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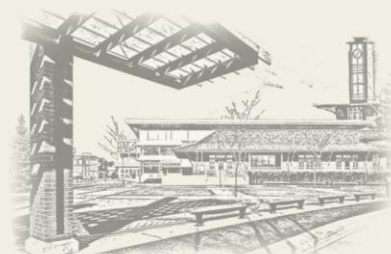
## **Durham District School Board**

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

**Date:**                **March 8, 2019**



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## FOREWORD

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.

On October 12, 2018 the Province of Ontario passed O. Reg. 438/18 prohibiting school boards from enacting successor EDC by-laws that would impose any EDC rates higher than the current in-force by-law rates (which will be referred to as Interim By-law or ‘capped’ rates in this report), until such time as the Province has had an opportunity to review the EDC legislation. In the interim, this Background Study report and recommended EDC rates reflect the charges necessary to fund the net education land costs over the next 15 years. Any shortfalls in funding arising from the adoption of Interim By-law rates, or ‘capped’ rates, will have to be made up either from higher EDC rates in future or from provincial grants.

## ACKNOWLEDGEMENTS

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

Further, the consultants wish to acknowledge the assistance of Mr. Brad Teichman, Overland LLP, legal counsel for the co-terminous Durham Boards on education development charge matters; the expertise provided by Robson Associates Inc. 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– 2019 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 (subject to the Interim By-law provisions established by O. Reg. 438/18). The Board will seek input from the public, hold concurrent joint public meetings with the DCDSB on Tuesday March 26, 2019 and give consideration to the public submissions prior to passage of education development charges proposed for Wednesday April 10, 2019.

On April 24, 2014 the DDSB adopted Education Development Charges By-law No. 5 (2014) implementation of the following rates as of May 2, 2014:

\$ 1,949.00 per residential dwelling unit

and based on 100% recovery of net education land costs from new residential development.

The existing by-law is scheduled to expire on May 1, 2019. Further, section 257.56 of the *Education Act* stipulates that an EDC by-law does not come into force before the 5<sup>th</sup> day after the date of by-law passage by the Board. Therefore, in order to ensure the continuation of education development charges as a source of funding growth-related student accommodation needs, the DDSB must adopt a successor by-law or by-laws no later than April 26, 2019.

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).

The EDC calculation is based on new pupils generated by new dwelling units within the Region of Durham (except Clarington) for which:

- building permits will be issued over the fifteen-year forecast period mid-2019 to mid-2034;
- students generated by new housing development who are accommodated in temporary capacity awaiting funding approval, construction & opening of new school spaces (it is noted that EDC revenue derived from the construction and subsequent occupation of

this new housing development is sitting in the EDC account in anticipation of the acquisition and development of additional growth-related lands<sup>1</sup>);

- additional land or site development costs are required to meet these growth-related student accommodation needs; and
- education development charges may be imposed on the new dwelling units (i.e. those that are not statutorily exempted from the payment of EDCs).

## 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 over the 15 years following by-law adoption and how many additional DDSB students will be generated by these 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 to the new development (i.e. students' resident areas), over the long term;
- What portion of the Board's OTG capacity is being used to temporarily accommodate students generated by new housing development and for which a permanent accommodation has not yet been constructed (i.e. transitional site requirements);
- How much will it cost to acquire and service the land necessary to construct the additional pupil places necessitated by new housing development, and;
- How does the land acquisition strategy outlined in this report align with the Board's long-term capital plans and future Capital priority funding requests?

## 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 May 1, 2019, or average enrolment over the next by-law period will exceed school capacity on either the elementary or secondary panel. The DDSB is expected to have both elementary and secondary enrolment in excess of capacity. As such, the DDSB qualifies to adopt a successor EDC by-law.

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<sup>1</sup> The EDC Guidelines (section 2.3.8 (1)) state that the determination of growth-related net education land costs 'may include school sites considered under a previous by-law but not yet acquired'.

## 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:

- A review of the most recent forecasts of occupied dwellings underlying each area municipal development charges by-law as of July, 2018, and the Region of Durham (except Clarington) March 27, 2018 DC study forecast (Appendix A) for the mid-2019 to mid-2028 forecast period;
- Durham Regional Official Plan 2041 and Growth Plan for the GGH June 2013 prepared by Hemson Consulting Ltd. - Population and Employment Forecasts to 2041 as the basis for the mid-2028 to mid-2034 forecast period;
- Review of a draft 15-year EDC housing forecast during a May 17, 2018 meeting with area municipal and Regional representatives and background materials respecting development applications provided by attendees, along with consideration of additional comments provided by the City of Oshawa;
- A review of the change in occupied dwellings by Census Tract, and;
- Development phasing data provided by the Durham Catholic DSB;
- Historical housing completion data by area municipality.

A spatial matching of the DDSB elementary and secondary school attendance boundaries against development applications specifying dwelling unit type and location was undertaken in order to determine how many pupils would be generated by additional housing development. Board-specific pupil yields were applied to the forecast of new residential units within each school catchment area to determine how new residential development would impact future enrolment of individual DDSB schools.

The EDC 15-year housing forecast suggests that an additional 102,676 net new occupied dwelling units will be added to the existing housing stock in the Region of Durham (except Clarington) over the next fifteen years, at an average of 6,845 units per annum. Of the net additional dwelling units, approximately 36% are anticipated to be low density (single and semi-detached), 31% medium density (row houses, back-to-back townhouses, etc.), and the remaining 33% high density apartment units. The EDC housing forecast is net of demolitions and statutory exemptions.

The forecast of non-residential development is based on the following background information:

- Region of Durham (except Clarington) March 27, 2018 Development Charges Report for the mid-2019 to mid-2028 forecast of employment and non-residential floor space forecast by sector (Table A-14);
- Interpolation of the 2021 to 2041 forecast of employment - 2041 Employment Forecast of 430,000 employees less Clarington (i.e. post mid-2028 non-res GFA based on 117 square

metres industrial; 39 commercial and 63 institutional square metres per employee) with Seaton – Table A-15);

- A review of the 2015, 2016 and 2017 Development Activity Summary and Growth and Development Reviews of Industrial, Commercial and Institutional Market and Building Activities building permit data to determine what percentage of the industrial, commercial and institutional development would be statutorily-exempted from the payment of education development charges.

The projection of additional non-residential gross floor area (GFA) over the 15-year forecast period (61,320,251 million additional square feet of “net” gross floor area) is applied to the portion of the net education costs that the DDSB intends to recover from non-residential development.

## FORECASTING STUDENT ACCOMMODATION NEEDS

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. This enrolment growth may include holding pupils (i.e. growth-related pupils held in temporary capacity awaiting the construction of new pupil places) accounted for within their resident community and additional pupils to be generated by new dwelling units over the next 15 years. The information respecting projected enrolment and growth-related site needs is compared to, and aligned with, the Board’s long-term capital priority needs.

All elementary enrolment projections are “headcount enrolment” as this is reflective of the Provincial 2010 initiative respecting full-day kindergarten. Secondary enrolments are reflective of “average daily enrolment.” In addition, for the purpose of education development charges, the enrolment projections are prepared from the perspective of accommodating pupils in their home school areas over the long term (i.e., holding situations outside of the review area are transferred back to their resident area, and students from new housing development are presumed to be accommodated within their resident area over the long term) where the board anticipates the construction of additional pupil places to serve new housing development.

The derivation of by-school and by-grade enrolment projections consists of two distinct methodological elements. The first follows a retention rate approach to determining 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 and currently enrolled in schools operated by 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 (i.e. picking up or losing students to a co-terminous school board or the independent school system). This element of the enrolment projection methodology is known as the **“Requirements of the Existing Community.”** The EDC Regulation does not specifically require a school board to prepare a projection of Existing Community enrolment. Some of these pupils attend schools where temporary holding spaces have been provided in anticipation of the construction of new pupil places in their resident area, once capital funding approval is provided by

the Province. The length of time between the issuance of a building permit to construct a new home and the construction/opening of new pupil places necessary to serve new housing development is exacerbated under the current capital funding model, when compared to the NPP funding model that was in place when the existing EDC legislation was enacted. Increased high-density and residential development derived from intensified land uses further lengthens the time between building permit issuance and housing occupancy. Finally, the length of time necessary to accumulate sufficient pupils to warrant the construction of additional school capacity is further exacerbated where the pupils per household is low (e.g. the number of pupils required to fill a French-language school takes longer to materialize than an English-language school), or there is a delay in capital approvals to construct new pupil places (due to limited capital funding dollars; capital or consolidation moratoriums delaying the fulfillment of board-approved accommodation strategies).

As stated, the EDC Regulation does not specifically require a school board to prepare Existing Community enrolment projections, nor does it require a school board to count any existing capacity (temporary or permanent capacity) against the accommodation needs of enrolment generated from new housing development (provided that the school board had an EDC by-law in place at the time and that by-law recognized a need to acquire additional land to serve these growth-related pupil place requirements), where these growth-related pupils are awaiting the construction of additional capacity within their resident area. In other words, the school board is entitled to assume that these pupils have no long-term accommodation solution as yet and that the EDC funds generated by the construction of their associated new housing development is to be used to pay for the acquisition and development of the school sites necessary to build the additional school capacity. However, the EDC Guidelines contemplate the preparation of Existing Community enrolment projections in order to better understand growth-related land needs in the context of longer-term student accommodation strategies of the board.

The second part of the enrolment projection exercise is to determine how many pupils would be generated by additional housing development over the 15-year forecast period, and what portion of these pupils would potentially choose to attend schools of the Board. This element of the enrolment 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 in Chapter 5.

Finally, the EDC Guidelines require that school boards use School Facilities Inventory System (SFIS) On-the-Ground (OTG) capacities, rather than functional capacities (which have a higher facility utilization factor) as the basis for determining available and accessible pupil places for EDC purposes.

The analysis undertaken in this background study is designed to ensure that the recovery of net education land costs is consistent with the longer-term capital priorities of the board, and that EDC collections match EDC expenditure requirements over time.



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 EDC purposes, including any permanent capacity that is in the design/construction process and is expected to open within the 2019/2020 school year.

The jurisdiction-wide mid-2019 to mid-2034 projections of enrolment indicate that, for the DDSB, the number of elementary pupils will increase by 17,578 (50,248 to 67,826) and secondary pupils will increase by 7,532 (21,303 – 28,835) students on a jurisdiction-wide basis.

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 vis-à-vis the school attendance boundaries approved by the Board. The Requirements of New Development, or ROND, is therefore determined on a school-by-school basis. The individual schools 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 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 2019 to 2034 enrolment 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 school enrolment will be affected by that development, as well as;
- attribution of site sizes for new school sites based on the standards established by the Board;
- Site costs and site preparation/development costs reflect a combination of the Board's site acquisition experiences and appraisal research recently undertaken by Robson Associates Inc. on the Board's behalf.

## **REQUIREMENT TO ADOPT AN INTERIM EDC BY-LAW**

On October 12, 2018 the Province of Ontario enacted O. Reg. 438/18 prohibiting school boards from enacting successor EDC by-laws that would impose any EDC rates higher than the current in-force by-law rates (referred to as Interim By-law or capped rates in this report), until such time as the Province has had an opportunity to review this legislation. In the interim, this Background Study report and recommended EDC rates reflect the charges necessary to fund the net education land costs over the next 15 years, regardless of the legislated rate 'cap'.

Other changes made with the enactment of O. Reg. 438/18 include:

- Several policy decisions that were the purview of Trustees as part of the EDC by-law adoption process have been restricted in the legislation – that is:
  - No ability to make changes in the residential/non-residential shares
  - No ability to consider the adoption of differentiated residential rates

where the policy decisions would result in an increase the EDC rates beyond the August 31, 2018 charges;

- No ability to consider the adoption of area specific charges
- EDC boards no longer have to adopt resolutions respecting any operating surplus or alternative accommodation arrangements that could be used to reduce the charge
- EDC boards aren't required to provide an explanation in the EDC Submission if they remove any available and surplus capacity from the calculation (e.g. spaces being used as temporary holding)

In the interim EDC boards with by-laws expiring prior to Fall of 2019 are proceeding to prepare EDC Background studies in order to determine the difference between the 'Interim By-law capped' rates and the 'calculated rates' necessary to recover 100% of the growth-related net education land costs. EDC boards are following the same process respecting stakeholder consultation and conducting public meetings, as well as seeking Ministry approval of the 15-year enrolment projections and number of school sites underlying the 'calculated rates'. Generally, EDC boards will seek to adopt 5-year by-laws with a view to amending the by-laws to increase the charges once the Provincial review is complete. Boards may need to keep track of the EDC funding shortfall during the period that 'capped' rates are in place. There is no directive at this time as to how the funding shortfall will be met: increased EDC rates, or provincial funding. Finally, any delay in funding approvals to construct new pupil places necessitated by enrolment pressures increases the level of temporary holding required and potentially the shortfall in EDC funding if this growth-related need is not built into future EDC rates.

## RESULTING PROPOSED EDC RATES

As a result of undertaking all of the necessary research and completing the EDC submission, the proposed education development charge for the Durham DSB, where 100% of the costs are recovered from residential development, is as follows:

**\$11,876 per residential dwelling unit**

**\$0.00 per square foot of non-residential gross floor area**

This is in comparison to the \$1,949 per residential dwelling unit and \$0.00 per square foot on non-residential gross floor area adopted as part of the 2014 EDC by-law adoption process.



While the calculated EDC by-law rates are based on 100% residential recovery, and the Board may choose to retain this approach or may elect to allocate a different percentage of the charge to non-residential development (a minimum of 0% up to a maximum of 40%), but only after the Ministry of Education has completed a review of this legislation.

The EDC forms for the Board were submitted to the Ministry of Education for approval, on February 6, 2019. Ministerial approval of the submission is required prior to by-law adoption.

In the event that the School Board chooses to enact a by-law levying education development charges on non-residential development (i.e. once the legislative cap is lifted), then the by-law will take substantially the form set out in Appendix B. The range of possible charges depends on the Board's choice of 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, according to section 7, paragraph 8 of Regulation 20/98. The range of possibilities for the Board is set out below:

DURHAM DISTRICT SCHOOL BOARD Proposed EDC Rates		
Non-Residential Share	Residential Rate	Non-Residential Rate
0%	\$11,876	\$0.00
5%	\$11,282	\$0.99
10%	\$10,688	\$1.99
15%	\$10,095	\$2.98
20%	\$9,501	\$3.98
25%	\$8,907	\$4.97
40%	\$7,126	\$7.95

## 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.

The DDSB EDC charges are collected at building permit issuance by each of the area municipalities within the Region of Durham (except Clarington), 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 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 development 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 need.

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 assess circumstances where actual expenditures exceed cost estimates, to ensure full 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). 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. By-law amendment and renewal requires a reconciliation of the EDC account under section 7(5) of O. Reg. 20/98.

## 1.2 Durham District School Board EDC By-law

The Durham District School Board (DDSB) has imposed education development charges since September 1999 under the legislative authority of the *Education Act*, R.S.O., 1990. In each of 1999, 2004, 2009 and 2014, the DDSB adopted jurisdiction-wide EDC by-laws that applied to the entire Region of Durham (except Clarington). While the Board has historically had 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.

## 1.3 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 DDSB and the DCDSB intend to conduct joint policy review and successor by-law EDC public meetings, with separate by-law adoption meetings.

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. This meeting will be held Tuesday March 26, 2019 at 7:00 PM at the DDSB Boardroom located at 400 Taunton Road East, Whitby. 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 of the Durham District School Board” and is found in Appendix C of this document.

The Durham Boards met with development community stakeholders on January 25, 2019 to review the basis for the proposed charges and to invite any comments.

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 is also scheduled for Tuesday March 26, 2019 immediately following the 7:00 PM public meeting, and will also be held at the DDSB Board offices.

Finally, the DDSB Board is expected to consider the adoption of a new education development charge by-law on Wednesday April 10, 2019 7:00 PM at the DDSB Boardroom located at 400 Taunton Road East, Whitby.

A copy of the “Notice of Public Meetings” is set out on the following page, followed by a summary table of the adopted EDC rates for all Boards with in-force EDC by-laws.

# **DURHAM DISTRICT SCHOOL BOARD EDUCATION DEVELOPMENT CHARGES Durham Region (Excluding The Municipality Of Clarington) NOTICE OF PUBLIC MEETINGS**

## **FIRST MEETING – POLICY REVIEW PUBLIC MEETING – TUESDAY, MARCH 26, 2019 @ 7:00 P.M. To be held at Durham District School Board, Education Centre 400 Taunton Road East, Whitby**

TAKE NOTICE that on March 26, 2019, the Durham District School Board will hold a public meeting pursuant to Section 257.60 of the Education Act. The meeting will be held jointly with the Durham Catholic District School Board. The purpose of the meeting will be to review the current education development charge policies of the Board and to solicit public input. Any person who attends the meeting may make a representation to the Board in respect of the policies. The Board 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 March 8, 2019, at the Board's administration offices during regular office hours and on the Board's website at [www.ddsb.ca](http://www.ddsb.ca).

## **IMMEDIATELY FOLLOWED BY SECOND MEETING – SUCCESSOR BY-LAW PUBLIC MEETING – TUESDAY, MARCH 26, 2019 @ 7:30 PM To be held at Durham District School Board, Education Centre 400 Taunton Road East, Whitby**

TAKE NOTICE that on March 26, 2019, the Durham District School Board will hold a second public meeting pursuant to Section 257.63 of the Education Act. The meeting will be held jointly with the Durham Catholic District School Board. The purpose of the second public meeting is to consider the continued imposition of education development charges and a successor by-law and to inform the public generally about the Board's education development charge proposal. Any person who attends the meeting may make a representation to the Board in respect of the proposal. The Board will also consider any written submissions. The education development charge background study required under Section 257.61 of the Education Act (including the proposed EDC by-law) setting out the Board's education development charge proposal will be available on or before March 8, 2019, at the Board's administrative offices during regular office hours and on the Board's website at [www.ddsb.ca](http://www.ddsb.ca).

## **THIRD PUBLIC MEETING – IN CONSIDERATION OF BY-LAW ENACTMENT – WEDNESDAY, APRIL 10, 2019 @ 7:00 PM To be held at Durham District School Board, Education Centre 400 Taunton Road East, Whitby**

TAKE NOTICE that on April 10, 2019, 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:

**David Visser, Associate Director of Corporate Services and Treasurer of the Board**  
Durham District School Board  
400 Taunton Rd. E., Whitby, Ontario L1R 2K6  
Telephone: (905) 666-6481, email: [david.visser@ddsb.ca](mailto:david.visser@ddsb.ca)

**Michael Barrett**, Chair of the Board,  
Durham District School Board

**Lisa Millar**, Director of Education  
Durham District School Board

# EDUCATION DEVELOPMENT CHARGE BY-LAWS IN THE PROVINCE OF ONTARIO

Board	Effective Date of By-law	By-law Term	Area to which By-law Applies	Type of Charge <sup>3</sup>	Res. Charge/ Unit	Non-Res. Charge/ Sq. Ft. of G.F.A.	% of Charge Attributed to Residential Development	% of Charge Attributed to Non-Residential Development
Algonquin & Lakeshore Catholic DSB	Oct-17	5 yrs	City of Kingston	A/S	\$254	\$0.00	100%	0%
Brant Haldimand Norfolk Catholic DSB	Oct-18	5 yrs	City of Brantford, County of Brant	A/S J/W/r	\$912	\$0.00	100%	0%
Conseil des écoles publiques de l'Est de l'Ontario	Apr-14	5 yrs	City of Ottawa	J/W/r	\$423	\$0.22	85%	15%
Conseil des écoles publiques de l'Est de l'Ontario	Mar-15	5yrs	United Counties of Prescott and Russell	J/W/r	\$444	\$0.00	100%	0%
Conseil des écoles catholiques du Centre-Est <sup>1</sup>	Jan-16	5 yrs	City of Ottawa	J/W/r	\$718	\$0.53	20%	80%
Dufferin-Peel Catholic DSB	Jun-14	5 yrs	Peel Region	J/W/r	\$1,343	\$0.56	75%	25%
Durham Catholic DSB	May-14	5 yrs	Durham Region (excl. Clarington)	J/W	\$786	\$0.00	100%	0%
Durham DSB	May-14	5 yrs	Durham Region (excl. Clarington)	J/W	\$1,949	\$0.00	100%	0%
Greater Essex County DSB	May-14	5 yrs	City of Windsor	J/W/r	\$305	\$0.00	100%	0%
Greater Essex County DSB	May-14	5 yrs	County of Essex and the Township of Pelee	J/W/r	\$305	\$0.00	100%	0%
Halton Catholic DSB <sup>2</sup>	Jul-18	1 yr	Halton Region	J/W	\$2,269	\$0.58	85%	15%
Halton DSB <sup>2</sup>	Jul-18	1 yr	Halton Region	J/W	\$4,364	\$1.11	85%	15%
Hamilton-Wentworth Catholic DSB	Aug-14	5 yrs	City of Hamilton	J/W	\$885	\$0.34	85%	15%
Hamilton-Wentworth DSB	Aug-14	5 yrs	City of Hamilton	J/W	\$1,039	\$0.39	85%	15%
Kawartha Pine Ridge DSB	Jul-15	5 yrs	Clarington	A/S	\$1,028	\$0.24	90%	10%
Niagara Catholic DSB	Jun-15	5 yrs	fmr Lincoln County	J/W/r	\$1,860	\$0.00	100%	0%
Niagara Catholic DSB	Jun-15	5 yrs	fmr Welland County	J/W/r	\$172	\$0.00	100%	0%
Ottawa Catholic SB	Apr-14	5 yrs	City of Ottawa	J/W	\$466	\$0.34	80%	20%
Ottawa-Carleton DSB	Apr-14	5 yrs	City of Ottawa	J/W	\$723	\$0.52	80%	20%
Peel DSB	Jun-14	5 yrs	Peel Region	J/W	\$3,224	\$0.45	90%	10%
Peterborough, Victoria, Northumberland & Clarington Catholic DSB	Jul-15	5 yrs	Clarington	A/S	\$710	\$0.16	90%	10%
Simcoe Muskoka Catholic DSB	Oct-18	5 yrs	Simcoe County	J/W/r	\$448	\$0.12	90%	10%
Simcoe County DSB	Oct-18	5 yrs	Simcoe County	J/W	\$1,311	\$0.35	90%	10%
Toronto Catholic DSB <sup>2</sup>	Nov-18	1 yr	City of Toronto	J/W (with exempt areas)	\$1,493	\$1.07	75%	25%
Upper Grand DSB	Aug-14	5 yrs	Dufferin County	J/W/r	\$832	\$0.00	100%	0%
Upper Grand DSB	Aug-14	5 yrs	Wellington County	J/W/r	\$1,567	\$0.00	100%	0%
Waterloo Catholic DSB	Jun-16	5 yrs	Regional Municipality of Waterloo	J/W	\$653	\$0.32	80%	20%
Waterloo Region DSB	Jun-16	5 yrs	Regional Municipality of Waterloo	J/W	\$1,948	\$1.41	80%	20%
Wellington Catholic DSB	Aug-14	5 yrs	Wellington County	J/W	\$317	\$0.00	100%	0%
York Catholic DSB	Jul-14	5 yrs	York Region	J/W	\$991	\$0.17	90%	10%
York Region DSB <sup>1</sup>	Jul-14	5 yrs	York Region	J/W	\$5,416	\$0.90	90%	10%

<sup>1</sup> Amended Rates

<sup>3</sup> A/S = Area Specific; J/W = Jurisdiction-wide; r = regional EDC rate

- Conseil des écoles catholiques du Centre-Est - February 28, 2016 and York Region DSB - March 1, 2017

<sup>2</sup> Interim By-laws

- Halton DSB , HCDSB, TCDSB, BHNCDSB, SMCDSD and SCDSB

Updated December 2018



## 1.4 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.
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 given that the Board will have both elementary and secondary enrolment in excess of capacity over the term of the proposed by-law, as well as a deficit in the EDC account as of the day before the new by-law is proposed to be implemented, is demonstrated in the following section.

## 1.5 Eligibility to Impose Education Development Charges and Form A

Form A of the EDC Submission set out below, demonstrates that the head count enrolment (i.e., includes full day kindergarten) over the proposed 5-year term of the EDC by-law (2019/2020 to 2023/2024), as measured in October and March of each academic year, is higher than the permanent capacity of the Board's existing inventory of school facilities, on the both the elementary and secondary panels. As a result, the DDSB meets the legislative "trigger" based on having enrolment in excess of capacity on either the elementary or secondary panels.

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 meets the legislative "trigger" on only one panel.

There is a deficit balance in the DDSB EDC account in the order of \$12.9 million.

For the DDSB, the five year (2019/20 to 2023/24) average head count enrolment is 54,477 for the elementary panel and ADE average enrolment of 23,445 on the secondary panel. When these figures are compared to 51,178 permanent spaces in the Board's existing inventory of elementary facilities and 22,164 permanent spaces on the secondary panel, enrolment exceeds capacity on both panels. As such, the Board qualifies to adopt a successor by-law on the basis of enrolment in excess of capacity.

### DURHAM DISTRICT SCHOOL BOARD Education Development Charges Submission 2019 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 2019/ 2020	Year 2 2020/ 2021	Year 3 2021/ 2022	Year 4 2022/ 2023	Year 5 2023/ 2024	Average Projected Enrolment Over Five Years	
51,178	51,683	53,228	54,630	55,922	56,921	54,477	3,299

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 2019/ 2020	Year 2 2020/ 2021	Year 3 2021/ 2022	Year 4 2022/ 2023	Year 5 2023/ 2024	Average Projected Enrolment Over Five Years	
22,164	21,881	22,874	23,704	24,139	24,628	23,445	1,281

#### A.2: EDC FINANCIAL OBLIGATIONS (Estimated to April 30 2019)

Adjusted Outstanding Principal:	\$98,649,530
Less Adjusted EDC Account Balance:	\$85,728,124
Total EDC Financial Obligations/Surplus:	-\$12,921,406



## 1.6 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 from 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 in the Region of Durham (except Clarington)- Chapter 4
2. the number of projected pupil places (Chapter 5) and the number of new sites and/or site development costs required to accommodate the projected pupil places. This may include school sites considered under a previous by-law but not yet acquired – Chapter 6
3. the number of existing pupil places available to accommodate the projected total number of new pupil places required 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, including holding pupils returned to their resident area if they board intends to accommodate them in their resident area over the long term – 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 (although this is no longer a legislative requirement)
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, and an explanation of whether the costs of the excess land are education land costs and if so, why - Chapter 6
7. the number of permanent 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 Form G summaries
8. a statement of the board's policy concerning possible arrangements with municipalities, school boards or other persons or bodies in the public or private sector, including arrangements of a long-term or co-operative nature, which would provide accommodation for the new pupils in item #2, without imposing EDCs, or with a reduction in such charges; and a statement from the board indicating that it has reviewed its operating budget for savings that could be applied to reduce growth-related net education land costs, and the amount of any savings which it proposes to apply, if any – Appendix D (although this is no longer a legislative requirement)

The DDSB has developed assumptions in the calculations on which its EDC by-law will be based. 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 March 8, 2019 will be considered for receipt by the Board, as part of the meeting on April 10, 2019, which will also consider by-law adoption.

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

## 1.7 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. The overview reflects the process in place prior to the announcement of the legislative review.

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

PHASE ONE DETERMINING ELIGIBILITY	PHASE TWO ANALYSIS OF NGRELC <sup>1</sup>	PHASE THREE CONSIDERATION OF OTHER SOURCES TO MEET THE NEEDS	PHASE FOUR MINISTRY SUBMISSION	PHASE FIVE STAKEHOLDER CONSULTATION PROCESS	PHASE SIX BY-LAW ADOPTION & IMPLEMENTATION
A. Capacity Tagger Evaluation	A. 15-year Estimate of Amount, Type and Location of Residential Development and Non-Residential GFA Projections (net of statutory exemptions)	A. Board adopt Operating Surplus and Alternative Accommodation Policies & Statement of How Policies Implemented	A. Completion of Ministry Forms (EDC Submission)	A. Informal Public Consultation with Stakeholders	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, along with unfunded Net Education Land Costs	B. Prepare 15-year student enrolment projections - Existing Community Requirements plus Requirements of New Development	B. Determine Operating Budget Savings which Could be Applied to Reduce the Charge, if any	B. Complete Background Study and Forward to Ministry, Co-terminous Boards & Stakeholders who have provided notification	B. Conduct Public Meeting (s) including Policy Review Public Meeting	B. Board Consideration of Public Input and Calculation Revisions as necessary
C. EDC Financial Obligations Evaluation	C. Review Area Analysis to Determine Schools Impacted by New Housing Development	C. Preparation & Public Distribution of Policy Review document	C. Ministry of Education Review & Approval Process (40 business days review period)	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. By-law Adoption
	E. Estimate Growth-related Net Education Land Costs (net of any surplus EDC account funds)				E. By-law Implementation
	F. Apportion Costs between Residential and Non-residential Development (Board policy decision)				F. Notice of By-law Passage & Appeal Date, Preparation of EDC Pamphlet

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 (i.e. in order to derive total enrolment needs over the forecast period), 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 cashflow 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 (i.e., building permits to be issued) and for which education development charges would be imposed during the mid-2019 to mid-2034 forecast period.

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

- A review of the most recent forecasts of occupied dwellings underlying each area municipal development charges by-law as of July, 2018, and the Region of Durham (except Clarington) March 27, 2018 DC study forecast (Appendix A) for the mid-2019 to mid-2028 forecast period;
- Durham Regional Official Plan 2041 and Growth Plan for the GGH June 2013 prepared by Hemson Consulting Ltd. - Population and Employment Forecasts to 2041 as the basis for the mid-2028 to mid-2034 forecast period;
- Review of a draft 15-year EDC housing forecast during a May 17, 2018 meeting with area municipal and Regional representatives and background materials respecting development applications provided by attendees, along with consideration of additional comments provided by the City of Oshawa;
- A review of the change in occupied dwellings by Census Tract, and;
- Development phasing data provided by the Durham Catholic DSB;
- Historical housing completion data by area municipality.

A spatial matching of the DDSB elementary and secondary school attendance boundaries against development applications specifying dwelling unit type and location was undertaken in order to determine how many additional pupils would be generated by additional new housing development.

Board-specific pupil yields were applied to the forecast of new residential units within each school catchment area to determine how new residential development would impact future enrolment.

The EDC 15-year housing forecast suggests that an additional 102,676 net new occupied dwelling units will be added to the existing housing stock in the Region of Durham (except Clarington) over the next fifteen years, at an average of 6,845 units per annum. Of the net additional dwelling units, approximately 36% are anticipated to be low density (single and semi-detached), 31% medium density (row houses, townhouses, etc.), and the remaining 33% high density apartment units and stacked towns. The EDC housing forecast is net of demolitions and statutory exemptions.

The forecast of non-residential development is based on the following background information:

- Region of Durham (except Clarington) March 27, 2018 Development Charges Report for the mid-2019 to mid-2028 forecast of employment and non-residential floor space forecast by sector (Table A-14);
- Interpolation of the 2021 to 2041 forecast of employment - 2041 Employment Forecast of 430,000 employees less Clarington (i.e. post mid-2028 non-res GFA based on 117 square metres industrial; 39 commercial and 63 institutional square metres per employee) with Seaton – Table A-15);
- A review of the 2015, 2016 and 2017 Development Activity Summary and Growth and Development Reviews of Industrial, Commercial and Institutional Market and Building Activities building permit data to determine what percentage of the industrial, commercial and institutional development would be statutorily-exempted from the payment of education development charges.

The projection of additional non-residential gross floor area (GFA) over the 15-year forecast period (61,320,251 million additional square feet of “net” gross floor area) is applied to the portion of the net education costs that the DDSB intends to recover from non-residential development.

**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 generally match the current attendance boundaries of each DDSB school (except where students permanently attend programs outside of the Review Area). 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., consistent with long term capital priorities of the Board.

**Step 3 -** Utilize the School Facilities Inventory information to determine the Ministry-approved 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 to account for any changes to school capacity as result of community partnerships, child care initiatives, etc., and approved by the Ministry of Education as reductions to the SFIS OTG capacity.

**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 subscriptions, and the by-grade advancement of the existing student population) from the pupil requirements of new development (the number of pupils anticipated to be generated by new development within the Board's 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 in anticipation of the construction of new school capacity are returned to their resident area and form part of the growth-related accommodation needs where consistent with long term capital priorities.

**Steps 7 and 9** - Determine the number of pupil places "available" to accommodate enrolment growth resulting from the construction of new housing development. 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 and will be impacted by the future construction of additional homes within their attendance boundaries, from those that are not. The determination of 15-year growth-related needs aligns with the Board's longer-term student accommodation needs as well as Capital Priority funding requirements.

Subtract any available and surplus pupil places in existing facilities from Year 15 total enrolment, to determine the net growth-related pupil place requirements. 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 provide a transaction history in accordance with the legislation, as well as the need to project the balance in the account as of the day prior to implementation of the successor 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 needs 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. Finally, the acquisition of lands may be part of redevelopment strategies or may involve the acquisition of lands declared 'surplus' by co-terminous school boards, and may require replacement of outdated infrastructure if required by the municipality as part of site plan approval.

Where there are transitional growth-related costs – that is: the new school or addition has not been constructed as yet, but the Board has previously expended site acquisition and/or site preparation costs from the EDC account, there is a need to reduce the future net education land costs by the amount previously funded, in order to avoid any double counting.

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

## 2.2 Financial Component:

**Step 1** - Identify the land acquisition costs (on a per acre basis) in 2019 dollars in accordance with the land valuations outlined in the appraisal report. Where purchase and sale agreements have been finalized, incorporate the agreed-upon price.

**Step 2** - Identify site development, site preparation and applicable study costs specified under 257.53(2) of the *Education Act*.

**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. Apply an appropriate land escalation factor to site acquisition costs, over the term of the by-law (i.e. 5 years).

**Step 4** - Determine what amounts, if any, should be applied to reduce the charge as a result of the following:

1. The Board's policy on alternative accommodation arrangements;
2. The Board's policy on applying any operating budget surplus to reduce net education land costs (although these two policies are no longer required under O. Reg.438/18);
3. Any surplus funds in the existing EDC account which should be applied to reduce the charge.

Or determine if there is a negative balance in the account that needs to be applied to the EDC rates derived for the following by-law period.

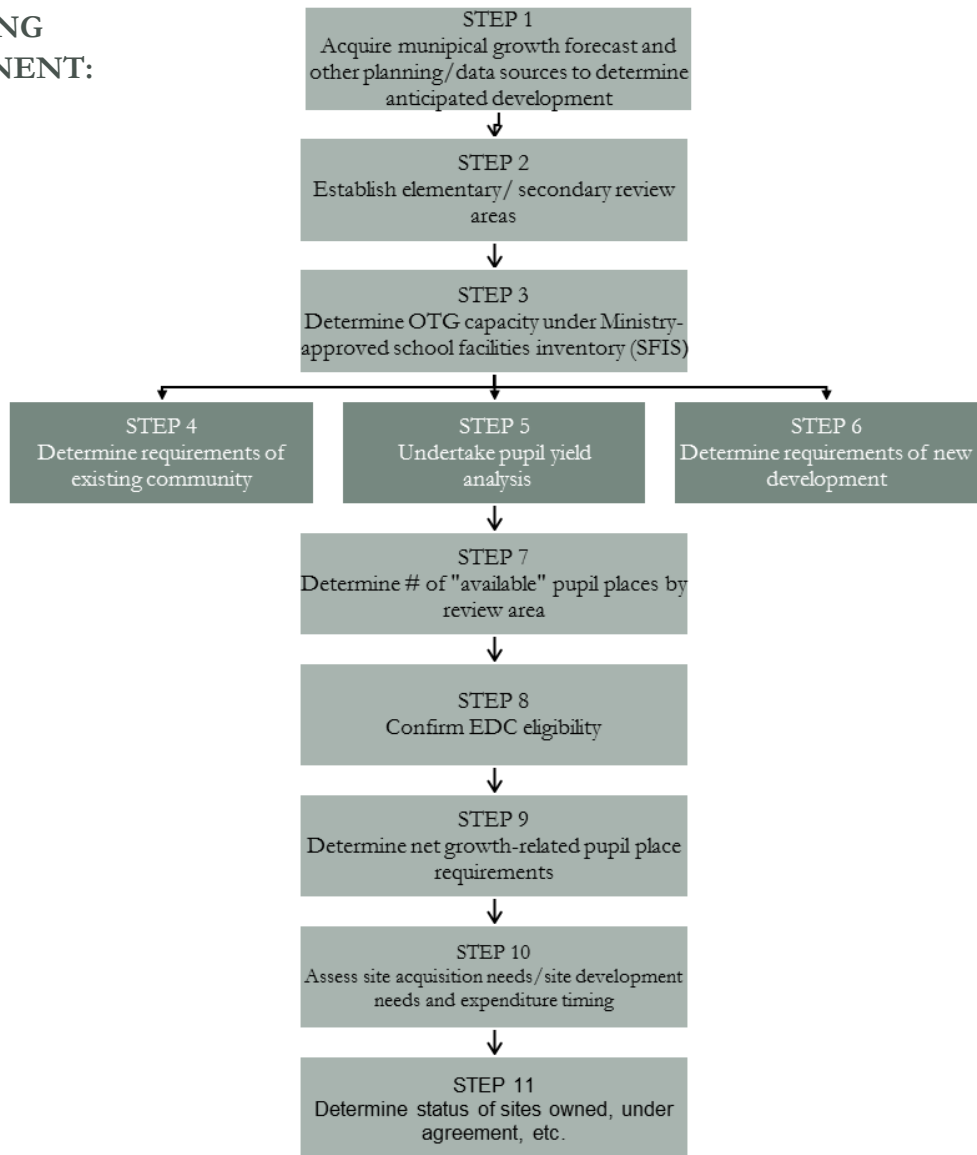
**Step 5** - Determine the quantum of the charge (both residential and non-residential if the Board intends to have a non-residential charge), considering borrowing impact (particularly where there is a significant deficit EDC account balance) and EDC account interest earnings by undertaking a cashflow analysis of the expenditure program over the 15-year forecast period. The cashflow analysis is consistent with a line of credit repayment approach, specifying the interest rate to be paid and the payback period.



