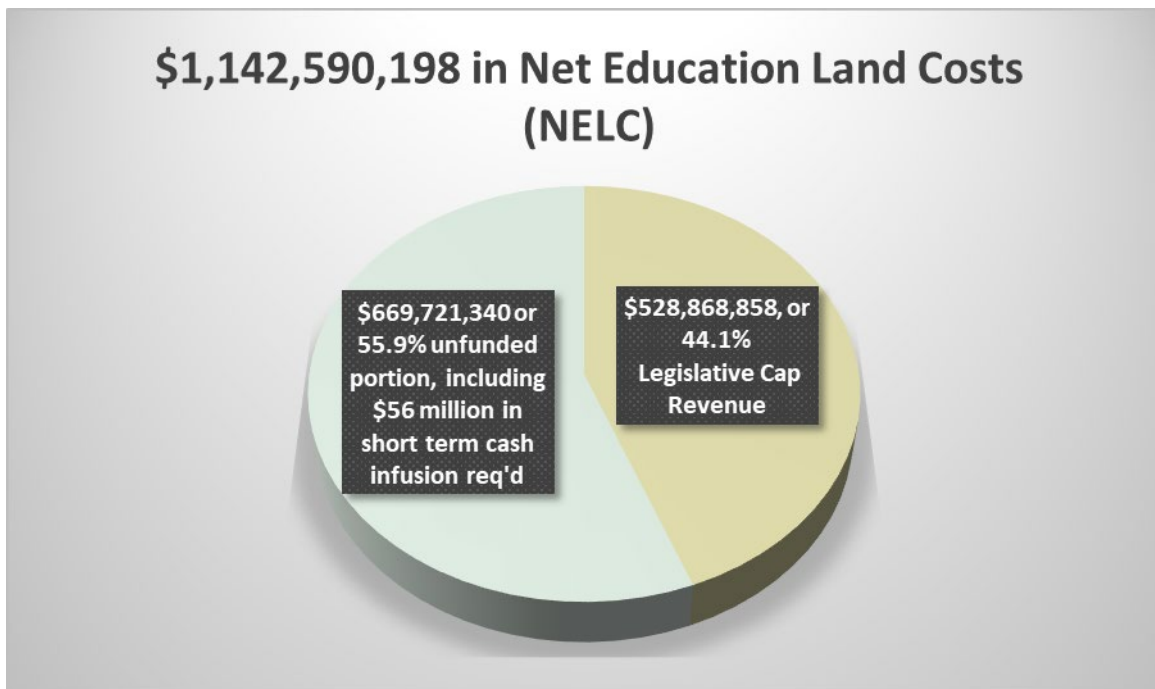
Further, it is noted that should the legislative ‘cap’ as currently structured with 5% annual pricing increases remain in place over the entirety of the 15-year forecast period and beyond, the difference between revenues that would have been collected at the ‘calculated’ EDC rates outlined above, and

the legislative ‘cap’ rates is an additional shortfall of \$583.13 million, over 15 years. A ‘calculated’ residential rate of \$12,540 per dwelling unit and \$2.14 per square feet of non-residential development would be required to fund the additional \$83.72 million in cash infusion costs, and leaves a Year 15 reduction in the calculated to ‘cap’ funding shortfall from \$583 million to \$526 million.

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 \$25.0 million in EDC revenue, assuming the legislative ‘cap’ remains in place over the 15-year forecast period.

Should the legislative cap increases continue over the 2024/25 to 2038/39 forecast period, it is further anticipated that the imposition of EDCs would recover no more than \$528,868,858 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.

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 ECIS #; 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 DDSB. 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 \$139.3 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 \$8.65million 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 deficit of \$116.49 million.

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

Date	EDC Funds	Cumulative EDC Funds
Balance Carried Forward from DCA, 1989	-\$1,746,018.00	-\$1,746,018.00
<i>EDC Revenue September 1, 1999 to August 31, 2000 (less refunds & interest expense plus accrued interest)</i>	\$3,601,206.00	\$3,601,206.00
<i>EDC Revenue September 1, 2000 to August 31, 2001 (less refunds & interest expense plus accrued interest)</i>	\$3,976,842.00	\$7,578,048.00
<i>EDC Revenue September 1, 2001 to August 31, 2002 (less refunds & interest expense plus accrued interest)</i>	\$6,190,101.00	\$13,768,149.00
<i>EDC Revenue September 1, 2002 to August 31, 2003 (less refunds & interest expense plus accrued interest)</i>	\$7,714,405.00	\$21,482,554.00
<i>EDC Revenue September 1, 2003 to August 31, 2004 (less refunds & interest expense plus accrued interest)</i>	\$5,891,756.00	\$27,374,310.00
<i>EDC Revenue September 1, 2004 to August 31, 2005 (less refunds & interest expense plus accrued interest)</i>	\$4,871,172.00	\$32,245,482.00
<i>EDC Revenue September 1, 2005 to August 31, 2006 (less refunds & interest expense plus accrued interest)</i>	\$4,737,440.00	\$36,982,922.00
<i>EDC Revenue September 1, 2006 to August 31, 2007 (less refunds & interest expense plus accrued interest)</i>	\$4,037,792.00	\$41,020,714.00
<i>EDC Revenue September 1, 2007 to August 31, 2008 (less refunds & interest expense plus accrued interest)</i>	\$3,462,099.00	\$44,482,813.00
<i>EDC Revenue September 1, 2008 to August 31, 2009 (less refunds & interest expense plus accrued interest)</i>	\$1,549,756.00	\$46,032,569.00
<i>EDC Revenue September 1, 2009 to August 31, 2010 (less refunds & interest expense plus accrued interest)</i>	\$3,270,457.00	\$49,303,026.00
<i>EDC Revenue September 1, 2010 to August 31, 2011 (less refunds & interest expense plus accrued interest)</i>	\$3,783,466.00	\$53,086,492.00
<i>EDC Revenue September 1, 2011 to August 31, 2012 (less refunds & interest expense plus accrued interest)</i>	\$2,951,218.00	\$56,037,710.00
<i>EDC Revenue September 1, 2012 to August 31, 2013 (less refunds & interest expense plus accrued interest)</i>	\$3,589,355.00	\$59,627,065.00
<i>EDC Revenue September 1, 2013 to August 31, 2014 (less refunds & interest expense plus accrued interest)</i>	\$3,832,722.00	\$63,459,787.00
<i>EDC Revenue September 1, 2014 to August 31, 2015 (less refunds & interest expense plus accrued interest)</i>	\$5,120,394.00	\$68,580,181.00
<i>EDC Revenue September 1, 2015 to August 31, 2016 (less refunds & interest expense plus accrued interest)</i>	\$3,539,384.00	\$72,119,565.00
<i>EDC Revenue September 1, 2016 to August 31, 2017 (less refunds & interest expense plus accrued interest)</i>	\$6,656,887.00	\$78,776,452.00
<i>EDC Revenue September 1, 2017 to August 31, 2018 (less refunds & interest expense plus accrued interest)</i>	\$6,451,190.00	\$85,227,642.00
<i>EDC Revenue September 1, 2018 to August 31, 2019 (less refunds & interest expense plus accrued interest)</i>	\$5,141,786.00	\$90,369,428.00
<i>EDC Revenue September 1, 2019 to August 31, 2020 (less refunds & interest expense plus accrued interest)</i>	\$7,401,500.00	\$97,770,928.00
<i>EDC Revenue September 1, 2020 to August 31, 2021 (less refunds & interest expense plus accrued interest)</i>	\$15,041,320.00	\$112,812,248.00
<i>EDC Revenue September 1, 2021 to August 31, 2022 (less refunds & interest expense plus accrued interest)</i>	\$17,606,785.00	\$130,419,033.00
<i>EDC Revenue September 1, 2022 to August 31, 2023 (less refunds & interest expense plus accrued interest)</i>	\$8,896,453.00	\$139,315,486.00
Plus:		
Projected EDC Revenue September 1, 2023 - April 30, 2024		\$8,654,420.50
Total Net EDC Revenue September 1, 1999 to April 30, 2024		\$147,969,906.50
Projected EDC Account Balance as of April 30, 2024		-\$116,491,302.72

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

	Property Acquired	Property Size (acres)	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%	\$ 217,851	\$ 217,851
	<i>Uxbridge SS DCA 1989 Expenditure</i>	11.74	PS06	100%	\$ 1,304,198	\$ 1,522,049
	Carruthers Creek PS (Pickering Beach Rd.)	4.98	PE04	100%	\$ 1,460,471	\$ 2,982,520
	Terry Fox PS (also cited as Ajax - Magill Rd.)	6.13	PE04	100%	\$ 1,130,239	\$ 4,112,759
	Nottingham PS (also cited as Harwood Ave. north)	6.45	PE05	100%	\$ 1,000	\$ 4,113,759
	Whitby Shores PS (Lynde Shores west of Harbour St.)	5.93	PE06	100%	\$ 1,635,091	\$ 5,748,850
	Willows Walk PS	4.99	PE06	100%	\$ 1,587	\$ 5,750,437
	Brooklin Village PS (also cited as Brooklin Meadows)	5.62	PE07	100%	\$ 1,000	\$ 5,751,437
	Bobby Orr PS	5.26	PE08	100%	\$ 151,017	\$ 5,902,454
	Sherwood PS (also cited as Tonno PS)	5.20	PE10	100%	\$ 1,267,884	\$ 7,170,338
	Donald A Wilson (also cited as Whitby SS)	24.73	PS04	100%	\$ 3,623,169	\$ 10,793,507
	Somerset Cove (Range Rd.) site not acquired	0.00		100%	\$ 4,626	\$ 10,798,133
	By-law #2 Sept , 2004 to August 31, 2009	EDC Expenditures Sept 1, 2004 to August 31, 2009				
Study Costs				100%	\$ 18,881	\$ 10,817,014
Other Eligible Expnses				100%	\$ 582,659	\$ 11,399,673
Westcreek PS		4.89	PE01	100%	\$ 403,134	\$ 11,802,807
Nottingham PS (also cited as Harwood Ave. north)		6.45	PE05	100%	\$ 2,410,686	\$ 14,213,493
Romeo Dallaire (also cited as Unnamed Hamlet)		6.14	PE05	100%	\$ 3,740,588	\$ 17,954,081
Unnamed Ajax PS (409) - Castlefield Meadows North PS (Hollier & Rushworth -Medallion)		5.82	PE05	100%	\$ 1,429	\$ 17,955,510
Vimy Ridge PS (also cited as Unnamed Meadows of Ajax)		5.01	PE05	100%	\$ 3,275,191	\$ 21,230,701
Robert Munsch PS (also cited as Unnamed Tormino)		5.09	PE06	100%	\$ 1,976,340	\$ 23,207,041
Captain VandenBos (also cited as Williamsburg PS)		6.00	PE06	100%	\$ 2,044,329	\$ 25,251,370
Willows Walk PS		4.99	PE06	100%	\$ 1,851,085	\$ 27,102,455
Blair Ridge PS (also cited as Unnamed Brook Valley - Olde Winchester)		4.98	PE07	100%	\$ 1,507,998	\$ 28,610,453
Brooklin Village PS		5.62	PE07	100%	\$ 1,343,752	\$ 29,954,205
Chris Hadfield PS (also cited as Unnamed Brooklin West)		5.42	PE07	100%	\$ 3,399	\$ 29,957,604
Norman Powers PS		6.00	PE10	100%	\$ 8,390	\$ 29,965,994
Unnamed Scugog Shores/Union Ave site		5.52	PE11	100%	\$ 501,230	\$ 30,467,224
Brooklin HS (also cited as Unnamed Brooklin SS)		14.81	PS04	100%	\$ 15,829	\$ 30,483,053
Maxwell Heights SS also cited as (Unnamed North Oshawa)		11.15	PS05	100%	\$ 2,506,972	\$ 32,990,025
Unnamed Kingsway (site not acquired)		0.00		100%	\$ 15,221	\$ 33,005,246
By-law #3 Sept 1, 2009 to August 31, 2014		EDC Expenditures May 4, 2009 to April 28, 2014				
	Other Eligible Expenses			100%	\$ 617,330	\$ 33,622,576
	da Vinci PS (Unnamed Wyndham Manor Ajax)	4.96	PE05	100%	\$ 2,828,423	\$ 36,450,999
	Michaëlle Jean PS (Unnamed Hamlet West is this Romeo Dallaire?/ Unnamed Imagination Ajax)	5.35	PE05	100%	\$ 4,733,651	\$ 41,184,650
	Unnamed Ajax PS (409) - Castlefield Meadows North PS (Hollier & Rushworth -Medallion)	5.82	PE05	100%	\$ 3,513,805	\$ 44,698,455
	Rosemary Brown PS (Single Track FI) Unnamed Meadows North FI school Ajax	4.93	PE05	100%	\$ 2,529,079	\$ 47,227,534
	Nottingham PS (also cited as Harwood Ave. north)	6.45	PE05	100%	\$ 2,768,891	\$ 49,996,425
	Willows Walk PS	4.99	PE06	100%	\$ 102	\$ 49,996,527
	Chris Hadfield PS (also cited as Unnamed Brooklin West)	5.42	PE07	100%	\$ 2,568,396	\$ 52,564,923
	Blair Ridge PS Unnamed Brookvalley North - Fernbrook N (Brooklin)	5.69	PE07	100%	\$ 64,338	\$ 52,629,261
	Jeanne Sauvé PS (also cited as Unnamed Stonecrest Oshawa)	5.27	PE10	100%	\$ 2,329,161	\$ 54,958,422
	Northern Dancer PS (also cited as Unnamed Windfield Farms Oshawa)	6.08	PE10	100%	\$ 2,234,262	\$ 57,192,684
	Seneca Trail PS (also cited as Unnamed Springridge Oshawa)	5.00	PE10	100%	\$ 2,537,625	\$ 59,730,309
	Unnamed Oshawa PS (106) Glaspell PS Oshawa	5.98	PE09	100%	\$ 2,376,287	\$ 62,106,596
	Brooklin HS (Unnamed Brooklin SS)	14.81	PS04	100%	\$ 5,185,035	\$ 67,291,631
	Somerset Cove (Range Rd. PE03) site not acquired	0.00		100%	\$ 12,218	\$ 67,303,849
	Unnamed Kingsway (site not acquired)	0.00		100%	\$ 24,305	\$ 67,328,154

TABLE 7-4 cont'd
DURHAM DISTRICT SCHOOL BOARD
EDC ACCOUNT RECONCILIATION - EDC Expenditures

	Property Acquired	Property Size (acres)	Review Area Reference	% Growth-related	EDC Expenditures	Cumulative Expenditures
By-law #4 Sept 1, 2014 to August 31, 2019	<i>EDC Expenditures Sept 1, 2014 to August 31, 2019</i>					
	Study Costs			100%	\$ 328,766	\$ 67,656,920
	Viola Desmond PS (also cited as Unnamed Mulberry Meadows)	6.90	PE04	100%	\$ 12,720,790	\$ 80,377,710
	Michaëlle Jean PS (Unnamed Hamlet West/Unnamed Imagination Ajax)	5.35	PE05	100%	\$ 21,027	\$ 80,398,737
	Rosemary Brown PS (Single Track FI) Unnamed Meadows North FI school Ajax	4.94	PE05	100%	\$ 35,276	\$ 80,434,013
	Whitby Shores Expansion site Phase 2	5.91	PE06	100%	\$ 1,746,056	\$ 82,180,069
	Willows Walk PS	4.99	PE06	100%	\$ 65,005	\$ 82,245,074
	Blair Ridge PS Unnamed Brookvalley North - Fernbrook N (Brooklin)	5.69	PE07	100%	\$ 3,110,081	\$ 85,355,155
	Jeanne Sauvè PS (also cited as Unnamed Stonecrest Oshawa)	5.27	PE10	100%	\$ 55,070	\$ 85,410,225
	Northern Dancer (also cited as Unnamed Windfield Farms)	6.08	PE10	100%	\$ 819,037	\$ 86,229,262
	RS McLaughlin CVI	15.99	PS05	100%	\$ 18,363	\$ 86,247,625
	Eastdale CVI	23.87	PS05	100%	\$ 15,780	\$ 86,263,405
	Brooklin HS (also cited as Unnamed Brooklin SS)	14.81	PS04	100%	\$ 416,793	\$ 86,680,198
	Beaver River PS - Unnamed Beaverton/Thorah PS	5.07	PE11	100%	\$ 363,457	\$ 87,043,655
	Unnamed Scugog Shores/Union Ave site	5.52	PE11	100%	\$ 4,221	\$ 87,047,876
	Quaker Village PS	5.49	PE11	100%	\$ 1,985,502	\$ 89,033,378
Elsie MacGill PS - Unnamed Greenhill/Forest Hills PS site	5.97	PE10	100%	\$ 11,934,313	\$ 100,967,691	
By-law #5 Sept 1, 2019 to August 31, 2024	<i>EDC Expenditures Sept 1, 2019 to August 31, 2024</i>					
	Study Costs			100%	\$ 120,606	\$ 101,088,297
	Other Expenses			100%	\$ 124,999	\$ 101,213,296
	Willows Walk PS	4.99	PE06	100%	\$ 1,068,526	\$ 102,281,822
	Rosemary Brown PS (Single Track FI) Unnamed Meadows North FI school Ajax	4.94	PE05	100%	\$ 584,829	\$ 102,866,651
	Unnamed Ajax PS (307) (Stannardville Dr/Hurst Dr) Coughlin	8	PE04	100%	\$ 25,592,760	\$ 128,459,411
	Unnamed North Oshawa SS - Windfields Farm East/Bridle Rd. S	14.90	PS02	100%	\$ 22,097,506	\$ 150,556,917
	Unnamed West Whitby PS (426) (Micklefield Ave/Lockton St) Heathwood	7.96	PE06	100%	\$ 20,963,030	\$ 171,519,947
	Unnamed West Whitby PS (448) (Maskell Cres/Coronation Rd.) Lazy Dolphin (acquired Jan, 2024)	6.22	PE06	100%	\$ 17,732,472	\$ 189,252,419
	Unnamed Pickering PS (378) (Tillings Rd./Dersan Street; Creekwood)	6.99	PE03	100%	\$ 131,848	\$ 189,384,267
	Unnamed Oshawa SS (209) (Kedron SS #1 - Bridle Rd. & Symington Ave.)	14.94	PS05	100%	\$ 3,572,267	\$ 192,956,534
	Unnamed Oshawa PS (117) Symington Ave. & Steeplechase Street	6.94	PE10	100%	\$ 15,491,390	\$ 208,447,924
	Unnamed North Oshawa PS (115) - Windfields Farm Dr. West & Wintergrace Ave.)	7.94	PE10	100%	\$ 14,327,561	\$ 222,775,485
	Elsie MacGill PS - Unnamed Greenhill/Forest Hills PS site	5.97	PE10		\$ -	\$ 222,775,485
	Beaver River PS - Unnamed Beaverton/Thorah PS	5.07	PE11	100%	\$ 584,317	\$ 223,359,802
	Cisco & Limoges West Whitby Holdings (acquired Dec, 2023)	6.60	PE06	100%	\$ 20,192,558	\$ 243,552,360
Unnamed Seaton PS (311) - Azalea Ave. & Burkholder Dr.	6.42	PE02	100%	\$ 20,908,849	\$ 264,461,209	
Total Expenditures Sept 1, 1999 to Aug 31, 2023 (with commitments to Apr 30, 2024)					\$ 264,461,209.22	

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 DDSB has an external Line of Credit of which \$70.0 million 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 DDSB 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 (\$70.0 million at the outset to cover part of the \$116 million current deficit), and Line 2 is the assumption of \$56.0 million in additional funding sources required
- Line 2 sums all external borrowing or funding requirements
- Line 4 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, including the need for additional borrowing of the \$56.0 million in additional external funding if current borrowing rates are applied to this amount.
- Line 5 determines the non-residential collections based on the ‘calculated’ EDC rates.
- Line 6 subtotals the EDC residential and non-residential collections based on the ‘calculated rates’.
- Line 7 states the total EDC collections plus available funds from external sources.

B. Expenditures

- Line 8 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 9 incorporates the site preparation/development costs, and escalates these costs at 4% per annum over the entire 15-year forecast period.
- Line 10 incorporates projected future by-law adoption study costs based on average historical expenditures.
- Line 11 totals all projected expenditures.
- Line 12 sets out the annual principal payments against any Line of Credit borrowing.
- Line 13 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 \$140.76 in Year 15 is sufficient to cover the borrowing costs on the additional \$56.0 million in external funding required, should there be a need to pay this back with interest, as well as reduce the some of the unfunded balance.
- Line 14 totals the annual principal and interest payments required.
- Line 15 calculates total expenditures, including borrowing requirements by totaling Lines 11 and 14.
- Line 16 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 17 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 18 pulls forward the revenues less expenditures balance
- Line 19 calculates a sub-total of Lines 17 and 18
- Line 20 indicates the level of principal payments outstanding in any given year as part of calculating the total external financial obligations of the Board. This does include any assumption of repayment terms on the additional \$56.0 million in external funding required
- Line 21 indicates the total financial obligations including any principal payments outstanding
- Line 22 accrues EDC account interest earnings at 5.5% on the sub-total on the annual closing balance.
- Line 23 is the total financial obligations outstanding including any principal payments less any interest earned to date.
- Line 24 is the annual closing balance excluding any principal owed
- Line 25 determines the cumulative revenue shortfall due to the legislative cap. It includes an assumption that the \$56.0 million in additional external funding will be provided.
- Line 26 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 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)	\$ 1,142,590,198	
Site Acquisition Costs	\$ 641,104,156	56.1%
Land Escalation Costs	\$ 220,548,833	19.3%
Site Preparation Costs	\$ 46,704,658	4.1%
Site Preparation Escalation Costs	\$ 15,064,155	1.3%
Credit Line Interest Payments	\$ 34,654,794	3.0%
Study Costs	\$ 656,000	0.1%
Financial Obligations/Surplus (projected EDC Account Balance as of April 30, 2024)	\$ 116,491,303	10.2%
Capital Funding Required	\$ (56,000,000)	-4.9%
Interest Earnings/(Expense)	\$ (17,393,820)	-1.5%
Closing Account Balance to cover potential principal and interest costs on additional \$56.0 million (instead of being added the 'cap' shortfall), as well as L/C interest costs	\$ 140,760,119	12.3%
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	\$ 12,540	
Non-Residential Education Development Charge Per Sq. Ft. of GFA based on 6% of Total Growth-Related Net Education Land Costs	\$ 2.14	

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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 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	
50,962	56,543	57,466	58,291	59,299	60,108	58,341	7,379

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	
26,374	24,188	24,750	25,345	25,292	25,532	25,021	-1,353

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

Adjusted Outstanding Principal:	\$264,461,209
Less Adjusted EDC Account Balance:	\$147,969,907
Total EDC Financial Obligations/Surplus:	-\$116,491,303

DURHAM 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
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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 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 DISTRICT SCHOOL BOARD
Education Development Charges Submission 2024
Elementary Panel

DDSB EDC 2024 Weighted Blended Pupil Yields

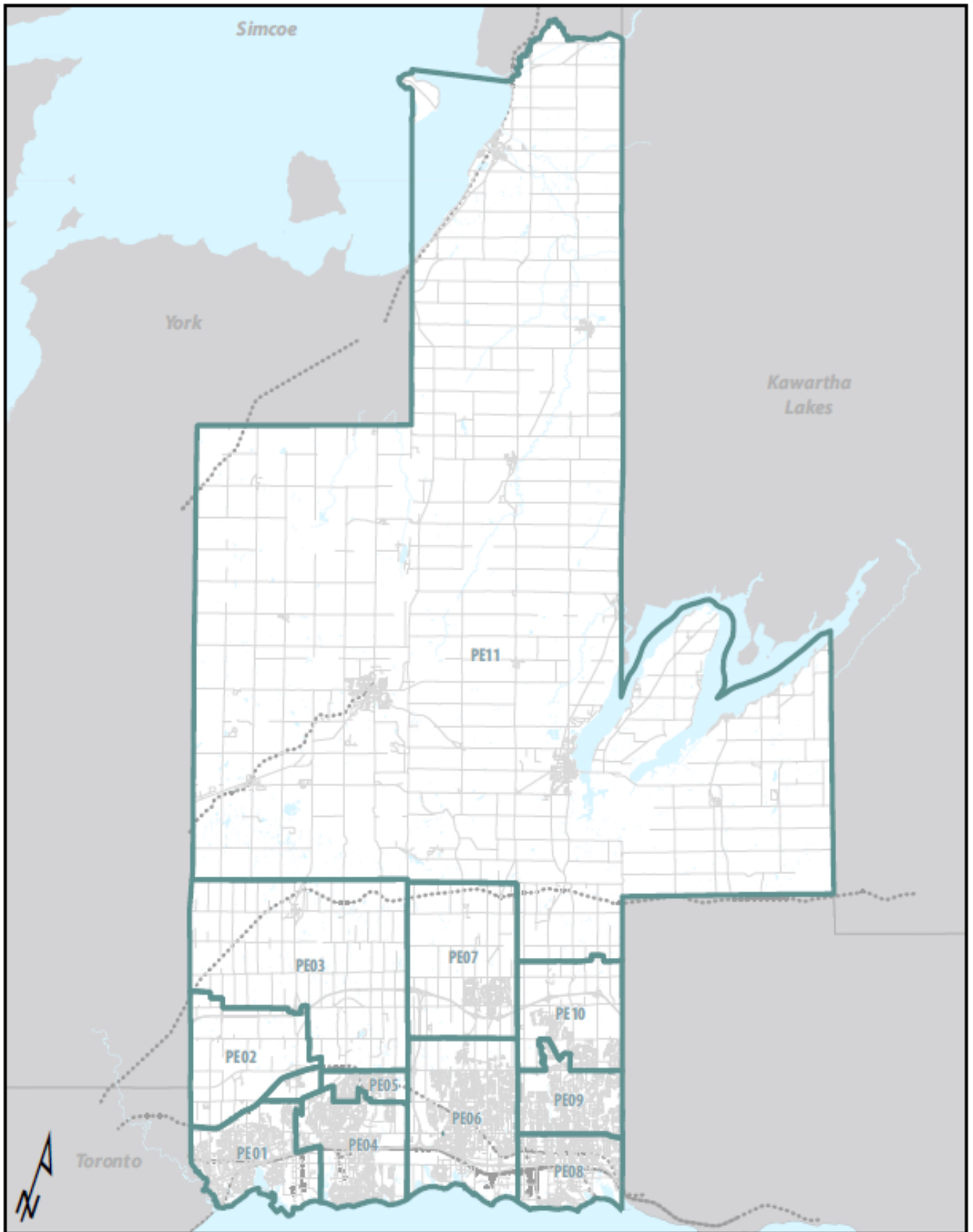
Review Area	Total Cumulative 15 Year New Net Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	Weighted Blended EDC Pupil Yield (3)	2024/2025- 2038/2039 Pupil Requirements of New Development (4)=(3) x (1)	2023/2024 OTG Capacity (5)	2038/2039 ADE Existing Community Projections (6)	Net Growth Related Place Requirements (7)	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
PE01 - Pickering South	10,770	11%	0.0698	751	6,592	6,018	599	690	1,060	9,021	10,770	0.351	0.2321	0.0344	0.0698
PE02 - Pickering Station	13,114	14%	0.2983	3,912	634	721	3,999	4,622	5,604	2,888	13,114	0.4710	0.2882	0.0416	0.2983
PE03 - Pickering North & Ajax north of Rossland Rd.	15,110	2%	0.0973	147	377	390	260	151	205	1,154	15,110	0.4670	0.2773	0.0170	0.0973
PE04 - Ajax South & Centre	19,433	21%	0.0453	881	8,090	8,060	1,556	107	1,716	17,610	19,433	0.5098	0.3073	0.0170	0.0453
PE05 - Ajax North	123	0%	0.3508	43	3,249	2,863	-	27	96	0	123	0.4959	0.3100	0.0000	0.3508
PE06 - Whitby South & Centre	9,166	10%	0.2084	1,910	9,747	10,890	3,002	2,056	2,729	4,381	9,166	0.4856	0.2896	0.0286	0.2084
PE07 - Whitby North	11,324	12%	0.3755	4,252	2,805	1,793	3,329	6,790	3,689	845	11,324	0.4649	0.2929	0.0170	0.3755
PE08 - Oshawa South	10,625	11%	0.0406	432	4,725	3,890	95	189	514	9,922	10,625	0.5100	0.3200	0.0172	0.0406
PE09 - Oshawa Centre	3,504	4%	0.1176	412	5,609	5,069	658	248	760	2,496	3,504	0.3200	0.3200	0.0170	0.1176
PE10 - Oshawa North	10,449	11%	0.3574	3,734	3,951	4,177	3,295	4,550	4,217	1,682	10,449	0.5244	0.3129	0.0170	0.3574
PE11 - Uxbridge, Scogog & Brock Virtual Elementary Enrolment	4,205	4%	0.3397	1,428	5,183	4,769	1,267	2,878	1,172	155	4,205	0.3715	0.3942	0.0170	0.3397
TOTAL	94,223	100%	0.1900	17,903	50,962	49,675	18,059	22,307	21,762	50,154	94,223	0.4651	0.2955	0.0219	0.1900

Secondary Panel

Review Area	Total Cumulative 15 Year New Net Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	Weighted Blended EDC Pupil Yield (3)	2024/2025- 2038/2039 Pupil Requirements of New Development (4)=(3) x (1)	2023/2024 OTG Capacity (5)	2038/2039 ADE Existing Community Projections (6)	Net Growth Related Place Requirements (7)	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
PS01 - Pickering excluding Scaton	9,898	10.5%	0.0237	234	3,565	2,457	-	246	625	9,027	9,898	0.1784	0.0930	0.0147	0.0237
PS02 - Pickering Scaton	14,571	15.5%	0.0929	1,353	-	281	1,635	5,135	6,227	3,209	14,571	0.1549	0.0793	0.0200	0.0929
PS03 - Ajax	20,481	21.7%	0.0171	350	4,907	4,607	-	215	1,830	18,437	20,481	0.1801	0.0934	0.0076	0.0171
PS04 - Whitby	20,490	21.7%	0.1107	2,269	6,130	5,025	2,228	8,846	6,418	5,226	20,490	0.1881	0.0838	0.0128	0.1107
PS05 - Oshawa	24,578	26.1%	0.0630	1,547	8,327	6,424	714	4,987	5,491	14,100	24,578	0.1939	0.0860	0.0077	0.0630
PS06 - Brock, Scogog & Uxbridge Virtual Secondary Enrolment	4,205	4.5%	0.1172	493	3,445	2,502	-	2878	1,172	155	4,205	0.1558	0.0860	0.0076	0.1172
TOTAL	94,223	100.0%	0.0663	6,247	26,374	21,945	4,576	22,307	21,762	50,154	94,223	0.1748	0.0843	0.0102	0.0663

TOTAL BOTH PANELS	24,150	77,336	71,620	22,636
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ELEMENTARY REVIEW AREAS

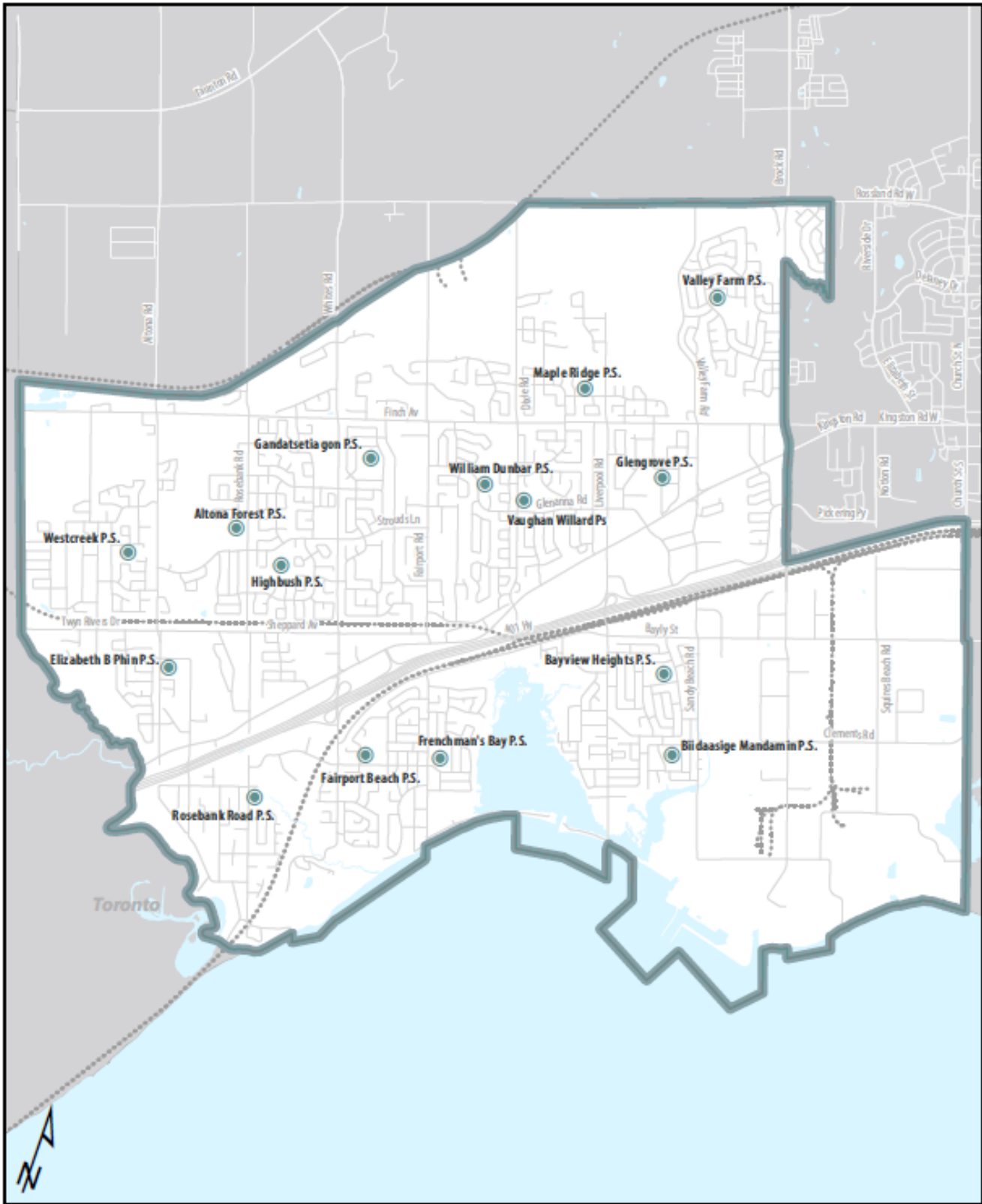


Durham District School Board: Education Development Charges Background Study 2024

Elementary Review Areas

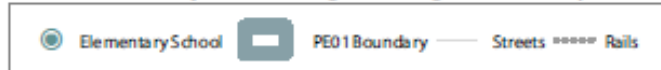


Review Area Map PE01



Durham District School Board: Education Development Charges Background Study 2024

Elementary Review Area: PE01



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

1. City Centre site designation – Board has identified opportunities to acquire a school site in this area

2.

3.

Projected Housing Growth	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			
Total MGRP	Low Density												0.3351	690	231
	Medium Density												0.2321	1,000	246
	High Density- Apartments												0.0304	9,021	275
Total Net Dwelling Units	Total Net Dwelling Units												0.0698	10,770	751

Review Area: PE01 - Pickering South

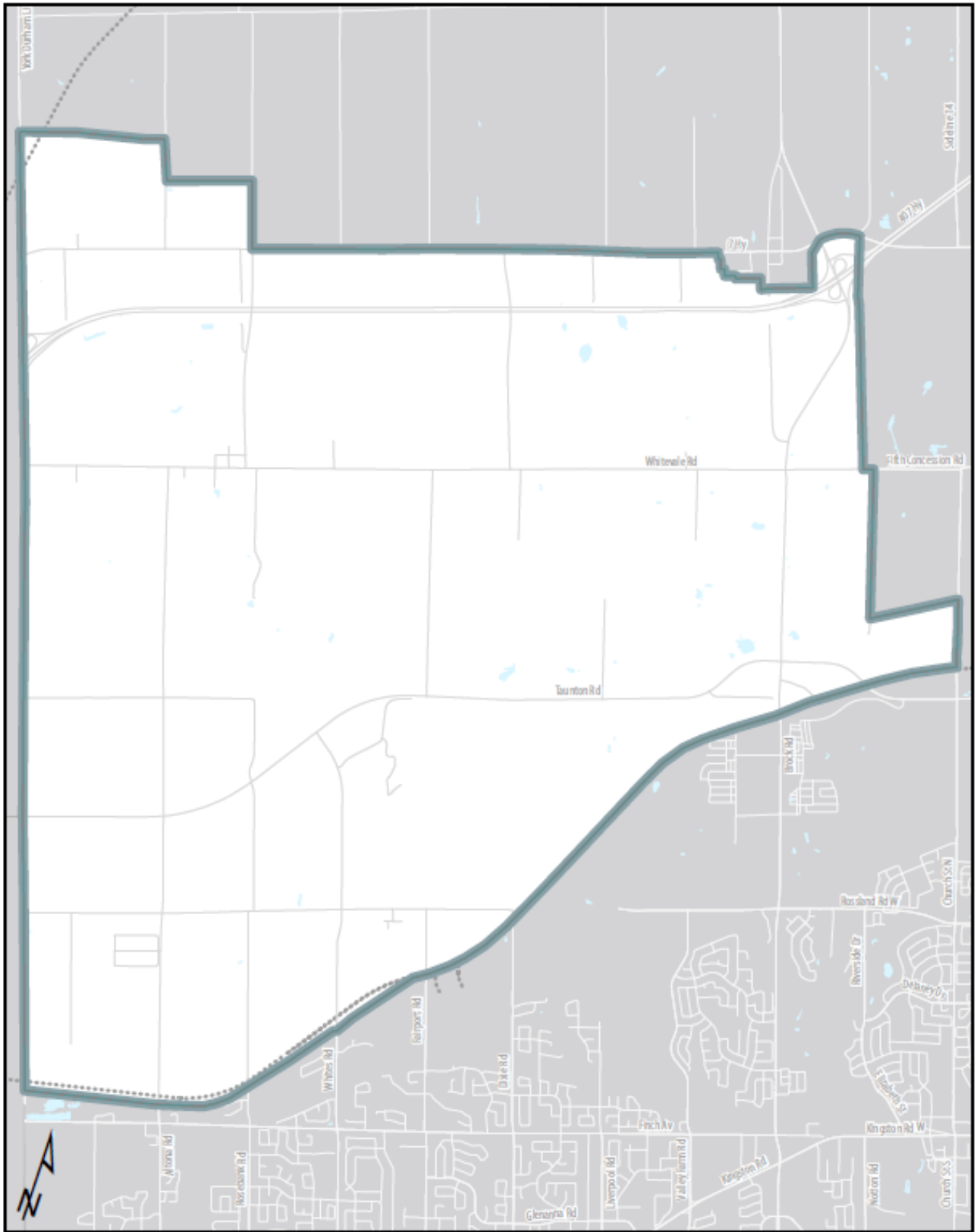
Review Area Schools	OTG Capacity	Current 2023/24	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	# of Portables	Existing Site Size	
			2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39			
B1. Biddasige Mandamin PS	489	380	371	369	356	349	342	337	334	322	311	314	310	311	310	309	308	16	5.00	
B2. Elizabeth B. Philp P.S.	400	608	497	489	493	495	503	499	485	488	484	477	473	471	469	466	464	84	7	4.50
B3. Fairport Beach PS	328	262	277	279	288	292	290	292	297	297	294	288	286	286	285	284	283	0	0	7.23
B4. Frenchman's Bay PS	650	478	483	485	480	469	468	470	477	480	466	463	460	468	455	453	449	0	0	6.66
B5. Gandateetagon PS	429	576	578	570	572	563	564	557	547	541	542	538	535	533	532	530	528	0	4	5.00
B6. Glenrove PS	357	330	327	329	325	316	315	313	312	312	303	297	296	295	295	294	293	28	0	4.00
B7. Highbush PS	610	600	473	441	432	415	400	396	378	380	380	379	377	375	373	372	369	0	1	4.83
B8. Rosebank Road PS	190	235	236	237	236	234	229	226	224	224	231	232	231	230	229	228	227	6	4	4.50
B9. Valley Farm	628	765	549	545	532	534	529	518	507	497	507	504	500	498	497	495	493	9	3	4.59
B10. Vaughan Willard PS	328	312	321	327	332	341	339	334	334	334	330	326	324	322	321	319	317	10	1	6.27
B11. Westcreek PS	476	599	351	355	359	356	372	383	392	405	424	424	420	418	417	414	411	0	6	4.89
Totals	4,835	5,145	4,462	4,486	4,351	4,364	4,314	4,266	4,296	4,276	4,267	4,241	4,214	4,182	4,182	4,142	4,142	153	26	57.47
Total Surplus Pupil Spaces	-	-	332	331	351	382	392	395	408	418	420	446	478	481	504	525	541	-	-	-