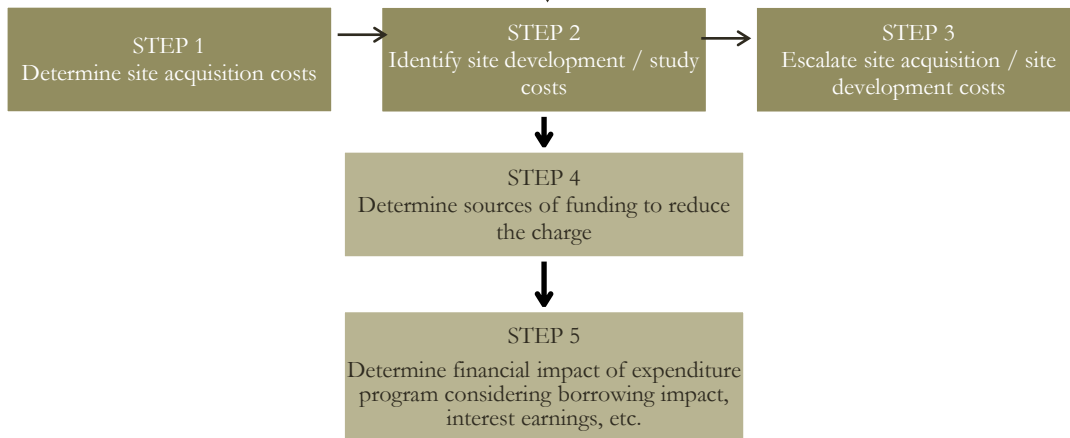
FIGURE 2-1

EDC METHODOLOGICAL APPROACH

PLANNING  
COMPONENT:



FINANCIAL



<sup>1</sup>Step 7 - 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.”

Despite this, “an education development charge by-law of the board shall not apply with respect to land in more than one region” if the regulations divide the area of the jurisdiction of the board into prescribed regions.

Finally, “education development charges collected under an education development charge by-law that applies to land in a region shall not, except with the prior written approval of the Minister, be used in relation to land that is outside that region” and “money from an EDC account established under section 16(1) of O. Reg. 20/98 may be used only for growth-related net education land costs attributed to or resulting from development in the area to which the EDC by-law applies” (as amended by O. Reg. 193/10).

The determination of proposed EDC rates found within this report is based on a singular jurisdiction-wide by-law charging structure. Should the Board wish to consider area-specific EDC rates, a new background study, Ministry approval process and public consultation process would be required.

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 “available and accessible” to new development, within the areas in which development occurs, the Board’s jurisdiction has been divided into sub-areas, referred to in the EDC submission as “Review Areas.” Within each Review Area, schools are distinguished between those that have been, and will be impacted by new housing development requiring the construction of additional pupil places and those that are not. This distinction reflects school boards’ intention to accommodate students within their resident area over the longer term, where appropriate. The separation of growth versus non-growth is also consistent with the way in which municipal development charge growth-related infrastructure projects are defined. For example, surplus capacity at one library branch does not negate the need for additional library branches where new population growth warrants an expansion of library services in a new development area.

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 (although this is no longer a legislative requirement). 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 their resident catchment area, where appropriate.
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.

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 within their resident area; therefore, any existing available capacity anywhere within the jurisdiction, or within the broader Review Area is not necessarily the most cost-effective long-term 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 these holding pupils may make up a portion of the growth-related site needs if they are as a result of new homes constructed and the identification of future school site needs as part of a predecessor EDC by-law, consistent with the EDC Guidelines.

There are four important principles to which the consultants have adhered to 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. Board transportation costs should be minimized; and
4. Determining where housing development has occurred, or is, expected to occur, and the specific school enrolments affected by this residential development.

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

1. A desire by the Board to align feeder school patterns as students move from Kindergarten to elementary and secondary programs;
2. Current Board-approved school attendance boundaries;
3. Travel distances to schools consistent with the Board's transportation policies;
4. Former municipal boundaries;
5. Manmade or natural barriers (e.g. existing or proposed major arterial roadways, expressways such as Highway 401 and Highway 407, railway crossings, industrial areas, river valleys, major environmental lands, etc.);
6. 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 jurisdiction-wide approach to calculating education development charges, the Durham District School Board has 11 elementary review areas and 6 secondary review areas as listed in Table 3-1, and 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 need. The Board could have split the 2014 EDC Review Areas to create additional Review Areas, however, this would have had the same effect in terms of assessing EDC growth-related site needs. The detailed development application database enables the Board to specify which existing and proposed school sites will be impacted by new housing development. 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 future capital construction needs for the Board will be assessed over the long term.

Table 3-1: DDSB Elementary and Secondary Review Areas

ELEMENTARY REVIEW AREAS		SECONDARY REVIEW AREAS	
1	PE01 - Pickering South	1	PS01 - Pickering exduding Seaton
2	PE02 - Pickering Seaton	2	PS02 - Pickering Seaton
3	PE03 - Pickering North & Ajax north of Rossland Rd.	3	PS03 - Ajax
4	PE04 - Ajax South & Centre	4	PS04 - Whitby
5	PE05 - Ajax North	5	PS05 - Oshawa
6	PE06 - Whitby South & Centre	6	PS06 - Brock, Scugog & Uxbridge
7	PE07 - Whitby North		
8	PE08 - Oshawa South		
9	PE09 - Oshawa Centre		
10	PE10 - Oshawa North		
11	PE11 - Uxbridge, Scugog & Brock		

Elementary and secondary overview maps are provided on the following two pages.

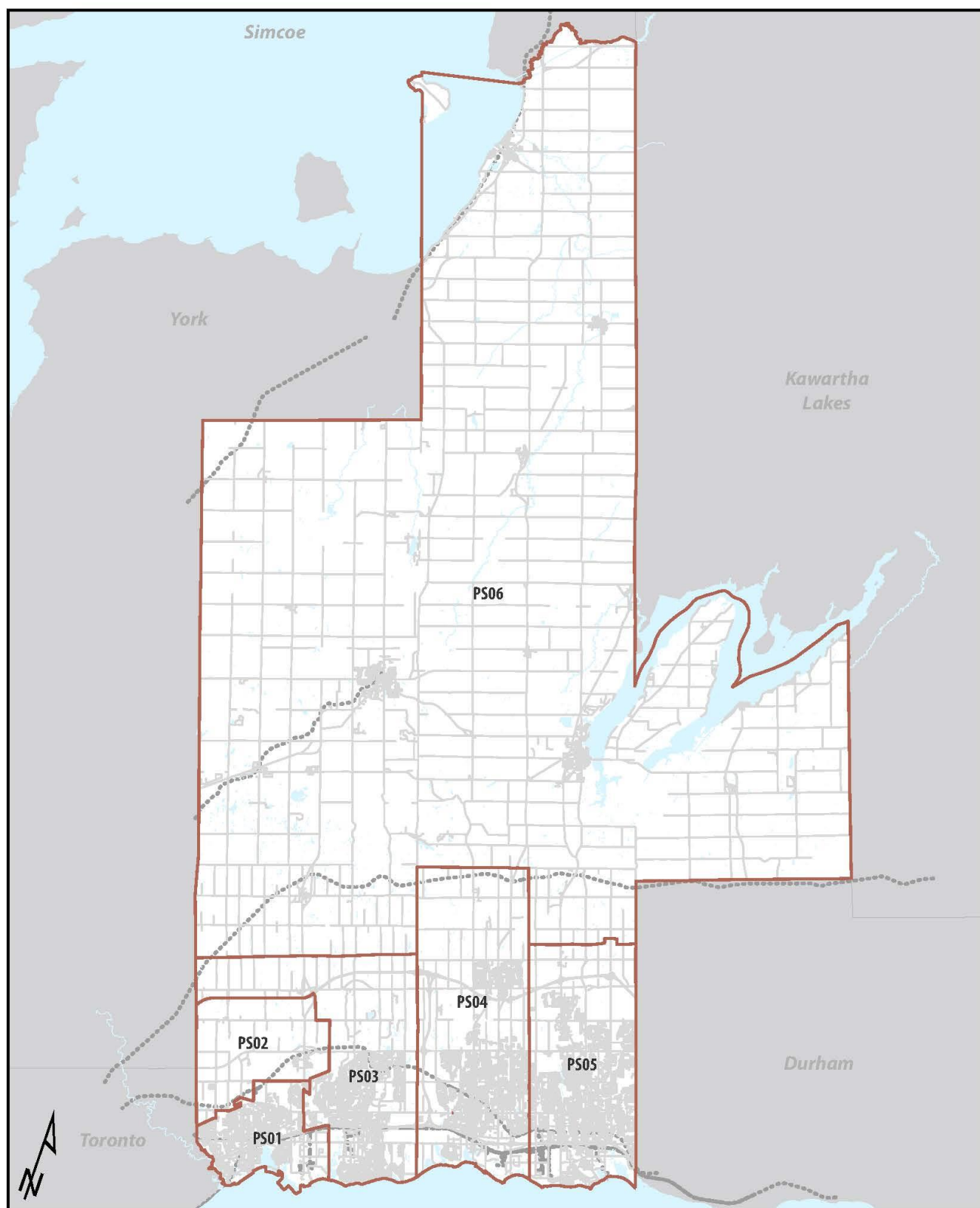


Durham District School Board: Education Development Charges Background Study 2019

Elementary Review Areas



Map 3-1: Durham District School Board **Elementary** Review Areas



**Durham District School Board: Education Development Charges Background Study 2019**

**Secondary Review Areas**





## 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 mid-2019 to mid-2034 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 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 available.

The consultants compiled a draft 15-year EDC forecast of net new units and subsequently consulted with the Region and area municipalities in refining the forecasts. While DC growth forecasts are focused on municipal-wide development potential and growth-related municipal infrastructure needs generated by residential and non-residential development, the EDC housing forecast takes into consideration the impact on future student accommodation needs at a school-by-school level. As such, a detailed annual forecast of occupied dwelling units was undertaken by DDSB school and by density type, utilizing development pipeline data supplied by the DCDSB, as well as other Durham forecasting reports of population, housing and employment projections at a macro level.

While the EDC legislation requires that the by-law rates be based on a 15-year forecast of building permits to which EDC charges would apply, the detailed housing forecast is also designed to address how net migration, re-gentrification due to aging population, shifts in perspectives on density choices and housing space needs, along with government housing policies and affordability, will affect housing occupancy over the longer term. While the EDC forecast of occupied dwelling units is based on units for which building permits will be issued once the by-law is implemented, the determination of longer-term accommodation needs is based on the construction and occupancy of those units, and the lag between building permit issuance and housing occupancy grows when it involves land redevelopment and intensified land uses.

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:

- 1) A review of the most recent forecasts of occupied dwellings underlying each area municipal development charges by-law as of July, 2018, and the Region of Durham (except Clarington) March 27, 2018 DC study forecast (Appendix A) for the mid-2019 to mid-2028 forecast period;
- 2) Durham Regional Official Plan 2041 and Growth Plan for the GGH June 2013 prepared by Hemson Consulting Ltd. - Population and Employment Forecasts to 2041 as the basis for the mid-2028 to mid-2034 forecast period;



- 3) Review of a draft 15-year EDC housing forecast during a May 17, 2018 meeting with area municipal and Regional representatives and background materials respecting development applications provided by attendees, along with consideration of additional comments provided by the City of Oshawa;
- 4) A review of the change in occupied dwellings by Census Tract, and;
- 5) Development phasing data provided by the Durham Catholic DSB;
- 6) Historical housing completion data by area municipality.

A spatial matching of the DDSB elementary and secondary school attendance boundaries against development applications specifying dwelling unit type and location was undertaken in order to determine how many additional pupils would be generated by new housing development. Board-specific pupil yields were applied to the forecast of new residential units within each school catchment area to determine how new residential development would impact future enrolment.

#### **4.1.1 Refining the Forecast of Net New Units**

A draft dwelling unit forecast covering the period mid-2019 through mid-2034 was prepared utilizing the most recent DC forecast of occupied dwellings for each of area municipality and comparing these forecasts re timing and density assumptions to the Region of Durham (except Clarington)'s March 27, 2018 DC forecast.

The draft dwelling unit forecast was shared with representatives for the Region of Durham and area municipalities (except Clarington) during a May 17, 2018 meeting. Subsequently, comments were provided by the City of Oshawa.

The EDC 15-year housing forecast suggests that an additional 102,676 net new occupied dwelling units will be added to the existing housing stock in the Region of Durham (except Clarington) over the next fifteen years, at an average of 6,845 units per annum. Of the net additional dwelling units, approximately 36% are anticipated to be low density (single and semi-detached), 31% medium density (row houses, townhouses, etc.), and the remaining 33% high density apartment units and stacked towns. The EDC housing forecast is net of demolitions and statutory exemptions.

In order to determine the location, type and timing of units, a detailed housing forecast by school was created utilizing the development applications data being tracked by the Durham boards. Minor adjustments to the timing and density mix were required to match the Durham overview forecast and sub totals by municipality and by density type. A spatial matching of the adjusted development data to the attendance boundaries of each DDSB and DCDSB school enabled the consultants to determine the extent to which any particular school would be impacted by future housing development over the mid-2019 to mid-2034 forecast period.

#### **4.1.2 Forecast of Non-residential Gross Floor Area**

The forecast of non-residential development is based on the following background information:

- Region of Durham (except Clarington) March 27, 2018 Development Charges Report for the mid-2019 to mid-2028 forecast of employment and non-residential floor space forecast by sector (Table A-14);
- Interpolation of the 2021 to 2041 forecast of employment - 2041 Employment Forecast of 430,000 employees less Clarington (i.e. post mid-2028 non-res GFA based on 117 square metres industrial; 39 commercial and 63 institutional square metres per employee) with Seaton – Table A-15);
- A review of the 2015, 2016 and 2017 Development Activity Summary and Growth and Development Reviews of Industrial, Commercial and Institutional Market and Building Activities building permit data to determine what percentage of the industrial, commercial and institutional development would be statutorily-exempted from the payment of education development charges.

The projection of additional non-residential gross floor area (GFA) over the 15-year forecast period (61,320,251 million additional square feet of “net” gross floor area) is applied to the portion of the net education costs that the DDSB intends to recover from non-residential development.

## 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(2)

“If charges are to be imposed on non-residential development, the board shall determine the charges and the charges shall be expressed as either:

(a) a rate applied to the gross floor area (GFA) of the development;

(b) a rate applied to the declared value of development.” (O. Reg. 20/98), Section 7(10)

“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 9.1

“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(8))

The EDC Guidelines state that “boards are encouraged to ensure that projections for growth are consistent with that of municipalities.”

### 4.3 Residential Growth Forecast and Forms B and C

#### 4.3.1 Historical Building Completions

The CMHC Housing Now (Starts and Completions Survey) January – December housing completions data indicates that almost 19,000 residential units have been completed in the Region of Durham (except Clarington) since 2009, or an average of 2,109 annually. Approximately 61% of the units were single and semi-detached; 24% were multiples including townhomes and apartments in duplexes; and 15% apartments.

**Table 4-1**  
**Region of Durham (except Clarington)**  
Historical Housing Unit Completions by Density Type

Average for Years	Single & Semi Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
2009	1,350	549	134	2,033
2010	1,681	459	-	2,140
2011	1,400	520	46	1,966
2012	1,666	628	281	2,575
2013	1,427	498	191	2,116
2014	1,223	414	212	1,849
2015	1,336	440	80	1,856
2016	1,144	377	236	1,757
2017	1,110	725	855	2,690
<b>Total Units</b>	<b>12,337</b>	<b>4,610</b>	<b>2,035</b>	<b>18,982</b>
<b>% of Total Units</b>	<b>65.0%</b>	<b>24.3%</b>	<b>10.7%</b>	<b>100.0%</b>
<b>Annual Average</b>	<b>1,371</b>	<b>512</b>	<b>226</b>	<b>2,109</b>
<b>5-year Average</b>	<b>1,248</b>	<b>491</b>	<b>315</b>	<b>2,054</b>
<b>% of Total Units</b>	<b>60.8%</b>	<b>23.9%</b>	<b>15.3%</b>	<b>100.0%</b>

Notes: 1. Includes townhomes and apartments in duplexes

2. Includes bachelor, 1 bedroom and 2 plus bedroom apartments

**Table 4-2**  
**DURHAM DISTRICT SCHOOL BOARD**  
**Education Development Charges Submission 2019**  
**Forms B/C - Dwelling Unit Summary**  
**PROJECTION OF NET NEW DWELLING UNITS <sup>1</sup>**

TOTAL EDC 15-year Forecast	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	15-year Totals
Single & Semi-detached	2,548	3,167	3,117	2,785	2,536	2,261	2,082	2,744	2,458	2,417	2,337	2,447	2,356	2,347	1,634	37,236
Multiples	2,644	2,774	2,365	2,018	1,796	1,834	1,945	2,091	2,057	2,140	2,060	2,491	2,080	1,984	1,638	31,917
Apartments	1,267	1,965	1,982	3,496	2,652	1,724	2,190	3,658	2,742	2,512	2,390	2,466	1,836	1,594	1,049	33,523
Totals	6,459	7,906	7,464	8,299	6,984	5,819	6,217	8,493	7,257	7,069	6,787	7,404	6,272	5,925	4,321	102,676
PE01 - Pickering South	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	15-year Totals
Single & Semi-detached	74	31	33	2	15	16	2	4	1	7	-	-	-	-	-	185
Multiples	165	110	93	55	52	51	-	-	-	-	-	205	-	-	-	731
Apartments	214	501	393	672	702	625	52	498	498	409	411	357	360	-	-	5,692
Totals	453	642	519	729	769	692	54	502	499	416	411	562	360	-	-	6,608
PE02 - Pickering Seaton	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	15-year Totals
Single & Semi-detached	522	631	634	620	553	504	568	535	493	445	421	313	315	215	190	6,959
Multiples	275	575	549	561	534	508	916	909	908	884	884	751	602	516	382	9,754
Apartments	-	-	-	72	72	-	908	926	557	549	849	614	583	423	381	5,934
Totals	797	1,206	1,183	1,253	1,159	1,012	2,392	2,370	1,958	1,878	2,154	1,678	1,500	1,154	953	22,647
PE03 - Pickering North & Ajax north of Rossland Rd.	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	15-year Totals
Single & Semi-detached	-	35	20	9	-	-	-	-	-	-	96	202	275	206	203	1,046
Multiples	283	234	174	259	246	233	96	38	-	-	-	344	454	605	605	3,571
Apartments	-	-	-	176	-	-	-	111	111	111	114	-	-	260	260	1,143
Totals	283	269	194	444	246	233	96	149	111	111	210	546	729	1,071	1,068	5,760
PE04 - Ajax South & Centre	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	15-year Totals
Single & Semi-detached	219	151	207	113	-	-	-	-	-	-	-	-	-	-	-	690
Multiples	471	377	193	91	76	76	76	78	-	-	-	53	-	-	-	1,491
Apartments	283	508	685	181	193	30	-	-	-	-	-	-	-	140	170	2,190
Totals	973	1,036	1,085	385	269	106	76	78	-	-	-	53	-	140	170	4,371
PE05 - Ajax North	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	15-year Totals
Single & Semi-detached	105	95	71	-	-	-	-	-	-	58	57	57	57	57	57	614
Multiples	120	12	12	12	12	16	-	-	-	18	18	18	18	18	18	292
Apartments	210	443	259	259	259	259	-	-	-	-	-	-	-	-	-	1,689
Totals	435	550	342	271	271	275	-	-	-	76	75	75	75	75	75	2,595
PE06 - Whitby South & Centre	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	15-year Totals
Single & Semi-detached	537	749	738	596	578	385	285	221	251	30	30	30	30	30	23	4,513
Multiples	517	586	574	330	317	303	216	145	227	125	66	63	-	-	-	3,469
Apartments	18	59	415	1,291	677	377	982	906	480	646	370	647	-	276	78	7,222
Totals	1,072	1,394	1,727	2,217	1,572	1,065	1,483	1,272	958	801	466	740	30	306	101	15,204
PE07 - Whitby North	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	15-year Totals
Single & Semi-detached	562	589	589	603	603	589	589	1,232	1,107	1,306	1,129	1,307	1,107	1,331	791	13,434
Multiples	102	181	181	181	181	308	303	685	685	786	811	811	811	692	562	7,280
Apartments	-	32	32	240	-	-	-	330	331	58	118	94	76	100	118	1,529
Totals	664	802	802	1,024	784	897	892	2,247	2,123	2,150	2,058	2,212	1,994	2,123	1,471	22,243
PE08 - Oshawa South	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	15-year Totals
Single & Semi-detached	63	27	18	39	18	18	18	18	18	18	-	-	-	-	-	255
Multiples	99	158	186	70	11	-	-	-	-	-	-	-	-	-	-	524
Apartments	-	-	-	-	-	-	-	447	357	546	357	357	360	-	-	2,424
Totals	162	185	204	109	29	18	18	465	375	564	357	357	360	-	-	3,203
PE09 - Oshawa Centre	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	15-year Totals
Single & Semi-detached	17	68	69	52	52	49	-	-	-	-	-	-	-	-	-	307
Multiples	79	66	49	66	46	17	-	-	-	-	-	-	-	-	-	323
Apartments	393	212	-	213	237	85	88	-	-	-	-	-	-	-	-	1,228
Totals	489	346	118	331	335	151	88	-	-	-	-	-	-	-	-	1,858
PE10 - Oshawa North	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	15-year Totals
Single & Semi-detached	242	328	335	393	436	547	429	545	414	425	445	368	397	331	191	5,826
Multiples	412	405	282	318	262	275	300	195	195	263	221	175	126	82	-	3,511
Apartments	13	145	183	296	491	251	75	355	352	84	102	328	328	340	-	3,343
Totals	667	878	800	1,007	1,189	1,073	804	1,095	961	772	768	871	851	753	191	12,680
PE11 - Uxbridge, Scugog & Brock	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	15-year Totals
Single & Semi-detached	207	463	403	358	281	153	191	189	174	128	159	170	175	177	179	3,407
Multiples	121	70	72	75	59	47	38	41	42	64	60	71	69	71	71	971
Apartments	136	65	15	96	21	97	85	85	56	109	69	69	129	55	42	1,129
Totals	464	598	490	529	361	297	314	315	272	301	288	310	373	303	292	5,507

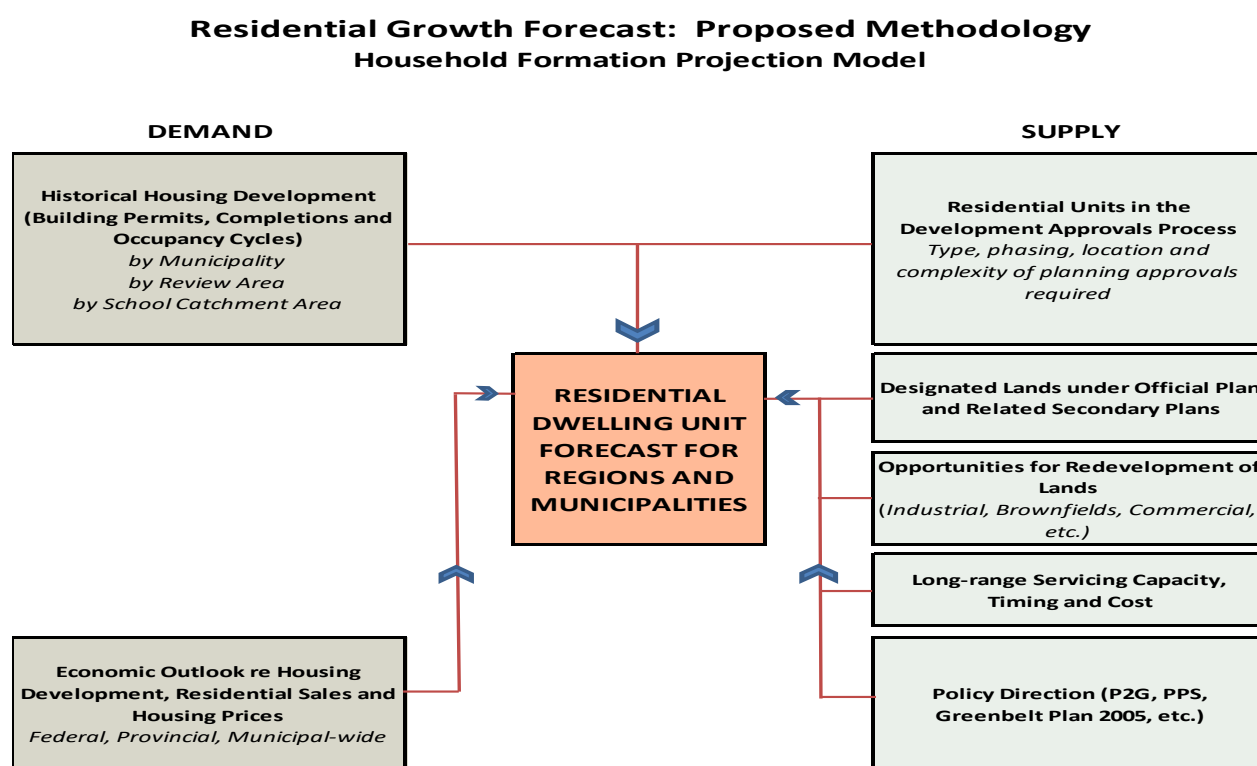
Notes: 1. Assumed to be net of demolitions and conversions.

<b>TOTAL NET NEW UNITS</b>	<b>102,676</b>
% Single & Semi Detached	36.3%
% Multiples	31.1%
% Apartments (including student & seniors apartment)	32.6%
% Stacked Townhouses	0.0%
<b>STATUTORY EXCLUSIONS FROM TOTAL NET</b>	
Statutorily Exempt Units within By-law Area	798
Total Gross New Units within By-law Area	103,474

### 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



#### 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. A reduction of 798 medium density units, or 2.5% of the total medium density units has been made to the EDC dwelling unit forecast. A review of building permit data for each municipality where permits were approved for accessory units in

ground-related housing would assist in refining this assumption once the Regional database is completed and available for public access.

#### *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. The forecast of net new units is net of demolitions.

### 4.3.3 Net New Units and Forms B and C

Table 4-3 summarizes the Region of Durham (except Clarington)’s housing forecast by unit type for the mid-2019 to mid-2034 period. The table also provides a summary of the housing forecast by DDSB elementary and secondary review area.

**TABLE 4-3: FORM E**  
**DURHAM DISTRICT SCHOOL BOARD**  
**Education Development Charges Submission 2019**  
**Elementary Panel**

Review Area	Total Cumulative 15 Year New Net Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	SINGLE and SEMI- DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose- built seniors housing and student housing)	TOTAL UNITS
PE01 - Pickering South	6,608	6%	185	731	5,692	6,608
PE02 - Pickering Seaton	22,647	22%	6,959	9,754	5,934	22,647
PE03 - Pickering North & Ajax north of Rossland Rd.	5,760	6%	1,046	3,571	1,143	5,760
PE04 - Ajax South & Centre	4,371	4%	690	1,491	2,190	4,371
PE05 - Ajax North	2,595	3%	614	292	1,689	2,595
PE06 - Whitby South & Centre	15,204	15%	4,513	3,469	7,222	15,204
PE07 - Whitby North	22,243	22%	13,434	7,280	1,529	22,243
PE08 - Oshawa South	3,203	3%	255	524	2,424	3,203
PE09 - Oshawa Centre	1,858	2%	307	323	1,228	1,858
PE10 - Oshawa North	12,680	12%	5,826	3,511	3,343	12,680
PE11 - Uxbridge, Scugog & Brock	5,507	5%	3,407	971	1,129	5,507
<b>TOTAL</b>	<b>102,676</b>	<b>100%</b>	<b>37,236</b>	<b>31,917</b>	<b>33,523</b>	<b>102,676</b>

#### **Secondary Panel**

Review Area	Total Cumulative 15 Year New Net Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	SINGLE and SEMI- DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose- built seniors housing and student housing)	TOTAL UNITS
PS01 - Pickering excluding Seaton	12,256	11.9%	1,204	4,302	6,750	12,256
PS02 - Pickering Seaton	22,647	22.1%	6,959	9,754	5,934	22,647
PS03 - Ajax	7,078	6.9%	1,331	1,783	3,964	7,078
PS04 - Whitby	37,447	36.5%	17,947	10,749	8,751	37,447
PS05 - Oshawa	17,741	17.3%	6,388	4,358	6,995	17,741
PS06 - Brock, Scugog & Uxbridge	5,507	5.4%	3,407	971	1,129	5,507
<b>TOTAL</b>	<b>102,676</b>	<b>100.0%</b>	<b>37,236</b>	<b>31,917</b>	<b>33,523</b>	<b>102,676</b>

## 4.4 Non-Residential Growth Forecast and Form D

The non-residential growth forecast (Tables 4-5 and 4-6) indicates that a total of 80,388,746 square feet of non-residential gross floor area (GFA) space and additions is anticipated for the Region of Durham (except Clarington) over the 15-year forecast period. Industrial and institutional additions, municipal and school board properties, which are exempt under the legislation, are expected to total 19,068,494 square feet of GFA over that same time period. Therefore, an education development charge by-law can be applied against a net of 61,320,251 square feet of net gross floor area.

The non-residential growth forecast was derived from Region of Durham (except Clarington) March 27, 2018 Development Charges Report - Anticipated Development in Durham 2018-2028, with interpolation of mid-2031 to mid-2034 period based on 2041 Preferred Growth Scenario Employment Forecast of 430,000 employees less Clarington.

A review of the 2016 and 2017 Development Activity Summary and Growth and Development Reviews of Industrial, Commercial and Institutional Market and Building Activities building permit data was used to determine what percentage of the industrial, commercial and institutional development would be statutorily-exempted from the payment of education development charges.

Table 4-5 summarizes Form D of the EDC Submission:

**TABLE 4-5**  
**DURHAM DISTRICT SCHOOL BOARD**  
**Education Development Charges Submission 2019**  
**Form D - Non-Residential Development**

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

<b>Total Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years From Date of By-Law Passage</b>	<b>80,388,746</b>
<b>Less: Board-Determined Gross Floor Area From Exempt Development</b>	<b>19,068,494</b>
<b>Net Estimated Board-Determined Gross Floor Area</b>	<b>61,320,251</b>



**Table 4-6**  
**REGION OF DURHAM (Excluding Clarington)**  
**Non-Residential Forecast of Net Gross Floor Area**

Forecast of Space Construction, New and Additions (sq ft)					
	Year	Industrial	Commercial	Institutional	Total
Projected (based on May, 2017 DC Forecast)	2019/20	5,497,193	802,724	324,123	6,624,040
	2020/21	5,497,193	802,724	324,123	6,624,040
	2021/22	5,497,193	802,724	324,123	6,624,040
	2022/23	5,497,193	802,724	324,123	6,624,040
	2023/24	4,980,117	650,750	155,786	5,786,652
	2024/25	4,980,117	650,750	155,786	5,786,652
	2025/26	4,980,117	650,750	155,786	5,786,652
	2026/27	4,980,117	650,750	155,786	5,786,652
	2027/28	4,980,117	650,750	155,786	5,786,652
	2028/29	3,452,229	504,110	203,548	4,159,887
	2029/30	3,452,229	504,110	203,548	4,159,887
	2030/31	3,452,229	504,110	203,548	4,159,887
	2031/32	3,452,229	504,110	203,548	4,159,887
	2032/33	3,452,229	504,110	203,548	4,159,887
	2033/34	3,452,229	504,110	203,548	4,159,887
Average Annual		4,506,800	632,600	219,800	5,359,200
TOTAL NEW SPACE (SQ FT)		67,602,733	9,489,304	3,296,708	80,388,746
As a % of GFA		84.1%	11.8%	4.1%	100.0%
Less Statutorily Exempt GFA		16,900,683	189,786	1,978,025	19,068,494
Net Projected GFA		50,702,050	9,299,518	1,318,683	61,320,251

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 117 sq m industrial; 39 commercial and 63 institutional sq metres per employee) with Seaton

## CHAPTER 5 - DEMOGRAPHIC TRENDS AND FUTURE ENROLMENT EXPECTATIONS

### 5.1 Demographic and Enrolment Trends

The Durham District School Board provides exemplary educational opportunities to more than 71,500 students board-wide. The DDSB has a 2018-19 preliminary (based on September 2018 enrolments) enrolment of 71,551 students' jurisdiction-wide (50,249 elementary headcount and 42,303 secondary ADE) and currently operates 113 elementary and 19 secondary schools within the Board's jurisdiction.

#### 5.1.1 Overview

The consultants were retained to prepare long term (i.e., 15-year) 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 and density type), in order to derive the number of DDSB pupils to be generated by new housing development and to determine appropriate by school, by grade, by program (e.g. French Immersion) enrolments over the 2019/20 through 2033/34 school years.

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.

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 a Catholic board or a French-language board 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.

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

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?

Have changes in **program delivery** affected the Board's enrolment patterns (e.g., introduction of French Immersion programs)?

How has the Board's **share of elementary/secondary enrolment** changed vis-à-vis the co-terminous boards and private school/other enrolment?

### 5.1.2 Population and Housing

Statistics Canada population and dwelling unit data related to the 2006, 2011 and 2016 Census undertakings is provided in Table 5-1. This data provides insights into demographic shifts by Durham municipality and for the Region as a whole. This information is one of the sources of the school and pre-school age population trends discussed herein as they relate to the DDSB's jurisdiction.

Table 5-1 compares the pre-school and school age population between the 2006-2011 and 2011-2016 Census periods, illustrating the changing trends which will impact future enrolment growth for the Board.

As shown in the table, from a Region-wide perspective, the pre-school age population (ages 0-4) increased by 2,345 persons between 2006 and 2016. The elementary school age population (ages 5-14) decreased by 1,155 persons, and the secondary school age population (ages 15-19) decreased by 690 persons.

In terms of future shifts in age structures within the DDSB jurisdiction, 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.

TABLE 5-1

	2006 Census										2011 Census										2016 Census										Change			
	Total Population										Total Population										Total Population in Private Households										Census 2006-2016 change			
	0 to 4 years	5 to 9 years	10 to 14 years	15 to 19 years	0 to 4 years	5 to 9 years	10 to 14 years	15 to 19 years	0 to 4 years	5 to 9 years	0 to 4 years	5 to 9 years	10 to 14 years	15 to 19 years	0 to 4 years	5 to 9 years	10 to 14 years	15 to 19 years	0 to 4 years	5 to 9 years	0 to 4 years	5 to 9 years	10 to 14 years	15 to 19 years	0 to 4 years	5 to 9 years	10 to 14 years	15 to 19 years	0 to 4 years	5 to 9 years	10 to 14 years	15 to 19 years		
Total Durham Region excluding Clarington	483,365	27,740	31,920	38,160	37,435	523,495	29,840	31,750	35,260	40,070	553,727	30,085	34,135	34,790	36,745	70,362	2,345	(1,155)	2,885	2,845	1,015	540	1,620	1,075	1,830	(275)	190	(775)	3,940	100	(2,575)	(1,010)		
Ajax	90,170	5,750	6,615	7,990	7,460	109,600	7,300	7,310	8,025	8,950	119,677	7,225	8,280	8,155	8,535	29,507	1,475	1,830	2,885	2,845	1,015	540	1,620	1,075	1,830	(275)	190	(775)	3,940	175	(490)	(270)		
Brock	11,980	610	675	895	890	11,345	555	610	680	795	11,645	575	650	645	635	(335)	(35)	(275)	2,885	2,845	1,015	540	1,620	1,075	1,830	(275)	190	(775)	3,940	175	(490)	(270)		
Clarington (excluded from totals)	77,820	4,660	5,755	6,880	6,020	84,550	4,845	5,260	6,045	6,945	92,013	5,590	5,790	5,770	6,210	14,193	930	(1,075)	2,885	2,845	1,015	540	1,620	1,075	1,830	(275)	190	(775)	3,940	175	(490)	(270)		
Oshawa	141,590	7,460	8,180	9,840	9,995	149,610	8,355	7,995	8,565	10,155	159,455	8,770	9,130	8,670	9,220	17,865	1,310	(220)	2,885	2,845	1,015	540	1,620	1,075	1,830	(275)	190	(775)	3,940	175	(490)	(270)		
Pickering	87,835	4,445	5,855	7,090	7,300	88,720	4,085	4,950	6,170	7,255	91,775	4,545	4,910	5,460	6,290	3,940	100	(2,575)	2,885	2,845	1,015	540	1,620	1,075	1,830	(275)	190	(775)	3,940	175	(490)	(270)		
Scugog	21,440	940	1,260	1,485	1,665	21,570	875	1,115	1,375	1,520	21,615	885	1,055	1,200	1,395	175	(55)	(490)	2,885	2,845	1,015	540	1,620	1,075	1,830	(275)	190	(775)	3,940	175	(490)	(270)		
Uxbridge	19,165	950	1,290	1,595	1,545	20,625	900	1,160	1,480	1,700	21,180	875	1,105	1,340	1,550	2,015	(75)	(440)	2,885	2,845	1,015	540	1,620	1,075	1,830	(275)	190	(775)	3,940	175	(490)	(270)		
Whitby	111,185	7,585	8,045	9,265	8,580	122,025	7,770	8,610	8,965	9,695	128,380	7,210	9,005	9,320	9,120	17,195	(375)	1,015	2,885	2,845	1,015	540	1,620	1,075	1,830	(275)	190	(775)	3,940	175	(490)	(270)		
Total Growth Pre-school & School-age Population in Municipalities Experiencing Increases (excluding Clarington)																												2,885						

### 5.1.3 Enrolment Overview and Apportionment

Historical elementary and secondary enrolments (2013/14 to 2017/18) 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, as well as apportionment shares (i.e. the percentage of students who choose to attend DDSB schools). The information is taken from the Ministry-reported enrolments and found in the annual Funding Projections report for each Ontario school board.

DDSB elementary enrolment as a percentage of total co-terminous enrolment has increased from 76.12% in 2011/12 to 77.06% in 2017/18, while secondary has increased from 73.43% to 76.45%.

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

<b>Elementary</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>
DDSB	42,083	42,386	42,609	47,499	47,889	48,689	49,021
DCDSB	13,204	13,238	13,246	14,608	14,489	14,583	14,594
DDSB Share %	76.12%	76.20%	76.29%	76.48%	76.77%	76.95%	77.06%
DCDSB Share %	23.88%	23.80%	23.71%	23.52%	23.23%	23.05%	22.94%
<b>Secondary</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>
DDSB	22,818	22,588	21,673	20,996	21,099	20,820	20,565
DCDSB	8,256	7,885	7,451	6,949	6,692	6,521	6,334
DDSB Share %	73.43%	74.12%	74.42%	75.13%	75.92%	76.15%	76.45%
DCDSB Share %	26.57%	25.88%	25.58%	24.87%	24.08%	23.85%	23.55%

## 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 (i.e. picking up or losing students to a co-terminous

school board). 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 additional 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.” In an EDC context, students that were designated as part of the Requirements of New Development enrolment forecast become part of the Existing Community enrolment forecast in moving from one by-law period to another. Some of these pupils generated by new housing development are directed to schools where temporary holding spaces have been provided in anticipation of the construction of new pupil places in their resident area, once capital funding approval is provided by the Province.

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.

### **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 (including new homes that were constructed and for which additional land requirements were identified in a previous by-law but not acquired as yet) 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.

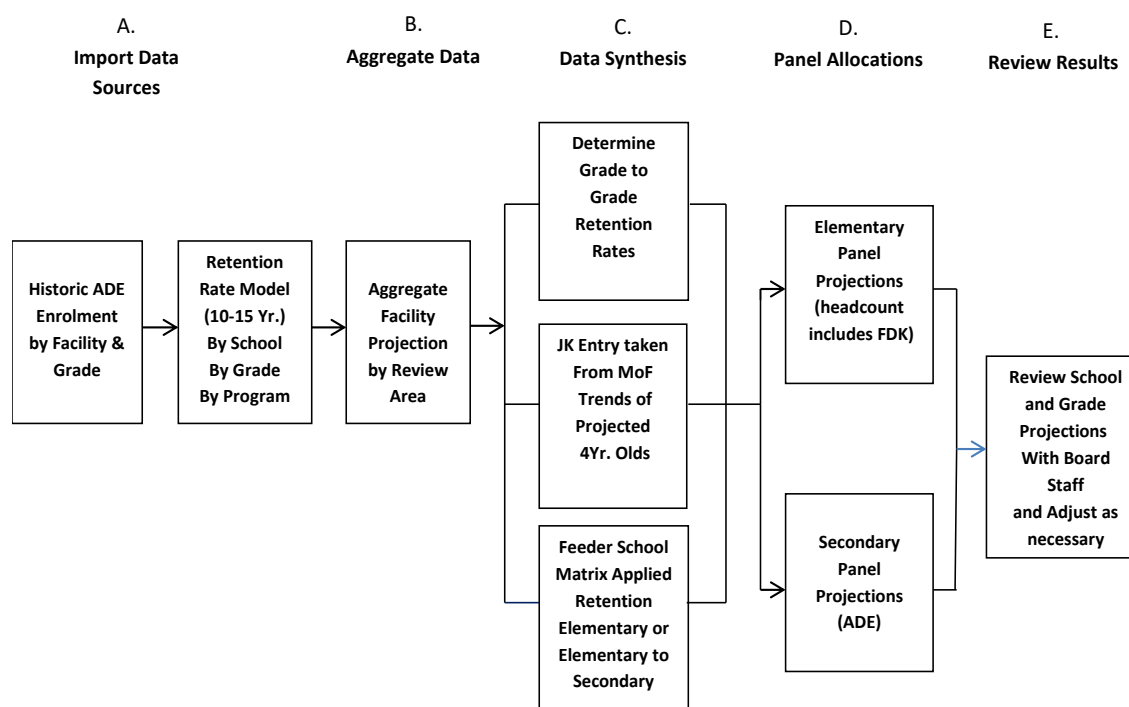
1. Enrolment projections disaggregated by sub-geography (i.e., review areas) and by school.
2. Historic average daily enrolment by school, by grade and by program (e.g. French Immersion). This information is provided by the Board and includes initial Fall 2018 enrolments. The enrolment summaries are 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. This information further provides an indication of holding situations where pupils are provided with temporary accommodation awaiting the construction of additional pupil spaces.
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 Board’s 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, Gifted, etc.) 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 co-terminous board’s secondary school or a private 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.
6. Review the draft total enrolment projections of the co-terminous Durham boards against multiple population projection sources including Ministry of Finance.
7. Review student holding situations with each Durham board and make adjustments to reflect future changes to attendance boundaries as new pupil paces are constructed.
8. Review draft enrolment projections by school, by grade and by program with each Board and compare to Board-prepared student enrolment projections. Adjust retention and subscription assumptions for individual schools where necessary.

**FIGURE 1**

**PUPIL REQUIREMENTS OF THE EXISTING COMMUNITY**



### 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



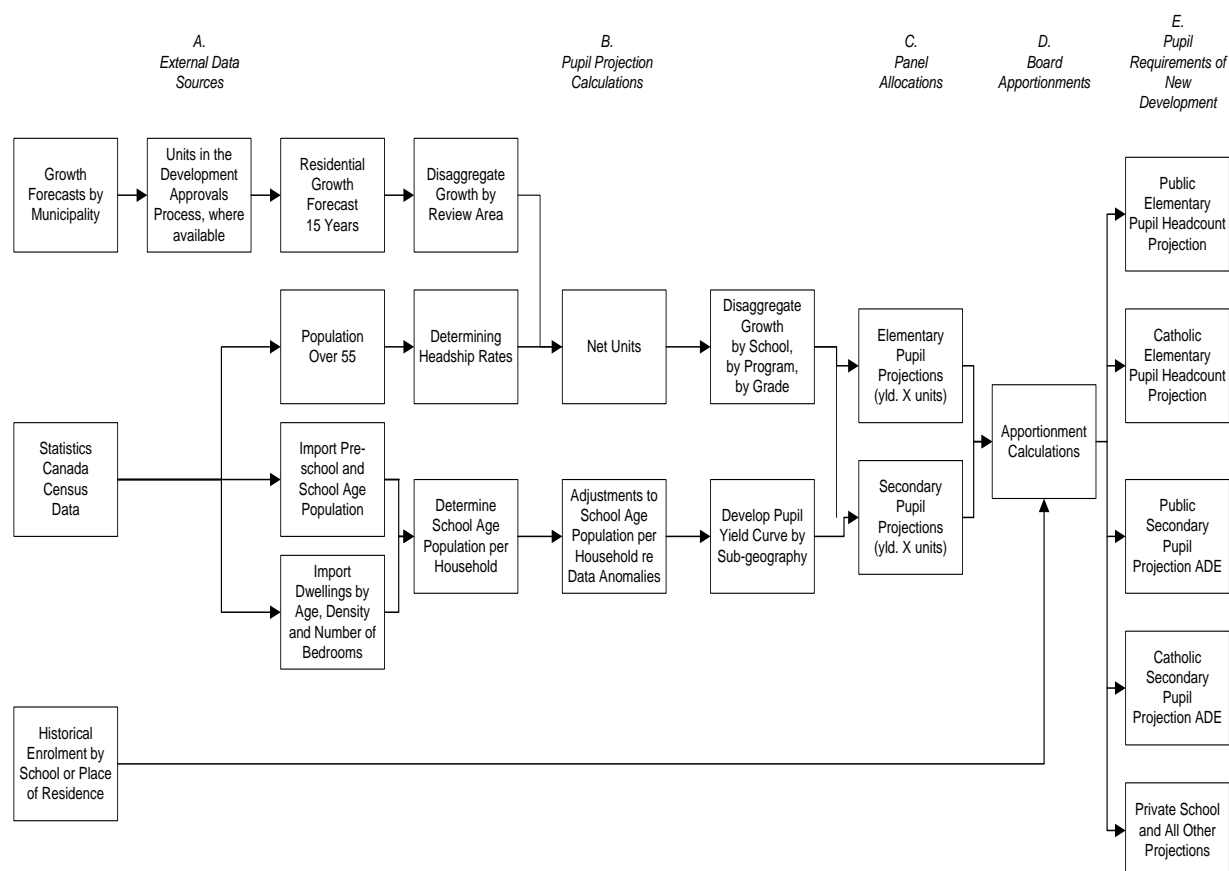
subsequently held in existing schools of the Board, awaiting the opening of new resident-area schools or additional pupil places.

It is relevant to note that there is a difference between the timing associated with the requirement to determine the number of net new units to which the payment of EDCs would apply and the timing of the occupancy of the new units and associated impact on student enrolment. The lag between building permit issuance, construction and occupancy of the units and subsequent increases in student enrolment is even more pronounced where the housing development involves land redevelopment and intensified land uses.

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 data to Board-approved DDSB attendance boundaries is used as one of the considerations in deriving the detailed fifteen-year housing forecast by school resident area and by unit type.
2. 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 applications comprising the housing forecast by school.
4. Age-specific Ministry of Finance (MoF) population projections for the Region of Durham (except Clarington) were reviewed and the historical DDSB apportionment share applied to the MoF forecasts to determine the order of magnitude of projected enrolment increases, consistent with fertility and net migration assumptions underlying the MoF projections. The total enrolment projections (i.e. Requirements of New Development plus Requirements of the Existing Community) were peer reviewed against the MoF projections.
5. 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 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 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);
- There are particular types of units with low “initial” yield occupancies (e.g., adult lifestyle, 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.

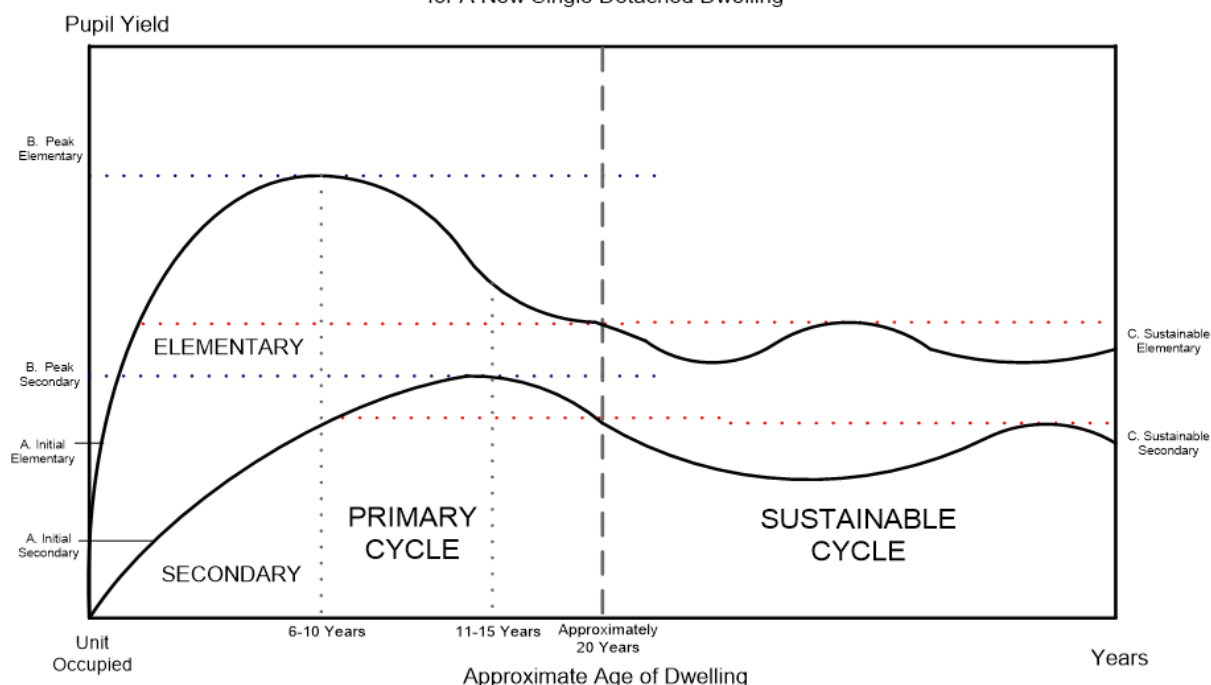
The primary yield cycle for elementary pupil yields in new single detached units generally peaks within the first 7 to 10 years of community development, depending on the timing of occupancy of the units. Recent demographic and occupancy trends, however, suggest that the family creation process is being delayed as many families are postponing having children and also having fewer children (as witnessed by declining fertility rates). However, the age structure of the immigrant population can have a compelling impact on pupil yields.

“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 Years 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.

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

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. There is a need to track how neighbourhoods with an increased aged population and increases due to net migration, will change over time.

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

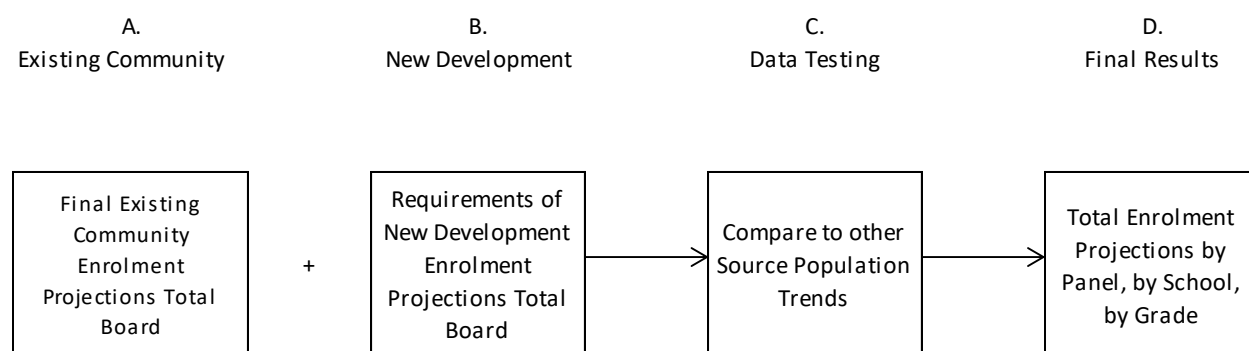


## Total Student Enrolment Projections

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.

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 67,826 students for an increase of 17,578 students from the projected 2018/19 enrolment of 50,248. The Board is expected to experience a decrease of about 9,067 students in the existing community, which is projected to be enhanced by an additional 26,645 pupils from new housing development, which is an overall pupil yield of 0.2595.

For secondary students, the DDSB EDC projections forecast a decrease of 1,190 students in the existing community and 8,723 additional students to come from new development over the next 15 years. This results in total projected Year 15 enrolment of 28,835 students, or an increase of about 7,532 students from the projected 2018/19 enrolment, which is an overall pupil yield of 0.0850.

**DURHAM DISTRICT SCHOOL BOARD**

## Historical and Projected Enrolment

17,578

7,532

## 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;
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 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.). French-language school boards may acquire larger school sites in anticipation of creating



school campuses (i.e. two schools on one site offering JK-12 programs). Changes to program offering may translate 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.” Given that the Regulation standards have not been updated since 1998, 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; the potential to accommodate increased portables and a larger building footprint. Where school site sizes include undevelopable table lands or slopes, irregular-shaped lots with limited street frontage; 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 had long-standing practices respecting school site sizes. It should be noted that the number of elementary acres per 100 pupils underlying the EDC calculation is slightly higher than the Regulation standard (1.0 to 1.165 pupils per acre) at 1.173, and the secondary acres per 100 pupils (1.0 to 1.25 pupils per acre) is 1.173, which is lower than the Regulation standard.

## 6.3 Site Requirements

The site requirements arising from new residential 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 is insufficient permanent pupil places to accommodate all projected students. Further, new 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.).

Boards generally acquire sites a minimum of two years in advance of opening a new school facility, in order to ensure that there is sufficient time allowed for site servicing and preparation, facility design, contract tendering, building construction and the capital allocation process. 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.

## 6.4 Land Valuation Approach for School Sites

The co-terminous Durham school boards retained the services of the Robson Associates Inc. 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:

- (a) Provide an estimate of the probable market value for future school sites throughout both of the Durham District School Board (DDSB) and the Durham Catholic District School Board (DCDSB) review areas, with an effective date of September 30, 2018, plus an estimate of the five-year escalation rate. 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....”*
- (b) The valuation is established on the basis that the lands are suitable for use as schools, are serviced to the lot line, rough graded, and free of environmental, soil or other latent defects, and that there are no impediments that would prevent the use of the lands for the construction of a school and related uses. The valuation further assumes that gas, electricity, water, sewer, roads, and other typical infrastructure (depending on location) are available to the lot line, with adequate capacity for school development purposes.
- (c) For the purpose of estimating present and future land value ranges, the focus was confined to the municipalities of Pickering, Ajax, Whitby, Oshawa, Scugog, Uxbridge and Brock. In estimating value ranges, this consulting assignment did not take into account individual site areas or existing improvements on any of the properties. For the purposes of this report, it has been assumed that the land use designations, as set out in the Durham Official Plan and the various Municipal Official Plans, will eventually represent the highest and best use of the properties. Furthermore, it has been assumed that the properties will be, or have been, rezoned to conform to the various municipal land use designations.
- (d) the valuation does not involve specific holdings but rather generic types of future school site lands, as identified by the Durham District School Board and the Durham Catholic District School Board. Consequently, title searches have not been completed on these lands, nor have specific addresses, legal descriptions, the existence and/or type of encumbrances (easements, rights-of-way, mortgages, leases, etc.), ownership and acquisition details, or site areas and dimensions pertinent to any or all properties been identified.
- (e) An annual land escalation rate to be applied to the market value in order to sustain the likely site acquisition costs over the next 5 years (i.e. May 1, 2019 – April 30, 2024).

This assignment was completed in accordance with Canadian Standards of the Uniform Standards of Professional Appraisal Practice (CUSPAP) regarding real estate consulting and reporting.

The following is an excerpt from the appraisal report prepared by Robson Associates Inc. starting at Page 66:

“Market evidence compiled in this report includes recent school site acquisitions by both boards; plus low and medium density raw development land. School site acquisitions are considered to be the best guide to value for future school sites; however, there is a limited amount of data for this type of transaction. Transactions involving raw development land is also studied and is located within the urban boundary but would still be required to go through the full planning and draft plan of subdivision approval cycle; and servicing of the subdivision would have to be completed to bring it to a state where it could be considered for a school site. These ranges in value for raw development land are considered to be well below the probable market value for a future school site, as defined in the typical school option agreement.

Since elementary schools tend to be planned for interior locations within a subdivision, low density residential land is considered to be the best guide to value for elementary school sites. Secondary schools are typically larger sites, located along an arterial roadway. These sites would typically be used for development, at least in part, in a medium density format, i.e. townhouses, semi-detached residences. A combination of low-density residential land sales and medium-density land sales is considered to be the most appropriate guide to value for these future secondary school sites.

## **8.2 Description & Analysis of Sales Data**

### **8.2.1 Pickering Future School Sites**

There are no current school site acquisitions within the City of Pickering; however, there was a school site acquired nearby in Ajax for \$2,500,000 per acre in 2017. Market evidence for low density raw development land ranged from \$1.0 million per acre to about \$1.2 million per acre. Medium density raw development land ranged from, \$1.8 million to \$2.0 million per acre. It is reasonably expected that the North Pickering area will generate premium land values given the superior proximity to the GTA.

Based on the foregoing market evidence and analysis, it is estimated that market value for future elementary school site amounted to \$3,000,000 per acre and \$3,250,000 per acre for future secondary school site. The Pickering value ranges are summarized in TABLE NO. 25, which follows this section of the report.

### **8.2.2 Ajax Future School Sites**

There was a school site acquired by the DCDSB in Ajax for \$2.5 million per acre in 2017. There was no timely market evidence for low density residential development land in Ajax. Market evidence for medium density raw development land ranged from, \$2.5 million to \$3.0 million per acre. Based on the foregoing market evidence and analysis, it is estimated that market value for future elementary school site amounted to \$2,500,000 per acre and \$2,750,000 per acre for future secondary school site. The Ajax value ranges are summarized in TABLE NO. 25, which follows this section of the report.

### 8.2.3 Whitby Future School Sites

There was a school site acquired by the DDSB in Whitby for over \$775,000 per acre in 2016. Low density residential development land in Whitby ranged from \$1.0 million to \$1.2 million per acre. Market evidence for medium density raw development land ranged from, \$1.5 million to \$1.75 million per acre.

Based on the foregoing market evidence and analysis, it is estimated that market value for future elementary school site amounted to \$2,000,000 per acre and \$2,500,000 per acre for future secondary school site. The Whitby value ranges are summarized in TABLE NO. 25, which follows this section of the report.

### 8.2.4 Oshawa Future School Sites

There were two school sites acquired in Oshawa in 2017 for \$1.3 million per acre and \$1.8 million per acre. Low density residential development land in Oshawa ranged from \$1.0 million to \$1.2 million per acre. Market evidence for medium density raw development land ranged from, \$1.2 million to \$1.4 million per acre.

Based on the foregoing market evidence and analysis, it is estimated that market value for future elementary school site amounted to \$1,750,000 per acre and \$2,250,000 per acre for future secondary school site. The Oshawa value ranges are summarized in TABLE NO. 25, which follows this section of the report.”

The following tables summarize the school site valuations for elementary and secondary sites within each municipality, along with the land escalation factors to be applied in each case.

SENSITIVITY ANALYSIS OF TYPICAL ELEMENTARY SCHOOL SITE VALUE ESTIMATES										Table No. 26
Land value escalating at a rate of <b>7.0%</b> per year										
MUNICIPALITY	2019 TYPICAL ELEMENTARY SCHOOL SITE VALUE ESTIMATE		2020 TYPICAL ELEMENTARY SCHOOL SITE VALUE ESTIMATE		2021 TYPICAL ELEMENTARY SCHOOL SITE VALUE ESTIMATE		2022 TYPICAL ELEMENTARY SCHOOL SITE VALUE ESTIMATE		2023 TYPICAL ELEMENTARY SCHOOL SITE VALUE ESTIMATE	
	(\$/acre)	Typical 6-acre site (rounded)	(\$/acre)	Typical 6-acre site (rounded)	(\$/acre)	Typical 6-acre site (rounded)	(\$/acre)	Typical 6-acre site (rounded)	(\$/acre)	Typical 6-acre site (rounded)
Pickering	\$3,000,000	\$18,000,000	\$3,210,000	\$19,300,000	\$3,434,700	\$20,600,000	\$3,675,129	\$22,100,000	\$3,932,388	\$23,600,000
Ajax	\$2,500,000	\$15,000,000	\$2,675,000	\$16,100,000	\$2,862,250	\$17,200,000	\$3,062,608	\$18,400,000	\$3,276,990	\$19,700,000
Whitby	\$2,000,000	\$12,000,000	\$2,140,000	\$12,800,000	\$2,289,800	\$13,700,000	\$2,450,086	\$14,700,000	\$2,621,592	\$15,700,000
Oshawa	\$1,750,000	\$10,500,000	\$1,872,500	\$11,200,000	\$2,003,575	\$12,000,000	\$2,143,825	\$12,900,000	\$2,293,893	\$13,800,000
Scugog	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Uxbridge	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brock	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

**SENSITIVITY ANALYSIS OF TYPICAL SECONDARY SCHOOL SITE VALUE ESTIMATES**
**Table No. 27**

Land value escalating at a rate of **7.0%** per year

MUNICIPALITY	2019 TYPICAL SECONDARY SCHOOL SITE VALUE ESTIMATE		2020 TYPICAL SECONDARY SCHOOL SITE VALUE ESTIMATE		2021 TYPICAL SECONDARY SCHOOL SITE VALUE ESTIMATE		2022 TYPICAL SECONDARY SCHOOL SITE VALUE ESTIMATE		2023 TYPICAL SECONDARY SCHOOL SITE VALUE ESTIMATE	
	(\$/acre)	Typical 15-acre site (rounded)	(\$/acre)	Typical 15-acre site (rounded)	(\$/acre)	Typical 15-acre site (rounded)	(\$/acre)	Typical 15-acre site (rounded)	(\$/acre)	Typical 15-acre site (rounded)
Pickering	\$3,250,000	\$48,800,000	\$3,477,500	\$52,200,000	\$3,720,925	\$55,800,000	\$3,981,390	\$59,700,000	\$4,260,087	\$63,900,000
Ajax	\$2,750,000	\$41,300,000	\$2,942,500	\$44,100,000	\$3,148,475	\$47,200,000	\$3,368,868	\$50,500,000	\$3,604,689	\$54,100,000
Whitby	\$2,500,000	\$37,500,000	\$2,675,000	\$40,100,000	\$2,862,250	\$42,900,000	\$3,062,608	\$45,900,000	\$3,276,990	\$49,200,000
Oshawa	\$2,250,000	\$33,800,000	\$2,407,500	\$36,100,000	\$2,576,025	\$38,600,000	\$2,756,347	\$41,300,000	\$2,949,291	\$44,200,000
Scugog	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Uxbridge	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brock	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

## Determining Site Acquisition Needs as part of the Determination of Net Education Land Costs

Assumed site acquisition costs underlying the calculation of the education development charge may fall into categories:

1. parcels of land in the midst of being acquired as part of land assembly strategies;
2. future site acquisitions specified under option agreement between the Board and a landowner;
3. future site requirements either reserved or designated in a secondary plan, or whose exact location is, as yet undetermined;
4. lands being acquired from co-terminous school boards who have declared the lands surplus to their needs (must be acquired at 'fair market value' as specified in the legislation);
5. acquisitions of land parcels through friendly or non-friendly expropriations;
6. future sites, identified by a municipality as part of a secondary plan or other planning process, or sites identified as part of joint venture projects;
7. expansions of existing sites to allow for the construction of additional capacity and program amenities;
8. future land purchases proposed to be incurred by a board (section 257.53(2)), where the acquisition of said land is delayed due to land servicing, the capital funding approvals process, or the planning approvals.

## 6.5 Land Escalation over the Forecast Period

The Appraiser's Report 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. In arriving at an escalation factor to be applied to the next 5-year horizon, the Appraisers considered the recent historical general economic conditions and land value trends over the past 15 years. As such, the Appraisers recommended an escalation factor of 7.0% per annum for the purposes of projecting the land values over the five-year by-law period.

## 6.6 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 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 school sites site preparation costs may include soils remediation, demolition of existing buildings on the site, servicing infrastructure that requires replacement due to age (e.g. water services, sewer services, gas and utilities, transformers, etc.), on-site storm water management, off-site sidewalk, crosswalk and traffic upgrades, road service remediation etc.

As noted earlier in this Chapter, site preparation costs in intensified development situations could include the costs of constructing underground parking spaces required to serve the school, under certain circumstances.

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.

### 6.6.1 Eligible Site Preparation/Development Costs in a Greenfields Situation

EDC eligible site preparation/development costs in a greenfields development area 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.

Finally, as noted above, in situations where a Board is acquiring un-serviced land for the purposes of siting a school facility, or the local municipality requires upgraded site services related to site access and student safety, eligible costs could additionally include:

- site servicing costs;
- temporary or permanent road access to the site;
- power, sanitary, storm and water services to the site;
- off-site services required by the municipality (e.g. sidewalks).

### **6.6.2 Conclusions re Average Site Preparation Costs per Acre**

The Boards concluded that an average of \$129,900 per acre (based on the historical expenditure details set out below) for both elementary and secondary school sites is reasonable based on the Boards' experiences over the previous and current by-law terms.

An escalation factor of 2% per annum for site preparation/development costs has been applied, which is slightly lower than the average annual Consumer Price Index over the last 15 years. 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 2019 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.

### 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 2019\$	Total Site Preparation Costs 2019\$
1.	PE04	Viola Desmond PS (Unnamed Mulberry Meadows)	39 Formosa Ave, Ajax, ON L1Z 0K6	2018	6.90	\$ 1,874,044.00	\$ 271,600.58	\$ 283,349.47	\$ 1,955,111.32
2.	PE05	da Vinci PS (Unnamed Wyndham Manor Ajax)	61 Williamson Dr E, Ajax, ON L1T 0A9	2011	4.96	\$ 357,347.00	\$ 72,045.77	\$ 87,170.82	\$ 432,367.28
3.	PE05	Michaëlle Jean PS (Unnamed Hamlet West/Unnamed Imagination Ajax)	180 Williamson Dr E, Ajax, ON L1Z 0J3	2015	5.35	\$ 435,286.00	\$ 81,361.87	\$ 90,448.25	\$ 483,898.16
4	PE10	Northern Dancer PS (Unnamed Windfield Farms Oshawa)	2200 Bridle Rd, Oshawa, ON L1L 0B4	2018	6.08	\$ 818,276.00	\$ 134,584.87	\$ 140,406.74	\$ 853,672.95
5.	PE10	Sherwood PS (Tonno PS assumed)	633 Ormond Dr, Oshawa, ON L1K 2W6	2004	5.20	\$ 259,983.00	\$ 49,996.73	\$ 70,157.69	\$ 364,819.97
6.	PE10	North Oshawa (also cited as Unnamed Greenhill/Forest Hills PS site)	Greenhill & Forest Hills, Oshawa	2018	5.94	\$ 437,426.00	\$ 73,640.74	\$ 76,826.29	\$ 456,348.16
7.	PE11	Unnamed Beaverton/Thorah PS	Brock Township	2019	0.24	\$ 11,863.00	\$ 48,818.93	\$ 49,863.66	\$ 12,116.87
8.	PS04	Brooklin HS (Unnamed Brooklin SS)	20 Carnwith Dr W, Brooklin, ON L1M 0K7	2015	14.81	\$ 1,681,023.00	\$ 113,505.94	\$ 126,182.13	\$ 1,868,757.39
TOTALS					49.48	\$ 5,875,248	\$ 118,733		\$ 129,885

Value to be Included in 2019 EDC Submission

\$ 129,900

## 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 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 mid-2019 to mid-2034 period, as detailed in Chapter 4 of this report:

**RESIDENTIAL:**

Net New Units	102,676
Average units per annum	6,845

**NON-RESIDENTIAL:**

The forecast of non-residential (includes commercial, industrial and institutional development) building permit value over the mid-2019 to mid-2034 period, as detailed in Chapter 4 of this report, is summarized as follows:

Net Gross Floor Area (GFA)	61,320,251 square feet
Average annual GFA	4,088,017 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. A ‘zero’ yield was applied to student housing and purpose-built seniors housing units.

TABLE 7-1

**DURHAM DISTRICT SCHOOL BOARD****Education Development Charges Submission 2019****Elementary Panel****DDSB EDC 2019 Weighted Blended Pupil Yields**

Review Area	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose-built seniors housing and student housing)	TOTAL UNITS
PE01 - Pickering South	0.4651	0.2790	0.0387	0.0772
PE02 - Pickering Seaton	0.4671	0.2613	0.0700	0.2744
PE03 - Pickering North & Ajax north of Rossland Rd.	0.4602	0.2554	0.0205	0.2459
PE04 - Ajax South & Centre	0.4270	0.2949	0.0207	0.1784
PE05 - Ajax North	0.4068	0.2749	0.0213	0.1410
PE06 - Whitby South & Centre	0.5163	0.2891	0.0577	0.2466
PE07 - Whitby North	0.4938	0.2484	0.0213	0.3810
PE08 - Oshawa South	0.4272	0.1630	0.0700	0.1136
PE09 - Oshawa Centre	0.4057	0.1656	0.0213	0.1099
PE10 - Oshawa North	0.4460	0.1846	0.0210	0.2616
PE11 - Uxbridge, Scugog & Brock	0.3071	0.1834	0.0211	0.2267
<b>TOTAL</b>	0.4620	0.2494	0.0441	0.2595

**Secondary Panel**

Review Area	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose-built seniors housing and student housing)	TOTAL UNITS
PS01 - Pickering excluding Seaton	0.1215	0.0813	0.0134	0.0479
PS02 - Pickering Seaton	0.1399	0.0792	0.0200	0.0823
PS03 - Ajax	0.1559	0.0895	0.0117	0.0584
PS04 - Whitby	0.1583	0.0799	0.0170	0.1028
PS05 - Oshawa	0.1549	0.0699	0.0143	0.0786
PS06 - Brock, Scugog & Uxbridge	0.1584	0.0649	0.0110	0.1117
<b>TOTAL</b>	0.1530	0.0786	0.0154	0.0850

### 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 (ROND), which is the number of pupils generated from the dwelling units forecasted to be constructed over the 15-year forecast period.
3. Determine the Requirements of the Existing Community (although this is not a legislative requirement) which is the projected enrolment (i.e. headcount enrolment for the elementary panel and ADE enrolment for the secondary panel) over the 15-year forecast period. This projection of the Requirements of the Existing Community includes pupils generated from new housing development in previous EDC by-law periods (now considered pupils of the existing community) that continue to be temporarily accommodated in existing schools awaiting additional pupil places to be constructed in their resident area. The EDC Guidelines remind school boards to include these pupils in the determination of growth-related net education land costs where they were recognized under a previous by-law but the growth-related lands have not been acquired as yet. Any capacity used to accommodate these students is not deducted in determining growth-related needs where the accommodation situation is temporary in nature. In other words, these students do have any assigned capacity until such time as their permanent accommodation is constructed, where the construction of the additional pupil places is consistent with the board's long-term capital priorities and recognized in a previous EDC by-law.
4. Distinguish between the Review Area schools having new residential development within the school's attendance boundary and for which additional student accommodation will be required, and schools having little or no residential development or sufficient surplus spaces that in the opinion of the board, can be used to accommodate the increase in enrolment.
5. Finally, subtract any residual surplus and available pupil places that, in the opinion of the board, are available to accommodate pupils generated by new housing development. The ROND attributable to schools for which no additional accommodation solution is required are not part of the determination Net Growth-related Pupil Places (NGRPP).
6. In determining the NGRPP entitlement going forward account for all additional school capacity previously funded from capital allocations, including projects that will be constructed and operational in the year following by-law adoption, and for which the Board is in the process of acquiring land necessary, or has recently acquired land necessary to create a new school site or school site expansion. Any expenditures made from the EDC account to pay for these transitional needs must be deducted from the determination of net education land costs so as to avoid any potential for double-counting.
7. 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.