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	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. Altona Forest PS	349	423	424	434	437	446	444	442	447	440	422	420	418	416	414	412	410	86	1	5.14
C2. Bayview Heights PS	472	401	397	399	391	387	386	390	367	350	345	337	336	334	332	331	329	0	0	5.00
C3. Maple Ridge	441	652	647	632	610	602	574	564	545	551	544	539	536	534	532	529	527	221	8	3.00
C4. William Dunbar PS	495	651	641	643	639	648	640	636	637	624	620	618	616	616	614	613	611	288	5	3.04
C5. ROND			5	9	13	17	17	20	22	24	26	26	25	24	24	24	24	24	24	24
C6. ROND																				
C7. ROND																				
C8. ROND																				
Totals	1,757	2,127	2,172	2,217	2,217	2,266	2,259	2,218	2,232	2,250	2,257	2,263	2,281	2,140	2,146	2,146	2,146	599	14	16.18
Total Pupil Spaces Available to Accommodate Growth																				
D Requirements of New Development for Growth Areas (Cumulative)				110	140	182	215	286	335	384	427	449	476	511	535	575	599	599		

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 PE02



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

Projected Housing Growth		Projected Housing Growth															Weighted/ Blended Elementary Yield	Total Net New Units 2038/39	Total Yr. 15 Growth-related Pupils
Total NGRPP		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 Yr. 15 Growth-related Pupils		
1. The Azalea and Burkholder site recently acquired and nine additional designated elementary sites in Section as detailed on summary Form G		384	432	397	437	302	293	254	294	297	308	313	248	272	290	259	0.4710	4,622	2,177
2.		251	437	432	415	404	545	264	266	276	455	408	212	413	291	496	0.2882	5,604	1,615
3.		146	159	41	46	20	20	364	364	255	364	360	151	164	260	176	0.0415	2,888	120
Total Net Dwelling Units		781	1,028	869	888	726	858	881	923	828	1,127	1,121	612	849	780	832	0.2883	13,114	3,912

Review Area: PE02 - Pickering Section

Projected Housing Growth		Projected Housing Growth															Weighted/ Blended Elementary Yield	Total Net New Units 2038/39	Total Yr. 15 Growth-related Pupils
Total NGRPP		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 Yr. 15 Growth-related Pupils		
1. The Azalea and Burkholder site recently acquired and nine additional designated elementary sites in Section as detailed on summary Form G		384	432	397	437	302	293	254	294	297	308	313	248	272	290	259	0.4710	4,622	2,177
2.		251	437	432	415	404	545	264	266	276	455	408	212	413	291	496	0.2882	5,604	1,615
3.		146	159	41	46	20	20	364	364	255	364	360	151	164	260	176	0.0415	2,888	120
Total Net Dwelling Units		781	1,028	869	888	726	858	881	923	828	1,127	1,121	612	849	780	832	0.2883	13,114	3,912

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	# 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																		0	0.00

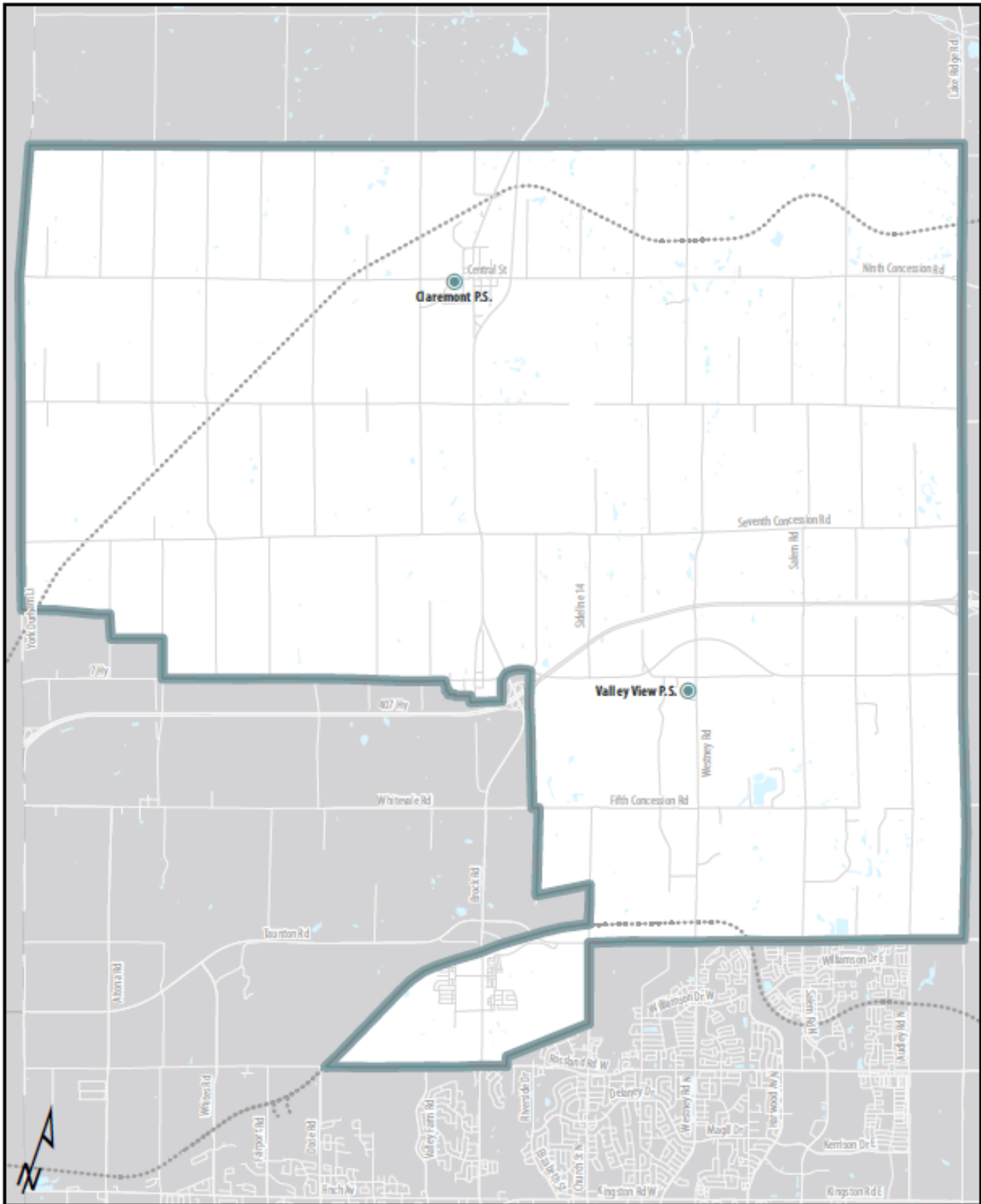
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

Review Area Schools	OTG Capacity	Current 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	# of Portables	Existing Site Size
Unnamed Pickering/Station (Burkholder Dr & Azalea Ave) (opening 2025/26)	634	-	599	617	643	672	688	703	719	718	721	721	721	721	721	721	721	0	0.00
ROND			196	451	687	933	1,129	1,455	1,749	2,050	2,356	2,682	2,995	3,185	3,437	3,652	3,912	3912	0.00
C3																			
C4																			
C5																			
C6																			
C7																			
C8																			
Totals	634	-	795	1,068	1,329	1,605	1,817	2,158	2,468	2,768	3,077	3,402	3,715	3,905	4,158	4,372	4,633	0	0.00
Total Pupil Spaces Available to Accommodate Growth																			

D Requirements of New Development for Growth Areas (Cumulative)	451	687	933	1,129	1,465	1,749	2,050	2,356	2,682	2,995	3,185	3,437	3,652	3,912	3,999
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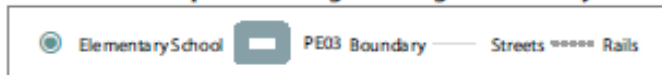
Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

Review Area Map PE03



Durham District School Board: Education Development Charges Background Study 2024

Elementary Review Area: PE03



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

1. Northeast Pickering three (3) elementary sites, including Duffins Heights elementary site	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
	41	52	39	10	9										
Low Density															
Medium Density	86	52													67
High Density – Apartments			193	111	283	190	146	78	84						
A. Total Net Dwelling Units	127	104	232	121	292	190	146	78	84						67

2.	Total R(GPDP)	Year 15 2038/39
	260	151
		205
		1,154
		1,510

3.	Total Net Dwelling Units
	1,510
	1,510

Review Area: PE03 - Pickering North & Ajax north of Rossland Rd.

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	# of Portables	Existing Site Size	
B1. Claremont PS	210	233	166	169	176	175	180	184	181	186	180	178	177	176	175	173	38	0	4.37
B2. Valley View PS	167	344	79	74	52	48	48	42	34	32	31	30	29	28	27	27	39	9	5.84
B3																			
B4																			
B5																			
B6																			
B7																			
B8																			
B9																			
B10																			
Totals	377	577	246	235	237	233	238	226	214	218	212	208	206	204	202	199	77	9	10.21
Total ROND			14	32	48	53	62	73	82	85	87	84	81	78	78	77			
Total Surplus Pupil Spaces			117	102	98	102	102	88	78	74	79	85	90	94	97	100			

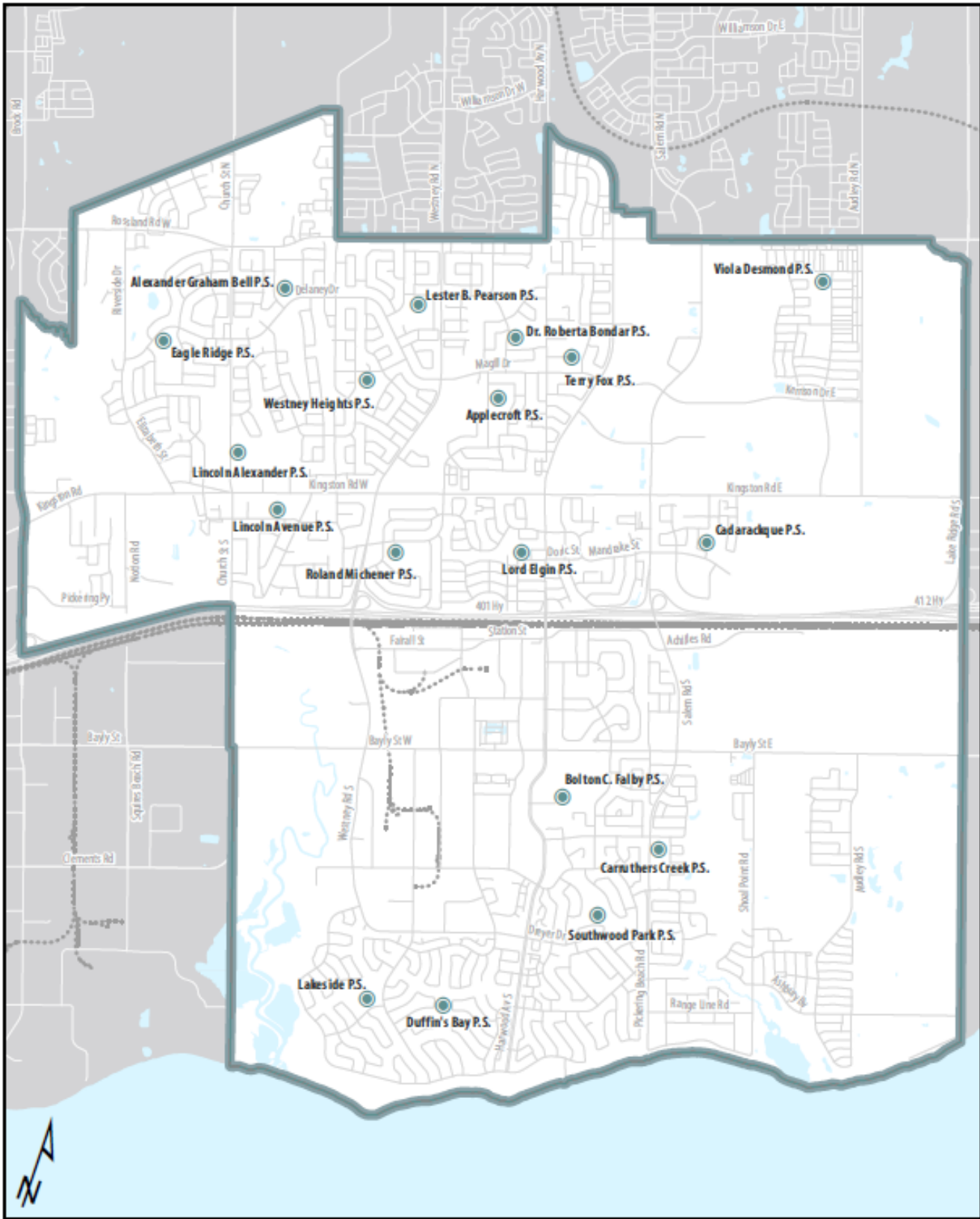
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

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	# of Portables	Existing Site Size	
C1. Urnshaw Creekwood PS		216	214	214	208	208	207	205	198	195	190	190	190	190	190	190	70	0	0.00
ROND		18	29	32	34	38	46	55	55	55	53	53	56	56	70	70			
C2																			
C3																			
C4																			
C5																			
C6																			
C7																			
C8																			
Totals		234	243	246	242	246	256	259	253	250	245	245	246	246	260	260	70	0	0.00
Total Pupil Spaces Available to Accommodate Growth																			

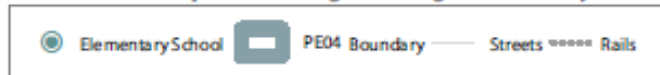
D. Requirements of New Development for Growth Areas (Cumulative) 29 32 34 38 48 55 55 55 56 56 70

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 PE04



Durham District School Board: Education Development Charges Background Study 2024
Elementary Review Area: PE04



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

1. South Ajax (Letter) (SA-2011-02)
2. Unnamed Ajax PS (307) (Stannardville Dr/Hurst Dr) Coughlan (AS)-2008-01
3. Area around Terry Fox, Applecroft and Cadaraque. - Board will review student accommodation solutions at a later date

Table with columns: Review Area, Current 2023/24 OTG Capacity, Year 1-10, Total Net Dwelling Units, Weighted/Blended Elementary Yield, Total Net New Units 2038/39, Total Yr. 15 Growth-related Pupils

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

Table B: Review Area Schools. Lists schools like Alexander Graham Bell PS, Dr Roberta Bondar PS, Duffins Bay PS, Eagle Ridge Public School, etc., with columns for OTG Capacity, Years 1-10, and Total Net New Units.

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

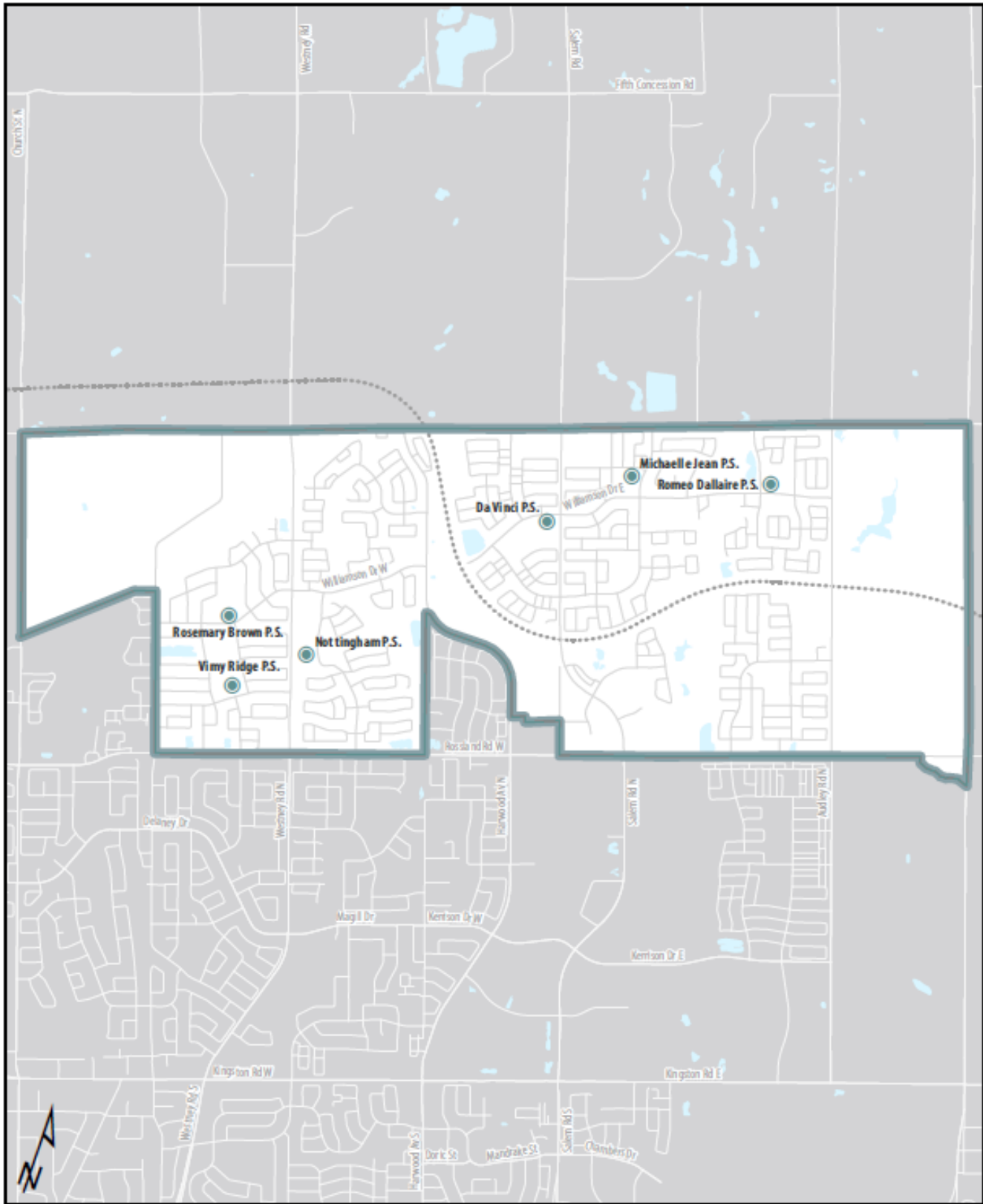
Table C: Review Area Schools Impacted by Housing Growth. Lists schools like Lincoln Alexander PS, Lincoln Avenue PS, Boston C Falby PS, Carothers Creek Public School, etc., with columns for OTG Capacity, Years 1-10, and Total Net New Units.

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

Table D: Requirements of New Development for Growth Areas. Summary table with columns for OTG Capacity, Years 1-10, Total Net New Units, Weighted/Blended Elementary Yield, and Total Yr. 15 Growth-related Pupils.

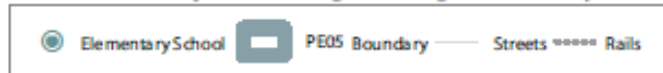
Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

Review Area Map PE05



Durham District School Board: Education Development Charges Background Study 2024

Elementary Review Area: PE05



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

1. No additional growth-related site needs (Board owns growth-related site Castlefield Meadows @ Hallier & Rushworth site awaiting anticipated housing in proximity to site)	Projected Housing Growth															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		
2.	-	-	14	-	-	-	-	-	-	-	-	-	-	-	-	27	13
3.	-	32	32	-	-	-	-	-	-	-	-	-	-	-	-	96	30
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A	13	46	32	32	-	-	-	-	-	-	-	-	-	-	-	123	43

Review Area: PE05 - Ajax North

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 da Vinci Public School	565	781	754	725	684	660	658	644	616	611	603	600	597	584	581	589	586	4.96
B2 Michaele Jean FI PS	553	408	385	368	345	337	326	325	317	319	317	316	314	313	312	310	309	5.35
B3 Nottingham P.S.	521	527	518	509	499	503	496	492	481	481	475	474	472	470	468	466	465	6.45
B4 Romeo Dallaire P.S.	490	568	551	543	540	549	538	538	540	526	519	518	515	513	512	509	507	6.14
B5 Rosemary Brown FI PS	558	273	295	312	328	355	385	405	422	433	436	436	435	434	433	432	431	0.00
B6 Vinny Ridge P.S.	562	670	644	628	613	602	594	581	563	560	580	575	572	571	569	568	565	5.01
B7																		
B8																		
B9																		
B10																		
Totals	3,249	3,227	3,147	3,083	3,012	3,005	2,996	2,986	2,959	2,961	2,931	2,920	2,905	2,895	2,885	2,875	2,863	
Total ROND			5	18	25	31	31	33	38	41	44	44	44	43	43	43	43	
B	Total Surplus Pupil Spaces	22	97	148	213	213	222	230	252	247	274	285	300	311	321	331	343	

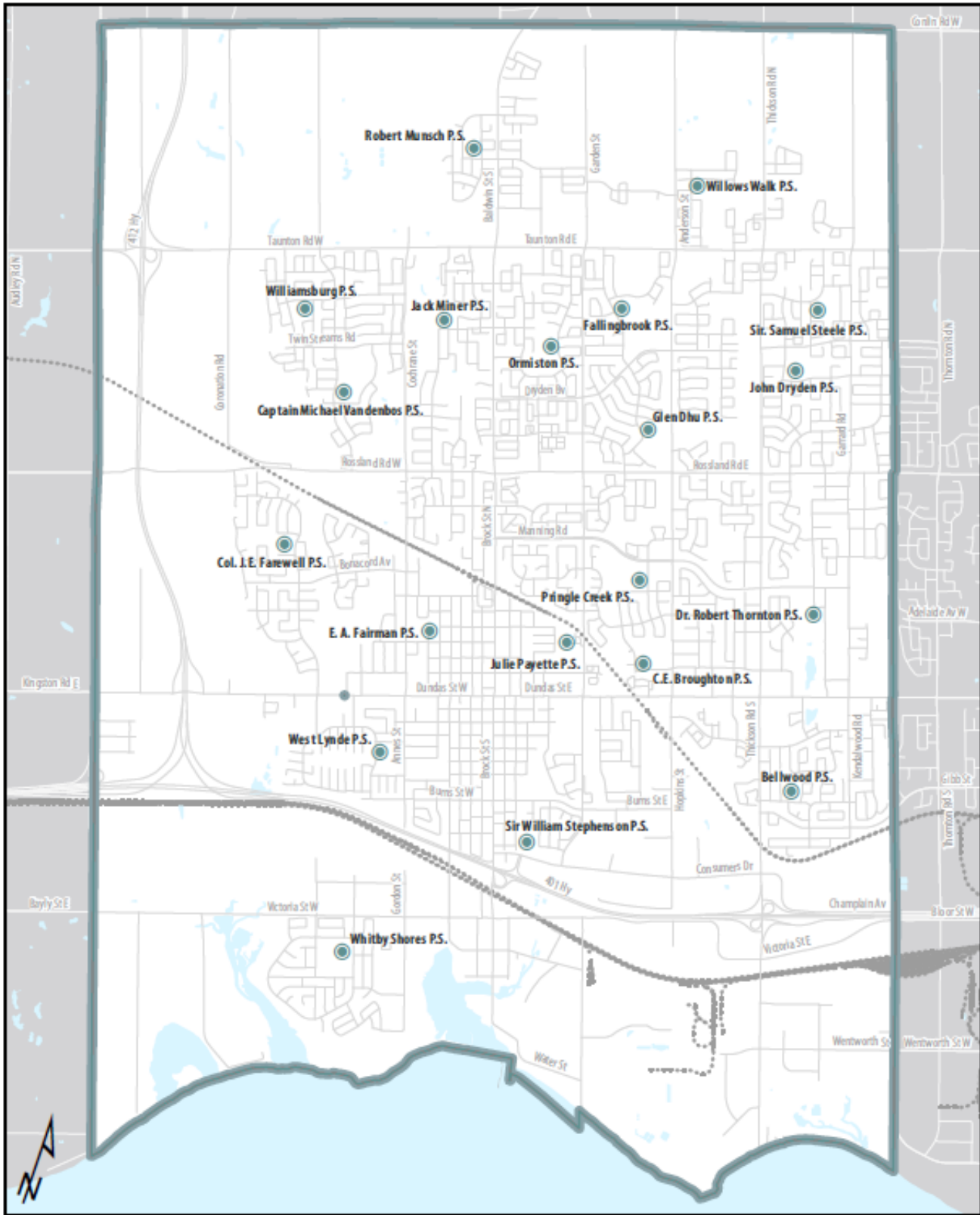
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

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																		
C	Total Pupil Spaces Available to Accommodate Growth																	0.00

D Requirements of New Development for Growth Areas (Cumulative)

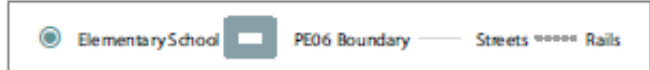
Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

Review Area Map PE06



Durham District School Board: Education Development Charges Background Study 2024

Elementary Review Area: PE06



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

1. Four (4) additional designated elementary schools sites, three of which have been recently acquired
 2. Future school site north of Victoria St. West & west of Gordon Street (there are large scale developments proposed that are not included in the housing forecast - preliminary)
 3.

Review Area: PE06 - Whitby South & Centre															
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	614	447	288	166	146	168	79	66	26	33	33	-	11	12	-
Medium Density	433	383	216	140	209	161	70	249	214	89	94	124	124	132	121
High Density - Apartments	121	90	260	243	230	59	379	80	80	227	406	406	525	611	606
A Total Net Dwelling Units	1,168	920	764	549	585	388	528	395	320	349	500	588	660	755	727

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

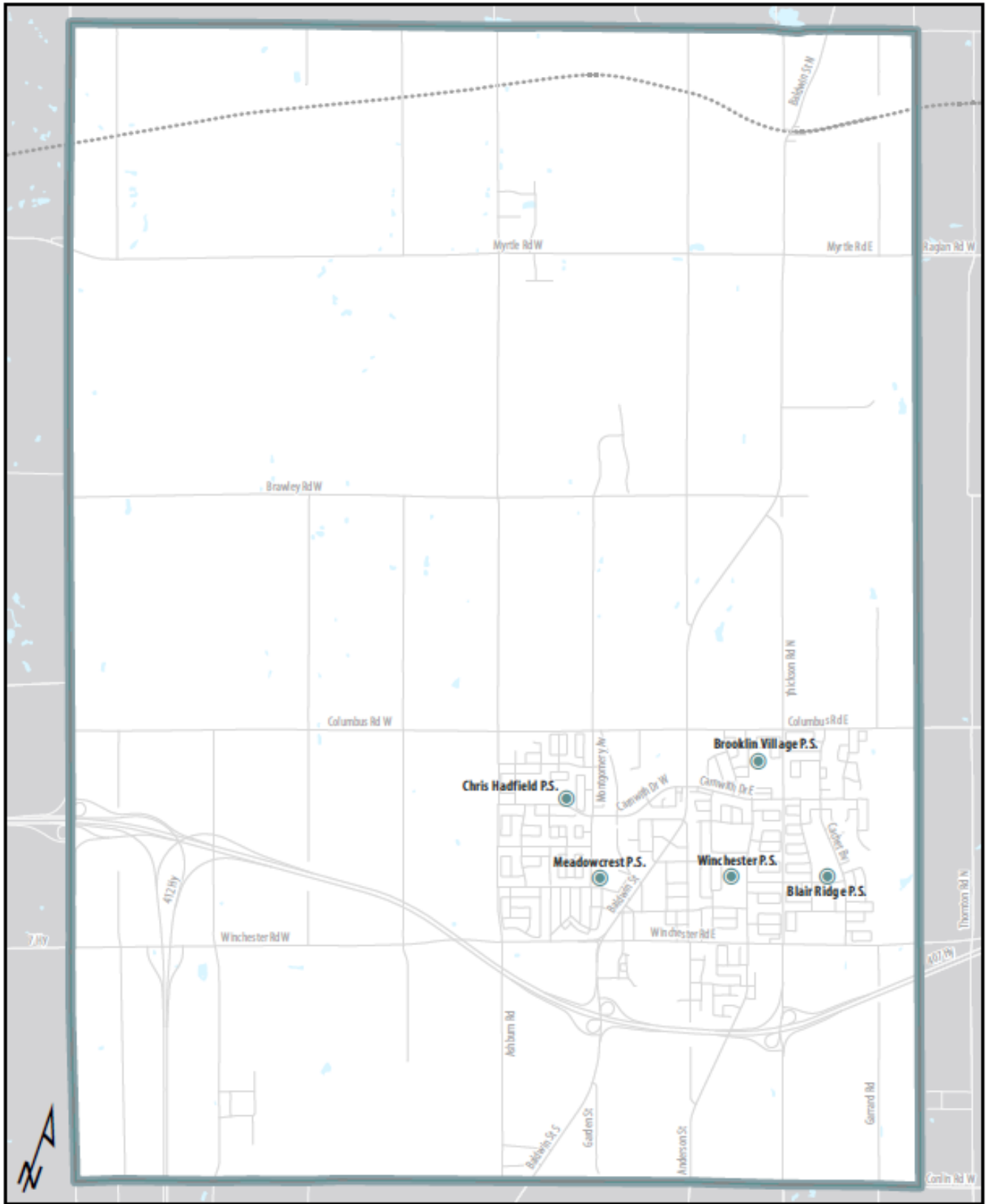
Review Area Schools																
DTG Capacity	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site Size
B1 Bellwood PS	380	459	448	424	413	387	379	376	370	371	368	367	365	364	362	364
B2 C/E Brighton PS	354	575	392	379	377	379	368	352	345	337	335	333	332	330	329	329
B3 Colonel J.E. Farewell PS	524	596	492	485	519	511	505	515	506	505	502	500	498	496	493	493
B4 Dr Robert Thomson PS	443	334	326	315	300	289	283	275	270	274	274	273	271	269	267	267
B5 Earl A. Farman PS	256	373	324	320	321	303	313	303	298	295	292	291	290	289	288	288
B6 John Dryden PS	659	719	709	710	731	731	732	729	724	724	721	718	715	712	709	709
B7 Julie Payette PS	668	597	558	498	478	451	433	418	402	399	396	394	392	390	388	388
B8 Ormiston PS	472	718	698	659	645	622	601	588	541	519	513	510	509	506	503	503
B9 Pringle Creek PS	564	668	685	693	709	727	748	755	765	752	749	747	745	743	741	741
B10 Captain Michael Vandenberg P.S.	619	792	832	851	879	890	900	906	920	910	906	903	899	896	892	892
B11 West Lynde PS	449	659	486	479	463	466	448	437	427	424	420	418	415	413	409	409
B12																
Totals	5,898	6,400	5,895	5,820	5,822	5,790	5,662	5,599	5,546	5,507	5,475	5,462	5,430	5,407	5,382	5,382
Total ROND	7	8	19	20	20	21	23	25	25	25	25	25	25	25	25	25
Total Surplus Pupil Spaces	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

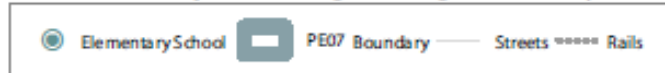
Review Area Schools																
DTG Capacity	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site Size
C1 Fallingbrook PS	426	692	682	666	685	652	639	629	582	567	559	557	555	553	551	551
C2 Lary Dolphin (Unnamed West Whitby South) (ROND)	-	-	423	447	471	496	517	528	537	538	538	538	538	538	538	538
C3 Unnamed West Whitby North Holding (Oisco & Limoges)	-	-	460	463	473	486	494	501	507	520	520	520	520	520	520	520
C4 Robert Munich P.S.	559	466	468	446	422	410	408	410	386	379	386	384	382	381	379	379
C5 Willows Walk PS Unnamed North Whitby PS (ROND)	490	522	391	392	404	412	408	404	400	397	394	392	391	389	387	387
C6 Williamsburg P.S.	513	787	666	663	663	662	663	676	676	688	675	672	670	668	665	665
C7 Sir Samuel Steele P.S.	469	509	494	482	477	476	476	466	460	464	461	459	457	456	454	454
C8 Glen Dhu PS	577	662	596	580	578	585	584	579	556	553	540	548	546	546	540	540
C9 Jack Miner P.S.	386	491	501	495	488	480	495	486	480	479	478	477	476	475	474	474
C10 St William Stephenson PS	438	502	492	511	527	528	557	555	550	548	545	543	541	539	536	536
C11 Whitby Shores	571	655	620	595	577	574	496	489	478	478	475	473	471	469	467	467
Totals	4,379	5,286	6,161	6,554	6,661	6,785	6,947	7,023	7,130	7,178	7,213	7,242	7,296	7,346	7,381	7,381
Requirements of New Development for Growth Areas (Cumulative)	581	839	736	1,122	1,222	1,232	1,331	1,396	1,451	1,479	1,494	1,518	1,541	1,551	1,551	1,551

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 PE07



Durham District School Board: Education Development Charges Background Study 2024
Elementary Review Area: PE07



**DURHAM 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	
	Total INCRPP	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. Eleven (11) additional elementary school sites																	0.4649	6,790	3,157
2.																	0.2929	3,689	1,080
3.																	0.0170	845	14
																	0.3755	11,324	4,252

Review Area: PE07 - Whitby North

Projected Housing Growth	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				
Low Density	9	156	418	384	489	541	473	650	576	598	574	476	476	476	476	476	0.4649	6,790	3,157
Medium Density	105	198	306	328	332	471	337	377	330	256	204	147	156	156	156	156	0.2929	3,689	1,080
High Density- Apartments	-	-	-	88	18	74	18	83	223	133	104	104	104	104	104	104	0.0170	845	14
A. Total Net Dwelling Units	114	354	724	800	1,086	1,086	828	1,110	1,129	987	790	727	665	577	577	577	0.3755	11,324	4,252

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 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 Blair Ridge P.S.	593	459	421	391	362	317	302	301	292	283	287	285	284	283	282	281	0	4.98
B2 Meadowcrest PS	285	254	226	190	148	136	115	102	101	101	101	101	100	100	99	98	0	5.50
B3 Winchester PS	596	530	480	452	440	420	408	388	382	374	373	372	372	371	370	369	3	5.98
B4																		
B5																		
B6																		
B7																		
B8																		
B9																		
B10																		
B11																		
Totals	1,474	1,243	1,137	912	873	825	791	775	758	758	761	758	756	753	751	748	0	16.46
Total ROND				1	1	1	1	1	2	2	3	3	3	3	3	3	0	
B. Total Surplus Pupil Spaces	231	337	442	503	561	648	682	697	713	713	710	713	716	718	721	723	0	16.46

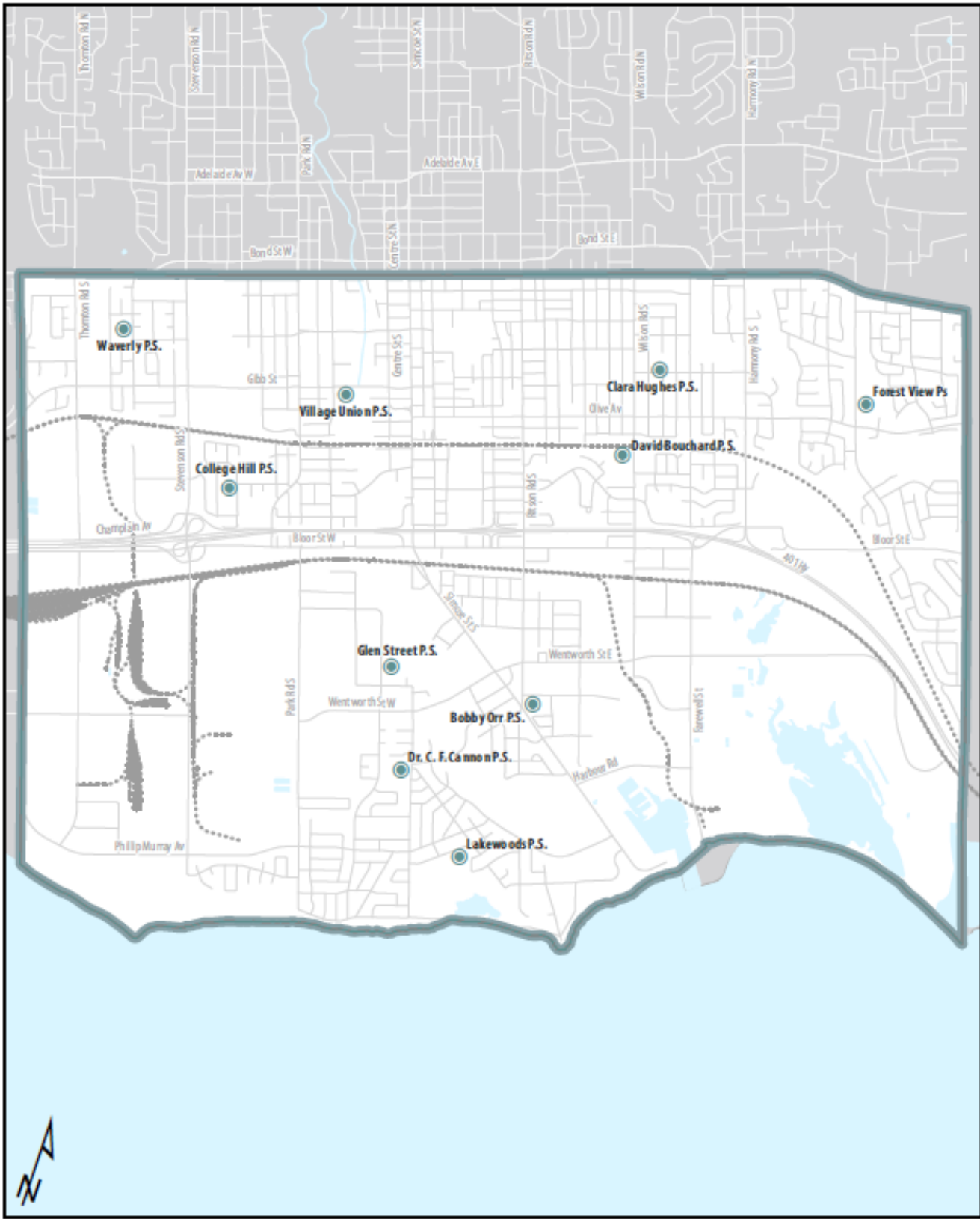
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

Review Area Schools	OTG Capacity	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 Brooklin Village P.S.	674	722	697	678	631	600	580	547	595	533	524	522	520	519	517	515	0	5.62
ROND				106	336	820	1,140	1,421	1,811	2,162	2,129	2,855	3,129	3,424	3,691	3,969	3969	
C2 Chris Hadfield P.S.	657	730	693	644	576	567	552	537	543	546	542	540	538	536	534	531	1	5.42
ROND				29	43	75	99	122	145	169	192	216	239	265	272	280	280	
C3																		
C4																		
C5																		
C6																		
C7																		
C8																		
Totals	1,331	1,452	1,417	1,456	1,635	2,062	2,371	2,626	3,033	3,409	3,771	4,133	4,427	4,734	5,014	5,294	4249	11.04
C. Total Pupil Spaces Available to Accommodate Growth																		





Requirements of New Development for Growth Areas (Cumulative)	135	379	614	895	1,239	1,543	1,956	2,331	2,704	3,071	3,368	3,679	3,963	4,249
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 PE08



Durham District School Board: Education Development Charges Background Study 2024
Elementary Review Area: PE08

 Elementary School	 PE08 Boundary	 Streets	 Rails
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DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024

Table with columns for density types (Low, Medium, High) and Total Net Dwelling Units. Includes a 'Total IGPPP' row with value 93.