## 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 DSB.

DURHAM DISTRICT SCHOOL BOARD			
TABLE 7-2 Summary Determination of Net Growth-Related Pupil Places			
	JK-8	Gr 9-12	TOTALS
OTG Capacity	51,178	22,164	73,342
Projected 2033/2034 Enrolment (Existing Community)	41,181	20,113	61,293
Requirements of New Development 2033/2034 (Headcount Elementary)	26,645	8,723	35,368
Less: NGRPP to be Accommodated in Existing Facilities	(5,106)	(619)	(5,725)
# of NGRPP Included in EDC Rate	21,539	8,104	29,643

### 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.
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 (in a positive form) 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 if the Board intends to impose a non-residential charge.
4. Differentiate the residential development charge by unit type if the Board intends to impose a variable residential rate. Instructions setting out the methodological approach to differentiate the residential charge can be found in the Education Development Charge Guidelines (Spring 2002) prepared by the Ministry of Education.

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

The total net education land costs for the Durham District School Board including escalation of land over the term of the by-law (five years), site acquisition costs, site development costs, associated financing costs and study costs, less any EDC account balances, are \$ 1,219,380,176 to be recovered from 102,676 “net” new units.

The Board does not anticipate being in a position to designate any operating budget funds for the purpose of acquiring school sites. A Board report discussing the Board’s approved policy and recent Board resolution is found in Appendix D of this document.

In addition, the Board has not been presented with any viable alternative accommodation arrangements that would serve to reduce the charge. A copy of the Board report and resolution is found in Appendix D of this document.

### **EDC Submission (Form E, F and G):**

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

- the cumulative number of forecasted new dwelling units by type;
- the weighted/blended pupil yield by unit type and the number of growth-related pupil places generated by the 15-year housing forecast (Forms E and F);
- the existing schools within each review area, the SFIS # and the OTG capacity for EDC purposes, as well as the number of portables and the acreage for each school site;
- 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 each Board’s capital priorities, and the determination of the number of NGRPP;
- a description of the growth-related site acquisition needs, the number of eligible acres, the anticipated cost per acre, 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 to from September 1, 1999 to April 30, 2019 for the Durham District DSB. The collections cover the period which corresponds to implementation of the original EDC by-law - to projected collections to April 30, 2019, and includes collections from residential development, as well as any proceeds from the disposition of surplus properties (i.e., to the extent that the disposed of site was previously funded through education development charges), any interest earned on the account to date, any interest expense on account deficits to date and any refunds or overpayments during this time period. The total collections for the period September 1, 1999 to August 31, 2018 are \$83,481,624 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 through April during the last 3 years was used as the basis for estimating additional EDC collections for the September 1, 2018 to April 30, 2019 period. Additional revenue of \$2,246,500 is assumed, prior to successor by-law implementation.

Table 7-3 also calculates the “estimated” EDC account balance as of April 30, 2019 which is the day before the in-force date of the proposed by-law. The total EDC collections as at April 30, 2019 are estimated to be \$85,728,124. When EDC expenditures are taken into consideration for the same time period, the account balance as of April 30, 2019 is projected to be a deficit of \$ 12,921,406.



**TABLE 7-3**  
**DURHAM DISTRICT SCHOOL BOARD**  
EDC Revenue September 1, 1999 to April 30, 2019

Date	EDC Funds	Cumulative EDC Funds
Balance Carried Forward from DCA, 1989	<b>-\$1,746,018.00</b>	<b>-\$1,746,018.00</b>
<i>EDC Revenue September 1, 1999 to August 31, 2000 (less refunds &amp; interest expense plus accrued interest)</i>	\$3,601,206.00	\$1,855,188.00
<i>EDC Revenue September 1, 2000 to August 31, 2001 (less refunds &amp; interest expense plus accrued interest)</i>	\$3,976,842.00	\$5,832,030.00
<i>EDC Revenue September 1, 2001 to August 31, 2002 (less refunds &amp; interest expense plus accrued interest)</i>	\$6,190,101.00	\$12,022,131.00
<i>EDC Revenue September 1, 2002 to August 31, 2003 (less refunds &amp; interest expense plus accrued interest)</i>	\$7,714,405.00	\$19,736,536.00
<i>EDC Revenue September 1, 2003 to August 31, 2004 (less refunds &amp; interest expense plus accrued interest)</i>	\$5,891,756.00	\$25,628,292.00
<i>EDC Revenue September 1, 2004 to August 31, 2005 (less refunds &amp; interest expense plus accrued interest)</i>	\$4,871,172.00	\$30,499,464.00
<i>EDC Revenue September 1, 2005 to August 31, 2006 (less refunds &amp; interest expense plus accrued interest)</i>	\$4,737,440.00	\$35,236,904.00
<i>EDC Revenue September 1, 2006 to August 31, 2007 (less refunds &amp; interest expense plus accrued interest)</i>	\$4,037,792.00	\$39,274,696.00
<i>EDC Revenue September 1, 2007 to August 31, 2008 (less refunds &amp; interest expense plus accrued interest)</i>	\$3,462,099.00	\$42,736,795.00
<i>EDC Revenue September 1, 2008 to August 31, 2009 (less refunds &amp; interest expense plus accrued interest)</i>	\$1,549,756.00	\$44,286,551.00
<i>EDC Revenue September 1, 2009 to August 31, 2010 (less refunds &amp; interest expense plus accrued interest)</i>	\$3,270,457.00	\$47,557,008.00
<i>EDC Revenue September 1, 2010 to August 31, 2011 (less refunds &amp; interest expense plus accrued interest)</i>	\$3,783,466.00	\$51,340,474.00
<i>EDC Revenue September 1, 2011 to August 31, 2012 (less refunds &amp; interest expense plus accrued interest)</i>	\$2,951,218.00	\$54,291,692.00
<i>EDC Revenue September 1, 2012 to August 31, 2013 (less refunds &amp; interest expense plus accrued interest)</i>	\$3,589,355.00	\$57,881,047.00
<i>EDC Revenue September 1, 2013 to August 31, 2014 (less refunds &amp; interest expense plus accrued interest)</i>	\$3,832,722.00	\$61,713,769.00
<i>EDC Revenue September 1, 2014 to August 31, 2015 (less refunds &amp; interest expense plus accrued interest)</i>	\$5,120,394.00	\$66,834,163.00
<i>EDC Revenue September 1, 2015 to August 31, 2016 (less refunds &amp; interest expense plus accrued interest)</i>	\$3,539,384.00	\$70,373,547.00
<i>EDC Revenue September 1, 2016 to August 31, 2017 (less refunds &amp; interest expense plus accrued interest)</i>	\$6,656,887.00	\$77,030,434.00
<i>EDC Revenue September 1, 2017 to August 31, 2018 (less refunds &amp; interest expense plus accrued interest)</i>	\$6,451,190.00	\$83,481,624.00
Plus:		
Projected EDC Revenue September 1, 2018 - April 30, 2019	\$2,246,500.00	\$85,728,124.00
<b>Total Net EDC Revenue September 1, 1999 to April 30, 2019</b>		<b>\$85,728,124.00</b>
<b>Projected EDC Account Balance as of April 30, 2019</b>		<b>-\$12,921,405.58</b>

Table 7-4 determines the eligible EDC expenditures for the Board and details site acquisition costs, “net” site preparation and development costs, and study costs. The analysis outlines all EDC expenditures since September 1, 1999 and to August 31, 2018, as well as Board-approved expenditures to March 31, 2019. The consultants worked with Board staff to reconcile all expenditures since the original by-law adoption; ensure all expenditure entries were EDC-eligible and removed any ineligible expenditures; determined the percentage site eligibility based on the reconciliation of growth-related entitlement. The portion of the expenditures eligible to be funded through education development charges is shown within each by-law period and a cumulative EDC account balance is determined.

The EDC-eligible expenditures to date total \$98,649,530.

**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	% of EDC Eligible Site Costs Funded to Date	Unfunded Financial Obligations Cumulative	Site Acquisition Costs	Site Preparation or Study Costs
By-law #1 September 1, 1999 to June 30, 2004	<b>EDC Expenditures September 1, 1999 to June 30, 2004</b>									
	Study Costs			100%	\$ 217,851	\$ 217,851	100.0%	\$ -	\$ -	\$ 217,851.00
	Uxbridge SS DCA 1989 Expenditure	11.74	PS06	100%	\$ 1,304,198	\$ 10,793,507	100.0%	\$ -	\$ 1,226,668.00	\$ 77,530.00
	Carruthers Creek PS (Pickering Beach Rd.)	4.98	PE04	100%	\$ 1,460,471	\$ 1,678,322	100.0%	\$ -	\$ 1,417,239.00	\$ 43,232.00
	Terry Fox PS (also cited as Ajax - Magill Rd.)	6.13	PE04	100%	\$ 1,130,239	\$ 2,808,561	100.0%	\$ -	\$ 1,130,239.00	\$ -
	Nottingham PS (also cited as Harwood Ave. north)	6.45	PE05	100%	\$ 1,000	\$ 2,809,561	100.0%	\$ -	\$ 1,000.00	\$ -
	Whitby Shores PS (Lynde Shores west of Harbour St.)	5.93	PE06	100%	\$ 1,635,091	\$ 4,444,652	100.0%	\$ -	\$ 1,384,891.00	\$ 250,200.00
	Willows Walk PS	4.99	PE06	100%	\$ 1,587	\$ 4,446,239	100.0%	\$ -	\$ 1,587.00	\$ -
	Brooklin Village PS (also cited as Brooklin Meadows)	5.62	PE07	100%	\$ 1,000	\$ 4,447,239	100.0%	\$ -	\$ 1,000.00	\$ -
	Bobby Orr PS	5.26	PE08	100%	\$ 151,017	\$ 4,598,256	100.0%	\$ -	\$ 149,932.00	\$ 1,085.00
	Sherwood PS (also cited as Tonno PS)	5.20	PE10	100%	\$ 1,267,884	\$ 5,866,140	100.0%	\$ -	\$ 1,007,901.00	\$ 259,983.00
	Donald A Wilson (also cited as Whitby SS)	24.73	PS04	100%	\$ 3,623,169	\$ 9,489,309	100.0%	\$ -	\$ 2,644,519.00	\$ 978,650.00
	Somerset Cove (Range Rd.) site not acquired	0.00		100%	\$ 4,626	\$ 10,798,133	100.0%	\$ -	\$ 4,626.00	\$ -
By-law #2 July 1, 2004 to May 3, 2009	<b>EDC Expenditures July 1, 2004 to May 3, 2009</b>									
	Study Costs			100%	\$ 18,881	\$ 10,817,014	100.0%	\$ -	\$ -	\$ 18,881.00
	Other Eligible Expsns			100%	\$ 582,659	\$ 11,399,673	100.0%	\$ -	\$ -	\$ 582,659.00
	Westcreek PS	4.89	PE01	100%	\$ 403,134	\$ 11,802,807	100.0%	\$ -	\$ 403,134.00	\$ -
	Nottingham PS (also cited as Harwood Ave. north)	6.45	PE05	100%	\$ 2,410,686	\$ 14,213,493	100.0%	\$ -	\$ 2,410,686.00	\$ -
	Romeo Dallaire (also cited as Unnamed Hamlet)	6.14	PE05	100%	\$ 3,740,588	\$ 17,954,081	100.0%	\$ -	\$ 3,740,588.00	\$ -
	Unnamed Castlefield Meadows North PS (Hollier & Rushworth -Medallion)	5.82	PE05	100%	\$ 1,429	\$ 17,955,510	100.0%	\$ -	\$ 1,429.00	\$ -
	Vimy Ridge PS (also cited as Unnamed Meadows of Ajax)	5.01	PE05	100%	\$ 3,275,191	\$ 21,230,701	100.0%	\$ -	\$ 3,275,191.00	\$ -
	Robert Munsch PS (also cited as Unnamed Tormino)	5.09	PE06	100%	\$ 1,976,340	\$ 23,207,041	100.0%	\$ -	\$ 1,976,340.00	\$ -
	Captain VandenBos (also cited as Williamsburg PS)	6.00	PE06	100%	\$ 2,044,329	\$ 25,251,370	100.0%	\$ -	\$ 2,044,329.00	\$ -
	Willows Walk PS	4.99	PE06	100%	\$ 1,851,085	\$ 27,102,455	100.0%	\$ -	\$ 1,851,085.00	\$ -
	Blair Ridge PS (also cited as Unnamed Brook Valley - Olde Winchester)	4.98	PE07	100%	\$ 1,507,998	\$ 28,610,453	100.0%	\$ -	\$ 1,507,998.00	\$ -
	Brooklin Village PS	5.62	PE07	100%	\$ 1,343,752	\$ 29,954,205	100.0%	\$ -	\$ 1,343,752.00	\$ -
	Chris Hadfield PS (also cited as Unnamed Brooklin West)	5.42	PE07	100%	\$ 3,399	\$ 29,957,604	100.0%	\$ -	\$ 3,399.00	\$ -
	Norman Powers PS	6.00	PE10	100%	\$ 8,390	\$ 29,965,994	100.0%	\$ -	\$ 8,390.00	\$ -
	Unnamed Scugog Shores/Union Ave site	5.52	PE11	44%	\$ 501,230	\$ 30,467,224	100.0%	\$ -	\$ 1,139,160.00	\$ -
	Brooklin HS (also cited as Unnamed Brooklin SS)	14.81	PS04	100%	\$ 15,829	\$ 30,483,053	100.0%	\$ -	\$ 15,829.00	\$ -
	Maxwell Heights SS also cited as (Unnamed North Oshawa)	11.15	PS05	100%	\$ 2,506,972	\$ 32,990,025	100.0%	\$ -	\$ 2,506,972.00	\$ -
	Unnamed Kingsway (site not acquired)	0.00		100%	\$ 15,221	\$ 33,005,246	100.0%	\$ -	\$ 15,221.00	\$ -
By-law #3 May 4, 2009 to April 28, 2014	<b>EDC Expenditures May 4, 2009 to April 28, 2014</b>									
	Other Eligible Expsns			100%	\$ 617,330	\$ 33,622,576	100.0%	\$ -	\$ -	\$ 617,330.00
	da Vinci PS (Unnamed Wyndham Manor Ajax)	4.96	PE05	100%	\$ 2,828,423	\$ 36,450,999	100.0%	\$ -	\$ 2,471,076.00	\$ 357,347.00
	Michelle Jean PS (Unnamed Hamlet West is this Romeo Dallaire?/ Unnamed Imagination Ajax)	5.35	PE05	100%	\$ 4,733,651	\$ 41,184,650	100.0%	\$ -	\$ 4,319,392.00	\$ 414,259.00
	Unnamed Castlefield Meadows North PS (Hollier & Rushworth -Medallion)	5.82	PE05	100%	\$ 3,513,805	\$ 44,698,455	100.0%	\$ -	\$ 3,513,805.00	\$ -
	Unnamed Meadows North FI school Ajax (opening 2020)	4.94	PE05	100%	\$ 2,529,079	\$ 47,227,534	100.0%	\$ -	\$ 2,529,079.00	\$ -
	Nottingham PS (also cited as Harwood Ave. north)	6.45	PE05	100%	\$ 2,768,891	\$ 49,996,425	100.0%	\$ -	\$ 2,768,891.00	\$ -
	Willows Walk PS	4.99	PE06	100%	\$ 102	\$ 49,996,527	100.0%	\$ -	\$ 102.00	\$ -
	Chris Hadfield PS (also cited as Unnamed Brooklin West)	5.42	PE07	100%	\$ 2,568,396	\$ 52,564,923	100.0%	\$ -	\$ 2,568,396.00	\$ -
	Unnamed Brookvalley North - Fernbrook N (Brooklin)	5.69	PE07	100%	\$ 64,338	\$ 52,629,261	100.0%	\$ -	\$ 64,338.00	\$ -
	Jeanne Sauvé PS (also cited as Unnamed Stonecrest Oshawa)	5.27	PE10	100%	\$ 2,329,161	\$ 54,958,422	100.0%	\$ -	\$ 2,329,161.00	\$ -
	Northern Dancer PS (also cited as Unnamed Windfield Farms Oshawa)	6.08	PE10	100%	\$ 2,234,262	\$ 57,192,684	100.0%	\$ -	\$ 2,234,262.00	\$ -
	Seneca Trail PS (also cited as Unnamed Springridge Oshawa)	5.00	PE10	100%	\$ 2,537,625	\$ 59,730,309	100.0%	\$ -	\$ 2,537,625.00	\$ -
	Unnamed Glaspell PS Oshawa	5.98	PE10	100%	\$ 2,376,287	\$ 62,106,596	100.0%	\$ -	\$ 2,376,287.00	\$ -
	Brooklin HS (Unnamed Brooklin SS)	14.81	PS04	100%	\$ 5,185,035	\$ 67,291,631	100.0%	\$ -	\$ 3,920,805.00	\$ 1,264,230.00
	Somerset Cove (Range Rd. PE03) site not acquired	0.00		100%	\$ 12,218	\$ 67,303,849	100.0%	\$ -	\$ 12,218.00	\$ -
	Unnamed Kingsway (site not acquired)	0.00		100%	\$ 24,305	\$ 67,328,154	100.0%	\$ -	\$ 24,305.00	\$ -
By-law #4 April 29, 2014 to June 30, 2019	<b>EDC Expenditures April 29, 2014 to April 30, 2019</b>									
	Study Costs			100%	\$ 144,190	\$ 67,472,344	100.0%	\$ -	\$ -	\$ 144,190.00
	Viola Desmond PS (also cited as Unnamed Mulberry Meadows)	6.90	PE04	100%	\$ 12,711,304	\$ 80,183,648	100.0%	\$ -	\$ 10,837,260.00	\$ 1,874,044.00
	Michelle Jean PS (Unnamed Hamlet West/ Unnamed Imagination Ajax)	5.35	PE05	100%	\$ 21,027	\$ 80,204,675	100.0%	\$ -	\$ -	\$ 21,027.00
	Unnamed Meadows North FI school Ajax (opening 2020)	4.94	PE05	100%	\$ 33,079	\$ 80,237,754	100.0%	\$ -	\$ -	\$ 33,079.00
	Whitby Shores Expansion site Phase 2	5.91	PE06	100%	\$ 1,733,825	\$ 81,971,579	100.0%	\$ -	\$ 1,661,947.00	\$ 71,878.00
	Willows Walk PS	4.99	PE06	100%	\$ 16,407	\$ 81,987,986	100.0%	\$ -	\$ -	\$ 16,407.00
	Unnamed Brookvalley North - Fernbrook N (Brooklin)	5.69	PE07	100%	\$ 3,110,081	\$ 85,098,067	100.0%	\$ -	\$ 3,110,081.00	\$ -
	Jeanne Sauvé PS (also cited as Unnamed Stonecrest Oshawa)	5.27	PE10	100%	\$ 55,070	\$ 85,153,137	100.0%	\$ -	\$ 19,117.00	\$ 35,953.00
	Northern Dancer (also cited as Unnamed Windfield Farms)	6.08	PE10	100%	\$ 819,037	\$ 85,972,174	29.8%	\$ (244,050)	\$ 761.00	\$ 818,276.00
	Unnamed Greenhill/Forest Hills PS site	5.94	PE10	100%	\$ 11,861,895	\$ 97,834,069	0.0%	\$ (12,105,945)	\$ 11,424,469.00	\$ 437,426.00
	Quaker Village PS	5.49	PE11	100%	\$ 2,554	\$ 97,836,623	0.0%	\$ (12,108,499)	\$ 2,554.00	\$ -
	Unnamed Beaverton/Thorah PS		PE11	100%	\$ 353,278	\$ 98,189,901	0.0%	\$ (12,461,777)	\$ 341,415.00	\$ 11,863.00
	Brooklin HS (also cited as Unnamed Brooklin SS)	14.81	PS04	100%	\$ 416,793	\$ 98,606,694	0.0%	\$ (12,878,570)	\$ -	\$ 416,793.00
	Eastdale CVI	23.87	PS05	100%	\$ 15,780	\$ 98,622,474	0.0%	\$ (12,894,350)	\$ -	\$ 15,780.00
	RS McLaughlin CVI	15.99	PS05	100%	\$ 18,363	\$ 98,640,837	0.0%	\$ (12,912,713)	\$ -	\$ 18,363.00
	Additional study costs post Sept 1, 2018			100%	\$ 4,606	\$ 98,645,443	0.0%	\$ (12,917,319)	\$ -	\$ 4,605.78
	Unnamed Scogog Shores post Sept 1, 2018			100%	\$ 4,086	\$ 98,649,530	0.0%	\$ (12,921,406)	\$ -	\$ 4,086.40
	<b>Total Expenditures September 1, 1999 to April 30, 2019</b>				<b>\$ 98,649,529.58</b>				<b>\$ 90,280,451.00</b>	<b>\$ 9,007,008.18</b>

## 7.7 Cash Flow Analysis and Forms H1 and H2

Table 7-5 set outs a fifteen-year cashflow analysis of the proposed capital expenditure program for school sites.

The quantum of the charge is determined on the basis of an 100%/0% residential/non-residential share, for the Board. As well, a sensitivity analysis is provided, for various non-residential ratios ranging between 0% and 40%.

Where EDC collections in any given year are insufficient to cover the cost of EDC expenditures, then interim financing in the form of a Line of Credit has been applied, with an interest rate of 5.8% consistent with recent experience elsewhere.

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

### Cash Flow Assumptions:

- site acquisition costs are assumed to escalate by 7.0% to Year 5 of the forecast period;
- site development costs are assumed to escalate at 2.00% per annum consistent with the background information provided in Chapter 6;
- site acquisition costs are inflated only over the term of the by-law period (five years); site development costs are escalated over the full fifteen-year forecast period;
- the Education Development Charge account accrues 2.3% interest earnings per annum;
- interim financing requirements are assumed to come from the Board's internal working capital up to \$14.0 million per year.

Scenario Comments:	
DURHAM DISTRICT SCHOOL BOARD	
BOTH PANELS	

Cashflow Assumptions	
A. EDC Account interest earnings (per annum)	2.30%
B. Credit Line Borrowing Rate	5.80%

TABLE 7-5  
DURHAM DISTRICT SCHOOL BOARD  
Cashflow Analysis for Both Panels (Total Jurisdiction)

FORM H2 - Using Municipal DC New Occupied Dwellings PPU's					
Type of Development (Form B/C)	Net New Units	Total Requirements of New Development	Distribution Factor	Net Education Land Cost by Development Type	Differentiated Residential EDC Per Unit
Low Density	37,236	22,902	59.48%	\$ 725,289,017.32	\$ 19,478
Medium Density	31,917	10,469	26.25%	\$ 320,124,200.65	\$ 10,030
High Density	33,523	1,996	14.27%	\$ 173,966,958.04	\$ 5,189
TOTALS	102,676	35,368	100%	\$ 1,219,380,176.00	\$ 11,876

DURHAM DISTRICT SCHOOL BOARD Proposed EDC Rates		
Non-Residential Share	Residential Rate	Non-Residential Rate
0%	\$11,876	\$0.00
5%	\$11,282	\$0.99
10%	\$10,688	\$1.99
15%	\$10,095	\$2.98
20%	\$9,501	\$3.98
25%	\$8,907	\$4.97
40%	\$7,126	\$7.95

	Year 1 2019/ 2020	Year 2 2020/ 2021	Year 3 2021/ 2022	Year 4 2022/ 2023	Year 5 2023/ 2024	Year 6 2024/ 2025	Year 7 2025/ 2026	Year 8 2026/ 2027	Year 9 2027/ 2028	Year 10 2028/ 2029	Year 11 2029/ 2030	Year 12 2030/ 2031	Year 13 2031/ 2032	Year 14 2032/ 2033	Year 15 2033/ 2034
Revenues															
1 Alternative Accommodation Arrangements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 Operating Budget Surplus	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 Credit Line Borrowing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4 Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5 Estimated EDC Revenue (Residential) Per Unit \$ 11,876	\$ 76,707,084	\$ 93,891,656	\$ 88,642,464	\$ 98,558,924	\$ 82,941,984	\$ 69,106,444	\$ 73,833,092	\$ 100,862,868	\$ 86,184,132	\$ 83,951,444	\$ 80,602,412	\$ 87,929,904	\$ 74,486,272	\$ 70,365,300	\$ 51,316,196
6 Estimated EDC Revenue (Non-Residential) Per Sq.Ft \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7 Subtotal EDC Revenue	\$ 76,707,084	\$ 93,891,656	\$ 88,642,464	\$ 98,558,924	\$ 82,941,984	\$ 69,106,444	\$ 73,833,092	\$ 100,862,868	\$ 86,184,132	\$ 83,951,444	\$ 80,602,412	\$ 87,929,904	\$ 74,486,272	\$ 70,365,300	\$ 51,316,196
8 Total Revenue	\$ 76,707,084	\$ 93,891,656	\$ 88,642,464	\$ 98,558,924	\$ 82,941,984	\$ 69,106,444	\$ 73,833,092	\$ 100,862,868	\$ 86,184,132	\$ 83,951,444	\$ 80,602,412	\$ 87,929,904	\$ 74,486,272	\$ 70,365,300	\$ 51,316,196
Expenditures															
9 Site acquisition costs	\$ 63,702,286	\$ 92,710,150	\$ 22,006,123	\$ 131,664,955	\$ 42,646,749	\$ 129,702,060	\$ 54,082,395	\$ 42,906,161	\$ 110,913,308	\$ 83,451,828	\$ 134,158,675	\$ 68,047,381	\$ 64,033,499	\$ 22,440,828	\$ 92,320,235
10 Site preparation costs <sup>1</sup>	\$ -	\$ -	\$ 5,677,526	\$ 5,014,227	\$ 1,955,435	\$ 4,807,891	\$ 3,089,614	\$ 4,652,338	\$ 3,503,610	\$ 2,183,776	\$ 4,346,096	\$ 3,877,409	\$ 6,218,268	\$ 4,985,280	\$ 9,546,070
11 Study Costs	\$ 164,000	\$ -	\$ -	\$ -	\$ -	\$ 164,000	\$ -	\$ -	\$ -	\$ -	\$ 164,000	\$ -	\$ -	\$ -	\$ 164,000
12 Subtotal Projected Expenditures	\$ 63,866,286	\$ 92,710,150	\$ 27,683,649	\$ 136,679,182	\$ 44,602,184	\$ 134,673,951	\$ 57,172,009	\$ 47,558,499	\$ 114,416,918	\$ 85,635,604	\$ 138,668,771	\$ 71,924,790	\$ 70,251,767	\$ 27,426,108	\$ 102,030,305
13 Credit Line Borrowing Costs - Principal	\$ -	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-
14 Credit Line Borrowing Costs - Interest	\$ -	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-
15 Subtotal Borrowing Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16 Total Expenditures	\$ 63,866,286	\$ 92,710,150	\$ 27,683,649	\$ 136,679,182	\$ 44,602,184	\$ 134,673,951	\$ 57,172,009	\$ 47,558,499	\$ 114,416,918	\$ 85,635,604	\$ 138,668,771	\$ 71,924,790	\$ 70,251,767	\$ 27,426,108	\$ 102,030,305
17 Net Revenues/(Expenditures)	\$ 12,840,798	\$ 1,181,506	\$ 60,958,816	\$ (38,120,258)	\$ 38,339,801	\$ (65,567,507)	\$ 16,661,083	\$ 53,304,369	\$ (28,232,786)	\$ (1,684,160)	\$ (58,066,359)	\$ 16,005,115	\$ 4,234,506	\$ 42,939,192	\$ (50,714,109)
EDC Eligibility Analysis															
18 EDC Account, Opening Balance	\$ (12,921,406)	\$ (80,608)	\$ 1,100,898	\$ 62,085,035	\$ 25,392,732	\$ 64,316,566	\$ 228,340	\$ 16,894,675	\$ 70,587,622	\$ 43,978,351	\$ 43,305,693	\$ (13,764,635)	\$ 2,240,480	\$ 6,526,516	\$ 49,615,818
19 Revenue Minus Expenditures	\$ 12,840,798	\$ 1,181,506	\$ 60,958,816	\$ (38,120,258)	\$ 38,339,801	\$ (65,567,507)	\$ 16,661,083	\$ 53,304,369	\$ (28,232,786)	\$ (1,684,160)	\$ (58,066,359)	\$ 16,005,115	\$ 4,234,506	\$ 42,939,192	\$ (50,714,109)
20 Sub total	\$ (80,608)	\$ 1,100,898	\$ 62,059,714	\$ 23,964,777	\$ 63,732,533	\$ (1,250,941)	\$ 16,889,423	\$ 70,199,044	\$ 42,354,836	\$ 42,294,191	\$ (14,760,666)	\$ 2,240,480	\$ 6,474,985	\$ 49,465,708	\$ (1,098,291)
21 Credit Line - Principal Due at year end	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22 Sub total	\$ (80,608)	\$ 1,100,898	\$ 62,059,714	\$ 23,964,777	\$ 63,732,533	\$ (1,250,941)	\$ 16,889,423	\$ 70,199,044	\$ 42,354,836	\$ 42,294,191	\$ (14,760,666)	\$ 2,240,480	\$ 6,474,985	\$ 49,465,708	\$ (1,098,291)
23 Interest Earnings (12 months on Sub-total)		\$ -	\$ 25,321	\$ 1,427,956	\$ 584,033	\$ 1,479,281	\$ 5,252	\$ 388,578	\$ 1,623,515	\$ 1,011,502	\$ 996,031	\$ -	\$ 51,531	\$ 150,110	\$ 1,141,164
24 EDC 15-Year Forecast Account Closing Balance (includes O/S Principal owed)	\$ (80,608)	\$ 1,100,898	\$ 62,085,035	\$ 25,392,732	\$ 64,316,566	\$ 228,340	\$ 16,894,675	\$ 70,587,622	\$ 43,978,351	\$ 43,305,693	\$ (13,764,635)	\$ 2,240,480	\$ 6,526,516	\$ 49,615,818	\$ 42,873
25 EDC 15-Year Forecast Cash Closing Balance (excludes O/S Principal owed)	\$ (80,608)	\$ 1,100,898	\$ 62,085,035	\$ 25,392,732	\$ 64,316,566	\$ 228,340	\$ 16,894,675	\$ 70,587,622	\$ 43,978,351	\$ 43,305,693	\$ (13,764,635)	\$ 2,240,480	\$ 6,526,516	\$ 49,615,818	\$ 42,873

<sup>1</sup> No escalation applied beyond the 15-year timeframe.

Total debt (principal only):	-
Total debt payments (principal and interest):	-
Debt at end of forecast period (principal only):	-
Year in which outstanding debt is fully funded:	2033/34

## *Explanation of the Cash Flow Analysis:*

### A. Revenues

- Line 1 incorporates any offsetting reduction to the charge resulting from alternative accommodation arrangements the Board has entered into, or proposes to enter into.
- Line 2 incorporates any operating budget surplus that the Board has available to offset net education land costs.
- Line 3 incorporates proposed borrowing against a Line of Credit with a prime Canadian bank. Line 3 involves an iterative process wherein interim (Line of Credit) financing is incorporated, where required, in order to ensure that the “closing balance” on Line 27 does not exceed a negative balance of \$14.0 million (i.e. the cash flow analysis contemplates that the Board will utilize up to \$14.0 million of the Board’s internal working capital in any given year as short-term cash flow financing and that the EDC account balance is close to a ‘zero’ balance in Year 15).
- Line 4 subtotals lines 1 through 3.
- Line 5 determines the EDC revenue to be generated by residential building permits to be issued over the forecast period.
- Line 6 determines the EDC revenue to be generated by non-residential building permits to be issued over the forecast period.
- Line 7 subtotals the residential EDC revenue (Line 5) and the non-residential EDC revenue (Line 6).
- Line 8 totals all anticipated revenue sources including funds borrowed against the Line of Credit (Lines 1 through 7).

### B. Expenditures

- Line 9 brings forward into the calculation the annual site acquisition costs. The timing of the capital expenditures determines the point at which the escalation factor is applied to the first 5 years of the forecast period.
- Line 10 incorporates the site preparation/development costs, and escalates these costs at 2.0% per annum over the entire 15-year forecast period.
- Line 11 incorporates the study costs specified under section 257.53(2) at the beginning of each new by-law period, and over the 15-year forecast period.
- Line 12 totals all projected expenditures
- Line 13 sets out the annual principal payments against the Line of Credit borrowing. A 5.8% interest rate is to accrue immediately following the L/C borrowing.
- Line 14 calculates the annual cost of borrowing against the Line of Credit and indicates when each borrowing tranche is fully paid.
- Line 15 totals the annual principal and interest payments required.
- Line 16 calculates total expenditures, including borrowing requirements by totaling Lines 9 through 15.

### C. Cash Flow Analysis

- Line 17 calculates total revenues minus total expenditures (Line 8 minus Line 16).
- Line 18 extracts the “closing balance” from the previous year and describes it as the “opening balance” in the following year.
- Line 19 pulls forward the revenues less expenditures balance from Line 17
- Line 20 calculates a sub-total of Lines 18 and 19.
- Line 21 indicates the level of principal payments outstanding in any given year as part of calculating the total financial obligations of the Board
- Line 22 indicates the total financial obligations including any principal payments outstanding
- Line 23 accrues EDC account interest earnings at 2.3% on the sub-total (Line 20).
- Line 24 is the total financial obligations outstanding including any principal payments less any interest earned to date (Line 22 plus Line 23).
- Line 25 the EDC account balance in any given year.

## 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). Although it is noted that O. Reg. 438/18 naturally alters the residential/non-residential shares, even with ‘capped’ EDC rates.

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 the residential/non-residential share underlying the Board’s existing EDC by-law (i.e., 100% residential and 0% non-residential share). However, it is noted that the determination of the EDC charge based on any assumed share non-statutory exempt residential development over the term of the by-law, and any proportionate share from non-residential (industrial, institutional and commercial) development, does not prejudice the Board’s final policy decision on this matter.

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 cashflow analysis. Non-residential shares ranging from 0% to 40% are determined for this purpose.