Table for 'Review Area: PE08 - Oshawa South' showing projected housing growth from Year 1 to Year 15 across various density types.

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

Table for 'Review Area Schools' listing schools B1 through B11 with columns for OTG Capacity, current capacity, and projected growth from Year 1 to Year 15.

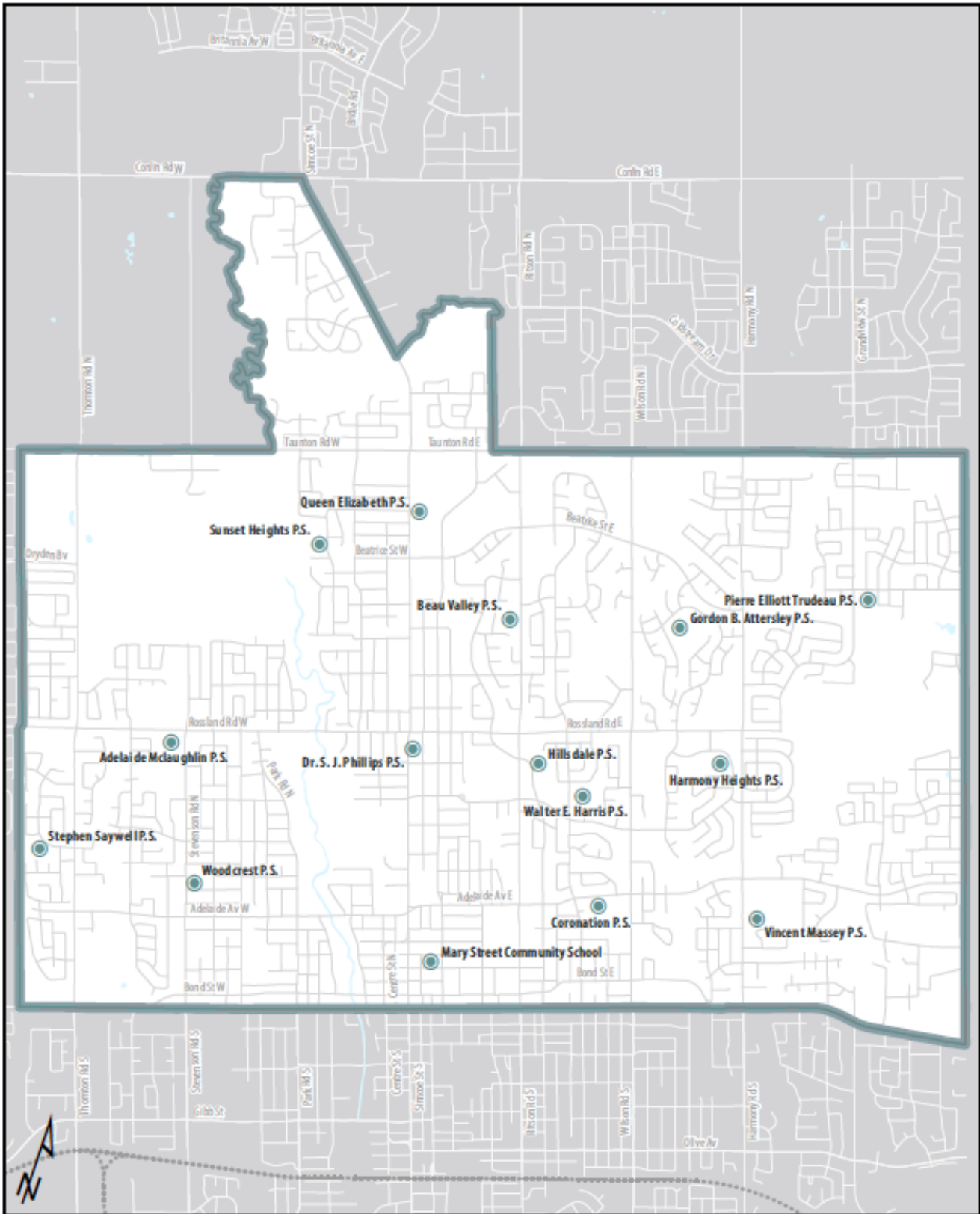
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

Table for 'Review Area Schools' listing schools C1 through C8 with columns for OTG Capacity, current capacity, and projected growth from Year 1 to Year 15.

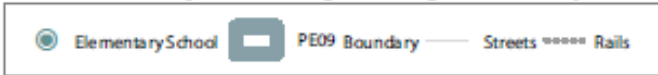
Summary table for 'Requirements for Growth Areas (Cumulative)' showing total pupil spaces available and requirements for each school.

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 PE09



Durham District School Board: Education Development Charges Background Study 2024
Elementary Review Area: PE09



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

1. Giappelli site (previously funded from EDC account) Site prep costs only	Projected Housing Growth															Weights/ 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			
	96	50	62													0.5100	248	126
	215	173	199	112	61											0.3200	760	243
	52	40	236	236	553	409	292	359	220	220	345					0.0170	2,496	42
A	363	263	301	388	614	409	292	359	220	220	345					0.1176	3,504	412

Review Area: PE09 - Oshawa Centre

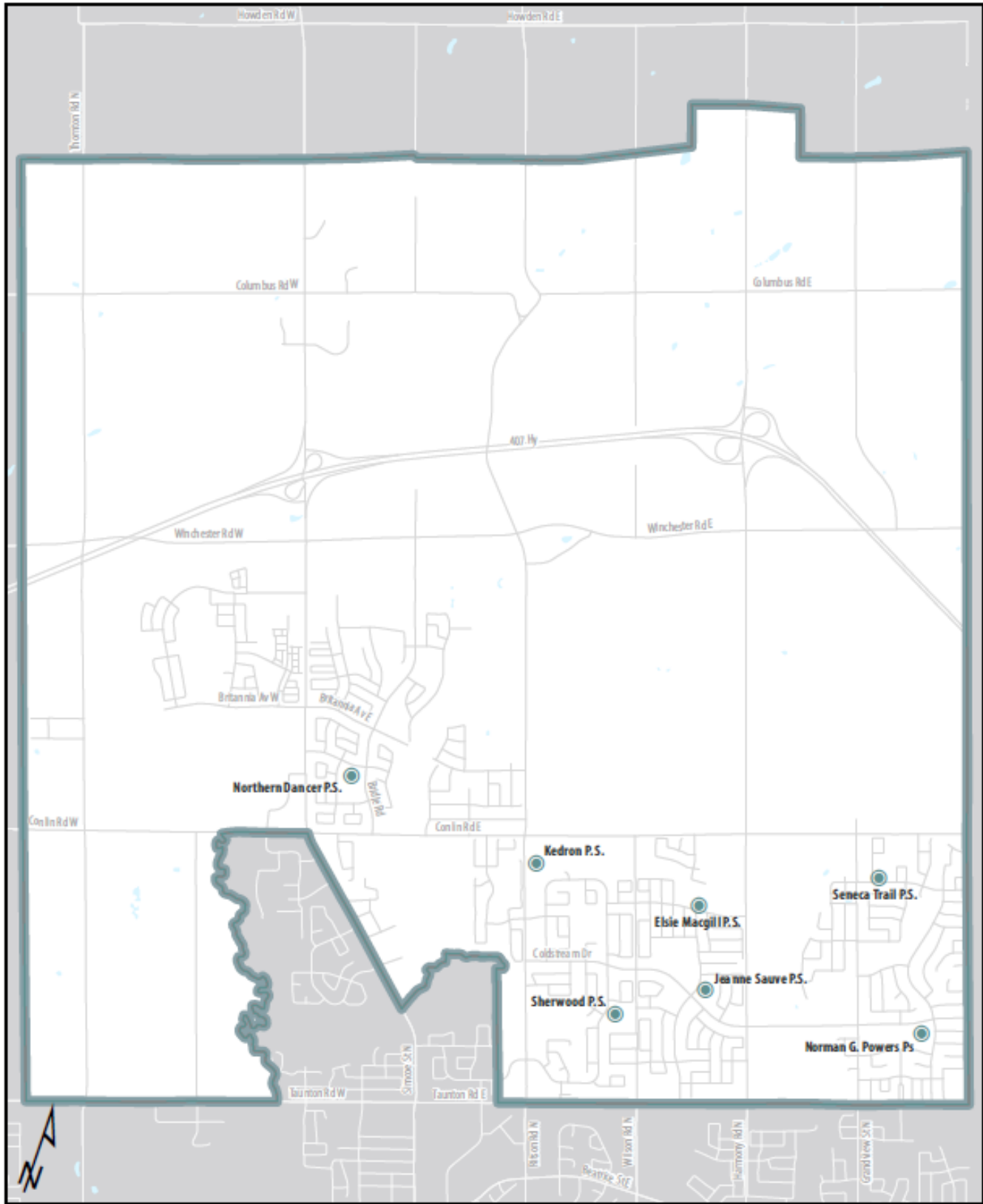
Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required																	
OTG Capacity	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 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	397	408	417	428	432	421	405	407	404	406	404	403	401	399	397	57	6.00
B2	256	275	282	278	278	280	285	270	264	264	261	259	258	257	256	0	6.17
B3	666	656	667	680	515	517	520	526	512	493	488	485	483	479	475	0	4.50
B4	465	460	467	460	466	446	437	432	432	430	427	425	423	422	420	42	5.03
B5	163	165	154	149	151	149	150	155	147	150	150	150	150	150	150	2	6.05
B6	221	221	222	225	246	244	256	254	255	250	248	247	246	244	243	23	2.90
B7	553	548	546	553	544	552	539	533	515	513	509	507	506	504	501	5	6.94
B8	421	347	345	332	314	310	303	301	297	296	294	293	292	291	291	0	5.00
B9	583	440	447	438	431	436	443	444	449	445	443	441	440	438	437	0	9.21
B10	455	458	451	453	449	445	432	431	425	418	416	414	412	410	408	0	6.05
B11	382	377	377	368	361	360	348	342	343	343	341	339	338	337	335	4	5.81
B12																	
B13																	
B14																	
B15																	
Totals	3,833	4,592	4,170	4,197	4,188	4,159	4,117	4,092	4,043	4,004	3,980	3,964	3,949	3,932	3,914	134	63.66
Total ROND	22	30	55	76	91	105	111	117	118	123	124	130	132	133	134	28	63.66
Total Surplus Pupil Spaces																	

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

OTG Capacity	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	423	457	460	466	446	444	443	434	434	427	426	425	424	423	422	0	6.77
C2	317	347	359	359	400	400	399	395	398	391	388	387	385	385	385	0	5.00
C3	495	726	724	714	698	684	676	667	666	659	656	653	650	647	643	8	6.89
C4	441	780	778	766	748	739	705	694	652	617	614	612	610	608	605	10	6.89
C5																139	
C6																	
C7																	
C8																	
Totals	1,676	2,320	2,404	2,470	2,522	2,517	2,495	2,463	2,434	2,378	2,366	2,356	2,348	2,342	2,334	279	25.55
Total Pupil Spaces Available to Accommodate Growth																	
D	Requirements of New Development for Growth Areas (Cumulative)	165	225	240	248	259	272	283	284	284	282	279	278	279	279	688	

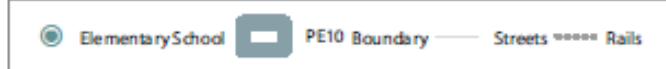
Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

Review Area Map PE10



Durham District School Board: Education Development Charges Background Study 2024

Elementary Review Area: PE10



Projecting Housing Growth								Weighted/Blended Elementary Yield	Total Net New Units 2038/39	Total Yr. 15 Growth-related Pupils					
	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
Low Density	396	379	464	444	453	418	418	428	304	236	122	122	122	122	122
Medium Density	360	584	602	483	422	326	326	339	326	180	43	43	43	43	43
High Density- Apartments	-	-	-	-	-	-	178	110	251	150	150	252	196	1,682	29
A Total Net Dwelling Units	956	963	1,066	927	875	744	922	877	735	546	315	417	361	362	363
Total NGPPP	-														
Low Density	0.5244														
Medium Density	3.954														
High Density- Apartments	0.0170														
Total Net Dwelling Units	0.3574														

Review Area: PE10 - Oshawa North

Projected Housing Growth																		Weighted/Blended Elementary Yield	Total Net New Units 2038/39	Total Yr. 15 Growth-related Pupils
	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					
B1 Elsie MacGill PS	689	541	520	497	479	458	441	441	437	435	432	430	429	427	425	0	4	5.82		
B2 Jeanne Sauvé PS (JK-8 FI)	576	703	656	618	597	577	561	546	535	534	531	529	528	526	523	0	4	5.27		
B3 Kefron PS	262	470	388	374	369	364	352	363	363	358	356	354	352	350	348	62	8	5.42		
B4 Norman G Powers	513	598	492	437	423	417	410	405	390	389	387	386	385	384	382	0	1	6.00		
B5 Seneca Trail PS	565	666	618	608	584	579	559	566	560	558	555	553	551	548	545	196	3	5.00		
B6 Sherwood Public School	467	521	510	472	468	467	463	445	440	435	433	432	431	429	427	0	2	5.20		
B7																				
B8																				
B9																				
B10																				
Totals	2,902	3,677	3,268	3,143	2,999	2,854	2,792	2,765	2,724	2,707	2,694	2,684	2,675	2,664	2,650	258	22	32.71		
Total ROND	12	33	83	111	139	169	199	236	240	244	248	253	258	258	258					

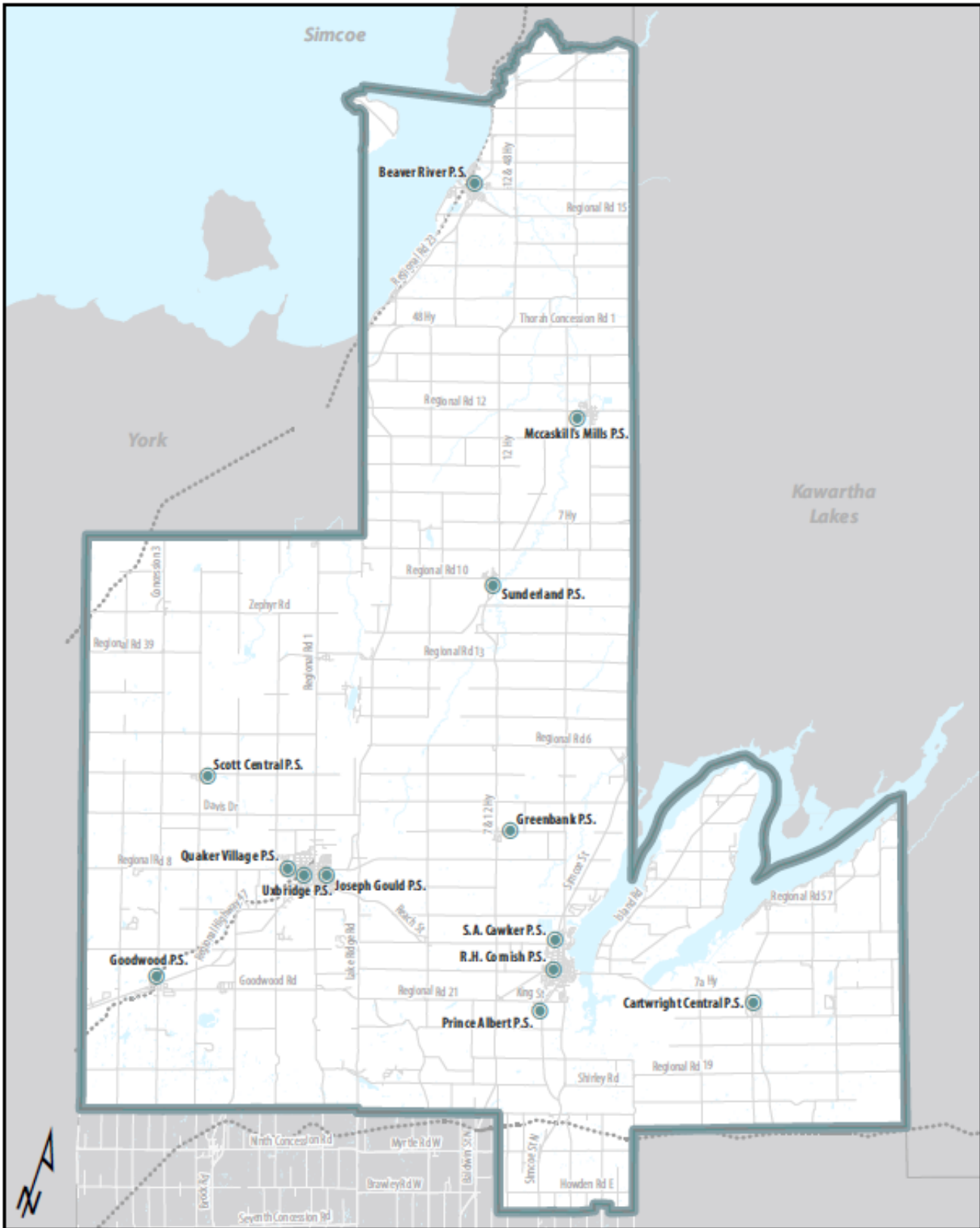
Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required

Projected Housing Growth																		Weighted/Blended Elementary Yield	Total Net New Units 2038/39	Total Yr. 15 Growth-related Pupils
	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					
C1 Northern Dancer PS (Windfield Farms)	513	540	927	896	891	883	853	826	814	813	809	807	804	801	797	2	16	6.08		
C2 Tribute ES		164	165	167	164	165	160	165	160	160	160	160	160	160	160					
C3 North Oshawa (Windfields Farm Dr W & Windgrace Ave) (Opening 2024/25)	506	572	571	577	580	574	569	574	562	570	570	570	570	570	570	0	0	0.00		
C4		79	59	59	59	61	64	64	64	68	69	75	75	75	75	75				
C5																				
C6																				
C7																				
C8																				
Totals	1,049	940	1,996	2,920	3,209	3,508	3,780	4,082	4,303	4,526	4,628	4,735	4,836	4,924	5,003	3476	16	13.78		
Total Pupil Spaces Available to Accommodate Growth																				

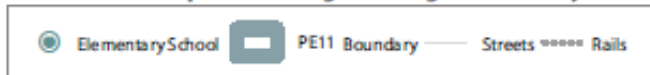
	OTG Capacity	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	# of Portables	Existing Site Size
D Requirements of New Development for Growth Areas (Cumulative)	642	642	1,283	1,925	2,568	3,211	3,854	4,497	5,140	5,783	6,426	7,069	7,712	8,355	9,000	9,643	3,954	3,476

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 PE11



Durham District School Board: Education Development Charges Background Study 2024
Elementary Review Area: PE11



**DURHAM 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
	Total INGRPP	Low Density			Medium Density			High Density - Apartments			Total Net Dwelling Units				
	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. Uxbridge area additional student accommodation needs	180	217	216	219	194	147	132	204	207	207	207	181	189	180	191
2. Scugog area additional student accommodation needs	98	88	62	58	107	125	152	61	79	52	60	56	56	56	62
3. Brock area additional student accommodation needs	-	-	12	-	-	13	19	-	11	1	1	9	9	25	25
A Total Net Dwelling Units	278	310	279	277	301	285	303	302	294	280	268	246	254	270	278

Review Area: PE11 - Uxbridge, Scugog & Brock

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 Cartwright Central PS, Scugog	472	324	321	318	326	329	316	316	304	307	303	299	297	296	296	295	294
B2 Greenbank PS, Scugog	141	149	141	137	135	128	127	128	124	126	125	124	123	122	121	120	119
B3 Joseph Gould PS, Uxbridge	541	591	588	588	583	582	583	574	563	569	566	565	561	560	558	556	553
B4 Prince Albert PS, Scugog	251	295	293	287	288	283	291	289	294	297	297	294	292	291	290	288	286
B5 Quaker Village PS, Uxbridge	409	386	389	382	377	377	363	357	355	337	314	315	313	312	310	308	306
B6 Sunderland PS, Brock	374	419	418	422	424	422	424	416	409	410	411	403	401	400	399	398	396
B7 Uxbridge PS, Uxbridge	492	271	262	254	240	232	216	200	197	177	173	174	173	172	171	170	169
B8																	
B9																	
B10																	
Totals	2,680	2,435	2,412	2,384	2,372	2,361	2,323	2,280	2,246	2,219	2,187	2,172	2,160	2,153	2,145	2,135	2,124
Total ROND			26	53	72	99	115	134	147	170	191	206	224	243	263	285	306
B Total Surplus Pupil Spaces			242	243	236	220	242	267	287	291	302	301	297	285	272	260	253

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 Goodwood PS, Uxbridge	213	225	230	232	237	234	232	231	228	223	218	216	215	213	213	212	211
C2 Scott Central PS, Uxbridge	305	326	316	321	316	316	319	329	326	317	312	318	316	315	315	314	313
C3 S.A. Cowker PS, Scugog	487	487	498	514	522	542	562	570	571	565	562	556	554	553	553	552	549
C4 R.H. Cornish PS, Scugog	639	642	629	628	624	625	617	618	625	618	618	603	599	596	594	591	588
C5 McCashill's Mills PS, Brock	441	441	437	443	447	447	447	439	441	449	448	447	445	444	443	441	439
C6 Beaver River PS, Brock (opening 2024/25)	418	484	502	504	515	519	537	556	553	560	564	560	556	553	551	548	546
C7			30	48	65	85	95	110	123	147	172	204	232	260	293	325	360
Totals	2,503	2,605	2,679	2,782	2,875	2,968	3,084	3,179	3,258	3,322	3,389	3,446	3,512	3,573	3,688	3,700	3,770
C Total Pupil Spaces Available to Accommodate Growth																	
D Requirements of New Development for Growth Areas (Cumulative)				143	214	281	363	438	514	589	667	746	827	898	971	1,043	1,125

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.

Elementary Form G

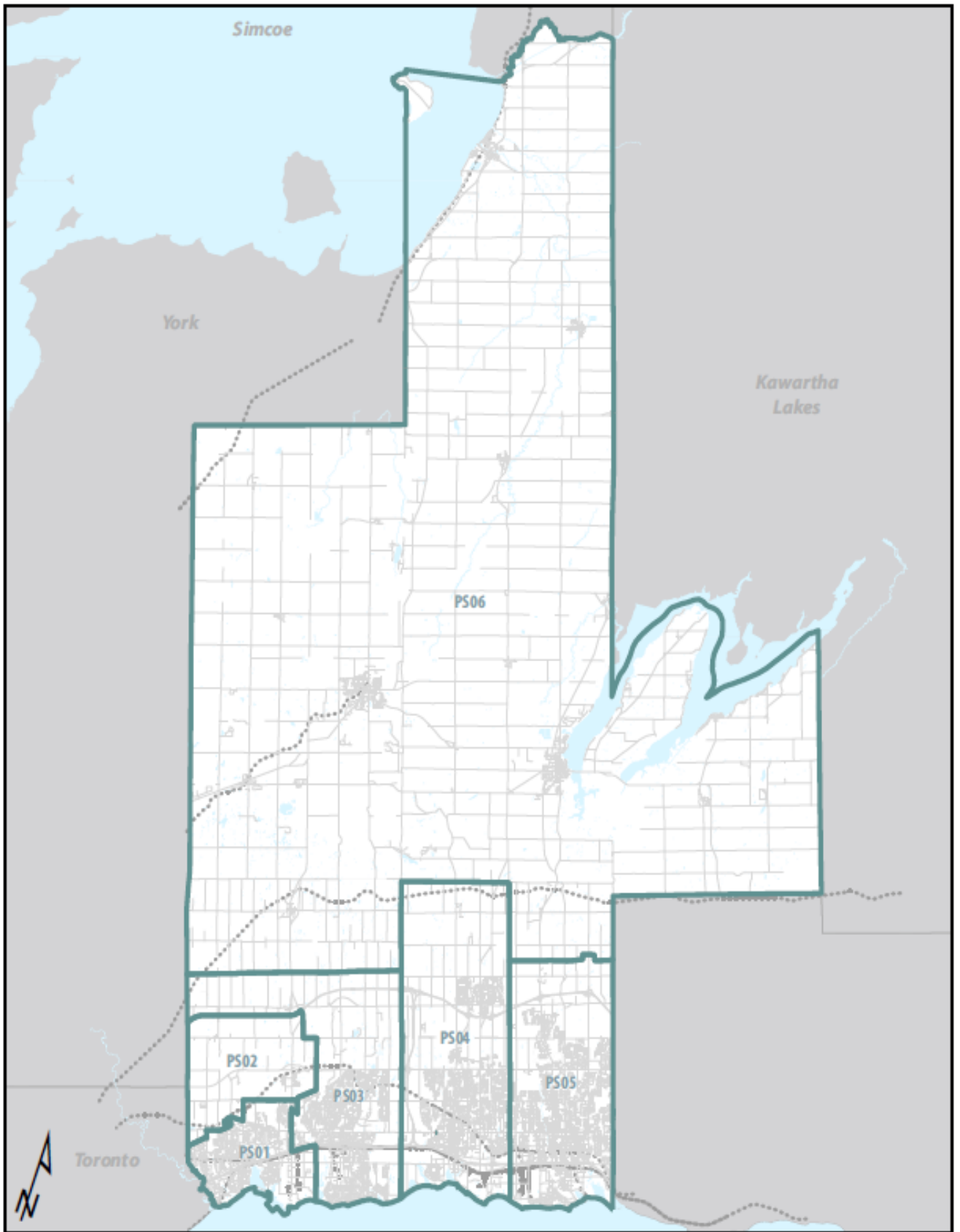
Form G - Growth-related Elementary Net Education Lands Costs - cont'd

Review Area	Description of Growth-related Site Acquisition Needs	Site Status	Proposed Year of Acquisition	NGRPP Requirements	Proposed School Capacity	% of Capacity Attributable to NGRPP Requirements	Total # of Acres Required	EDC Eligible Acres	Cost per Acre	Education Land Costs
PE01	Pickering City Centre	Potential site identified	2032	599	634	94%	6.50	6.14	\$ 3,500,000	\$ 21,476,144
PE02	Seaton elementary site #2 south of Taunton (adjacent to joint-use park)	Designated	2025	634	634	100%	6.10	6.10	\$ 3,500,000	\$ 21,350,000
PE02	Seaton elementary site #3 north of Taunton at Sideline 24 (adjacent to joint-use park)	Designated	2028	634	634	100%	6.47	6.47	\$ 3,500,000	\$ 22,645,000
PE02	Seaton elementary site #4 north of Whitevale	Designated	2029	634	634	100%	6.85	6.85	\$ 3,500,000	\$ 23,964,500
PE02	Seaton elementary site #5 Whitevale - north of Whitevale at Sideline 24	Designated	2030	444	634	70%	7.52	7.52	\$ 3,500,000	\$ 26,320,000
PE02	Seaton elementary site #6 north of Whitevale Rd. & east of Sideline 28 (adjacent to joint-use park)	Designated	2031	397	611	65%	5.93	5.93	\$ 3,500,000	\$ 20,765,500
PE02	Seaton elementary site #7 south of Whitevale Rd. & west of Sideline 26	Designated	2033	397	611	65%	5.92	3.85	\$ 3,500,000	\$ 13,468,000
PE02	Seaton elementary site #8 south of Whitevale Rd. & east of Sideline 26 (adjacent to joint-use park)	Designated	2035	397	611	65%	6.11	3.97	\$ 3,500,000	\$ 13,891,150
PE02	Seaton elementary site #9 north of Whitevale Rd. & west of Brock Rd.	Designated	2037	397	611	65%	5.51	3.58	\$ 3,500,000	\$ 12,535,250
PE02	Seaton elementary site #10 north of Whitevale Rd. & east of Sideline 22	Designated	2038	65	611	11%	5.70	0.61	\$ 3,500,000	\$ 2,122,340
PE03	Unnamed Creekwood PS City of Pickering Works Yard (Duffin Heights) Tillings & Dersan	Option Agreement	2028	260	536	48%	6.99	3.39	\$ 3,500,000	\$ 11,862,786
PE04	South Ajax (Leiter - Bayly St. E. & Shoal Point Rd.) (A4)	Designated	2028	476	513	93%	6.99	6.49	\$ 3,000,000	\$ 19,461,632
PE04	Unnamed Ajax PS (307) (Stannardville Dr/Hurst Dr) Coughlan (A9)	Owned	2024	784	634	100%	8.00	8.00	\$ 3,186,564	\$ 25,501,431
PE06	Taunton/Country Lane - Heathwood acquired Jan 2024 (Micklefield & Lockton)	Owned	2024	672	634	100%	7.96	7.96	\$ 2,633,546	\$ 20,963,030
PE06	West Whitby TFP Fieldgate	Option Agreement	2028	672	634	100%	7.29	7.29	\$ 2,500,000	\$ 18,225,000
PE06	West Whitby South - Lazy Dolphin (shared community use of 0.78 additional acres)	P&S in progress	2024	672	634	100%	6.22	6.22	\$ 2,850,880	\$ 17,732,472
PE06	West Whitby Holdings (shared community use of 0.4 acres) acquired Dec 2023	Owned	2024	672	634	100%	6.60	6.60	\$ 3,059,479	\$ 20,192,558
PE06	Future pupil accommodation solution in Whitby Shores area (potential future Alternative Project)	TBD	2031	315	513	61%	5.00	3.07	\$ 2,500,000	\$ 7,677,875
PE07	South Brooklin at Anderson	Designated	2025	634	634	100%	8.00	8.00	\$ 2,500,000	\$ 20,000,000
PE07	North Brooklin	Designated	2027	634	634	100%	8.00	8.00	\$ 2,500,000	\$ 20,000,000
PE07	At Cochrane	Designated	2029	412	634	65%	8.00	5.20	\$ 2,500,000	\$ 13,000,000
PE07	Next to Greenbelt	Designated	2030	412	634	65%	8.00	5.20	\$ 2,500,000	\$ 13,000,000
PE07	At Cedarbrook Trail	Designated	2032	317	634	50%	8.00	4.00	\$ 2,500,000	\$ 10,000,000
PE07	At Duffs	Designated	2033	317	634	50%	8.00	4.00	\$ 2,500,000	\$ 10,000,000
PE07	At Baldwin East	Designated	2034	317	634	50%	8.00	4.00	\$ 2,500,000	\$ 10,000,000
PE07	Eastend	Designated	2035	317	634	50%	8.00	4.00	\$ 2,500,000	\$ 10,000,000
PE07	Camwith	Designated	2036	254	634	40%	8.00	3.20	\$ 2,500,000	\$ 8,000,000
PE07	Brook Valley	Designated	2037	254	634	40%	8.00	3.20	\$ 2,500,000	\$ 8,000,000
PE07	New ES site North Whitby	Designated	2038	96	634	15%	8.00	1.21	\$ 2,500,000	\$ 3,022,082
PE08	New elementary site north of Central Oshawa & potential Oshawa TOC (potential future Alternative Project)	TBD	2029	93	513	18%	6.00	1.09	\$ 2,500,000	\$ 2,728,070
PE09	Unnamed Glaspell elementary site (site acquisition funded from EDC account)	Owned	2024	658	634	100%	5.97	5.97	\$ 398,038	\$ 2,376,287
PE10	Minto Metropia (Symington & Steeplechase) North Oshawa Kedron Windfields Tribute	Owned	2024	659	634	100%	6.94	6.94	\$ 2,232,189	\$ 15,491,390
PE10	North Oshawa near Legends	Designated	2026	659	634	100%	7.50	7.50	\$ 2,500,000	\$ 18,750,000
PE10	North Oshawa Kedron #1	Designated	2029	659	634	100%	7.31	7.31	\$ 2,500,000	\$ 18,275,000
PE10	North Oshawa Kedron #2	Designated	2032	659	634	100%	7.53	7.53	\$ 2,500,000	\$ 18,825,000
PE10	North Oshawa Kedron #3	Designated	2034	659	634	100%	7.50	7.50	\$ 2,500,000	\$ 18,750,000
PE10	North Oshawa Kedron #4	Designated	2037	659	634	100%	7.00	7.00	\$ 2,500,000	\$ 17,500,000
PE11	Union Street site Scugog	Owned	2024	247	513	48%	5.52	2.66	\$ 91,517	\$ 505,451
PE11	New elementary site in Brock Twsp	TBD	2028	545	513	100%	6.50	6.50	\$ 1,500,000	\$ 9,750,000
Total Elementary Education Land Costs				18,580	23,908		273.4	210.0		\$ 568,127,949

Form G - Growth-related Elementary Net Education Lands Cost

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
PE01	Pickering City Centre	\$ -	\$ 1,078,102	\$ -	\$ 10,253,902	\$ 517,753	\$ 1,250,677	\$ 34,576,577
PE02	Seaton elementary site #2 south of Taunton (adjacent to joint-use park)	\$ -	\$ 1,071,770	\$ -	\$ 1,067,500	\$ 133,825	\$ 886,543	\$ 24,509,638
PE02	Seaton elementary site #3 north of Taunton at Sideline 24 (adjacent to joint-use park)	\$ -	\$ 1,136,779	\$ -	\$ 4,880,139	\$ 301,609	\$ 1,086,963	\$ 30,050,490
PE02	Seaton elementary site #4 north of Whitevale	\$ -	\$ 1,203,018	\$ -	\$ 6,620,950	\$ 380,071	\$ 1,207,243	\$ 33,375,782
PE02	Seaton elementary site #5 Whitevale - north of Whitevale at Sideline 24	\$ -	\$ 1,321,264	\$ -	\$ 8,951,317	\$ 486,977	\$ 1,391,547	\$ 38,471,105
PE02	Seaton elementary site #6 north of Whitevale Rd. & east of Sideline 28 (adjacent to joint-use park)	\$ -	\$ 1,042,428	\$ -	\$ 8,453,644	\$ 441,272	\$ 1,152,237	\$ 31,855,081
PE02	Seaton elementary site #7 south of Whitevale Rd. & west of Sideline 26	\$ -	\$ 676,094	\$ -	\$ 7,425,288	\$ 364,721	\$ 823,158	\$ 22,757,261
PE02	Seaton elementary site #8 south of Whitevale Rd. & east of Sideline 26 (adjacent to joint-use park)	\$ -	\$ 697,336	\$ -	\$ 9,867,431	\$ 463,779	\$ 935,203	\$ 25,854,899
PE02	Seaton elementary site #9 north of Whitevale Rd. & west of Brock Rd.	\$ -	\$ 629,270	\$ -	\$ 11,101,833	\$ 460,421	\$ 927,963	\$ 25,654,737
PE02	Seaton elementary site #10 north of Whitevale Rd. & east of Sideline 22	\$ -	\$ 106,541	\$ -	\$ 2,079,748	\$ 77,954	\$ 164,623	\$ 4,551,206
PE03	Unnamed Creekwood PS City of Pickering Works Yard (Duffin Heights) Tillings & Dersan	\$ (20,299)	\$ 595,512	\$ (111,549)	\$ 2,552,130	\$ 128,404	\$ 563,192	\$ 15,570,177
PE04	South Ajax (Leiter - Bayly St. E. & Shoal Point Rd.) (A4)	\$ -	\$ 1,139,803	\$ -	\$ 4,194,103	\$ 302,411	\$ 941,893	\$ 26,039,841
PE04	Unnamed Ajax PS (307) (Stannardville Dr/Hurst Dr) Coughlan (A9)	\$ (25,501,431)	\$ 1,406,092	\$ (91,329)	\$ -	\$ 107,285	\$ 53,368	\$ 1,475,416
PE06	Taunton/Country Lane - Heathwood acquired Jan 2024 (Micklefield & Lockton)	\$ (20,963,030)	\$ 1,398,572	\$ -	\$ -	\$ 114,123	\$ 56,769	\$ 1,569,464
PE06	West Whitby TFP Fieldgate	\$ -	\$ 1,280,853	\$ -	\$ 3,927,601	\$ 339,835	\$ 892,180	\$ 24,665,469
PE06	West Whitby South - Lazy Dolphin (shared community use of 0.78 additional acres)	\$ (17,732,472)	\$ 1,092,854	\$ -	\$ -	\$ 89,177	\$ 44,360	\$ 1,226,391
PE06	West Whitby Holdings (shared community use of 0.4 acres) acquired Dec 2023	\$ (20,192,558)	\$ 1,159,620	\$ -	\$ -	\$ 94,625	\$ 47,070	\$ 1,301,315
PE06	Future pupil accommodation solution in Whitby Shores area (potential future Alternative Project)	\$ -	\$ 539,601	\$ -	\$ 3,125,666	\$ 228,420	\$ 434,265	\$ 12,005,828
PE07	South Brooklin at Anderson	\$ -	\$ 1,405,600	\$ -	\$ 1,000,000	\$ 175,509	\$ 847,439	\$ 23,428,548
PE07	North Brooklin	\$ -	\$ 1,405,600	\$ -	\$ 3,152,500	\$ 304,527	\$ 933,061	\$ 25,795,688
PE07	At Cochrane	\$ -	\$ 913,640	\$ -	\$ 3,591,660	\$ 288,648	\$ 667,783	\$ 18,461,731
PE07	Next to Greenbelt	\$ -	\$ 913,640	\$ -	\$ 4,421,243	\$ 336,739	\$ 700,721	\$ 19,372,343
PE07	At Cedarbrook Trail	\$ -	\$ 702,800	\$ -	\$ 4,774,554	\$ 337,516	\$ 593,511	\$ 16,408,381
PE07	At Duffs	\$ -	\$ 702,800	\$ -	\$ 5,513,282	\$ 379,128	\$ 622,796	\$ 17,218,006
PE07	At Baldwin East	\$ -	\$ 702,800	\$ -	\$ 6,288,946	\$ 422,405	\$ 653,530	\$ 18,067,681
PE07	Eastend	\$ -	\$ 702,800	\$ -	\$ 7,103,394	\$ 467,414	\$ 685,784	\$ 18,959,392
PE07	Carnwith	\$ -	\$ 562,240	\$ -	\$ 6,366,851	\$ 411,378	\$ 575,707	\$ 15,916,176
PE07	Brook Valley	\$ -	\$ 562,240	\$ -	\$ 7,085,193	\$ 411,378	\$ 602,666	\$ 16,661,477
PE07	New ES site North Whitby	\$ -	\$ 212,392	\$ -	\$ 2,961,434	\$ 155,402	\$ 238,356	\$ 6,589,666
PE08	New elementary site north of Central Oshawa & potential Oshawa TOC (potential future Alternative Project)	\$ -	\$ 191,729	\$ -	\$ 753,715	\$ 60,573	\$ 140,135	\$ 3,874,223
PE09	Unnamed Gaspeil elementary site (site acquisition funded from EDC account)	\$ (2,376,287)	\$ 1,048,929	\$ -	\$ -	\$ 85,593	\$ 42,577	\$ 1,177,099
PE10	Minto Metropia (Symington & Steeplechase) North Oshawa Kedron Windfields Tribute	\$ (15,491,390)	\$ 1,219,358	\$ -	\$ -	\$ 99,500	\$ 49,495	\$ 1,368,353
PE10	North Oshawa near Legends	\$ -	\$ 1,317,750	\$ -	\$ 1,921,875	\$ 223,831	\$ 833,642	\$ 23,047,098
PE10	North Oshawa Kedron #1	\$ -	\$ 1,284,367	\$ -	\$ 5,049,046	\$ 405,772	\$ 938,749	\$ 25,952,934
PE10	North Oshawa Kedron #2	\$ -	\$ 1,323,021	\$ -	\$ 8,988,099	\$ 635,373	\$ 1,117,285	\$ 30,888,778
PE10	North Oshawa Kedron #3	\$ -	\$ 1,317,750	\$ -	\$ 11,791,774	\$ 792,010	\$ 1,225,369	\$ 33,876,903
PE10	North Oshawa Kedron #4	\$ -	\$ 1,229,900	\$ -	\$ 15,498,860	\$ 899,889	\$ 1,318,332	\$ 36,446,981
PE11	Union Street site Scugog	\$ (505,451)	\$ 467,225	\$ -	\$ -	\$ 38,126	\$ 18,965	\$ 524,316
PE11	New elementary site in Brock Twsp	\$ -	\$ 1,142,050	\$ -	\$ 2,101,186	\$ 303,008	\$ 498,990	\$ 13,795,234
Total Elementary Education Land Costs		\$ (102,782,918)	\$ 36,904,140	\$ (202,878)	\$ 182,864,864	\$ 12,266,381	\$ 26,164,147	\$ 723,341,684