## 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)	\$ 1,219,380,176	
Site Acquisition Costs	\$ 881,436,214	72.3%
Land Escalation Costs	\$ 273,350,419	22.4%
Site Preparation Costs	\$ 50,629,807	4.2%
Site Preparation Escalation Costs	\$ 9,227,730	0.8%
Credit Line Interest Payments	\$ -	0.0%
Study Costs	\$ 656,000	0.1%
Financial Obligations/Surplus (projected EDC Account Balance as of March 31, 2019)	\$ 12,921,406	1.1%
Interest Earnings	\$ (8,884,273)	-0.7%
Closing Account Balance	\$ 42,873	0.0%
Total Net New Units	102,676	
Total Non-Residential, Non-Exempt Board-Determined GFA	61,320,251	
Residential Education Development Charge Per Unit based on 100% of Total Growth-Related Net Education Land Costs	\$ 11,876	
Non-Residential Education Development Charge Per Sq. Ft. of GFA based on 0% of Total Growth-Related Net Education Land Costs	\$ -	





## APPENDIX A - EDC SUBMISSION 2019

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

### DURHAM DISTRICT SCHOOL BOARD Education Development Charges Submission 2019 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 2019/ 2020	Year 2 2020/ 2021	Year 3 2021/ 2022	Year 4 2022/ 2023	Year 5 2023/ 2024	Average Projected Enrolment Over Five Years	
51,178	51,683	53,228	54,630	55,922	56,921	54,477	3,299

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 2019/ 2020	Year 2 2020/ 2021	Year 3 2021/ 2022	Year 4 2022/ 2023	Year 5 2023/ 2024	Average Projected Enrolment Over Five Years	
22,164	21,881	22,874	23,704	24,139	24,628	23,445	1,281

#### A.2: EDC FINANCIAL OBLIGATIONS (Estimated to April 30 2019)

Adjusted Outstanding Principal:	\$98,649,530
Less Adjusted EDC Account Balance:	\$85,728,124
Total EDC Financial Obligations/Surplus:	-\$12,921,406

**DURHAM DISTRICT SCHOOL BOARD**  
**Education Development Charges Submission 2019**  
**Forms B/C - Dwelling Unit Summary**  
**PROJECTION OF NET NEW DWELLING UNITS <sup>1</sup>**

TOTAL EDC 15-year Forecast	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	15-year Totals
Single & Semi-detached	2,548	3,167	3,117	2,785	2,536	2,261	2,082	2,744	2,458	2,417	2,337	2,447	2,356	2,347	1,634	37,236
Multiples	2,644	2,774	2,365	2,018	1,796	1,834	1,945	2,091	2,057	2,140	2,060	2,491	2,080	1,984	1,638	31,917
Apartments	1,267	1,965	1,982	3,496	2,652	1,724	2,190	3,658	2,742	2,512	2,390	2,466	1,836	1,594	1,049	33,523
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	6,459	7,906	7,464	8,299	6,984	5,819	6,217	8,493	7,257	7,069	6,787	7,404	6,272	5,925	4,321	102,676
<b>PE01 - Pickering South</b>	<b>Year 1 2019/20</b>	<b>Year 2 2020/21</b>	<b>Year 3 2021/22</b>	<b>Year 4 2022/23</b>	<b>Year 5 2023/24</b>	<b>Year 6 2024/25</b>	<b>Year 7 2025/26</b>	<b>Year 8 2026/27</b>	<b>Year 9 2027/28</b>	<b>Year 10 2028/29</b>	<b>Year 11 2029/30</b>	<b>Year 12 2030/31</b>	<b>Year 13 2031/32</b>	<b>Year 14 2032/33</b>	<b>Year 15 2033/34</b>	<b>15-year Totals</b>
Single & Semi-detached	74	31	33	2	15	16	2	4	1	7	-	-	-	-	-	185
Multiples	165	110	93	55	52	51	-	-	-	-	-	205	-	-	-	731
Apartments	214	501	393	672	702	625	52	498	498	409	411	357	360	-	-	5,692
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	453	642	519	729	769	692	54	502	499	416	411	562	360	-	-	6,608
<b>PE02 - Pickering Seaton</b>	<b>Year 1 2019/20</b>	<b>Year 2 2020/21</b>	<b>Year 3 2021/22</b>	<b>Year 4 2022/23</b>	<b>Year 5 2023/24</b>	<b>Year 6 2024/25</b>	<b>Year 7 2025/26</b>	<b>Year 8 2026/27</b>	<b>Year 9 2027/28</b>	<b>Year 10 2028/29</b>	<b>Year 11 2029/30</b>	<b>Year 12 2030/31</b>	<b>Year 13 2031/32</b>	<b>Year 14 2032/33</b>	<b>Year 15 2033/34</b>	<b>15-year Totals</b>
Single & Semi-detached	522	631	634	620	553	504	568	535	493	445	421	313	315	215	190	6,959
Multiples	275	575	549	561	534	508	916	909	908	884	884	751	602	516	382	9,754
Apartments	-	-	-	72	72	-	908	926	557	549	849	614	583	423	381	5,934
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	797	1,206	1,183	1,253	1,159	1,012	2,392	2,370	1,958	1,878	2,154	1,678	1,500	1,154	953	22,647
<b>PE03 - Pickering North &amp; Ajax north of Rossland Rd.</b>	<b>Year 1 2019/20</b>	<b>Year 2 2020/21</b>	<b>Year 3 2021/22</b>	<b>Year 4 2022/23</b>	<b>Year 5 2023/24</b>	<b>Year 6 2024/25</b>	<b>Year 7 2025/26</b>	<b>Year 8 2026/27</b>	<b>Year 9 2027/28</b>	<b>Year 10 2028/29</b>	<b>Year 11 2029/30</b>	<b>Year 12 2030/31</b>	<b>Year 13 2031/32</b>	<b>Year 14 2032/33</b>	<b>Year 15 2033/34</b>	<b>15-year Totals</b>
Single & Semi-detached	-	35	20	9	-	-	-	-	-	-	96	202	275	206	203	1,046
Multiples	283	234	174	259	246	233	96	38	-	-	-	344	454	605	605	3,571
Apartments	-	-	-	176	-	-	-	111	111	111	114	-	-	260	260	1,143
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	283	269	194	444	246	233	96	149	111	111	210	546	729	1,071	1,068	5,760
<b>PE04 - Ajax South &amp; Centre</b>	<b>Year 1 2019/20</b>	<b>Year 2 2020/21</b>	<b>Year 3 2021/22</b>	<b>Year 4 2022/23</b>	<b>Year 5 2023/24</b>	<b>Year 6 2024/25</b>	<b>Year 7 2025/26</b>	<b>Year 8 2026/27</b>	<b>Year 9 2027/28</b>	<b>Year 10 2028/29</b>	<b>Year 11 2029/30</b>	<b>Year 12 2030/31</b>	<b>Year 13 2031/32</b>	<b>Year 14 2032/33</b>	<b>Year 15 2033/34</b>	<b>15-year Totals</b>
Single & Semi-detached	219	151	207	113	-	-	-	-	-	-	-	-	-	-	-	690
Multiples	471	377	193	91	76	76	76	78	-	-	-	53	-	-	-	1,491
Apartments	283	508	685	181	193	30	-	-	-	-	-	-	-	140	170	2,190
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	973	1,036	1,085	385	269	106	76	78	-	-	-	53	-	140	170	4,371
<b>PE05 - Ajax North</b>	<b>Year 1 2019/20</b>	<b>Year 2 2020/21</b>	<b>Year 3 2021/22</b>	<b>Year 4 2022/23</b>	<b>Year 5 2023/24</b>	<b>Year 6 2024/25</b>	<b>Year 7 2025/26</b>	<b>Year 8 2026/27</b>	<b>Year 9 2027/28</b>	<b>Year 10 2028/29</b>	<b>Year 11 2029/30</b>	<b>Year 12 2030/31</b>	<b>Year 13 2031/32</b>	<b>Year 14 2032/33</b>	<b>Year 15 2033/34</b>	<b>15-year Totals</b>
Single & Semi-detached	105	95	71	-	-	-	-	-	-	58	57	57	57	57	57	614
Multiples	120	12	12	12	12	16	-	-	-	18	18	18	18	18	18	292
Apartments	210	443	259	259	259	259	-	-	-	-	-	-	-	-	-	1,689
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	435	550	342	271	271	275	-	-	-	76	75	75	75	75	75	2,595
<b>PE06 - Whitby South &amp; Centre</b>	<b>Year 1 2019/20</b>	<b>Year 2 2020/21</b>	<b>Year 3 2021/22</b>	<b>Year 4 2022/23</b>	<b>Year 5 2023/24</b>	<b>Year 6 2024/25</b>	<b>Year 7 2025/26</b>	<b>Year 8 2026/27</b>	<b>Year 9 2027/28</b>	<b>Year 10 2028/29</b>	<b>Year 11 2029/30</b>	<b>Year 12 2030/31</b>	<b>Year 13 2031/32</b>	<b>Year 14 2032/33</b>	<b>Year 15 2033/34</b>	<b>15-year Totals</b>
Single & Semi-detached	537	749	738	596	578	385	285	221	251	30	30	30	30	30	23	4,513
Multiples	517	586	574	330	317	303	216	145	227	125	66	63	-	-	-	3,469
Apartments	18	59	415	1,291	677	377	982	906	480	646	370	647	-	276	78	7,222
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	1,072	1,394	1,727	2,217	1,572	1,065	1,483	1,272	958	801	466	740	30	306	101	15,204
<b>PE07 - Whitby North</b>	<b>Year 1 2019/20</b>	<b>Year 2 2020/21</b>	<b>Year 3 2021/22</b>	<b>Year 4 2022/23</b>	<b>Year 5 2023/24</b>	<b>Year 6 2024/25</b>	<b>Year 7 2025/26</b>	<b>Year 8 2026/27</b>	<b>Year 9 2027/28</b>	<b>Year 10 2028/29</b>	<b>Year 11 2029/30</b>	<b>Year 12 2030/31</b>	<b>Year 13 2031/32</b>	<b>Year 14 2032/33</b>	<b>Year 15 2033/34</b>	<b>15-year Totals</b>
Single & Semi-detached	562	589	589	603	603	589	589	1,232	1,107	1,306	1,129	1,307	1,107	1,331	791	13,434
Multiples	102	181	181	181	181	308	303	685	685	786	811	811	811	692	562	7,280
Apartments	-	32	32	240	-	-	-	330	331	58	118	94	76	100	118	1,529
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	664	802	802	1,024	784	897	892	2,247	2,123	2,150	2,058	2,212	1,994	2,123	1,471	22,243
<b>PE08 - Oshawa South</b>	<b>Year 1 2019/20</b>	<b>Year 2 2020/21</b>	<b>Year 3 2021/22</b>	<b>Year 4 2022/23</b>	<b>Year 5 2023/24</b>	<b>Year 6 2024/25</b>	<b>Year 7 2025/26</b>	<b>Year 8 2026/27</b>	<b>Year 9 2027/28</b>	<b>Year 10 2028/29</b>	<b>Year 11 2029/30</b>	<b>Year 12 2030/31</b>	<b>Year 13 2031/32</b>	<b>Year 14 2032/33</b>	<b>Year 15 2033/34</b>	<b>15-year Totals</b>
Single & Semi-detached	63	27	18	39	18	18	18	18	18	18	-	-	-	-	-	255
Multiples	99	158	186	70	11	-	-	-	-	-	-	-	-	-	-	524
Apartments	-	-	-	-	-	-	-	447	357	546	357	357	360	-	-	2,424
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	162	185	204	109	29	18	18	465	375	564	357	357	360	-	-	3,203
<b>PE09 - Oshawa Centre</b>	<b>Year 1 2019/20</b>	<b>Year 2 2020/21</b>	<b>Year 3 2021/22</b>	<b>Year 4 2022/23</b>	<b>Year 5 2023/24</b>	<b>Year 6 2024/25</b>	<b>Year 7 2025/26</b>	<b>Year 8 2026/27</b>	<b>Year 9 2027/28</b>	<b>Year 10 2028/29</b>	<b>Year 11 2029/30</b>	<b>Year 12 2030/31</b>	<b>Year 13 2031/32</b>	<b>Year 14 2032/33</b>	<b>Year 15 2033/34</b>	<b>15-year Totals</b>
Single & Semi-detached	17	68	69	52	52	49	-	-	-	-	-	-	-	-	-	307
Multiples	79	66	49	66	46	17	-	-	-	-	-	-	-	-	-	323
Apartments	393	212	-	213	237	85	88	-	-	-	-	-	-	-	-	1,228
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	489	346	118	331	335	151	88	-	-	-	-	-	-	-	-	1,858
<b>PE10 - Oshawa North</b>	<b>Year 1 2019/20</b>	<b>Year 2 2020/21</b>	<b>Year 3 2021/22</b>	<b>Year 4 2022/23</b>	<b>Year 5 2023/24</b>	<b>Year 6 2024/25</b>	<b>Year 7 2025/26</b>	<b>Year 8 2026/27</b>	<b>Year 9 2027/28</b>	<b>Year 10 2028/29</b>	<b>Year 11 2029/30</b>	<b>Year 12 2030/31</b>	<b>Year 13 2031/32</b>	<b>Year 14 2032/33</b>	<b>Year 15 2033/34</b>	<b>15-year Totals</b>
Single & Semi-detached	242	328	335	393	436	547	429	545	414	425	445	368	397	331	191	5,826
Multiples	412	405	282	318	262	275	300	195	195	263	221	175	126	82	-	3,511
Apartments	13	145	183	296	491	251	75	355	352	84	102	328	328	340	-	3,343
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	667	878	800	1,007	1,189	1,073	804	1,095	961	772	768	871	851	753	191	12,680
<b>PE11 - Uxbridge, Scugog &amp; Brock</b>	<b>Year 1 2019/20</b>	<b>Year 2 2020/21</b>	<b>Year 3 2021/22</b>	<b>Year 4 2022/23</b>	<b>Year 5 2023/24</b>	<b>Year 6 2024/25</b>	<b>Year 7 2025/26</b>	<b>Year 8 2026/27</b>	<b>Year 9 2027/28</b>	<b>Year 10 2028/29</b>	<b>Year 11 2029/30</b>	<b>Year 12 2030/31</b>	<b>Year 13 2031/32</b>	<b>Year 14 2032/33</b>	<b>Year 15 2033/34</b>	<b>15-year Totals</b>
Single & Semi-detached	207	463	403	358	281	153	191	189	174	128	159	170	175	177	179	3,407
Multiples	121	70	72	75	59	47	38	41	42	64	60	71	69	71	71	971
Apartments	136	65	15	96	21	97	85	85	56	109	69	69	129	55	42	1,129
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	464	598	490	529	361	297	314	315	272	301	288	310	373	303	292	5,507

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

<b>TOTAL NET NEW UNITS</b>	<b>102,676</b>
% Single & Semi Detached	36.3%
% Multiples	31.1%
% Apartments (including student & seniors apartment	32.6%
% Stacked Townhouses	0.0%
<b>STATUTORY EXCLUSIONS FROM TOTAL NET</b>	
Statutorily Exempt Units within By-law Area	798
Total Gross New Units within By-law Area	103,474

**DURHAM DISTRICT SCHOOL BOARD**  
**Education Development Charges Submission 2019**  
**Form D - Non-Residential Development**

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

<b>Total Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years From Date of By-Law Passage</b>	<b>80,388,746</b>
<b>Less: Board-Determined Gross Floor Area From Exempt Development</b>	<b>19,068,494</b>
<b>Net Estimated Board-Determined Gross Floor Area</b>	<b>61,320,251</b>

**DURHAM DISTRICT SCHOOL BOARD****Education Development Charges Submission 2019****Elementary Panel**

Review Area	Total Cumulative 15 Year New Net Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	Weighted Blended EDC Pupil Yield (3)	2019/20-2033/34 Pupil Requirements of New Development (4)=(3) x (1)	2018/19 OTG Capacity (5)	2033/34 ADE Existing Community Projections (6)	Net Growth Related Pupil Place Requirements (7)	SINGLE and SEMI- DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose- built seniors housing and student housing)	TO TAL UNITS
PE01 - Pickering South	6,608	6%	0.0772	510	6,861	4,861	-	185	731	5,692	6,608
PE02 - Pickering Seaton	22,647	22%	0.2744	6,215	-	56	5,816	6,959	9,754	5,934	22,647
PE03 - Pickering North & Ajax north of Rossland Rd.	5,760	6%	0.2459	1,417	354	664	1,671	1,046	3,571	1,143	5,760
PE04 - Ajax South & Centre	4,371	4%	0.1784	780	8,381	6,319	442	690	1,491	2,190	4,371
PE05 - Ajax North	2,595	3%	0.1410	366	3,341	2,825	-	614	292	1,689	2,595
PE06 - Whitby South & Centre	15,204	15%	0.2466	3,749	9,747	8,562	2,429	4,513	3,469	7,222	15,204
PE07 - Whitby North	22,243	22%	0.3810	8,475	2,848	2,366	7,608	13,434	7,280	1,529	22,243
PE08 - Oshawa South	3,203	3%	0.1136	364	5,276	3,489	-	255	524	2,424	3,203
PE09 - Oshawa Centre	1,858	2%	0.1099	204	5,571	4,767	-	307	323	1,228	1,858
PE10 - Oshawa North	12,680	12%	0.2616	3,317	3,369	3,300	3,572	5,826	3,511	3,343	12,680
PE11 - Uxbridge, Scugog & Brock	5,507	5%	0.2267	1,248	5,430	3,973	-	3,407	971	1,129	5,507
<b>TOTAL</b>	<b>102,676</b>	<b>100%</b>	<b>0.2595</b>	<b>26,645</b>	<b>51,178</b>	<b>41,181</b>	<b>21,539</b>	<b>37,236</b>	<b>31,917</b>	<b>33,523</b>	<b>102,676</b>

**Secondary Panel**

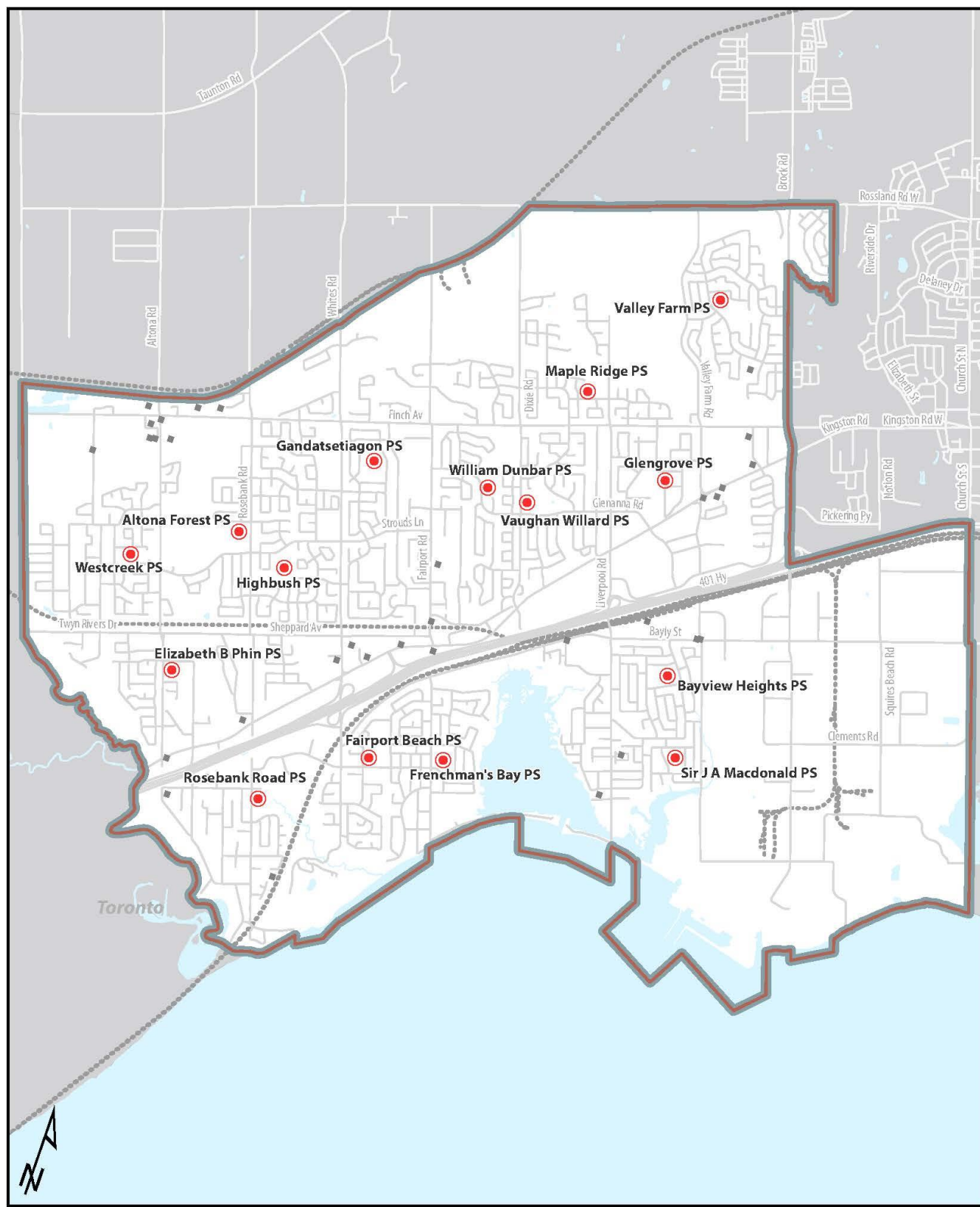
Review Area	Total Cumulative 15 Year New Net Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	Weighted Blended EDC Pupil Yield (3)	2019/20-2033/34 Pupil Requirements of New Development (4)=(3) x (1)	2018/19 OTG Capacity (5)	2033/34 ADE Existing Community Projections (6)	Net Growth Related Pupil Place Requirements (7)	SINGLE and SEMI- DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose- built seniors housing and student housing)	TOTAL UNITS
PS01 - Pickering excluding Seaton	12,256	11.9%	0.0479	587	3,231	2,195	-	1,204	4,302	6,750	12,256
PS02 - Pickering Seaton	22,647	22.1%	0.0823	1,865	-	28	2,401	6,959	9,754	5,934	22,647
PS03 - Ajax	7,078	6.9%	0.0584	413	4,551	4,492	-	1,331	1,783	3,964	7,078
PS04 - Whitby	37,447	36.5%	0.1028	3,849	5,628	5,121	3,519	17,947	10,749	8,751	37,447
PS05 - Oshawa	17,741	17.3%	0.0786	1,394	5,586	6,118	2,184	6,388	4,358	6,995	17,741
PS06 - Brock, Scugog & Uxbridge	5,507	5.4%	0.1117	615	3,168	2,158	-	3,407	971	1,129	5,507
<b>TO TAL</b>	<b>102,676</b>	<b>100.0%</b>	<b>0.0850</b>	<b>8,723</b>	<b>22,164</b>	<b>20,113</b>	<b>8,104</b>	<b>37,236</b>	<b>31,917</b>	<b>33,523</b>	<b>102,676</b>

**TOTAL BOTH PANELS**

				<b>35,368</b>	<b>73,342</b>	<b>61,293</b>	<b>29,643</b>
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## ELEMENTARY REVIEW AREAS

## Review Area Map PE01



Durham District School Board: Education Development Charges Background Study 2019

Elementary Review Area: PE01

● Elementary School  
 ■ Housing Development  
  PE01 Boundary  
 — Streets  
 - - - - - Rails



**DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F  
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019**

1. City Centre site designation - Board to monitor situation re pupil generation and future site needs

2.

3.

4.

**Review Area: P001 - Pickering South**

Projected Housing Growth		Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
Projected Housing Growth	Low Density	74	31	33	2	15	16	2	4	1	7	-	-	-	-	-
	Medium Density	165	110	93	55	52	51	-	-	-	-	-	205	-	-	-
	High Density - Apartments	214	501	393	672	702	702	52	498	498	409	411	357	360	-	-
	High Density - Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	<b>Total Net Dwelling Units</b>	<b>433</b>	<b>642</b>	<b>519</b>	<b>729</b>	<b>769</b>	<b>692</b>	<b>54</b>	<b>502</b>	<b>499</b>	<b>416</b>	<b>411</b>	<b>562</b>	<b>360</b>	-	-

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

Review Area Schools		Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
Review Area Schools	B1 Altona Forest PS	444	333	315	309	302	305	312	314	308	305	303	299	296	293	288	283
	B2 Bayview Heights PS	559	319	289	274	260	246	228	224	207	204	203	198	195	191	186	182
	B3 Fairport Beach PS	328	207	205	200	201	204	205	203	214	214	212	193	190	187	184	176
	B4 Frenchman's Bay PS	650	590	601	609	617	618	620	615	597	580	562	552	545	536	525	514
	B5 Ganderetragon PS	403	507	513	513	506	495	498	486	479	472	460	451	444	436	428	419
	B6 Glenview PS	380	322	324	324	327	333	331	333	328	318	316	311	306	300	294	288
	B7 Highbush PS	679	481	459	469	443	427	422	410	385	389	373	353	347	341	335	317
	B8 Maple Ridge	441	645	675	674	673	666	656	643	628	591	556	546	537	526	513	500
	B9 Rosbank Road PS	190	217	227	232	241	247	245	246	241	238	234	229	225	220	215	208
	B10 St John A Macdonald PS	489	364	358	364	368	370	365	369	369	369	366	361	356	349	343	336
	B11 Valley Farm	651	568	551	524	484	485	450	431	417	400	383	365	357	349	340	319
	B12 Vaughan Willard PS	328	270	269	273	273	271	267	269	270	268	266	250	246	243	239	229
	B13 Westcreek PS	424	314	312	308	311	304	312	310	298	278	280	277	273	269	266	262
	B14 William Dunbar PS	495	616	610	604	610	619	606	589	591	576	558	552	546	539	531	523
	<b>Totals</b>	<b>5,753</b>	<b>5,708</b>	<b>5,666</b>	<b>5,624</b>	<b>5,589</b>	<b>5,517</b>	<b>5,442</b>	<b>5,366</b>	<b>5,294</b>	<b>5,145</b>	<b>4,996</b>	<b>4,916</b>	<b>4,843</b>	<b>4,796</b>	<b>4,658</b>	<b>4,555</b>
	<b>Total ROND</b>	<b>6,461</b>	<b>5,753</b>	<b>5,708</b>	<b>5,666</b>	<b>5,624</b>	<b>5,517</b>	<b>5,442</b>	<b>5,366</b>	<b>5,294</b>	<b>5,145</b>	<b>4,996</b>	<b>4,916</b>	<b>4,843</b>	<b>4,796</b>	<b>4,658</b>	<b>4,555</b>
	<b>Total Surplus Pupil Spaces</b>	<b>708</b>	<b>708</b>	<b>703</b>	<b>704</b>	<b>694</b>	<b>725</b>	<b>741</b>	<b>814</b>	<b>896</b>	<b>1,015</b>	<b>1,132</b>	<b>1,220</b>	<b>1,250</b>	<b>1,328</b>	<b>1,422</b>	<b>1,522</b>

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

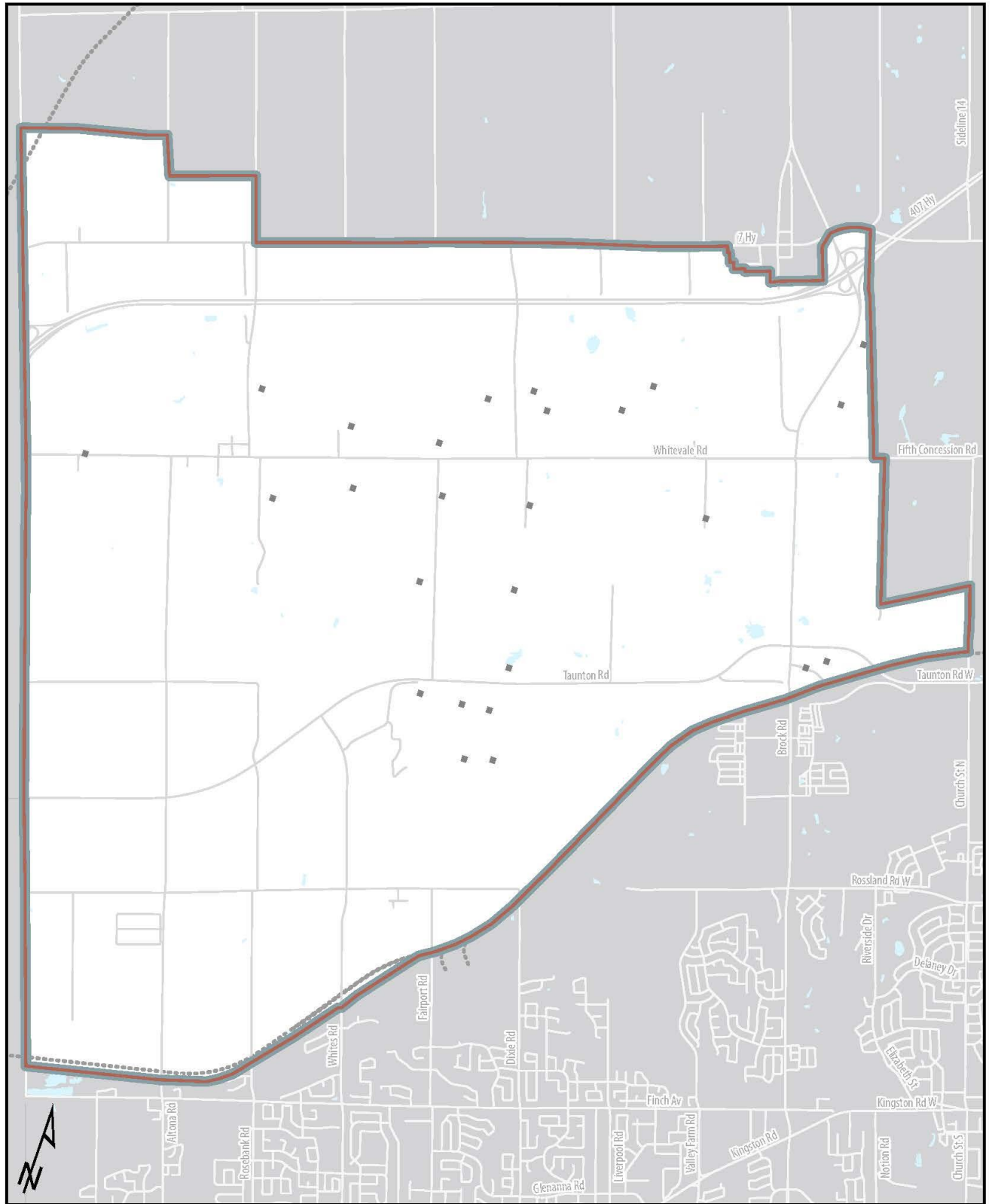
Review Area Schools		Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
Review Area Schools	C1 Elizabeth B Phin P.S.	400	390	390	377	355	363	364	365	342	336	333	328	323	318	312	306
	ROND		36	56	74	75	83	89	93	100	103	105	110	124	126	126	126
	C2 ROND																
	C3 ROND																
	C4 ROND																
	C5 ROND																
	C6 ROND																
	C7 ROND																
	C8 ROND																
	<b>Totals</b>	<b>400</b>	<b>426</b>	<b>493</b>	<b>463</b>	<b>430</b>	<b>446</b>	<b>453</b>	<b>469</b>	<b>442</b>	<b>439</b>	<b>438</b>	<b>437</b>	<b>446</b>	<b>444</b>	<b>439</b>	<b>432</b>
	<b>Total Pupil Spaces Available to Accommodate Growth</b>	<b>400</b>	<b>426</b>	<b>493</b>	<b>463</b>	<b>430</b>	<b>446</b>	<b>453</b>	<b>469</b>	<b>442</b>	<b>439</b>	<b>438</b>	<b>437</b>	<b>446</b>	<b>444</b>	<b>439</b>	<b>432</b>

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

Requirements of New Development for Growth Areas (Cumulative)		56	74	75	83	89	93	100	103	105	110	124	126	126	126
Requirements of New Development for Growth Areas (Cumulative)	ROND														
	<b>Totals</b>	<b>400</b>	<b>426</b>	<b>493</b>	<b>463</b>	<b>430</b>	<b>446</b>	<b>453</b>	<b>469</b>	<b>442</b>	<b>439</b>	<b>438</b>	<b>437</b>	<b>446</b>	<b>432</b>

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 does not meet longer term capital priority needs due to distance.

## Review Area Map PE02



**Durham District School Board: Education Development Charges Background Study 2019**

**Elementary Review Area: PE02**

● Elementary School ■ Housing Development □ PE02 Boundary — Streets - - - - - Rails

**DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F**  
**EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019**

1. Ten (10) elementary sites in Seaton as detailed on summary Form F

2.

3.

4.

Projected Housing Growth														Weighted/ Blended Elementary Yield	Total Net New Units 2033/34	Total Yr. 15 Growth- related Pupils
Total NGAPP														0.4671	6,999	3,251
6,271														0.2613	9,754	2,548
														0.0700	5,934	415
High Density - Stacked Townhouses														-	-	-
Total Net Dwelling Units														0.2744	22,647	6,215

**Review Area: PE02 - Pickering Seaton**

Projected Housing Growth														Year 15 2033/34
Low Density														2033/34
Medium Density														2033/34
High Density - Apartments														2033/34
High Density - Stacked Townhouses														2033/34
Total Net Dwelling Units														2033/34

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

Review Area Schools														Year 15 2033/34
B1														2033/34
B2														2033/34
B3														2033/34
B4														2033/34
B5														2033/34
B6														2033/34
B7														2033/34
B8														2033/34
B9														2033/34
B10														2033/34
Totals														2033/34
Total ROND														2033/34
Total Surplus Pupil Spaces														2033/34

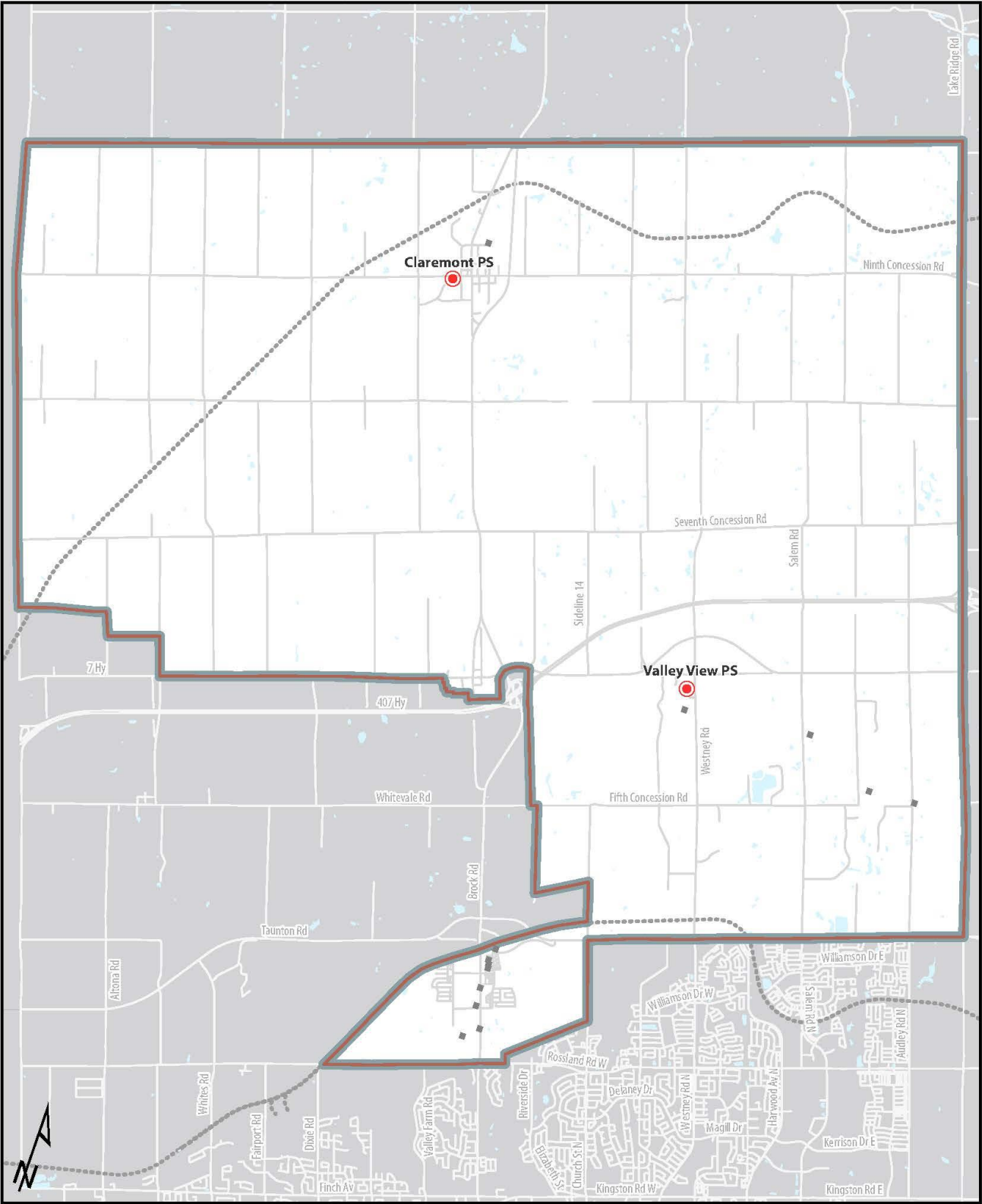
**Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required**

C1 Future Season #1														Year 15 2033/34
ROND														2033/34
C2														2033/34
C3														2033/34
C4														2033/34
C5														2033/34
C6														2033/34
C7														2033/34
C8														2033/34
Totals														2033/34
Total Pupil Spaces Available to Accommodate Growth														2033/34

D Requirements of New Development for Growth Areas (Cumulative)														Year 15 2033/34
722														2033/34

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 2019

Elementary Review Area: PE03

	Elementary School		Housing Development		PE03 Boundary		Streets		Rails
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1.	Northeast Pickering three (3) elementary sites   including Duffins Heights elementary site	Total NGRPP		Projected Housing Growth	Weighted/ Blended Elementary Yield	Total Net New Units 2033/34	Total Yr. 15 Growth- related Pupils
2.		1,793		Low Density	0.4602	1,046	481
				Medium Density	0.2554	3,571	912
				High Density - Apartments	0.0205	1,143	23
3.				High Density - Stacked Townhouses	-	-	-
				<b>Total Net Dwelling Units</b>	<b>0.2459</b>	<b>5,760</b>	<b>1,417</b>