SECONDARY REVIEW AREAS

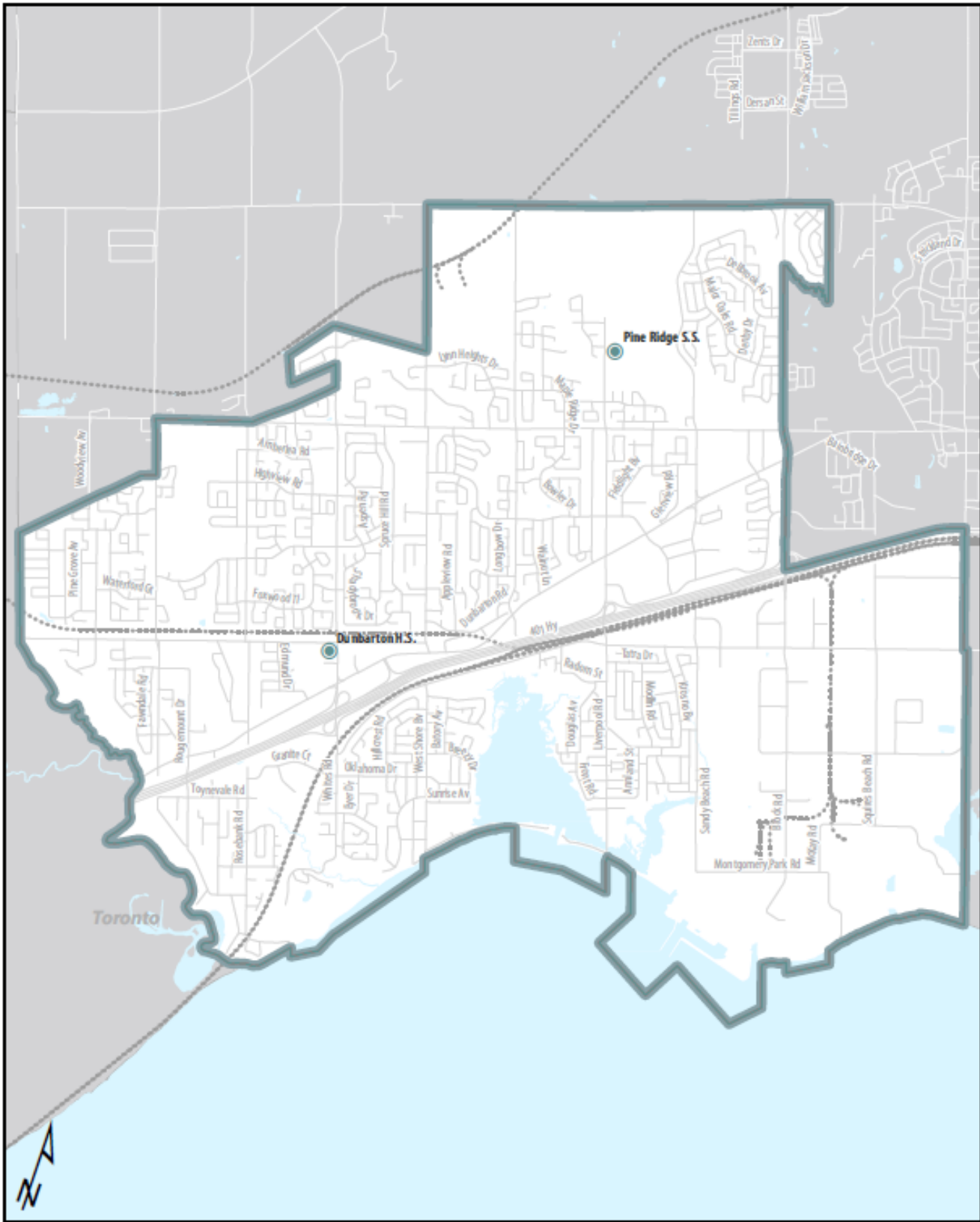


Durham District School Board: Education Development Charges Background Study 2024

Secondary Review Areas

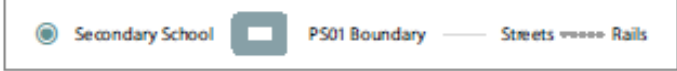


Review Area Map PS01



Durham District School Board: Education Development Charges Background Study 2024

Secondary Review Area: PS01



**DURHAM 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 2038/39	
	Total MGRP	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
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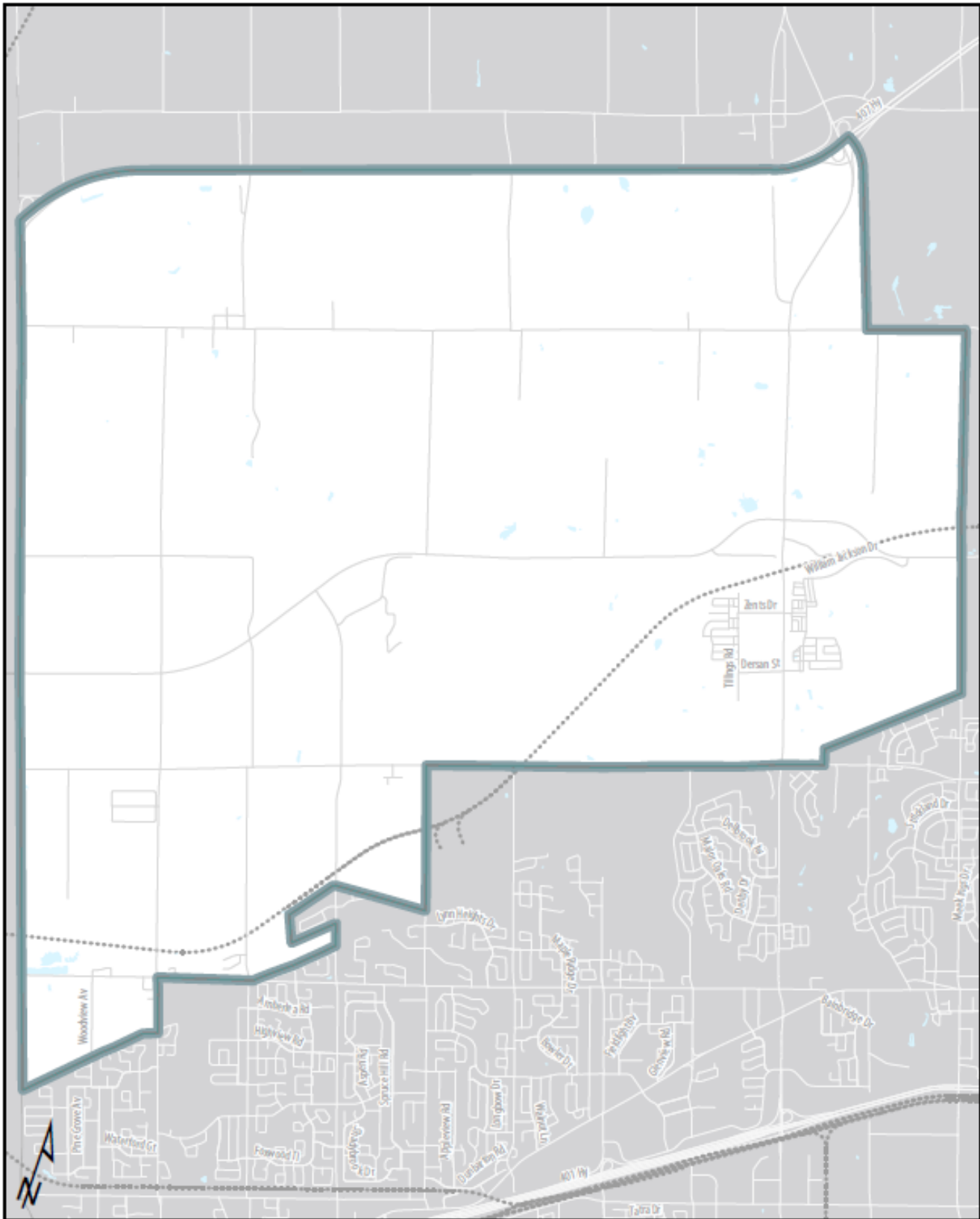
Review Area: PS01 - Pickering excluding Section 3																
Projected Housing Growth	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Total Net Dwelling Units
Low Density	110	63	39	25	9	-	-	-	-	-	-	-	-	-	-	44
Medium Density	273	214	50	21	-	-	-	-	-	-	-	-	-	-	-	58
High Density - Apartments	405	257	613	671	957	1,010	652	939	678	-	360	731	650	635	443	443
Total Net Dwelling Units	888	534	702	723	966	1,020	652	939	678	-	360	731	650	635	702	443

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	Existing Site Size
B1 Dunbarton HS	1,426	1,573	1,633	1,654	1,624	1,586	1,568	1,565	1,527	1,539	1,544	1,547	1,556	1,537	1,525	1,519	48
Dunbarton HS (auxiliary campus, formerly Woodlands Centennial)	460	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
B3 Pine Ridge SS	1,679	1,108	1,139	1,087	1,021	1,016	1,047	1,074	1,119	1,090	1,081	1,027	965	956	941	938	187
B4																	0
B5																	10.26
B6																	0
B7																	11.47
B8																	0
B9																	0
B10																	0
Totals	3,565	2,681	2,772	2,741	2,645	2,602	2,615	2,639	2,646	2,629	2,625	2,574	2,521	2,493	2,446	2,457	234
Total ROND																	0
Total Surplus Pupil Spaces	884	759	767	827	838	866	820	774	749	751	755	799	836	858	868	872	41.72

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	Existing Site Size
C1																	0
C2																	0.00
C3																	0
C4																	0
C5																	0
C6																	0
C7																	0
C8																	0
Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Total Pupil Spaces Available to Accommodate Growth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	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 PS02



Durham District School Board: Education Development Charges Background Study 2024

Secondary Review Area: PS02



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

Total #NEPP	Projected Housing Growth															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	
1,257	427	480	441	486	336	326	282	327	330	342	348	276	302	255	177	
378	279	483	480	461	449	605	293	295	307	506	488	226	459	323	551	
	162	177	45	51	72	22	404	404	283	404	400	182	132	289	196	
	868	1,142	966	998	807	953	979	1,026	920	1,252	1,246	680	943	867	924	

Review Area: PS02 - Pickering Seaton
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	# of Portables	Existing Site Size
B1																		
B2																		
B3																		
B4																		
B5																		
B6																		
B7																		
B8																		
B9																		
B10																		
Totals																	0	0.00
Total ROND																	0	0.00
Total Surplus Pupil Spaces																		

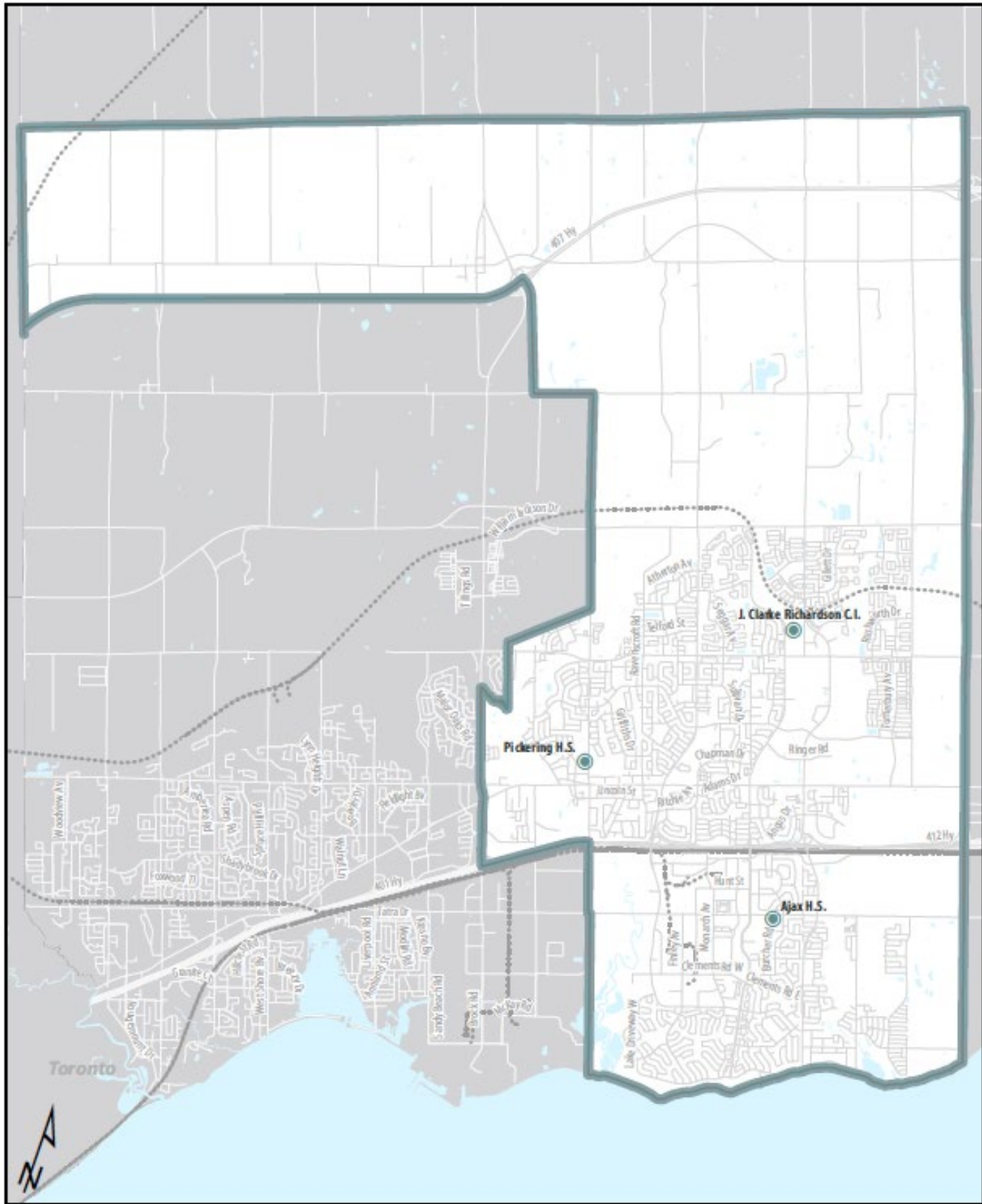
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

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	# of Portables	Existing Site Size
C1			52	97	138	192	196	205	235	249	263	280	279	281	281	281	0	0.00
C2		59	135	204	276	334	442	545	648	755	863	979	1,061	1,162	1,253	1,353	1,353	
C3																		
C4																		
C5																		
C6																		
C7																		
C8																		
Totals		59	187	301	414	526	638	750	884	1,004	1,126	1,259	1,340	1,443	1,534	1,635	0	0.00
Total Pupil Spaces Available to Accommodate Growth																	1,353	

Requirements of New Development for Growth Areas (Cumulative)	135	204	276	334	442	545	648	755	863	979	1,061	1,162	1,253	1,353	1,443	1,534	1,635	# of Portables	Existing Site Size
D																		0	0.00

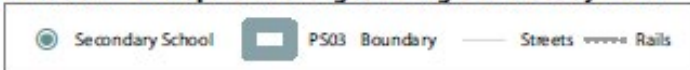
Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

Review Area Map PS03



Durham District School Board: Education Development Charges Background Study 2024

Secondary Review Area: PS03



**DURHAM 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. No growth-related site needs											0.1801	215	39	
	Total NGRPP										0.0934	1,800	171	
2.	0										0.0076	18,437	140	
3.											0.0171	20,481	350	
	Low Density													
	Medium Density													
	High Density - Apartments													
	Total Net Dwelling Units													

Review Area: PS03 - Ajax

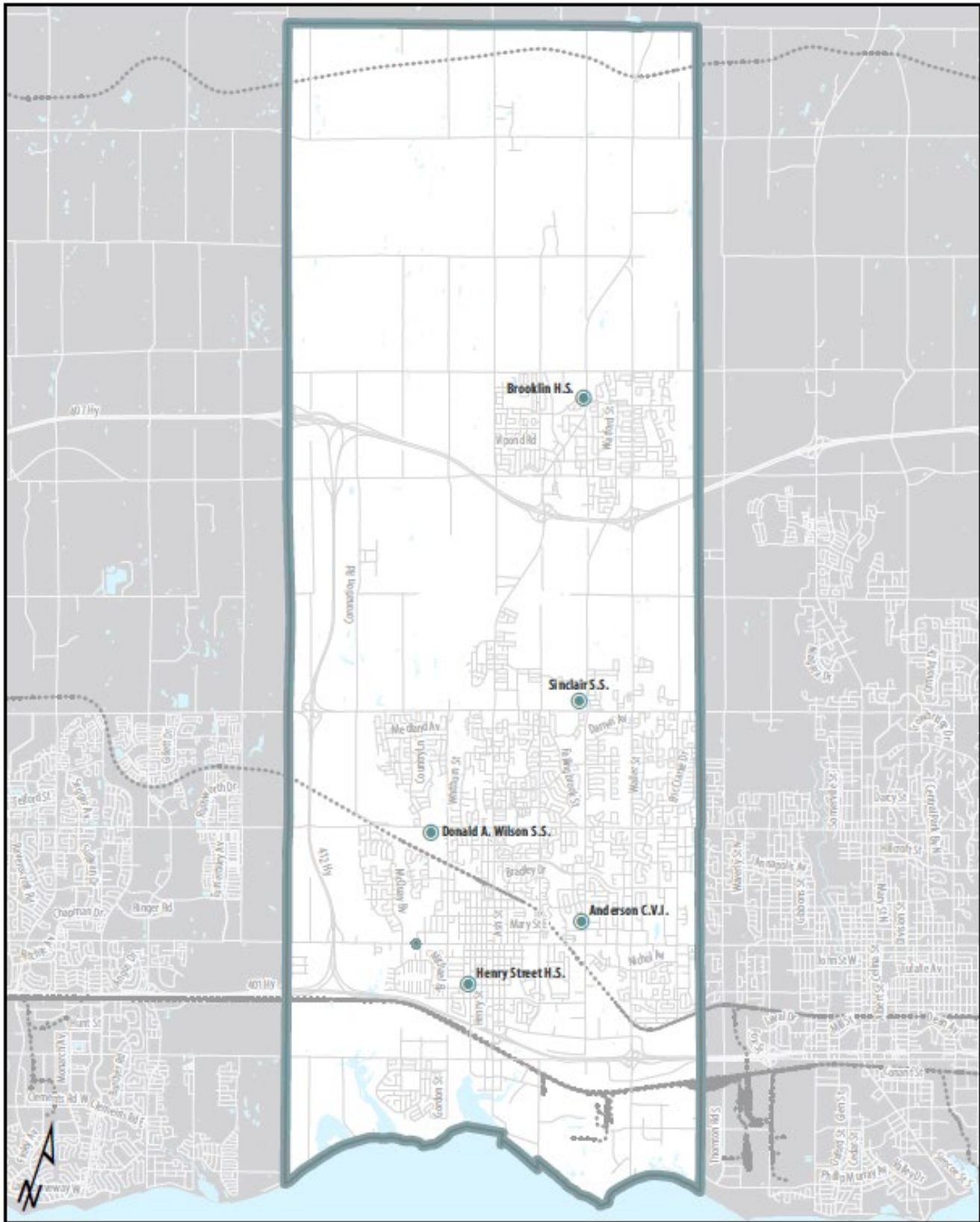
Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required																			
	OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 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	# of Portables	Existing Site Size
Review Area Schools																			
B1 Ajax HS	1,513	1,354	1,312	1,335	1,324	1,279	1,266	1,280	1,302	1,341	1,362	1,377	1,348	1,322	1,304	1,269	1,261	169	9.98
B2 J. Charlie Richardson Collegiate	1,559	1,995	1,834	1,834	1,847	1,762	1,760	1,790	1,776	1,832	1,809	1,761	1,713	1,664	1,643	1,619	1,598	91	42.90
B3 Pickering HS	1,835	1,873	1,792	1,853	1,899	1,877	1,830	1,758	1,700	1,711	1,780	1,801	1,792	1,783	1,751	1,756	1,749	90	21.99
B4																			
B5																			
B6																			
B7																			
B8																			
B9																			
B10																			
Totals	4,907	5,222	5,009	5,022	5,071	4,918	4,876	4,827	4,777	4,884	4,851	4,939	4,853	4,769	4,698	4,645	4,607	350	74.87
Total ROND			35	72	102	122	142	169	199	233	245	262	280	300	317	334	350		
B Total Surplus Pupil Spaces																			

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	# of Portables	Existing Site Size
C1 ROND																			
C2 ROND																			
C3 ROND																			
C4 ROND																			
C5 ROND																			
C6 ROND																			
C7 ROND																			
C8 ROND																			
Totals																		0	0.00
C Total Pupil Spaces Available to Accommodate Growth																			
D Requirements of New Development for Growth Areas (Cumulative)																			

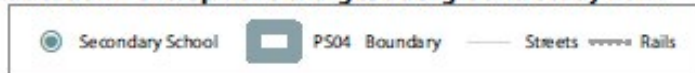
Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

Review Area Map PS04

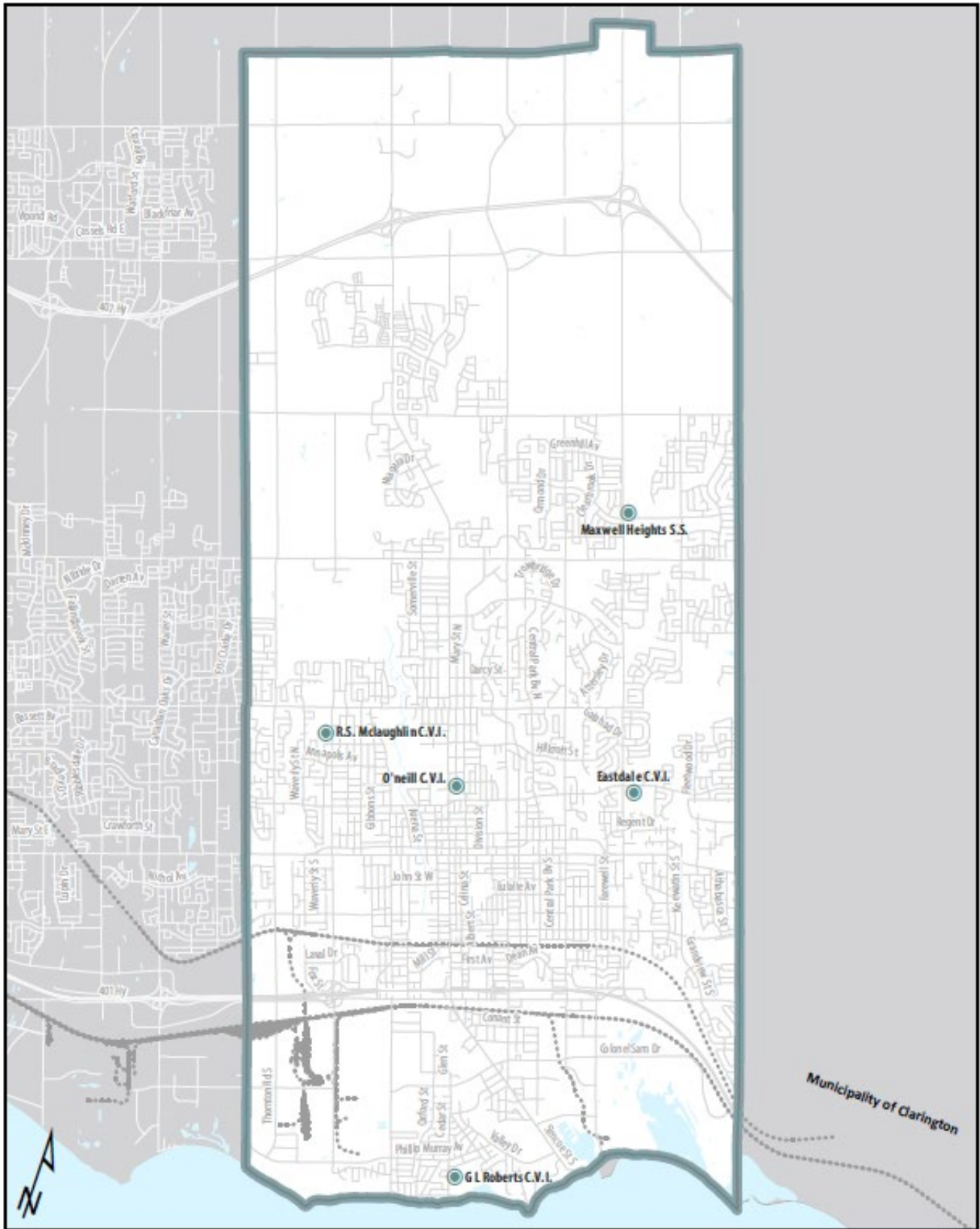


Durham District School Board: Education Development Charges Background Study 2024

Secondary Review Area: PS04

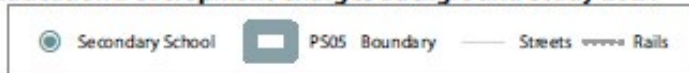


Review Area Map PS05



Durham District School Board: Education Development Charges Background Study 2024

Secondary Review Area: PS05



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

Table with 13 columns: Total N/GPPP, Projected Housing Growth, Weighted/Blended Elementary Yield, Total Net New Units 2038/39, Total Yr. 15 Growth-related Pupils. Rows include Low Density, Medium Density, High Density - Apartments, and Total Net Dwelling Units.

Review Area: PS05 - Oshawa

Table with 13 columns: Year 1-15 (2024/25 to 2038/39), Total Net Dwelling Units. Rows include Projected Housing Growth, Low Density, Medium Density, High Density - Apartments, and Total Net Dwelling Units.

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

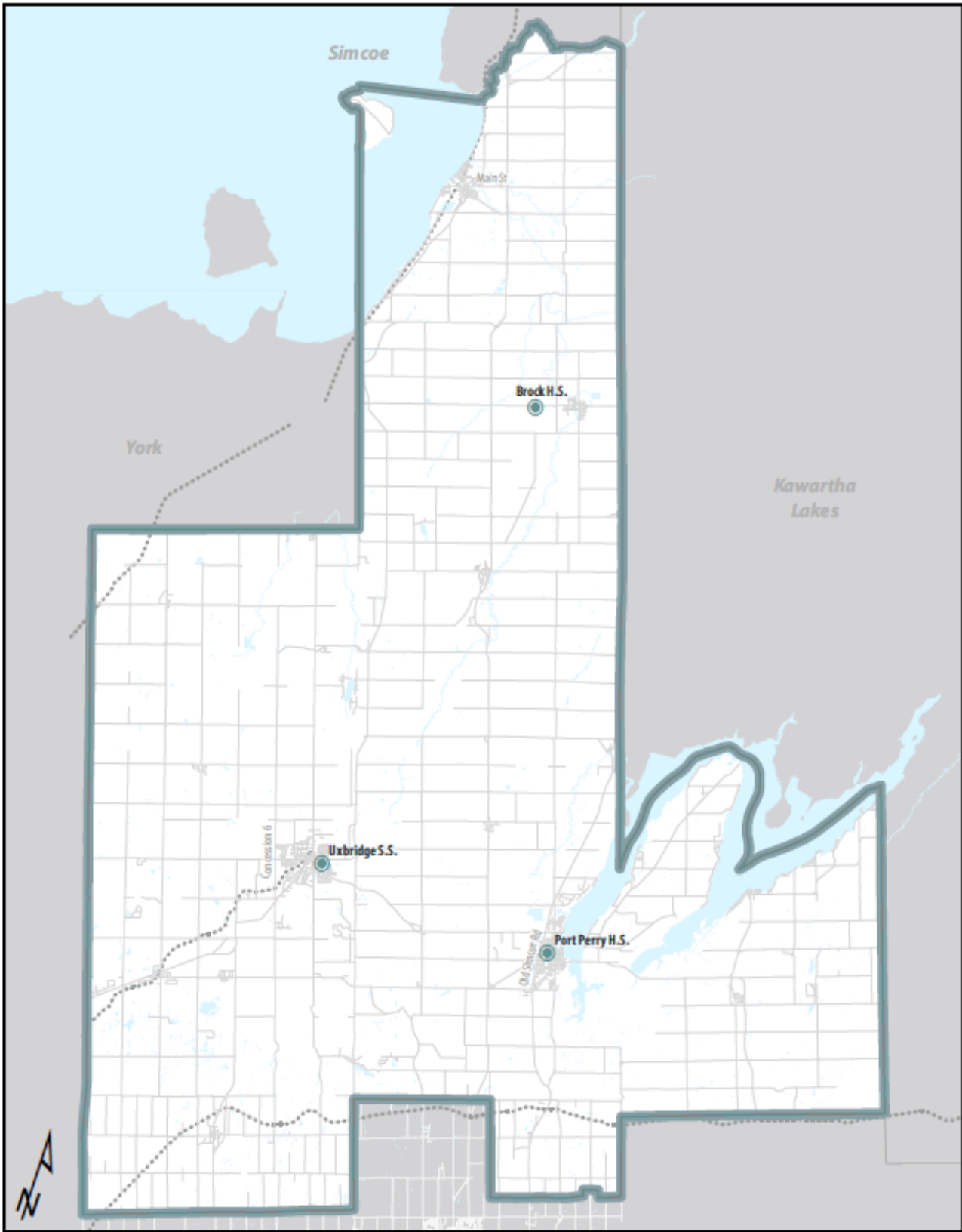
Table with 13 columns: Year 1-15 (2024/25 to 2038/39), Total Net Dwelling Units, Existing Site Size, # of Portables. Rows include B1 DASS - Oshawa, B2 G.L.Roberts CVI, B3 EA Lovell Durham Continuing Education, B4 Ferndale C & VI, B5 Maxwell Heights S.S., B6 R.S.McLaughlin CVI, B7, B8, B9, B10, Totals, Total ROND, Total Surplus Pupil Spaces.

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

Table with 13 columns: Year 1-15 (2024/25 to 2038/39), Total Net Dwelling Units, Existing Site Size, # of Portables. Rows include C1 O'Neill & VI, Union Village (Unnamed North Oshawa SS (Winifrid's Farm 6541/Bridle Rd. South) (opening 2025/26)), C2, C3, C4, C5, C6, C7, C8, Totals, Total Pupil Spaces Available to Accommodate Growth, Requirements of New Development for Growth Areas (Cumulative).

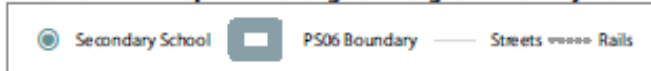
Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

Review Area Map PS06



Durham District School Board: Education Development Charges Background Study 2024

Secondary Review Area: PS06



**DURHAM 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			
	180	217	205	219	194	147	132	216	204	207	207	181	189	189	191
Low Density	88	88	62	58	107	125	152	61	79	52	60	56	56	56	62
High Density - Apartments	-	5	12	-	-	13	19	25	11	1	1	9	9	25	25
A. Total Net Dwelling Units	278	310	279	277	301	285	303	302	294	260	268	246	254	270	278

2.
3.

Review Area: P506 - Brock, Scugog & Uxbridge

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	# of Portables	Existing Site Size	
B1 Brock HS	667	400	420	460	489	530	526	558	540	560	576	570	587	596	587	583	173	0	15.69
B2 Port Perry HS	1,343	946	982	955	929	896	918	944	972	987	1,009	1,015	1,020	1,021	993	989	173	1	13.84
B3 Uxbridge SS	1,435	1,021	1,025	997	1,008	1,002	1,016	1,011	1,064	1,062	1,041	1,020	973	929	935	930	146	0	11.74
B4																			
B5																			
B6																			
B7																			
B8																			
B9																			
B10																			
Totals	3,445	2,367	2,428	2,411	2,426	2,427	2,461	2,513	2,576	2,609	2,626	2,605	2,579	2,546	2,515	2,502	493	1	41.27
Total ROND		31	63	98	124	155	184	212	243	274	303	340	376	414	453	493			
B. Total Surplus Pupil Spaces	1,078	987	970	926	890	864	800	721	627	562	516	500	490	485	478	450	0	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 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	# of Portables	Existing Site Size	
C1																			
C2																			
C3																			
C4																			
C5																			
C6																			
C7																			
C8																			
Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0.00
C. 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.

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	Proposed School Capacity	% of Capacity Attributable to NGRPP Requirements	Total # of Acres Required	EDC Eligible Acres	Cost per Acre	Education Land Costs
PS02	Seaton #2 secondary site	Designated	2026	1,257	1,257	100%	14.30	14.30	\$ 3,750,000	\$ 53,625,000
PS02	Seaton #10 secondary site	Designated	2031	378	1,257	30%	16.28	4.89	\$ 3,750,000	\$ 18,334,427
PS04	North Brooklin	Designated	2037	422	1,173	36%	15.00	5.40	\$ 2,750,000	\$ 14,840,153
PS04	At Ashburn	Designated	2030	422	1,173	36%	15.00	5.40	\$ 2,750,000	\$ 14,840,153
PS04	Whitby Taunton Holdings/880 Tauton Developments	Option Agreement	2025	1,384	1,384	100%	17.40	17.40	\$ 2,750,000	\$ 47,850,000
PS05	Kedron SS #2	Designated	2027	714	1,173	61%	15.70	9.55	\$ 2,750,000	\$ 26,269,393
Total Secondary Education Land Costs				4,576	7,417		93.7	56.9		\$ 175,759,127

Form G - Growth-related Secondary Net Education Lands Costs

Review Area	Description of Growth-related Site Acquisition Needs	Education Land Costs previously funded from EDC account	Eligible Site Preparation Costs	Land Escalation Costs	Site Preparation Escalation Costs	Financing Costs	Total Education Land Costs
PS02	Seaton #2 secondary site	\$ -	\$ 2,512,510	\$ 5,496,563	\$ 485,557	\$ 2,331,267	\$ 64,450,897
PS02	Seaton #10 secondary site	\$ -	\$ 859,029	\$ 7,463,953	\$ 388,090	\$ 1,014,982	\$ 28,060,481
PS04	North Brooklin	\$ -	\$ 948,151	\$ 13,143,169	\$ 693,740	\$ 1,111,795	\$ 30,737,008
PS04	At Ashburn	\$ -	\$ 948,151	\$ 5,047,071	\$ 375,411	\$ 796,013	\$ 22,006,799
PS04	Whitby Taunton Holdings/880 Tauton Developments	\$ -	\$ 3,057,180	\$ 2,392,500	\$ 450,510	\$ 2,017,173	\$ 55,767,363
PS05	Kedron SS #2	\$ -	\$ 1,678,375	\$ 4,140,713	\$ 404,465	\$ 1,219,417	\$ 33,712,363
Total Secondary Education Land Costs		\$ -	\$ 10,003,396	\$ 37,683,969	\$ 2,797,773	\$ 8,490,647	\$ 234,734,912

DURHAM 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)	\$ 1,081,442,895
Add:	EDC Financial Obligations (Form G)	\$ 116,491,303
	Capital Funds from Ministry of Education	\$ (56,000,000)
	Positive EDC Account Balance	\$ -
Subtotal	Growth-Related Net Education Land Costs	\$ 1,141,934,198
Add	EDC Study Costs	\$ 656,000
Total	Growth-Related Net Education Land Costs	\$ 1,142,590,198

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%	\$ 68,555,412
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	94%	\$ 1,074,034,786

Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	\$ 1,074,034,786
Net New Dwelling Units (Form C)	85,649
Uniform Residential EDC per Dwelling Unit	\$ 12,540

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

Non-Residential Growth-Related Net Education Land Costs		\$ 68,555,412
GFA Method	Non-Exempt Board-Determined GFA (Form D)	32,035,300
	Non-Residential EDC per Square Foot of GFA	\$ 2.14

DURHAM 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 \$ 1,074,034,786

Differentiated Jurisdiction-wide Rate

Determination of Distribution of New Development

Type of Development (Form B)	Gross 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	0.4651	10,376	57.95%	0.1748	3,900	62.43%	14,276	59.11%
Medium Density	21,762	0.2955	6,430	35.91%	0.0843	1,834	29.35%	8,263	34.22%
High Density	50,154	0.0219	1,098	6.13%	0.0102	513	8.22%	1,611	6.67%
Total Units	94,223	0.1900	17,903	100.00%	0.0663	6,247	100.00%	24,150	100.00%

Jurisdiction-wide Cost per Dwelling Unit \$11,399

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	Differentiated Residential EDC per Unit by Development Type
Low Density	\$634,888,491	\$ 28,461
Medium Density	\$367,499,736	\$ 16,887
High Density	\$71,646,559	\$ 1,429
Total EDC Revenue Generated:	\$1,074,034,786	94,223

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DURHAM 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 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 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 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 District School Board has given notice and held public meetings on February 28, 2024, and April 15, 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 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 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 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 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 District School Board Education Development Charges By-Law No. 7 (2024).

ENACTED AND PASSED this 15th 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 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 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 DDSB EDC By-law

On April 10, 2019, the Durham District School Board (DDSB) 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 10th 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 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 15, 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 DDSB’s 2019 EDC by-law recovers net education land costs from residential development (1000%) 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 DDSB’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).”

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 DDSB 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

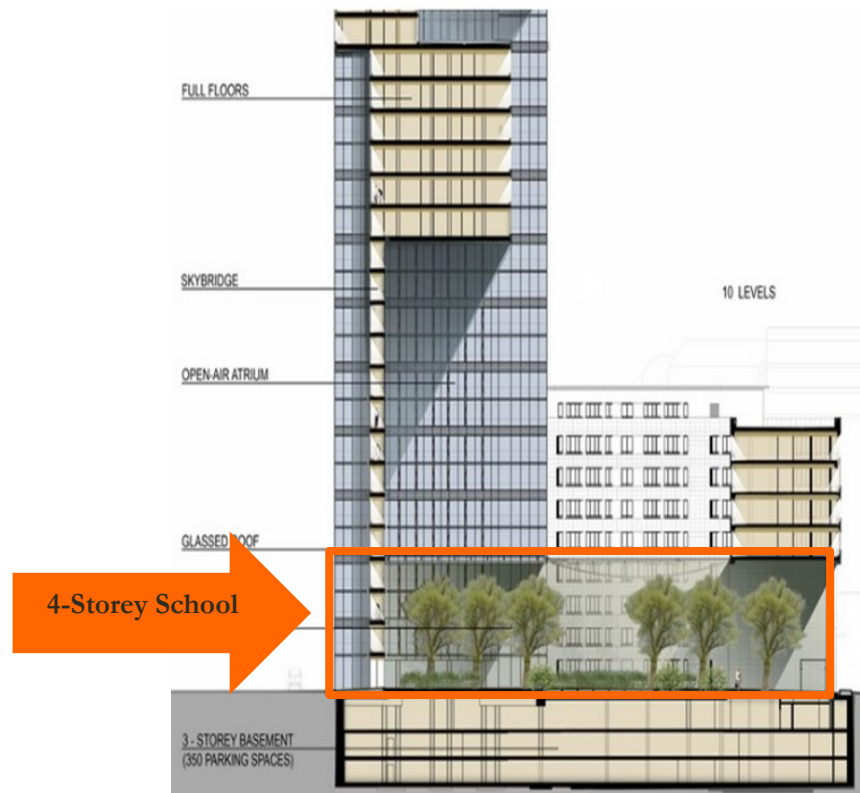
accommodation. In exchange, the geographical area that the LEDA will service will be exempt from the collection of EDCs.

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 DDSB 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 DDSB 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.”