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

ROUND	# of Portables	Existing Site Size
13	0	4.37
13	0	4.37

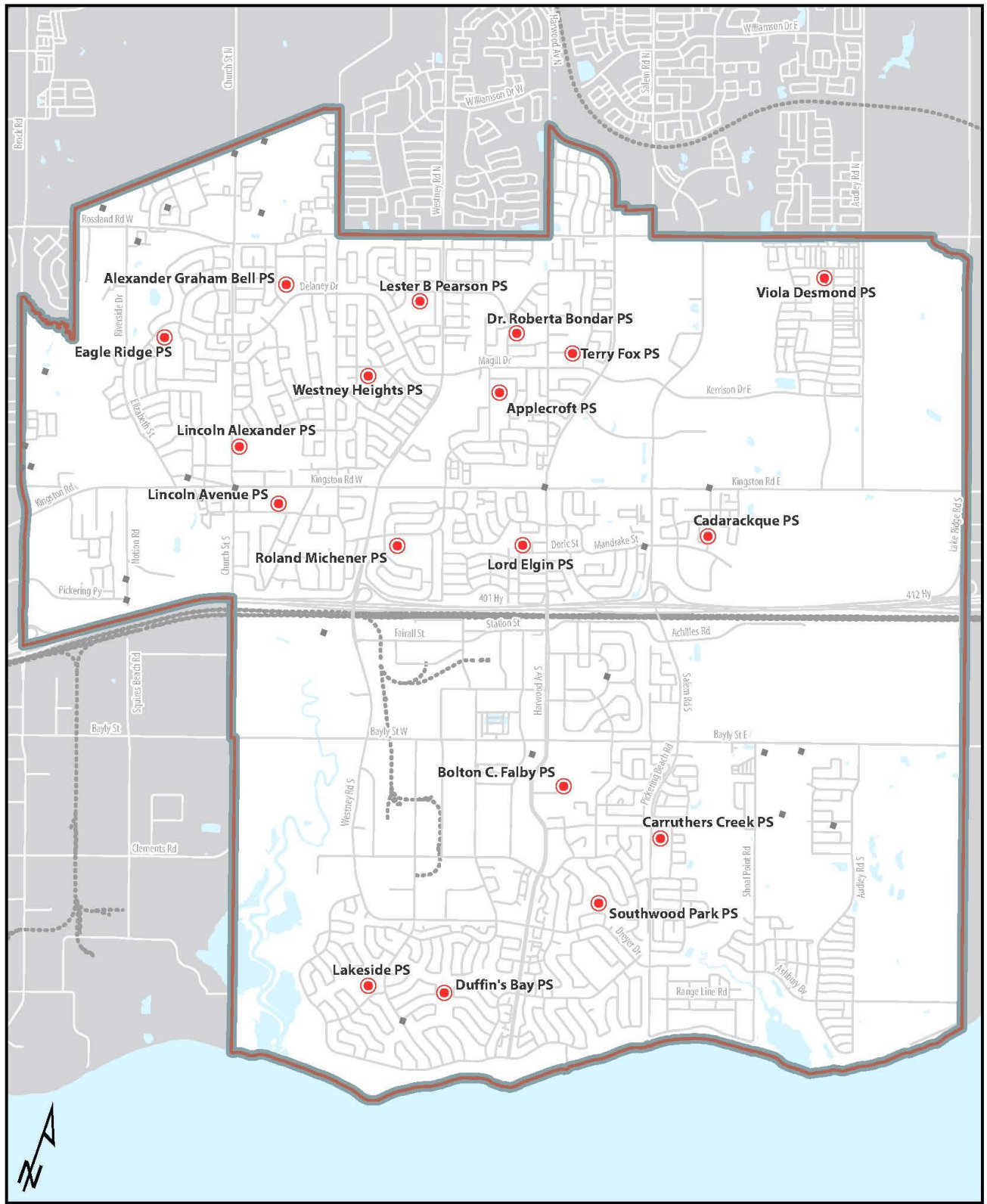
ROND	# of Porabes	Existing Site Size
991	7	5.84
474	0	0.00
1004	7	5.84

[illegible]

**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 2019

Elementary Review Area: PE04

● Elementary School  
  Housing Development  
  PE04 Boundary  
 — Streets  
 - - - - - Rails

**DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F**  
**EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019**

DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019									
		</							

**Review Area: PE04 - Ajax South & Centre**

Projected Housing Growth															
	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
Low Density	219	151	207	113	-	-	-	-	-	-	-	-	-	-	-
Medium Density		377	193	91	76	76	76	78	-	-	-	53	-	-	-
High Density - Apartments	283	508	685	381	193	30	-	-	-	-	-	-	-	140	170
High Density - Stacked Townhouses							-	-	-	-	-	-	-	-	-
A Total Net Dwelling Units	973	1,096	1,085	385	269	106	76	78	-	-	-	53	-	140	170

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

Review Area Schools		Current 2019/20	Year 1 2020/21	Year 2 2021/22	Year 3 2022/23	Year 4 2023/24	Year 5 2024/25	Year 6 2025/26	Year 7 2026/27	Year 8 2027/28	Year 9 2028/29	Year 10 2029/30	Year 11 2030/31	Year 12 2031/32	Year 13 2032/33	Year 14 2033/34	Year 15 2034/35	
B1	Alexander Graham Bell PS	512	490	485	469	473	465	446	440	436	432	434	430	427	423	420	415	
B2	Applecroft PS	308	314	302	282	272	266	253	239	238	227	225	221	217	214	210	206	
B3	Cadairnack PS	570	688	685	669	647	615	611	589	564	555	550	541	532	523	512	500	
B4	Dr Roberta Bondar PS	403	211	206	205	198	204	202	201	207	206	203	198	194	190	186	180	
B5	Duffin's Bay PS	397	236	232	222	212	203	204	200	192	195	190	186	183	181	177	174	
B6	Lakeside PS	475	288	287	269	271	265	259	256	254	241	244	241	238	235	230	226	
B7	Lester B Pearson PS	426	350	359	363	368	363	364	366	344	351	346	341	338	333	327	321	
B8	Lincoln Alexander PS	435	173	160	150	139	133	130	121	113	107	105	100	97	93	90	87	
B9	Lord Elgin PS	259	191	182	172	170	166	161	156	158	157	153	149	145	143	139	133	
B10	Roland Michener	271	235	232	220	227	226	237	238	248	245	244	241	237	233	229	224	
B11	Southwood Park PS	656	707	701	694	692	688	672	669	663	656	651	643	635	626	615	602	
B12	Terry Fox P.S.	349	405	404	406	383	386	373	372	352	347	337	318	314	310	305	295	
B13	Victoria Diamond PS (Unnamed Mullberry Meadows)	663	632	633	632	631	634	632	635	633	632	628	622	615	607	598	589	
B14	Westview Heights PS	450	364	367	365	361	368	373	373	373	374	362	357	353	348	342	336	
B15																		
Totals		6,174	5,284	5,255	5,131	5,039	4,995	4,922	4,889	4,822	4,761	4,696	4,639	4,574	4,513	4,442	4,366	4,281

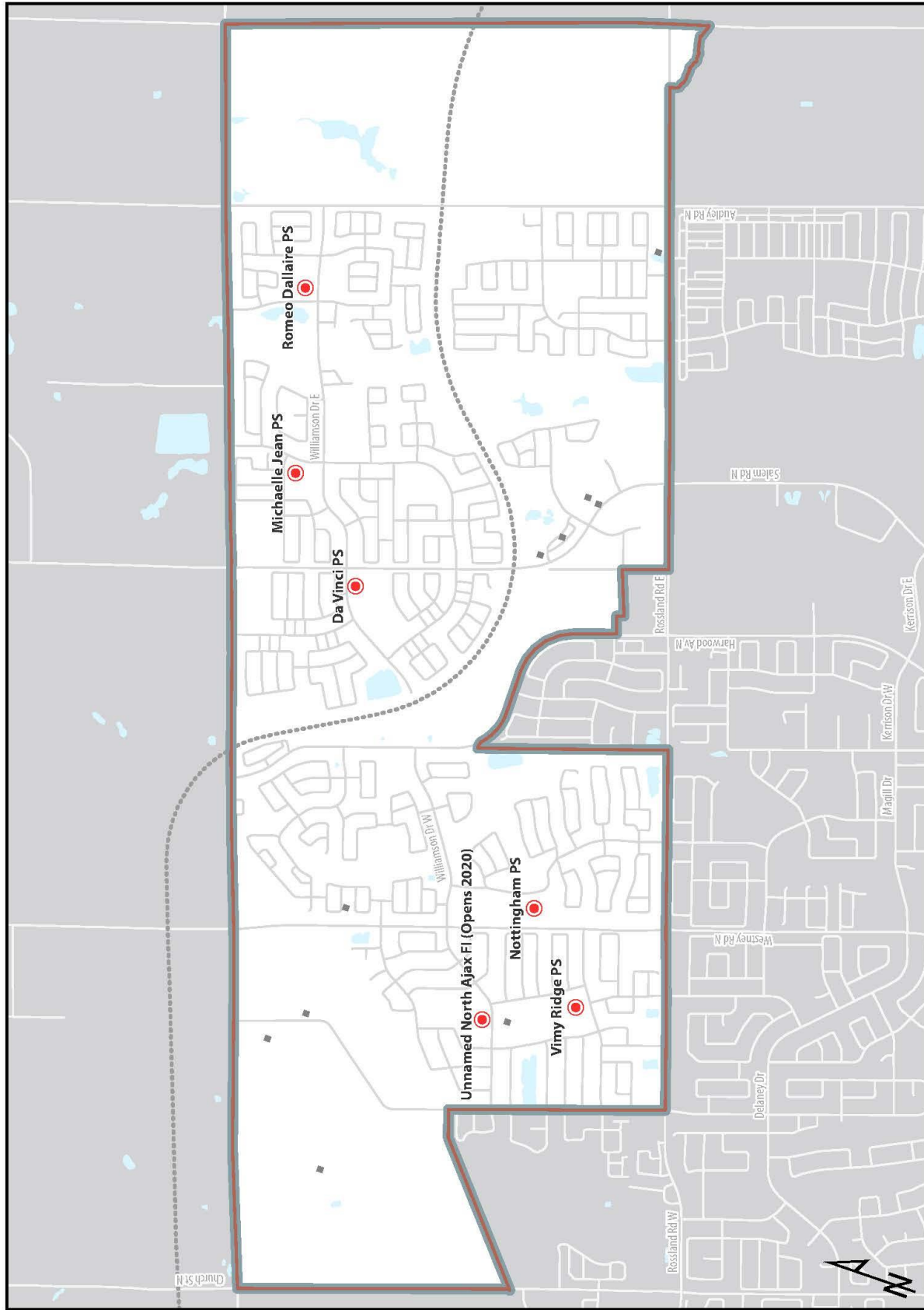
*Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required*

	OTG Capacity	Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
			618	622	618	621	622	621	610	599	594	583	574	566	556	547	536
<b>C1. Bolton C Felby PS</b>	712	612	73	332	392	212	229	256	281	307	311	313	320	327	334	339	345
<b>C2. Carleton Place Public School</b>	795	802	805	811	814	819	818	814	816	788	783	765	753	742	729	714	699
<b>C3. Eagle Ridge Public School</b>	435	630	616	622	626	623	603	597	573	548	517	509	499	492	484	475	465
<b>C4. Lincoln Avenue PS</b>	305	320	340	345	366	377	380	382	381	371	367	366	362	357	352	345	338
<b>C5. ROND</b>			21	45	66	70	73	77	81	85	85	86	90	105	109	110	109
<b>C6. ROND</b>																	
<b>C7. ROND</b>																	
<b>C8. ROND</b>																	
<b>C9. ROND</b>																	
<b>C Totals</b>	2,207	2,364	2,531	2,669	2,796	2,879	2,885	2,912	2,914	2,872	2,837	2,801	2,787	2,764	2,738	2,725	2,687
<b>C Total Pupil Spaces Available to Accommodate Growth</b>																	
<b>D Requirements of New Development for Growth Areas (Cumulative)</b>				369	372	489	460	499	535	567	575	579	598	626	637	643	649

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 2019**

**Elementary Review Area: PE05**



**DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F  
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019**

1. Unnamed North Ajax Fi School (Williamson & Bellinger)

2.

3.

4.

**Review Area: PE05 - Ajax North**

Projected Housing Growth		Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	Total Net New Units 2033/34 related Pupils
Total NGRPP		105	95	71	-	-	-	-	-	-	-	-	-	-	-	-	-
Low Density		105	95	71	-	-	-	-	-	-	-	-	-	-	-	-	-
Medium Density		120	12	12	12	12	16	-	-	-	-	-	-	-	-	-	-
High Density - Apartments		210	443	259	259	259	259	-	-	-	-	-	-	-	-	-	-
High Density - Stacked Townhouses		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Dwelling Units		435	550	342	271	271	275	-	-	-	-	-	-	-	-	-	-

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

Review Area Schools	OTG Capacity 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	Existing Site Size
B1 da Vinci Public School	565	855	846	829	761	740	705	676	621	614	607	594	583	571	557	541	4.96
B2 Nottingham P.S.	521	599	581	573	556	551	538	534	521	522	526	519	511	503	492	481	6.45
B3 Romeo Dallaire P.S.	582	515	508	482	451	428	410	399	389	386	386	380	374	366	359	350	6.14
B4																	
B5																	
B6																	
B7																	
B8																	
B9																	
B10																	
Totals	1,668	1,969	1,994	1,883	1,822	1,767	1,653	1,608	1,531	1,524	1,519	1,493	1,468	1,440	1,407	1,372	17.55
Total ROND		4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
Total Surplus Pupil Spaces		-	-	-	-	-	11	55	133	140	145	171	196	224	256	291	

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

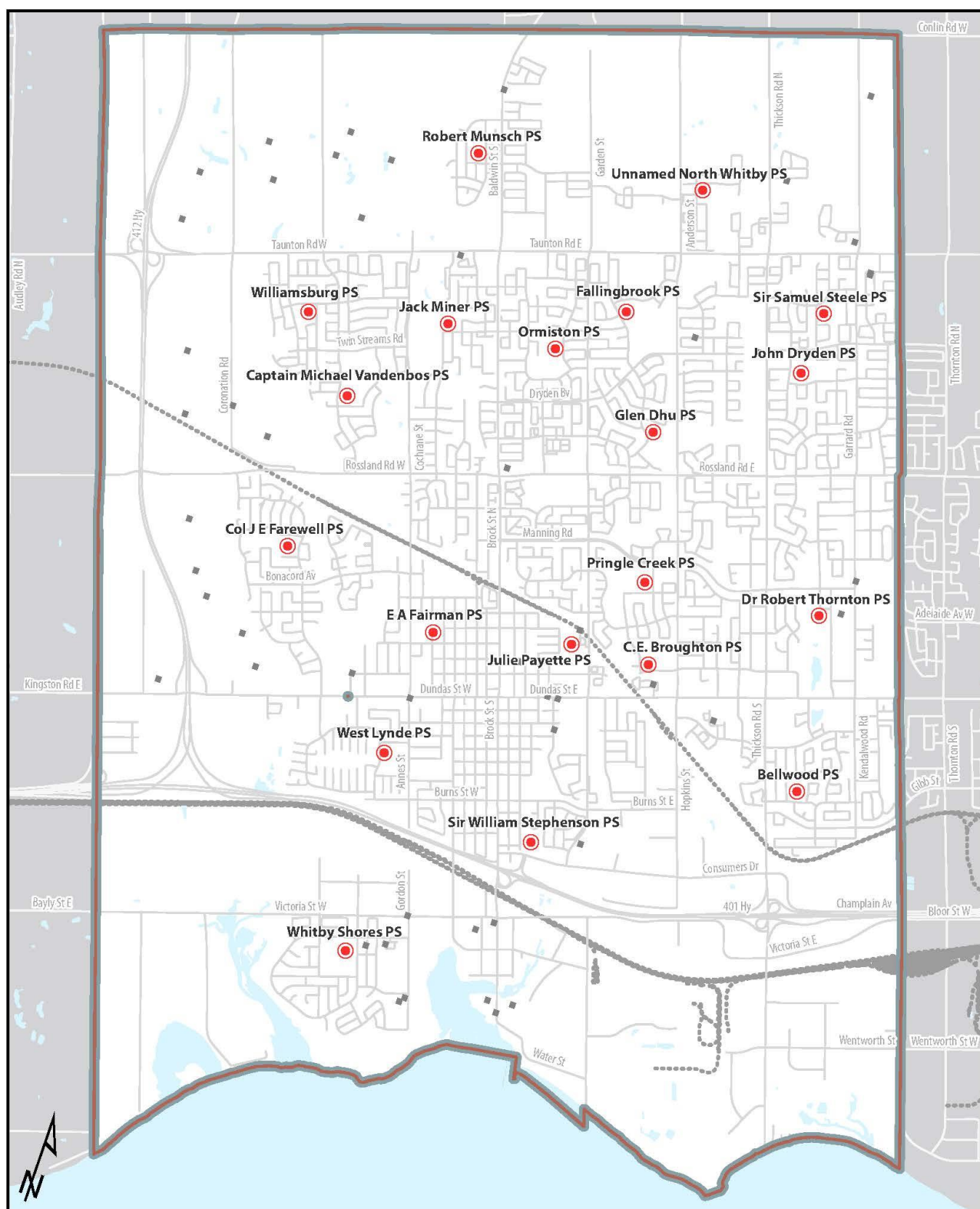
Review Area Schools	OTG Capacity 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	Existing Site Size
C1 Michelle Jean Fi PS	533	791	814	796	782	770	756	743	729	722	720	710	699	687	673	658	5.35
C2 Vimy Ridge P.S.	562	668	669	653	638	647	623	603	586	574	576	573	568	563	557	550	5.01
C3 Unnamed North Ajax Fi School (Williamson & Bellinger)	558	314	310	300	279	283	273	268	266	261	266	263	259	255	250	244	5.82
C4																	
C5																	
C6																	
C7																	
C8																	
Totals	1,673	1,773	1,861	1,864	1,857	1,864	1,835	1,803	1,774	1,751	1,785	1,801	1,807	1,812	1,812	1,814	16.18
Total Pupil Spaces Available to Accommodate Growth		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

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

Requirements of New Development for Growth Areas (Cumulative)	115	150	158	165	188	193	195	223	255	281	307	333	362

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 2019

#### Elementary Review Area: PE06



**DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F  
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019**

1. Five (5) elementary school sites including Unnamed North Whitby PS which is scheduled to open in 2020
2. Whitby Stores expansion (already funded form EDC account)
- 3.
- 4.

**Review Area: PE06 - Whitby South & Centre**

Projected Housing Growth		Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	Total Yr. 15 Growth- related Pupils
Low Density		537	749	738	596	578	385	285	221	251	30	30	30	30	30	30	2,330
Medium Density		517	586	574	330	317	303	216	145	227	125	66	63	-	-	-	1,003
High Density - Apartments		18	59	415	1,291	677	377	982	906	480	646	370	677	-	276	778	417
High Density - Stacked Townhouses		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Dwelling Units		1,072	1,394	1,727	2,237	1,572	1,065	1,483	1,272	958	801	465	740	30	306	379	101

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

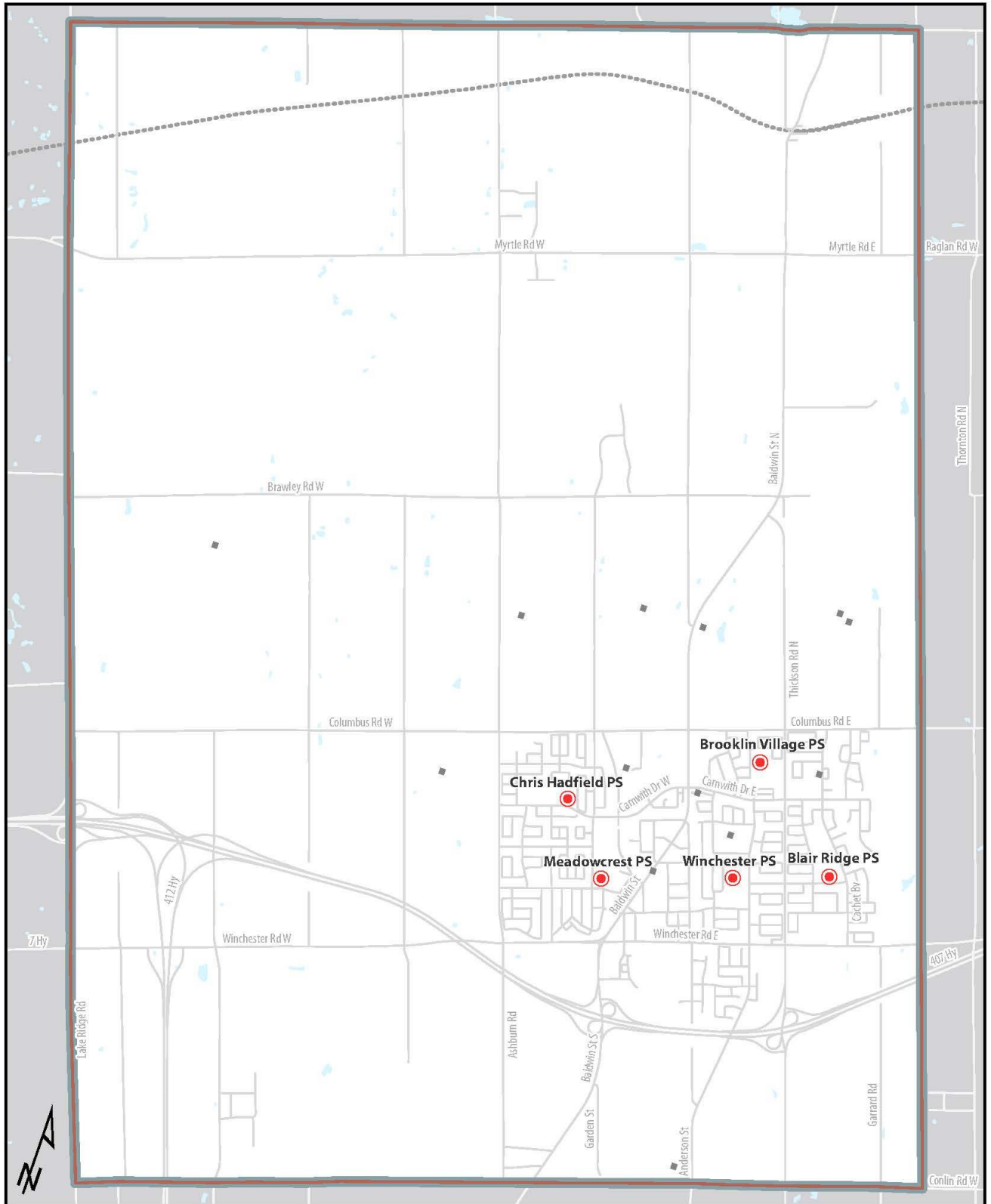
Review Area Schools		Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	Total Yr. 15 Growth- related Pupils
B1 Belwood PS		380	469	456	449	435	435	431	418	414	413	407	400	393	385	376	376
B2 C E Broughton PS		377	281	269	232	228	221	213	206	200	197	192	188	183	178	172	172
B3 Captain Michael Vandenberg P.S.		619	646	638	641	666	670	673	669	672	653	644	635	625	615	603	603
B4 Colonel J.E. Farewell PS		524	433	440	442	433	427	402	390	397	397	389	382	373	363	353	353
B5 Dr Robert Thornton PS		443	279	283	294	293	301	293	284	270	261	254	247	239	230	220	220
B6 Earl A Falman PS		256	255	261	274	276	269	259	253	248	244	244	238	233	226	226	226
B7 Fallingbrook PS		426	421	420	421	409	416	397	385	377	371	364	357	349	340	331	331
B8 Glen Dhu PS		550	535	540	547	545	534	529	515	504	487	478	470	461	451	440	440
B9 Jack Miner P.S.		386	439	447	439	462	440	431	421	416	418	418	407	400	394	384	384
B10 John Dryden PS		639	775	774	773	757	747	705	704	694	656	645	634	622	607	591	591
B11 Julie Payette PS		645	783	752	731	685	637	612	609	601	593	582	571	559	546	531	531
B12 Pringle Creek PS		564	584	593	592	611	615	607	596	599	589	583	577	569	560	550	550
B13 West Lynde PS		449	447	451	448	447	443	434	429	420	418	411	403	395	387	377	377
B14 Williamsburg P.S.		513	693	675	668	626	616	611	613	618	613	604	595	584	574	563	563
Totals		6,771	7,040	6,999	6,972	6,874	6,693	6,588	6,487	6,435	6,326	6,218	6,115	5,997	5,867	5,727	5,727
B Total ROND		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B Total Surplus Pupil Spaces		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

Review Area Schools		Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	Total Yr. 15 Growth- related Pupils
C1 Sir William Stephenson PS		438	464	479	496	501	489	495	498	475	474	466	458	449	439	428	428
C2 Whitby Shores		571	711	704	693	664	652	642	640	628	620	609	600	589	576	563	563
C3 Unnamed West Whitby		-	395	411	427	435	445	459	469	485	490	490	490	490	490	490	490
C4 Ormiston PS		472	381	372	374	365	360	349	342	331	327	311	305	293	287	280	280
C5 Sir Samuel Steele P.S.		469	509	511	524	528	540	543	540	538	525	511	504	497	489	480	470
C6 Robert Munsch P.S.		536	485	456	440	414	392	375	365	351	336	324	316	308	300	290	279
C7 Unnamed North Whitby PS (Lazio St. & Saman)		490	303	306	295	298	300	303	310	326	326	326	326	326	326	326	326
C8 ROND		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals		2,976	3,248	3,532	3,906	4,890	5,188	5,489	5,772	5,997	6,133	6,193	6,246	6,222	6,223	6,166	6,166
C Total Pupil Spaces Available to Accommodate Growth		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
D Requirements of New Development for Growth Areas (Cumulative)		-	659	1,397	1,034	1,701	2,034	2,261	2,438	2,590	3,078	3,178	3,265	3,282	3,286	3,332	3,332

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 2019

#### Elementary Review Area: PE07

● Elementary School   
 ■ Housing Development   
  PE07 Boundary   
 — Streets   
 - - - - - Rails



**DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F**  
**EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019**

1. Twelve (12) elementary school sites (NGRPP assumes 100% utilization of Blair Ridge & Winchester through future boundary adjustments)

2.

3.

4.

**Review Area: PE07 - Whidby North**

Projected Housing Growth		Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	Total Yr. 15 Growth- related Pupils
Low Density		562	589	589	603	603	589	589	1,232	1,107	1,306	1,129	1,307	1,107	1,331	791	6,634
Medium Density		102	181	181	181	181	308	308	685	685	786	811	811	811	692	562	1,808
High Density - Apartments		-	32	32	240	-	-	-	330	331	58	118	94	76	100	118	33
High Density - Stacked Townhouses		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Dwelling Units		664	802	802	1,024	784	897	892	2,247	2,123	2,150	2,098	2,212	1,994	2,123	1,471	8,475

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

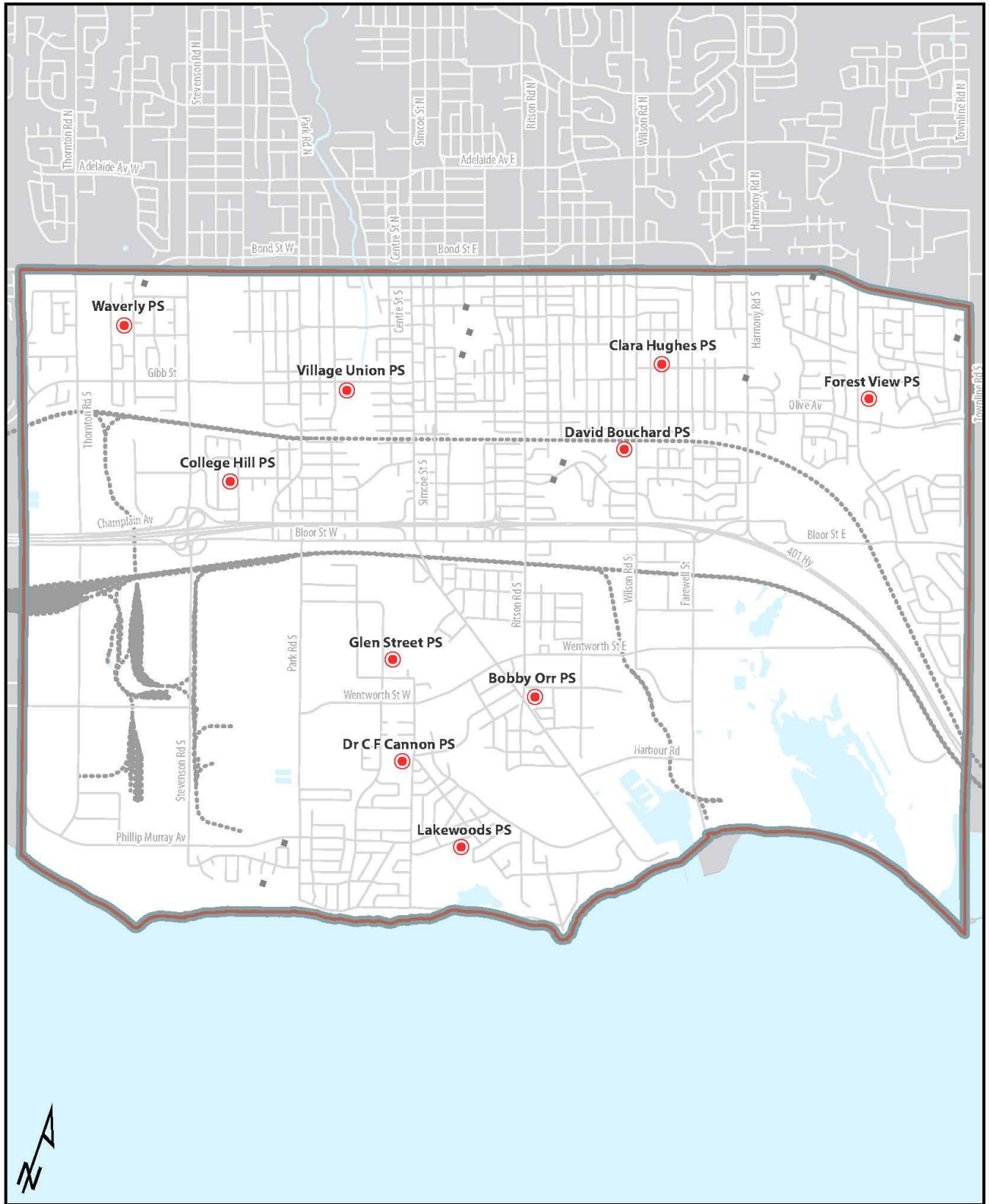
Review Area Schools	OTG Capacity 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables	Existing Site Size
B1																		
B2																		
B3																		
B4																		
B5																		
B6																		
B7																		
B8																		
B9																		
B10																		
B11																		
Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0.00
Total ROND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0.00
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 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables	Existing Site Size
C1 Blair Ridge P.S.	593	637	591	540	506	480	462	453	433	429	428	421	415	407	398	389	0	4.98
C2 Brooklin Village P.S.	674	757	749	794	723	711	702	703	698	683	673	664	653	641	629	615	0	5.62
C3 Chris Hadfield P.S.	634	816	828	809	794	759	737	703	677	661	662	649	637	624	609	591	0	5.42
C4 Meadowcrest PS	286	399	407	412	416	413	415	410	415	413	411	404	397	390	382	373	3	5.50
C5 Winchester PS	662	531	493	483	473	458	445	422	425	417	419	416	412	407	403	398	0	5.98
C6 new Brooklin elementary sites	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	0.00
C7																	8468	
C8																		
Totals	2,848	3,400	3,615	3,816	4,054	4,261	4,608	4,949	5,683	6,366	7,183	7,870	8,632	9,416	10,243	10,840	8475	27.50
Total Pupil Spaces Available to Accommodate Growth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18	

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 2019**

**Elementary Review Area: PE08**

● Elementary School   
 ■ Housing Development   
  PE08 Boundary   
 — Streets   
 - - - - - Rails

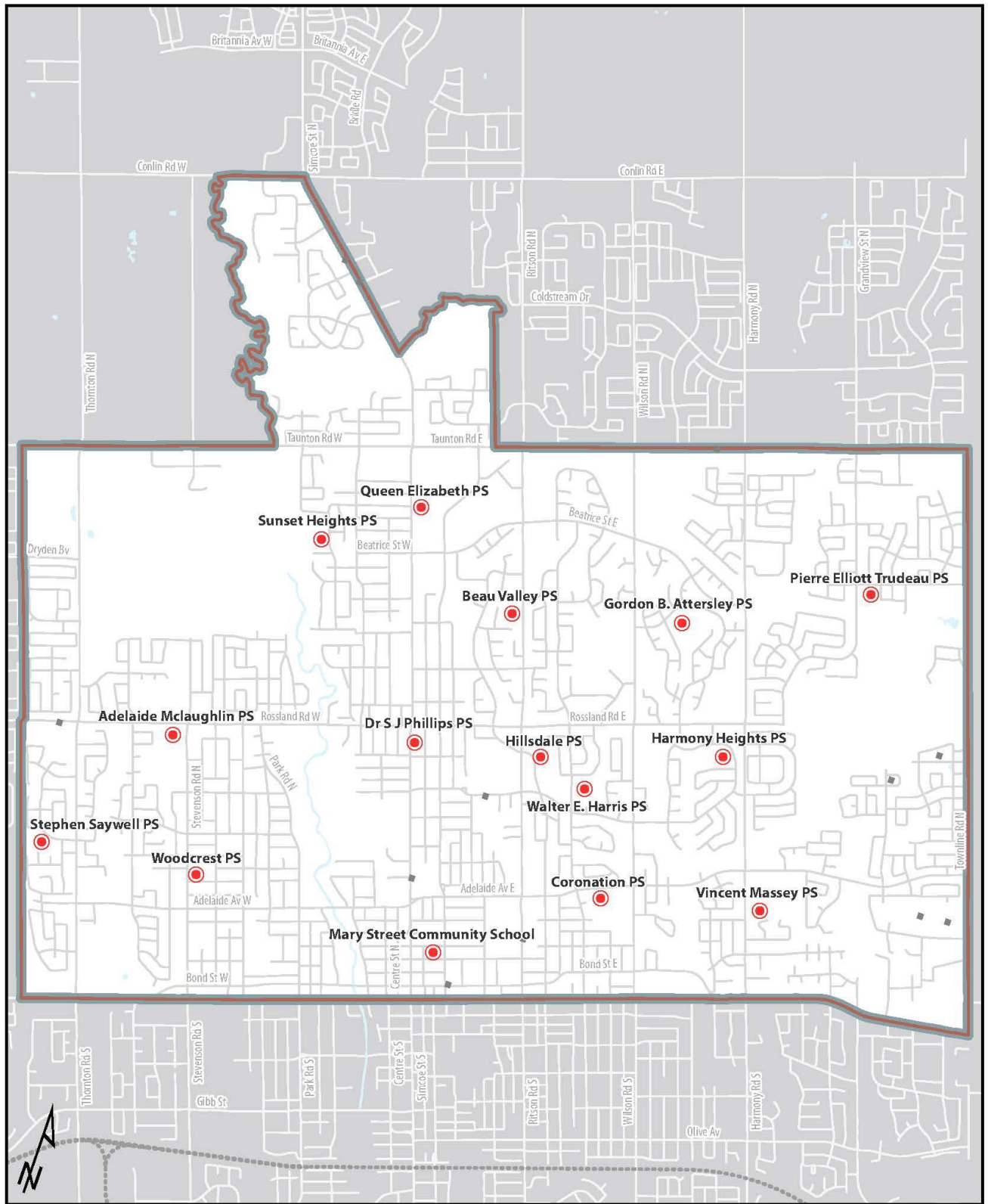


DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019																	
	Projected Housing Growth																
	Total Net New Growth-related Pupils	Weighted/ Blended Elementary Yield	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
1. No growth-related site needs																	
2.																	
3.																	
4.																	
<b>Review Area: PE08 - Oshawa South</b>																	
<b>Projected Housing Growth</b>																	
	Low Density		63	27	18	39	18	18	18	18	18	18	18	-	-	-	-
	Medium Density		99	158	388	70	11	-	-	-	-	-	-	-	-	-	-
	High Density - Apartments		-	-	-	-	-	-	-	447	357	546	357	357	360	-	-
	High Density - Stacked Townhouses		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A	<b>Total Net Dwelling Units</b>		162	185	204	109	29	18	18	465	375	564	357	357	360	-	-

		Review Area Schools																
		OTG Capacity	Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
B	B1	415	238	231	235	230	229	226	223	217	212	208	204	200	196	191	186	181
	B2	676	374	367	355	347	347	350	340	334	329	328	323	318	312	306	299	292
	B3	455	382	375	366	365	354	343	341	336	327	317	315	309	304	298	291	285
	B4	504	302	285	280	272	264	256	247	243	239	230	222	218	214	210	206	202
	B5	490	749	784	795	815	839	846	848	836	836	807	791	779	768	756	741	725
	B6	225	235	227	220	205	197	183	175	168	156	153	153	149	146	143	139	135
	B7	579	584	591	595	597	594	592	598	588	592	582	575	567	558	549	538	527
	B8	444	470	483	497	491	496	502	511	507	494	487	475	466	458	449	438	427
	B9	996	384	398	398	408	418	414	401	388	379	374	372	370	366	362	359	355
	B10	492	399	404	417	415	416	419	414	405	406	404	395	389	383	377	370	362
	B11																	
		5,276	4,117	4,415	4,158	4,415	4,154	4,129	4,096	4,030	3,969	3,887	3,826	3,765	3,705	3,640	3,567	3,489
Total ROND			46	87	159	130	159	169	184	198	243	280	327	342	357	372	385	394
Total Surplus Pupil Spaces		1,159	1,086	1,031	1,001	963	978	996	978	1,049	1,065	1,109	1,123	1,170	1,214	1,264	1,344	1,423

[illegible][illegible]

## Review Area Map PE09



### Durham District School Board: Education Development Charges Background Study 2019

#### Elementary Review Area: PE09

● Elementary School
 ■ Housing Development
  PE09 Boundary
 — Streets
 - - - - - Rails

**DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F  
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019**

1. Gaspsell site (previously funded from EDC account) Site prep costs only

2.

3.

4.

**Review Area: PE09 - Oshawa Centre**

Projected Housing Growth	Total NetOpp														Weighted/ Blended Elementary Yield	Total Net New Units 2033/34	Total Yr. 15 Growth- related Pupils
	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33			
Low Density	17	68	69	52	52	49	-	-	-	-	-	-	-	-	-		
Medium Density	79	66	49	66	46	17	-	-	-	-	-	-	-	-	-		
High Density - Apartments	393	212	-	213	237	85	88	-	-	-	-	-	-	-	-		
High Density - Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<b>Total Net Dwelling Units</b>	<b>489</b>	<b>946</b>	<b>118</b>	<b>331</b>	<b>335</b>	<b>151</b>	<b>88</b>	-	-	-	-	-	-	-	-		

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

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

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

Requirements of New Development for Growth Areas (Cumulative)	Year														Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	ROND	# of Portables	Existing Site Size
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33							
D Requirements of New Development for Growth Areas (Cumulative)	39	159	164	169	174	178	180	180	180	180	180	180	180	180	180	180	180	180	148	19	19.89

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.

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 2019

Elementary Review Area: PE10



**DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F**  
**EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019**

1. Board has identified eight (8) Kcdnsites

2.

3.

4.

**Review Area: PELO - Oshawa North**

Projected Housing Growth		Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
Low Density		242	328	335	393	436	547	429	545	414	425	445	368	397	331	191
Medium Density		412	405	282	318	262	275	300	195	195	263	221	175	126	82	-
High Density - Apartments		13	145	183	296	491	251	75	355	352	84	102	328	328	340	70
High Density - Stacked Townhouses		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Dwelling Units		667	878	800	1,007	1,189	1,073	804	1,095	961	772	768	871	851	753	191

**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 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
B1 Norman G Powers		480	655	614	568	531	503	469	439	416	408	400	396	390	384	377	368	360
B2 Sherwood Public School		467	432	419	408	391	399	388	377	365	347	333	322	312	303	292	279	266
B3																		
B4																		
B5																		
B6																		
B7																		
B8																		
B9																		
B10																		
Totals		957	1,087	1,033	975	922	902	856	816	782	755	733	718	702	687	669	648	626
Total ROND			8	8	8	8	8	8	9	9	9	9	9	7	7	7	7	7
Total Surplus Pupil Spaces			-	-	-	28	47	93	133	167	194	216	230	249	264	282	303	325

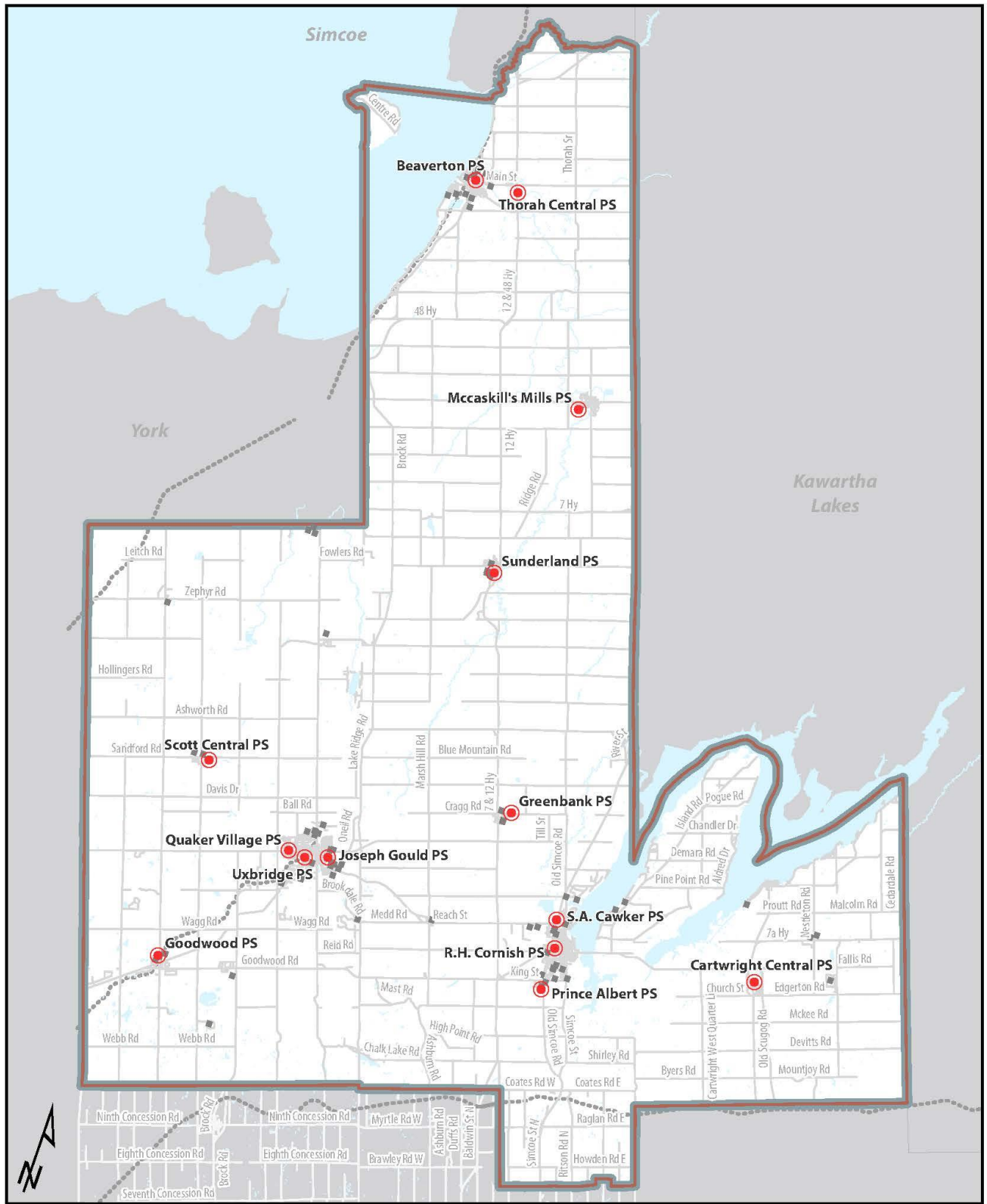
**Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required**

Review Area Schools		OTG Capacity	Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
C1 Jeanne Sauvé PS (K-8/11)		576	707	750	799	826	846	873	872	875	886	885	877	868	858	848	838	827
C2 ROND		262	400	386	374	373	370	355	357	350	342	337	330	324	319	314	307	300
C3 Seneca Trail PS		542	485	498	494	506	498	486	478	468	459	453	437	431	425	418	411	403
C4 Northern Dancer PS (Windfield Farms)		513	664	692	697	702	709	702	698	689	681	677	656	637	620	602	585	569
C5 Unnamed Windfields Tribute ES		-	242	248	243	243	242	247	251	256	251	255	255	255	255	255	255	255
C6 North Oshawa (Unnamed Forest Hills PS - Greenhill & Clearbrook)		519	386	375	359	362	350	331	329	318	322	319	319	319	319	319	319	319
C7 ROND				29	68	104	304	304	108	114	120	120	120	112	102	93	93	93
C8 ROND																		
Totals		2,412	2,884	3,124	3,361	3,606	3,845	4,070	4,380	4,628	4,922	5,165	5,384	5,580	5,720	5,873	5,971	5,984
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 PE11



### Durham District School Board: Education Development Charges Background Study 2019

#### Elementary Review Area: PE11

● Elementary School   
 ■ Housing Development   
  PE11 Boundary   
 — Streets   
 - - - - - Rails

**DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F  
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019**

DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019									
	Total in GRPP	Projected Housing Growth			Weighted/ Blended Elementary Yield	Total Net New Units 2033/34	Total Yr. 15 Growth- related Pupils		
		Low Density	Medium Density	High Density					
1. Replacement/expanded Beaverton/Thorah elementary site	360				0.3071	3,407	1,046		
2. Expansion of Quaker Village in Uxbridge	143				0.1834	971	178		
3. S.A Cawker, Scudgog to be accommodated in existing facilities	84				0.0211	1,129	24		
					-	-	-		

**Review Area: PE11 - Uxbridge, Scugog & Brock**

Projected Housing Growth	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
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Low Density	207	463	403	358	281	153	191	189	174	128	159	170	175	177	179
Medium Density	121	70	72	75	59	47	38	41	42	64	60	61	69	71	71
High Density - Apartments	136	65	15	96	21	97	85	85	56	109	69	69	129	55	42
High Density - Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>A Total Net Dwelling Units</b>	<b>464</b>	<b>598</b>	<b>490</b>	<b>529</b>	<b>361</b>	<b>297</b>	<b>314</b>	<b>315</b>	<b>272</b>	<b>301</b>	<b>288</b>	<b>310</b>	<b>373</b>	<b>303</b>	<b>292</b>

**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 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
<b>B1</b> Canwright Central PS, Scugog	446	299	287	280	284	278	274	270	272	273	273	264	259	256	251	247	242
<b>B2</b> Goodwood PS, Uxbridge	213	229	239	255	262	258	257	265	264	272	275	260	258	256	252	248	244
<b>B3</b> Greenbank PS, Scugog	127	133	132	135	137	140	147	138	139	137	134	132	130	126	121	117	113
<b>B4</b> McCaskill's Mills PS, Brock	487	446	459	454	449	437	433	426	422	428	424	419	413	408	403	396	389
<b>B5</b> Quaker Village PS, Uxbridge	409	375	373	357	347	339	339	339	333	327	319	314	309	305	300	294	288
<b>B6</b> R H Cornish PS, Scugog	639	666	633	632	604	602	596	584	590	595	588	590	585	579	574	567	559
<b>B7</b> Uxbridge PS, Uxbridge	466	353	346	351	348	346	348	345	349	345	331	336	331	326	320	316	311
<b>B8</b> Thorah Central, Brock	230	121	115	113	112	111	111	104	104	101	100	98	97	96	95	93	92
<b>B9</b>																	
<b>B10</b>																	
<b>Totals</b>	<b>3,017</b>	<b>2,612</b>	<b>2,585</b>	<b>2,577</b>	<b>2,542</b>	<b>2,512</b>	<b>2,504</b>	<b>2,470</b>	<b>2,472</b>	<b>2,477</b>	<b>2,445</b>	<b>2,411</b>	<b>2,382</b>	<b>2,351</b>	<b>2,316</b>	<b>2,278</b>	<b>2,238</b>
<b>Total ROND</b>			<b>40</b>	<b>80</b>	<b>114</b>	<b>140</b>	<b>147</b>	<b>166</b>	<b>202</b>	<b>237</b>	<b>261</b>	<b>276</b>	<b>278</b>	<b>290</b>	<b>296</b>	<b>300</b>	<b>309</b>
<b>B Total Surplus Pupil Spaces</b>		<b>405</b>	<b>392</b>	<b>360</b>	<b>361</b>	<b>366</b>	<b>366</b>	<b>381</b>	<b>343</b>	<b>303</b>	<b>311</b>	<b>329</b>	<b>357</b>	<b>375</b>	<b>405</b>	<b>438</b>	<b>470</b>

ROND	# of Portables	Existing Site Size
56	0	11.35
43	1	5.00
29	1	4.00
3	2	6.05
87	0	5.49
49	3	7.92
0	0	12.50
42	0	8.86
<b>309</b>	<b>7</b>	<b>61.17</b>

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

Review Area Schools	OTG Capacity	Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
<b>C1</b> Prince Albert PS, Scugog	260	245	254	260	262	261	263	260	254	252	245	242	239	235	231	227	222
<b>C2</b> S A Cawker PS, Scugog	499	465	465	455	448	416	405	424	405	416	410	410	405	400	396	390	383
<b>C3</b> Scott Central PS, Uxbridge	305	314	308	307	308	307	313	307	311	307	303	300	296	292	287	283	277
<b>C4</b> Joseph Gould PS, Uxbridge	567	541	531	518	508	519	507	503	493	481	476	464	456	448	438	428	417
<b>C5</b> Beaverton, Brock	144	174	179	178	177	172	165	166	162	160	159	157	155	152	150	147	144
<b>C6</b> Beaverton Thorah PS Rebuild, Brock	326	-	-	11	21	33	43	57	70	82	95	105	128	154	186	216	245
<b>C7</b> Sunderland PS, Brock	312	351	338	342	348	349	354	349	342	333	333	323	318	313	307	300	293
<b>C8</b>			3	13	20	27	34	44	56	66	76	90	104	112	120	127	135
<b>Totals</b>	<b>2,413</b>	<b>2,090</b>	<b>2,105</b>	<b>2,167</b>	<b>2,227</b>	<b>2,267</b>	<b>2,317</b>	<b>2,375</b>	<b>2,439</b>	<b>2,462</b>	<b>2,511</b>	<b>2,546</b>	<b>2,575</b>	<b>2,601</b>	<b>2,632</b>	<b>2,658</b>	<b>2,674</b>
<b>C Total Pupil Spaces Available to Accommodate Growth</b>		<b>308</b>	<b>246</b>	<b>186</b>	<b>186</b>	<b>146</b>	<b>96</b>	<b>39</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>D Requirements of New Development for Growth Areas (Cumulative)</b>			<b>107</b>	<b>176</b>	<b>244</b>	<b>310</b>	<b>366</b>	<b>443</b>	<b>514</b>	<b>585</b>	<b>650</b>	<b>707</b>	<b>760</b>	<b>823</b>	<b>884</b>	<b>939</b>	<b>939</b>

ROND	# of Portables	Existing Site Size
96	2	5.04
142	2	7.94
48	4	10.00
273	1	5.15
273	0	4.80
245	0	0.00
0	3	6.04
135		
<b>939</b>	<b>12</b>	<b>36.97</b>

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.



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

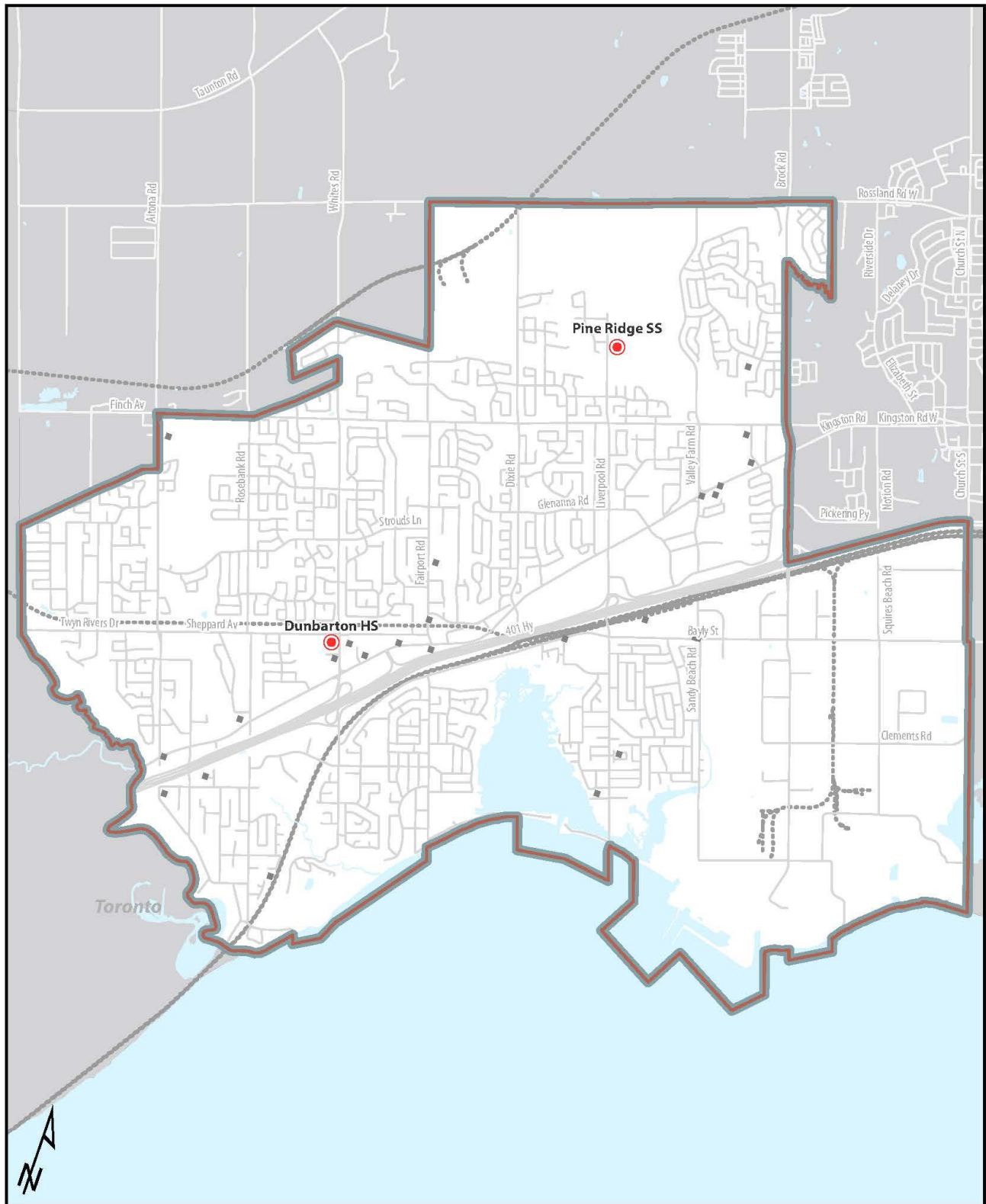
Review Area	Description of Growth-related Site Acquisition Needs	Site Status	Proposed Year of Acquisition	NGRPP Requirements Included in EDC Rate 2019	Proposed School Capacity	% of Capacity Attributable to NGRPP Requirements	Total # of Acres Required	EDC Eligible Acres	Cost per Acre	Education Land Costs	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
PE02	Seaton elementary site #1 south of Taunton	Designated	2021	611	611	100%	6.41	6.41	\$ 3,000,000	\$ 19,221,000	\$ -	\$ 882,289	\$ -	\$ 2,785,123	\$ 88,816	\$ -	\$ 22,906,998
PE02	Seaton elementary site #2 south of Taunton (adjacent to joint-use park)	Designated	2022	513	513	100%	6.10	6.10	\$ 3,000,000	\$ 18,300,000	\$ -	\$ 792,390	\$ -	\$ 4,118,287	\$ 82,473	\$ -	\$ 23,933,150
PE02	Seaton elementary site #3 north of Taunton at Sideline 24 (adjacent to joint-use park)	Designated	2023	611	611	100%	6.47	6.47	\$ 3,000,000	\$ 19,410,000	\$ -	\$ 840,453	\$ -	\$ 6,032,551	\$ 106,034	\$ -	\$ 26,383,038
PE02	Seaton elementary site #4 north of Whitevale	Designated	2024	611	611	100%	6.85	6.85	\$ 3,000,000	\$ 20,541,000	\$ -	\$ 889,425	\$ -	\$ 8,288,815	\$ 132,245	\$ -	\$ 29,831,485
PE02	Seaton elementary site #5 Whitevale - north of Whitevale at Sideline 24	Designated	2025	611	611	100%	7.52	7.52	\$ 3,000,000	\$ 22,580,000	\$ -	\$ 976,848	\$ -	\$ 9,081,557	\$ 167,865	\$ -	\$ 32,786,100
PE02	Seaton elementary site #6 north of Whitevale Rd. & east of Sideline 28 (adjacent to joint-use park)	Designated	2026	611	611	100%	5.93	5.93	\$ 3,000,000	\$ 17,799,000	\$ -	\$ 770,697	\$ -	\$ 7,165,018	\$ 150,357	\$ -	\$ 25,885,072
PE02	Seaton elementary site #7 south of Whitevale Rd. & west of Sideline 26	Designated	2027	611	611	100%	5.92	5.92	\$ 3,000,000	\$ 17,780,000	\$ -	\$ 769,008	\$ -	\$ 7,146,319	\$ 188,408	\$ -	\$ 25,946,735
PE02	Seaton elementary site #8 south of Whitevale Rd. & east of Sideline 26 (adjacent to joint-use park)	Designated	2029	513	513	100%	6.11	6.11	\$ 3,000,000	\$ 18,318,000	\$ -	\$ 793,169	\$ -	\$ 7,373,943	\$ 212,762	\$ -	\$ 26,697,874
PE02	Seaton elementary site #9 north of Whitevale Rd. & west of Brock Rd.	Designated	2031	513	513	100%	5.51	5.51	\$ 3,000,000	\$ 16,530,000	\$ -	\$ 715,749	\$ -	\$ 6,854,180	\$ 228,667	\$ -	\$ 24,128,596
PE02	Seaton elementary site #10 north of Whitevale Rd. & east of Sideline 22	Designated	2033	611	611	100%	5.70	5.70	\$ 3,000,000	\$ 17,100,000	\$ -	\$ 740,430	\$ -	\$ 6,883,635	\$ 236,532	\$ -	\$ 24,980,617
PE03	City of Pickering Works Yard (Duffin Heights) Tilings & Decan	Designated	2020	579	579	100%	7.00	7.00	\$ 3,000,000	\$ 21,000,000	\$ -	\$ 989,300	\$ -	\$ 1,470,000	\$ 55,666	\$ -	\$ 23,634,966
PE03	Northeast elementary site #1	No Designation	2030	513	513	100%	8.00	8.00	\$ 2,500,000	\$ 20,000,000	\$ -	\$ 1,039,200	\$ -	\$ 8,051,035	\$ 305,116	\$ -	\$ 29,395,351
PE03	Northeast elementary site 2	No Designation	2033	579	579	100%	8.00	8.00	\$ 3,000,000	\$ 24,000,000	\$ -	\$ 1,039,200	\$ -	\$ 9,661,242	\$ 332,002	\$ -	\$ 35,032,444
PE04	South Ajax (Later) (A4)	Designated	2024	113	513	22%	1.54	1.54	\$ 2,500,000	\$ 3,854,776	\$ -	\$ 200,294	\$ -	\$ 1,551,747	\$ 29,781	\$ -	\$ 5,636,538
PE04	Coughlan (A9)	Designated	2022	329	611	54%	4.31	4.31	\$ 2,500,000	\$ 10,782,823	\$ -	\$ 580,276	\$ -	\$ 2,426,599	\$ 88,313	\$ -	\$ 13,228,011
PE05	Unnamed North Ajax F1 school (Williamson & Bellingar)	Owned	2019	0	558	100%	4.94	4.94	\$ 511,959	\$ 2,529,079	\$ (2,529,079)	\$ 641,706	\$ (33,079)	\$ -	\$ 24,589	\$ -	\$ 633,216
PE06	Whitby Stores site expansion (funded from EDC account)	Owned	2019	204	204	100%	5.00	5.00	\$ 933,495	\$ 4,667,475	\$ (1,661,947)	\$ 649,500	\$ (71,578)	\$ -	\$ 23,336	\$ -	\$ 3,606,486
PE06	Unnamed North Whitby PS (Willows Walk (funded from EDC account))	Owned	2019	0	490	100%	4.99	4.99	\$ 371,297	\$ 1,852,774	\$ (1,852,774)	\$ 648,201	\$ (16,407)	\$ -	\$ 25,524	\$ -	\$ 657,318
PE06	Taunton/Country Lane - Heathwood	Designated	2022	613	613	100%	7.96	7.96	\$ 2,000,000	\$ 15,920,000	\$ -	\$ 1,034,004	\$ -	\$ 3,592,885	\$ 107,520	\$ -	\$ 20,644,309
PE06	West Whitby TFP Fieldgate	Designated	2024	613	613	100%	7.29	7.29	\$ 2,000,000	\$ 14,580,000	\$ -	\$ 946,371	\$ -	\$ 5,885,204	\$ 140,801	\$ -	\$ 21,536,976
PE06	West Whitby Lazy Dolphin (shared community use of 0.78 additional acres)	Designated	2027	513	513	100%	6.22	6.22	\$ 2,000,000	\$ 12,440,000	\$ -	\$ 807,978	\$ -	\$ 5,007,744	\$ 176,943	\$ -	\$ 18,432,665
PE06	West Whitby Holdings (shared community use of 0.4 acres)	Designated	2030	466	513	95%	6.26	6.26	\$ 2,000,000	\$ 12,516,842	\$ -	\$ 812,969	\$ -	\$ 5,038,676	\$ 238,693	\$ -	\$ 18,817,180

**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 Included in EDC Rate 2019	Proposed School Capacity	% of Capacity Attributable to NGRPP Requirements	Total # of Acres Required	EDC Eligible Acres	Cost per Acre	Education Land Costs	Education Land Costs previously funded from EDC account	Land Escalation Costs	Site Preparation Escalation Costs	Financing Costs	Total Education Land Costs
PE07	West Brooklyn	Designated	2019	634	634	100%	8.00	8.00	\$ 2,000,000	\$ 16,000,000	\$ -	\$ -	\$ 41,984	\$ -	\$ 17,081,184
PE07	South Brooklyn at Anderson	Designated	2020	634	634	100%	8.00	8.00	\$ 2,000,000	\$ 16,000,000	\$ -	\$ 1,120,000	\$ 63,897	\$ -	\$ 18,222,897
PE07	North Brooklyn	Designated	2022	634	634	100%	8.00	8.00	\$ 2,000,000	\$ 16,000,000	\$ -	\$ 3,800,888	\$ 108,161	\$ -	\$ 20,748,049
PE07	At Cochrane	Designated	2024	634	634	100%	8.00	8.00	\$ 2,000,000	\$ 16,000,000	\$ -	\$ 6,440,828	\$ 154,514	\$ -	\$ 23,534,542
PE07	Next to Greenbelt	Designated	2025	634	634	100%	8.00	8.00	\$ 2,000,000	\$ 16,000,000	\$ -	\$ 6,440,828	\$ 178,388	\$ -	\$ 23,658,416
PE07	At Cedarbrook Trail	Designated	2027	634	634	100%	8.00	8.00	\$ 2,000,000	\$ 16,000,000	\$ -	\$ 6,440,828	\$ 227,579	\$ -	\$ 23,707,607
PE07	At Duffs	Designated	2028	634	634	100%	8.00	8.00	\$ 2,000,000	\$ 16,000,000	\$ -	\$ 6,440,828	\$ 252,915	\$ -	\$ 23,732,943
PE07	At Baldwin East	Designated	2029	634	634	100%	8.00	8.00	\$ 2,000,000	\$ 16,000,000	\$ -	\$ 6,440,828	\$ 278,757	\$ -	\$ 23,758,785
PE07	Eastend	Designated	2030	634	634	100%	8.00	8.00	\$ 2,000,000	\$ 16,000,000	\$ -	\$ 6,440,828	\$ 305,116	\$ -	\$ 23,785,144
PE07	Camwith	Designated	2031	634	634	100%	8.00	8.00	\$ 2,000,000	\$ 16,000,000	\$ -	\$ 6,440,828	\$ 332,002	\$ -	\$ 23,812,030
PE07	Brook Valley	Designated	2032	634	634	100%	8.00	8.00	\$ 2,000,000	\$ 16,000,000	\$ -	\$ 6,440,828	\$ 332,002	\$ -	\$ 23,812,030
PE07	New ES site North Whitty	Designated	2033	634	634	100%	8.00	8.00	\$ 2,000,000	\$ 16,000,000	\$ -	\$ 6,440,828	\$ 332,002	\$ -	\$ 23,812,030
PE09	Unnamed Glasgow elementary site (site acquisition funded from EDC account)	Owned	2019	0	466	87%	5.98	5.22	\$ 455,399	\$ 2,376,287	\$ (2,376,287)	\$ -	\$ 27,384	\$ -	\$ 705,206
PE10	Windfields Tribute	Designated	2019	642	642	100%	7.71	7.71	\$ 1,750,000	\$ 13,482,500	\$ -	\$ -	\$ 40,862	\$ -	\$ 14,534,491
PE10	Minor Metropia	Designated	2020	513	513	100%	6.94	6.94	\$ 1,750,000	\$ 12,145,000	\$ -	\$ 850,150	\$ 55,179	\$ -	\$ 13,951,935
PE10	North Oshawa near Legends	Designated	2023	513	513	100%	7.50	7.50	\$ 1,750,000	\$ 13,125,000	\$ -	\$ 4,079,198	\$ 122,914	\$ -	\$ 18,307,382
PE10	North Oshawa Kedron #1	Designated	2026	513	513	100%	7.31	7.31	\$ 1,750,000	\$ 12,792,500	\$ -	\$ 5,149,643	\$ 185,254	\$ -	\$ 19,076,966
PE10	North Oshawa Kedron #2	Designated	2029	513	513	100%	7.53	7.53	\$ 1,750,000	\$ 13,177,500	\$ -	\$ 5,304,625	\$ 262,380	\$ -	\$ 19,722,652
PE10	North Oshawa Kedron #3	Designated	2031	513	513	100%	7.50	7.50	\$ 1,750,000	\$ 13,125,000	\$ -	\$ 5,283,491	\$ 311,252	\$ -	\$ 19,693,993
PE10	North Oshawa Kedron #4	Designated	2033	365.3	513	71%	7.00	4.98	\$ 1,750,000	\$ 8,723,051	\$ -	\$ 3,511,479	\$ 206,862	\$ -	\$ 13,088,982
PE11	Expansion of Beaverton/Thorah (site prep costs only)	Owned	2019	0	250	100%	0.24	0.24	\$ 1,405,000	\$ 341,415	\$ (341,415)	\$ -	\$ 796	\$ -	\$ 20,499
PE11	Quaker Village expansion (own land here - site prep only)	PSA	2026	0	170	84%	1.00	0.94	\$ -	\$ -	\$ -	\$ -	\$ 20,879	\$ -	\$ 127,889
<b>Total Elementary Education Land Costs</b>									<b>\$ 285.8</b>	<b>\$ 612,981,022</b>	<b>\$ (8,761,502)</b>	<b>\$ 195,038,096</b>	<b>\$ 6,912,552</b>	<b>\$ -</b>	<b>\$ 845,160,537</b>

## SECONDARY REVIEW AREAS

## Review Area Map PS01



**Durham District School Board: Education Development Charges Background Study 2019**

**Secondary Review Area: PS01**



DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019					
	Total NGRPP	Projected Housing Growth	Weighted/ Blended Elementary Yield	Total Net New Units 2033/34	Total Yr. 15 Growth- related Pupils
2.		Medium Density	0.0813	4,302	350
3.		High Density - Apartments	0.0134	6,750	91
		High Density - Stacked Townhouses	-	-	-
		<b>Total Net Dwelling Units</b>	0.0479	12,256	587

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

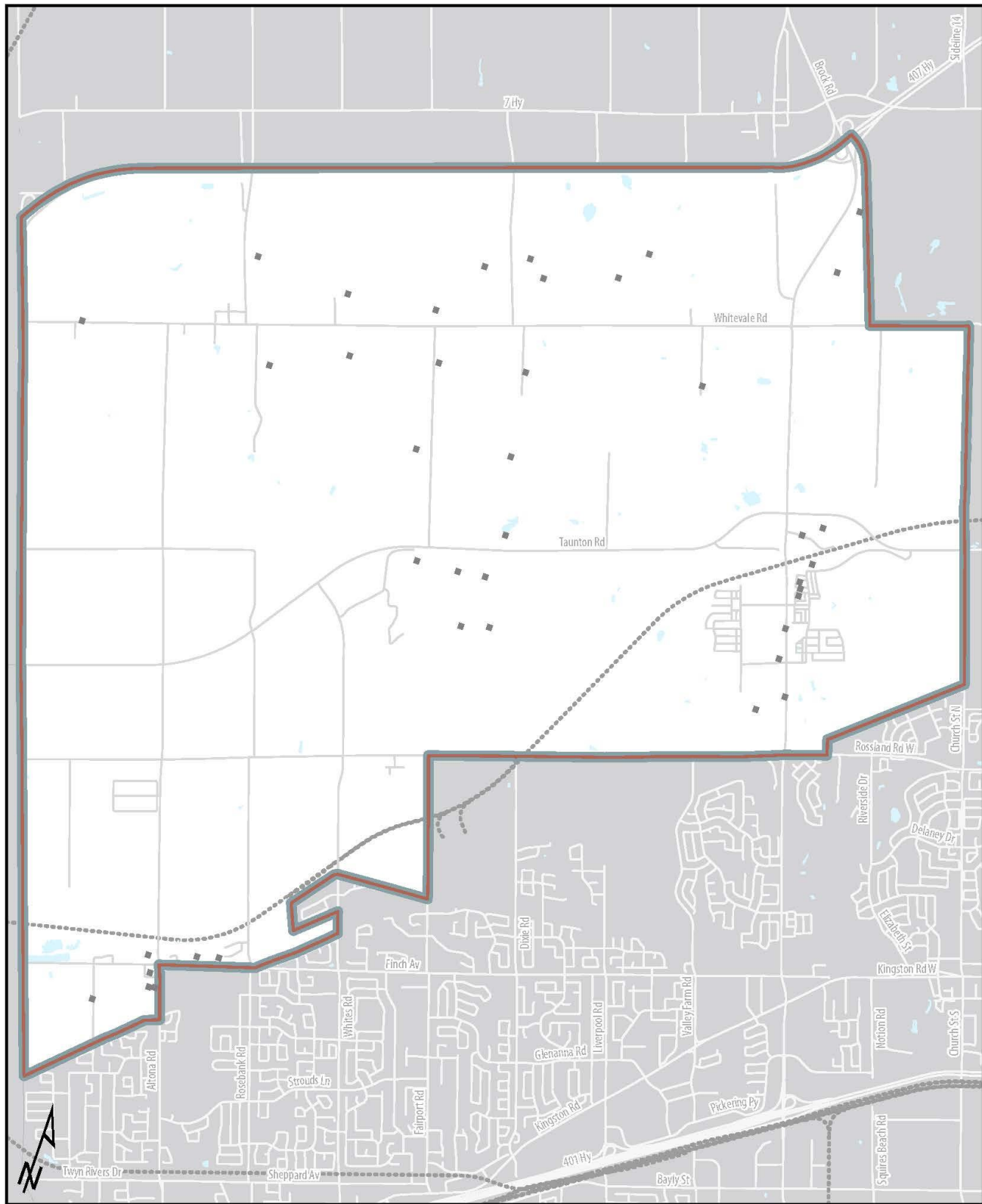
ROND	# of Porrables	Existing Site Size
71	0	19.99
0	0	10.26
516	0	11.47
587	0	41.72

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

[illegible]

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 2019

#### Secondary Review Area: PS02



**DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F  
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019**

DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019				
	Projected Housing Growth	Weighted/ Blended Elementary Yield	Total Net New Units 2033/34	Total Yr.15 Growth- related Pupils
	<b>Total NGRPP</b>			
1. Seaton 2 secondary site	1,375	0.1399	6,959	973
2. Seaton 10 secondary sites (includes NGRPP in PS03)	1,144	0.0792	9,754	773
3.		0.0200	5,934	119
4.		-	-	-
	<b>Total Net Dwelling Units</b>	0.0823	22,647	1,865

Review Area: PS02 - Pickering Section															
	Projected Housing Growth			Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22												
Low Density	522	631	634	620	553	504	568	535	493	445	421	313	315	215	190
Medium Density	275	575	549	561	534	508	516	509	508	484	484	751	602	516	382
High Density - Apartments	-	-	-	72	72	-	908	926	957	949	849	614	581	423	-
High Density - Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Dwelling Units	797	1,206	1,183	1,253	1,159	1,012	2,392	2,370	1,958	1,878	2,154	1,678	1,500	1,154	953

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

[illegible]

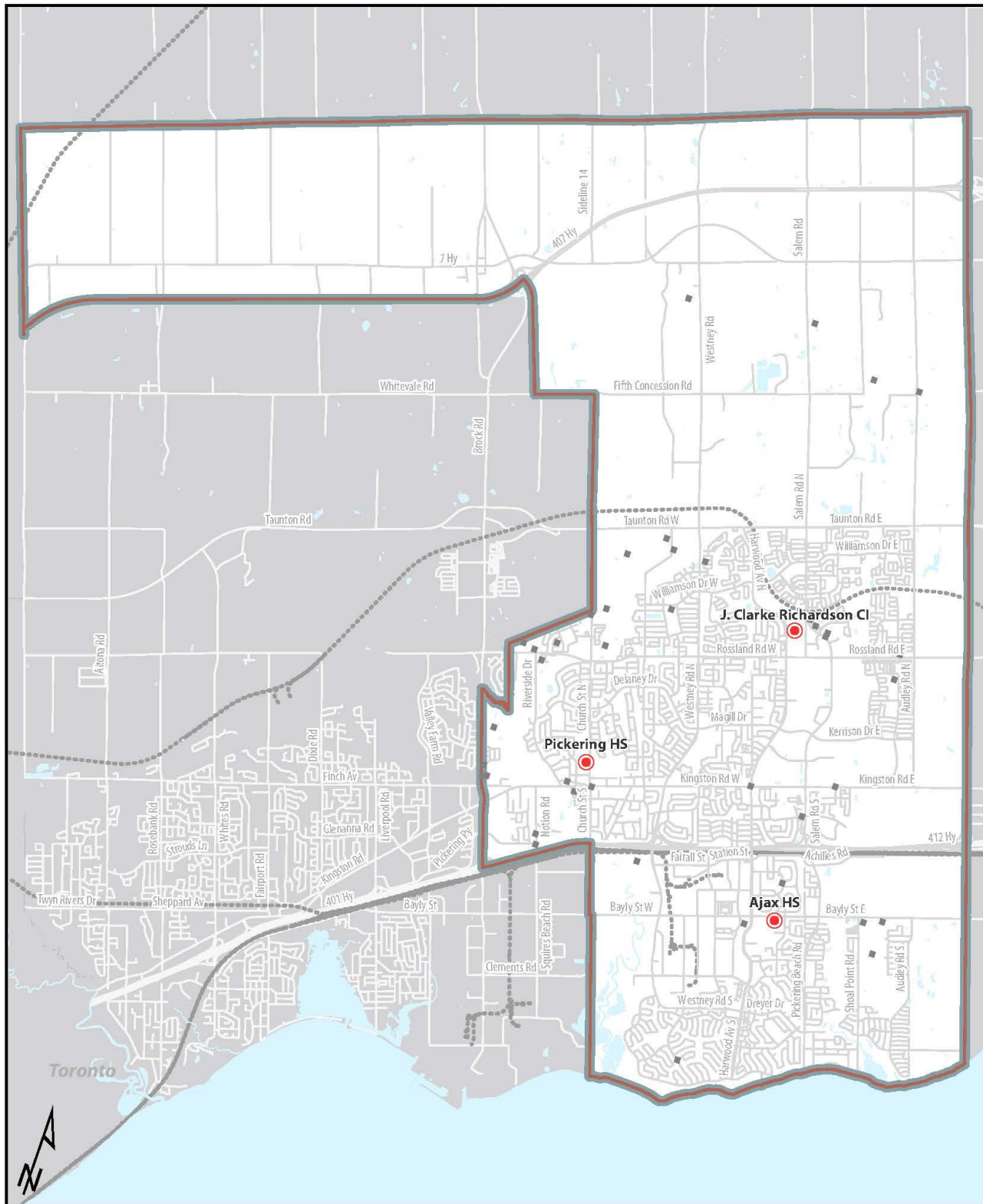
**Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required**

[illegible]

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 2019**

**Secondary Review Area: PS03**

● Secondary School   
 ■ Housing Development   
  PS03 Boundary   
 — Streets   
 - - - - - Rails

**DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F  
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019**

DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019									
	Projected Housing Growth		Weighted/ Blended Elementary Yield	Total Net New Units 2033/34	Total Yr. 15 Growth- related Pupils				
1. Seaton 10 secondary sites (see PS02)	Total NGRPP								
	626	Low Density	0.1559	1,331	208				
		Medium Density	0.0895	1,783	160				
		High Density - Apartments	0.0117	3,964	46				
2.		High Density - Stacked Townhouses	-	-	-				
3.									
		Total Net Dwelling Units	0.0584	7,078	413				

**Review Area: PS03 - Ajax**

	Projected Housing Growth														Year 15 2033/34
	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	
Low Density	324	255	287	122	-	-	-	-	-	58	57	57	57	57	57
Medium Density	591	389	205	103	88	92	76	78	-	18	18	71	18	18	18
High Density - Apartments	493	951	944	525	452	289	-	-	-	-	-	-	-	-	170
High Density - Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>A. Total Net Dwelling Units</b>	<b>1,408</b>	<b>1,595</b>	<b>1,436</b>	<b>750</b>	<b>540</b>	<b>381</b>	<b>76</b>	<b>78</b>	<b>-</b>	<b>76</b>	<b>75</b>	<b>128</b>	<b>75</b>	<b>215</b>	<b>245</b>

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

	OTG Capacity	Projected Housing Growth														Year 15 2033/34
		Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	
<b>B1. Ajax HS</b>	1,425	1,176	1,141	1,153	1,099	1,114	1,093	1,096	1,122	1,111	1,106	1,092	1,058	1,044	1,029	1,020
<b>B2</b>																
<b>B3</b>																
<b>B4</b>																
<b>B5</b>																
<b>B6</b>																
<b>B7</b>																
<b>B8</b>																
<b>B9</b>																
<b>B10</b>																
<b>Totals</b>	<b>1,425</b>	<b>1,176</b>	<b>1,141</b>	<b>1,153</b>	<b>1,099</b>	<b>1,114</b>	<b>1,093</b>	<b>1,096</b>	<b>1,122</b>	<b>1,111</b>	<b>1,106</b>	<b>1,092</b>	<b>1,058</b>	<b>1,044</b>	<b>1,029</b>	<b>1,020</b>
<b>Total ROND</b>		31	53	72	78	84	92	102	111	113	113	121	125	130	131	133
<b>B. Total Surplus Pupil Spaces</b>		<b>249</b>	<b>254</b>	<b>219</b>	<b>214</b>	<b>227</b>	<b>240</b>	<b>228</b>	<b>193</b>	<b>202</b>	<b>206</b>	<b>212</b>	<b>242</b>	<b>252</b>	<b>265</b>	<b>272</b>

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

	OTG Capacity	Projected Housing Growth														Year 15 2033/34
		Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	
<b>C1. J. Clarke Richardson Collegiate</b>	1,425	1,828	1,789	1,597	2,012	2,040	2,005	1,942	1,954	1,881	1,789	1,741	1,654	1,646	1,659	1,645
<b>ROND</b>		36	64	90	93	96	97	100	105	109	113	127	136	141	140	139
<b>C2. Pickering HS</b>	1,701	1,850	1,867	1,971	1,940	1,944	1,929	2,012	2,061	2,096	2,049	1,979	1,895	1,838	1,840	1,827
<b>ROND</b>		21	37	48	64	64	67	70	70	70	81	94	108	120	134	141
<b>C3</b>																
<b>ROND</b>																
<b>C4</b>																
<b>ROND</b>																
<b>C5</b>																
<b>ROND</b>																
<b>C6</b>																
<b>ROND</b>																
<b>C7</b>																
<b>ROND</b>																
<b>C8</b>																
<b>ROND</b>																
<b>Totals</b>	<b>3,126</b>	<b>3,678</b>	<b>3,713</b>	<b>3,561</b>	<b>4,005</b>	<b>4,144</b>	<b>4,098</b>	<b>4,124</b>	<b>4,191</b>	<b>4,155</b>	<b>4,031</b>	<b>3,941</b>	<b>3,793</b>	<b>3,745</b>	<b>3,772</b>	<b>3,752</b>
<b>C. Total Pupil Spaces Available to Accommodate Growth</b>																
<b>D. Requirements of New Development for Growth Areas (Cumulative)</b>			<b>100</b>	<b>138</b>	<b>157</b>	<b>160</b>	<b>164</b>	<b>170</b>	<b>176</b>	<b>179</b>	<b>194</b>	<b>221</b>	<b>244</b>	<b>261</b>	<b>274</b>	<b>280</b>

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 2019

#### Secondary Review Area: PS04



DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019				
	Projected Housing Growth	Weighted/ Blended Elementary Yield	Total Net New Units 2033/34	Total Yr. 15 Growth- related Pupils
1. Three (3) secondary sites	Total NGAPP			
	Low Density	0.1583	17,947	2,842
	Medium Density	0.0799	10,749	858
	High Density - Apartments	0.0170	8,751	149
2.				
3.				
	High Density - Stacked Townhouses	-	-	-
	Total Net Dwelling Units	0.1028	37,447	3,849

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

ROUND	# of Portables	Existing Site Size
24	5	19.67
197	4	14.06
221	9	33.73

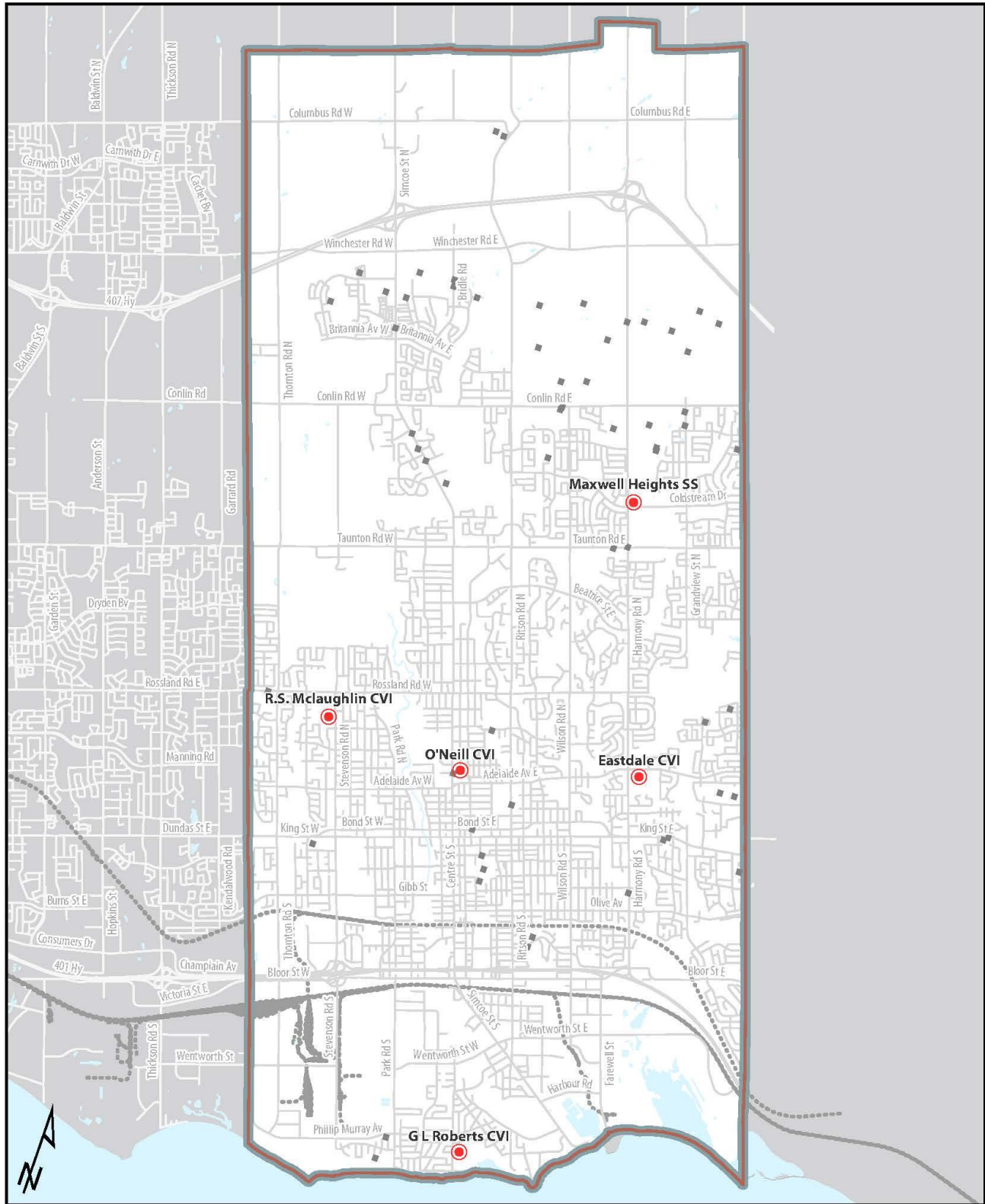
[illegible]

ROWID	# of Penables	Existing Site Size
	7	24.73
2989	7	24.07
411	6	14.81
279		
3028	20	63.61

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 PS05



**Durham District School Board: Education Development Charges Background Study 2019**

**Secondary Review Area: PS05**



**DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F  
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019**

DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019																		
		Projected Housing Growth										Weighted/ Blended Elementary Yield	Total Net New Units 2033/34	Total Yr. 15 Growth- related Pupils				
		Total RGP	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28				Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32
1.	Two new secondary sites																	
2.																		
3.																		
4.																		
<b>Review Area: PS05 - Oshawa</b>																		
<b>Projected Housing Growth</b>																		
	Low Density	322	423	422	484	506	614	447	563	432	443	445	368	397	331	191		
	Medium Density	590	629	517	454	319	292	300	195	195	263	221	175	126	82	-		
	High Density - Apartments	406	357	183	509	728	336	163	802	709	630	459	685	688	340	-		
	High Density - Stacked townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
A	Total Net Dwelling Units	1,318	1,409	1,122	1,447	1,553	1,242	910	1,560	1,336	1,336	1,125	1,228	1,211	753	191		
										Total Net Dwelling Units				17,741				1,394

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

[illegible]

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

[illegible]

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 School
  Housing Development
  PS06 Boundary
  Streets
  Rails



**DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F**  
**EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019**

DURHAM DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019

	Projected Housing Growth															Weighted/ Blended Elementary Yield	Total Net New Units 2033/34	Total Yr. 15 Growth- related Pupils
1. No growth-related site needs																0.1584	3,407	540
2.																0.0649	971	63
3.																0.0110	1,129	12
4.																-	-	-
																0.1117	5,507	615
<b>Review Area: PS06 - Brock, Scugog &amp; Unbridge</b>																		
Projected Housing Growth	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34			
	Low Density	207	463	403	358	281	153	191	189	174	128	159	170	175	177	179		
	Medium Density	121	70	72	75	59	47	38	41	42	64	60	71	69	71	71		
	High Density - Apartments	136	65	15	96	21	97	85	85	56	109	69	69	129	55	42		
	High Density - Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
A Total Net Dwelling Units	464	598	490	529	361	297	314	315	272	301	288	310	373	303	292			

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

Review Area Schools	OTG Capacity 2019/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
B1 Brock HS	651	380	366	351	301	299	304	309	293	290	285	281	281	283	275	272
B2 Port Perry HS	1,227	1,044	1,090	1,067	1,159	964	943	912	860	860	852	866	873	862	863	859
B3 Unbride SS	1,290	1,163	1,129	1,144	1,107	1,112	1,090	1,078	1,085	1,076	1,097	1,089	1,069	1,060	1,034	1,027
B4																
B5																
B6																
B7																
B8																
B9																
B10																
Totals	3,168	2,587	2,585	2,562	2,587	2,402	2,349	2,337	2,299	2,238	2,235	2,236	2,223	2,205	2,172	2,158
Total ROND		25	70	70	110	146	175	206	291	320	359	398	458	515	568	615
<b>Total Surplus Pupil Spaces</b>	<b>581</b>	<b>558</b>	<b>536</b>	<b>536</b>	<b>620</b>	<b>644</b>	<b>624</b>	<b>619</b>	<b>640</b>	<b>613</b>	<b>574</b>	<b>535</b>	<b>487</b>	<b>448</b>	<b>429</b>	<b>395</b>

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

C1	OTG Capacity 2019/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
ROND																
C2																
ROND																
C3																
ROND																
C4																
ROND																
C5																
ROND																
C6																
ROND																
C7																
ROND																
C8																
ROND																
Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Enrolment 1999/2000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Pupil Spaces Available to Accommodate Growth</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

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

Requirements of New Development for Growth Areas (Cumulative)	OTG Capacity 2019/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Enrolment 1999/2000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

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

ROND	n of Portables	Existing Site Size
198	0	15.69
202	1	13.84
215	2	11.74
615	3	41.27

ROND	n of Portables	Existing Site Size
0	0	0.00

**Form G - Growth-related Secondary Net Education Lands Costs**

Review Area	Description of Growth-related Site Acquisition Needs	Site Status	Proposed Year of Acquisition	NGRPP Requirements Included in EDC Rate 2019	Proposed School Capacity	% of Capacity Attributable to NGRPP Requirements	Total # of Acres Required	EDC Eligible Acres	Cost per Acre	Education Land Costs	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
PS02	Seaton 2 secondary site	Designated	2022	1,257	1,257	100%	14.30	14.30	\$ 3,250,000	\$ 46,475,000	\$ -	\$ 1,857,570	\$ -	\$ 10,458,873	\$ 213,847	\$ -	\$ 59,005,200
PS02	Seaton 10 secondary site	Designated	2029	1,144	1,257	91%	16.28	14.82	\$ 3,250,000	\$ 48,157,761	\$ -	\$ 1,924,823	\$ -	\$ 19,385,998	\$ 540,731	\$ -	\$ 70,009,340
PS04	North Brooklyn	Designated	2020	1,173	1,173	100%	15.00	15.00	\$ 2,500,000	\$ 37,500,000	\$ -	\$ 1,948,500	\$ -	\$ 2,825,000	\$ 139,942	\$ -	\$ 42,213,442
PS04	At Astum	Designated	2024	1,173	1,173	100%	15.00	15.00	\$ 2,500,000	\$ 37,500,000	\$ -	\$ 1,948,500	\$ -	\$ 15,095,690	\$ 312,046	\$ -	\$ 54,856,286
PS04	Whitby Taunton Holdings 680 Taunton Developments	Designated	2028	1,173	1,173	100%	17.40	17.40	\$ 2,500,000	\$ 43,500,000	\$ -	\$ 2,260,280	\$ -	\$ 17,511,000	\$ 578,193	\$ -	\$ 63,949,453
PS05	Ketton SS #1	Designated	2019	1,082	1,173	93%	14.30	13.87	\$ 2,250,000	\$ 31,204,258	\$ -	\$ 1,801,526	\$ -	\$ -	\$ 91,525	\$ -	\$ 33,097,309
PS05	Ketton SS #2	Designated	2027	1,082	1,173	93%	15.70	14.61	\$ 2,250,000	\$ 32,879,655	\$ -	\$ 1,898,252	\$ -	\$ 13,235,762	\$ 438,846	\$ -	\$ 48,462,515
<b>Total Secondary Education Land Costs</b>				<b>8,404</b>	<b>8,379</b>		<b>108.6</b>	<b>105.0</b>		<b>\$ 277,216,694</b>	<b>\$ -</b>	<b>\$ 13,659,437</b>	<b>\$ -</b>	<b>\$ 78,312,323</b>	<b>\$ 2,315,179</b>	<b>\$ -</b>	<b>\$ 371,493,653</b>

**DURHAM DISTRICT SCHOOL BOARD**  
**Education Development Charges Submission 2019**  
**Form H1 - EDC Calculation - Uniform Residential and Non-Residential**

**Determination of Total Growth-Related Net Education Land Costs**

<b>Total</b>	15-Year Education Land Costs (Form G)	\$ 1,205,802,770
<b>Add:</b>	EDC Financial Obligations (Form G)	\$ 12,921,406
<b>Less</b>	Operating Budget Savings	\$ -
	Alternative Accommodation Arrangements	\$ -
	Positive EDC Account Balance	\$ -
<b>Subtotal</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$ 1,218,724,176</b>
<b>Add</b>	EDC Study Costs	\$ 656,000
<b>Total</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$ 1,219,380,176</b>

**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%)	0%	\$ -
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	100%	\$ 1,219,380,176

**Calculation of Uniform Residential Charge**

Residential Growth-Related Net Education Land Costs	\$ 1,219,380,176
Net New Dwelling Units (Form C)	102,676
Uniform Residential EDC per Dwelling Unit	\$ 11,876

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

Non-Residential Growth-Related Net Education Land Costs		\$ -
GFA Method	Non-Exempt Board-Determined GFA (Form D)	61,320,251
	Non-Residential EDC per Square Foot of GFA	\$ -

Financing costs related to 15-year Projected EDC-eligible expenditures (to be distributed proportionately through EDC Submission Sheets)

\$ -

**DURHAM DISTRICT SCHOOL BOARD**  
**Ontario Ministry of Education**  
**Education Development Charges Submission 2019**  
**Form H2 - EDC Calculation - Differentiated Residential and Non-Residential**

Residential Growth-Related Net Education Land Cost \$ 1,219,380,176

**City of Ottawa Differentiated Jurisdiction-wide Rate**

**Determination of Distribution of New Development**

Type of Development (Form B)	Net 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	37,236	0.4620	17,205	64.57%	0.1530	5,698	65.32%	22,902	64.76%
Medium Density	31,917	0.2494	7,961	29.88%	0.0786	2,508	28.75%	10,469	29.60%
High Density	33,523	0.0441	1,480	5.55%	0.0154	517	5.93%	1,996	5.64%
<b>Total Units</b>	<b>102,676</b>	<b>0.2595</b>	<b>26,645</b>	<b>100.00%</b>	<b>0.0850</b>	<b>8,723</b>	<b>100.00%</b>	<b>35,368</b>	<b>100.00%</b>

Jurisdiction-wide Cost per Dwelling Unit \$11,876

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	Net New Units	Differentiated Residential EDC per Unit by Development Type
Low Density	\$789,616,661	37,236	\$ 21,206
Medium Density	\$360,933,253	31,917	\$ 11,308
High Density	\$68,830,262	33,523	\$ 2,053

**Total EDC Revenue Generated: \$1,219,380,176 102,676**

Calculation of Differentiated Charge Based on Persons per Unit:

Type of Development (Form B)	Apportionment of Residential Net Education Land Cost by Development Type	Net New Units	Differentiated Residential EDC per Unit by Development Type
Singles and Semi-Detached (3.46 PPU)	\$725,289,017	37,236	\$ 19,478
Medium Density (2.78 PPU)	\$320,124,201	31,917	\$ 10,030
Apartment Units (1.77 PPU)	\$173,966,958	33,523	\$ 5,189

**Total EDC Revenue Generated: \$1,219,380,176 102,676**



## APPENDIX B - DRAFT EDC BY-LAW

### DURHAM DISTRICT SCHOOL BOARD

#### EDUCATION DEVELOPMENT CHARGES BY-LAW, 2019

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** the Durham District School Board has referred to the Minister of Education the following estimates for approval:

- (i) the total number of new school pupils; and
- (ii) the number of school sites used to determine the net education land costs;

which estimates the Minister of Education approved on April 10, 2019 in accordance with section 10 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 March 26, 2019, 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 March 26, 2019, and April 10, 2019, 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 section 3(2), 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 publicly-funded university, community college, college of applied arts and technology established under the *Ministry of Colleges and Universities Act* or a predecessor statute, or a private elementary or secondary school;
  - (vi) a religious organization, but only when used and occupied as the principal residence of the clergy associated with the religious organization;
  - (vii) 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.

### **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 of \$1,949.00 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.

## **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 a semi-detached dwelling, a row dwelling, or any other 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 May 1, 2019.

### **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. 5 (2014) 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. 6 (2019).

ENACTED AND PASSED this 10th day of April, 2019.

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Chairperson

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Director of Education and Secretary



## **APPENDIX C - BACKGROUND DOCUMENT PERTAINING TO A REVIEW OF THE EDUCATION DEVELOPMENT CHARGES POLICIES OF THE DURHAM DSB**

The policy review document outlined herein is intended to provide the reader with an overview of the education development charge policies underlying the existing 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.”

Moreover, each board is required 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.

While this section of the report outlines several of the considerations in making EDC policy decisions, it is noted that the enactment of O. Reg. 438/18 eliminates several of the policy decisions until such time as the Province has completed its review of the legislation.

### **C.1 DDSB Existing EDC By-law in the Region of Durham (except Clarington)**

The Durham District School Board adopted and implemented EDC by-laws governing the entire Region of Durham (except Clarington) in 1999, 2004, 2009 and again in 2014. The Board’s existing by-law was adopted on April 24, 2014 with implementation of the approved charges on May 2, 2014. The Board held two public meetings (including consideration of by-law adoption) and conducted stakeholder sessions as part of the 2014 EDC consultation process.

In accordance with the legislation, DDSB EDC by-law may be in effect for no more than 5 years and will expire no later than May 2, 2019.

### **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 Board’s proposed EDC by-law. The Board of Trustees, after consideration of public input, will make decisions on some of these policy issues prior to passage of the new EDC by-law anticipated to occur on April 10, 2019.

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? No longer



a policy decision under O. Reg. 438/18 if one of the rates would exceed the comparable ‘capped’ rate.

2. Are the charges to be applied on an area-specific or jurisdiction-wide basis? No longer a policy decision under O. Reg. 438/18.
3. Does the Board wish to exempt any residential or non-residential development? If so, how does the Board propose to fund the shortfall?
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. Does the Board wish to apply surplus operating funds, if any, to reduce the charge? No longer a legislative requirement under O. Reg. 438/18 to adopt a board resolution dealing with the application of any operating surpluses.
7. Are there any possible accommodation arrangements with private or public-sector agencies that would effectively reduce the charge? No longer a legislative requirement under O. Reg. 438/18 to adopt a board resolution dealing with this potential reduction to the charge.
8. What level of EDC charge does the Board wish to impose, given that the Board is entitled to recover less than 100% of the net education land costs? O. Reg. 438/18 caps the EDC rates at an amount equal to, or less than that by-law adopted EDC rates as of August 31, 2018.

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

O. Reg. 20/98 section 7 paragraphs 9 (iii) and 10 (vi) restrict a board to a maximum of 100% recovery of the “net” growth-related education land costs from residential and non-residential development.

Under the existing capital funding model, a school board that qualified to impose education development charges has greater flexibility to use this available revenue source to fund growth-related site acquisition and development costs without having to wait until Provincial Funding is approved through a request-based funding approach. However, in deriving “net” growth-related education land costs, there are several impediments to full cost recovery:

- non-statutory exemptions granted by a school board, restrict full cost recovery;
- the cost to provide land for pupils generated by statutorily-exempt residential development has no funding source – would require a funding request to the Ministry of Education to address any shortfall;

- there are restrictions on the number of acres of land that a board can fund through an EDC by-law, which in turn results in less flexibility to the board in accommodating “peak” enrolment needs;
- 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.

All Boards with EDC by-laws in place, have calculated their EDC rates to derive 100% cost recovery 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), through negotiations with development community interests, and in response to policy positions put forth by the jurisdictional municipalities and other interested stakeholders.

### **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 typically 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.

The Durham District DSB’s 2014 EDC by-law recovers net education land costs from residential development (100%) and non-residential development (0%) within the Region of Durham (except Clarington). That is, there are no non-statutory land uses exempted from the charge. Therefore, the existing EDC by-law is designed to recover as much of the net education land cost needs as the legislation will allow.

## **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 Board-wide uniform basis. 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 and specialized program offering.

### **Public Input Received with Respect to this Policy:**

None in 2014.

### **Legislative Provisions:**

Section 257.54 sub section (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”.

However, under O. Reg. 438/18 adopted in October, 2018, a school board cannot alter the geographic structure of the by-law charging area.

### **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 the Board 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 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 implementation 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 continually 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.

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 by-law approach 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) is well established, and is currently used in existing DC by-laws by virtually all 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 the ability to mitigate the impact on new house prices;
- While today there are few area specific 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 each of the 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 (in-housing intensification) 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:

1. the charges shall be expressed as a rate per new dwelling unit,
9. 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.

### **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.



While the Province has recently expanded the exemptions from municipal development charges for secondary dwelling units (i.e. where a secondary dwelling unit is the construction of an additional dwelling on an existing property – coach house, or dwelling above a garage as examples), exempting these 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 usually 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-children 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, other than conversions of use.

### **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.

1. Under the legislative provisions dealing with housing intensification as part of the *Education Act*, a portion of the forecasted medium density dwelling units are currently estimated to be exempt from the payment of EDCs. As such, the charge is spread over the ‘net’ new units.
2. 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.
3. 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:



- land owned by, and used for the purposes of, a board or a municipality
- expansions to industrial buildings (gross floor area)
- 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 (10) 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, or
- b) a rate to be applied to the declared value 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).

### **Existing EDC By-law Provisions:**

The Durham District DSB’s existing “in-force” EDC by-law applies to residential development only. The Board may have the ability to revisit this policy decision once the Province has completed its review of the legislation.

## **C.2.5 Demolition and Conversion Credits**

### **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 legislative 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).” The 2014 DDSB EDC by-law does not provide conversion of use credits in that there is no non-residential charge.

### **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, as noted earlier in this report a school board cannot alter than residential/non-residential shares where one rate would exceed the EDC by-law rates as of August 31, 2018, under O. Reg. 438/18. The DDSB 2014 EDC by-law is based on 100% recovery of the net education land costs from residential development.

### **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. 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 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 Differentiated Residential Rates**

The creation of Form H2 of the EDC Submission provided school boards with a mechanism for differentiating residential rates by density type using pupil yields per new occupied dwelling as the basis for the distribution factor. At the time, the relationship between pupil yields by density type and the need for new school sites appeared to be a logical basis for deriving the distribution factor.

From a cash flow perspective, it is difficult to predict with any certainty, how many new dwelling units of which density type will pay EDCs at building permit issuance. As such, differentiated residential rates have the potential to increase borrowing requirements and the associated net education land costs over time.

To date, no EDC board has adopted differentiated residential rates, in part because development community stakeholders have found the dollar spread between the derived low density and high-density rates using pupil yields as a factor, to be significant enough that it was difficult to achieve consensus amongst various residential development interests.

As such, the consultants have proposed an alternative approach to deriving the distribution factor based on the persons per unit (PPU) assumptions of the area municipalities or Region used as the basis to determine the forecasted population to be derived from new occupied dwelling units as part of the most recently-approved development charges (DC) studies. Generally, this approach has the effect of reducing the gap between low density and high-density units from a ratio of 8 to 10, to a ratio of 2 to 3.

Both approaches are found in the Form H2 contained in Appendix A of this report.

### **C.2.8 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.2.9 Application of Operating Surpluses to Capital Needs**

### **Legislative Provisions:**

The education development charge background study must include “a statement from the board stating that it has reviewed its operating budget for savings that could be applied to reduce growth-related net education land costs, and the amount of any savings which it proposes to apply, if any.” O. Reg. 438/18 rescinded this provision however the Board had already adopted resolutions respecting operating surplus and alternative accommodation arrangements.

### **Considerations:**

The use of the expression, “if any,” recognizes that even if there is a surplus, the board may not choose to direct it to this particular form of expenditure.

The Provincial Funding Model prescribes “envelopes” which impact on the direction of budgetary surpluses, including the requirement that funds may not be moved from the classroom to non-classroom category; funds generated by special education needs cannot be used for other purposes; funds generated from grants for new pupil places or facilities renewal must be used for this purpose or placed in an account for future use.

The Board reviewed its existing policy and determined that there are no surplus operating funds to offset EDC-related expenditures. A copy of the Board’s report and policy is found in Appendix D.

## C.2.10 Policy on Alternative Accommodation Arrangements

### **Legislative Provisions:**

Prior to the passage of O. Reg. 438/18 the legislation required that the education development charge background study include “A statement of the board’s policy concerning possible arrangements with municipalities, school boards or other persons or bodies in the public or private sector, including arrangements of a long-term or co-operative nature, which would provide accommodation for the new elementary school pupils and new secondary school pupils...without imposing education development charges or with a reduction in such charges.” (section 9(1) paragraph 6 of O. Reg 20/98)

For a subsequent EDC by-law period, the board is further required to provide a “statement of how the policy...was implemented and, if it was not implemented, an explanation of why it was not implemented.” As stated, the Board adopted resolutions respecting this policy prior to the passage of O. Reg. 438/18.

### **Considerations:**

The legislation would appear to contemplate situations where the “arrangements” include consideration for both land and buildings.

The impact on the Board’s permanent capacity (particularly in the situation of a long-term leasing arrangement) would have to be considered as part of the needs assessment inherent in the EDC calculation.

If “other persons” were to enter into these arrangements with school boards, they would be potentially spreading the benefit of the arrangement across all development, as opposed to a land owner entering into a services-in-lieu agreement that would provide the applicant with a credit against EDCs payable.

The pupil accommodation account can be utilized to enter into long- and short-term lease arrangements with the private sector, or to enter into multi-use partnership agreements within other school boards, municipalities or the private sector.

Section 210.1(12) of the *Municipal Act* permits school boards to provide limited exemptions from municipal and school taxes and education development charges in exchange for the provision of school capital facilities, under certain circumstances.

The Board reviewed its existing policy and determined that it will continue to explore accommodation arrangements which may result in accommodation efficiencies; however, at this time there are no savings under this policy to offset EDC-related expenditures. A copy of the Board’s report and policy is found in Appendix D.

## 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 Municipal Board 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.”

There were no appeals of the 2014 DDSB EDC by-law.

### 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.”

### 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.”

In February, 2018 a complaint was filed to the City of Ottawa regarding the application of education development charges to the conversion of a former Genosha hotel to residential units providing both sanitary and culinary facilities in individual units. The building was located within a community improvement area exempted from the payment of municipal development charges and the applicant argued that the Boards’ EDC rates did not take into consideration the fact that the units were not expected to be occupied by school-age children. The applicant had withheld payment of the EDCs. At the conclusion of the complaint hearing, the City concluded that the applicant was required to pay education development charges.

## **APPENDIX D - EDC Policies Re Operating Surpluses and Alternative Accommodation Arrangements**

Although this is no longer a legislative requirement under O. Reg. 438/18, the DDSB had already passed Board resolutions respecting these two EDC policies. Copies of the Board resolutions follow.

**DURHAM DISTRICT SCHOOL BOARD****ADMINISTRATIVE REPORT**

**REPORT TO:** Durham District School Board **DATE:** September 17, 2018

**SUBJECT:** Education Development Charges (EDC) Policies on Arrangements for Alternative Accommodations and Operating Surpluses **PAGE NO.** 1 of 5

**ORIGIN:** Lisa Millar, Director of Education  
David Visser, Associate Director of Corporate Services and Treasurer of the Board  
Christine Nancekivell, Chief Facilities Officer  
Melissa Durward, Manager of Capital Budget  
Carey Trombino, Accommodation Coordinator and Senior Planner

1. **Purpose**

To approve Education Development Charge statements on Application of Operating Surpluses and Alternative Accommodation Arrangement in accordance with Ontario Regulation 20/98.

2. **Background**

2.1 **EDC By-law**

Durham District School Board staff have commenced the process to replace its current EDC By-law, which expires May 1, 2019.

Additional information regarding background on renewal of EDC's can be found in the May 22, 2018 Board Report entitled "Education Development Charges (EDC) Renewal Information", attached as Appendix A.

Under Ontario Regulation 20/98, which governs various aspects of EDCs, a school board must evaluate certain EDC related policies prior to adopting a new EDC By-law. These policies are required as part of the EDC Background Study being prepared by the board's Consultant – Quadrant Advisory Group Limited. The EDC Background Study will be available early spring 2019.

As identified in the May 22, 2018 Board Report, as noted above, as part of the EDC process, Ministry of Education (MOE) legislation states that each School Board must conduct a review of its EDC policies prior to renewing their EDC By-law.

As outlined in Section 257.60 sub-section (1) of the Education Act "Before passing an Education Development Charge By-law, the board shall conduct a review of the Education Development Charge policies of the board."

## DURHAM DISTRICT SCHOOL BOARD

### ADMINISTRATIVE REPORT

#### Education Development Charges (EDC) Policies on Arrangements for Alternative Accommodation and Operating Surpluses

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### 2.2 EDC Policies

There are a number of EDC policies for review, prior to the adoption of an EDC By-law in April 2019, including:

- The structure of the EDC by-law – jurisdiction-wide or area-specific rates
- Recovery of Net Education Land Costs – 100% recovery or something less
- Whether the Board will Impose EDCs against Non-residential development, and if so what is the proposed non-residential share (subject to the 40% limitation established by the legislation)
- The granting of any non-statutory residential or non-residential exemptions where there is a proposed non-residential charge
- Whether to apply singular or differentiated residential EDC rates
- The length of the grace period for demolition credits
- Whether or not to provide conversion of use credits
- The term of the EDC by-law to a maximum of 5 years
- Whether there is a need to conduct any additional public meetings beyond the statutory requirement.

This report will focus on EDC policies relating to Ontario Regulation 20/98 Section 9 (1), paragraph 6 through 8 paraphrased below are as follows:

1. A statement of the board's policy concerning possible arrangements for alternative accommodation.
2. A statement from the board stating it has reviewed operating budget for savings to reduce growth-related net education land costs and the resulting EDC.

### 3. Analysis

#### 3.1 Arrangements for Alternative Accommodation

Ontario Regulation 20/98 Section 9 (1) paragraph 6 requires that school boards adopt a policy concerning possible arrangements with municipalities, school boards or other persons or bodies in the public or private sector, including arrangements of a long-term or co-operative nature. These arrangements would provide accommodation for new elementary school pupils and new secondary school pupils, without imposing EDCs, or with a reduction in such a charge.

The Board adopted Policy and Regulation #7235 on Alternative Arrangements for School Accommodation, provided as Appendix B. As a housekeeping item, a Notice of Motion is to be presented at the September 17, 2018 meeting.

## DURHAM DISTRICT SCHOOL BOARD

### ADMINISTRATIVE REPORT

#### Education Development Charges (EDC) Policies on Arrangements for Alternative Accommodation and Operating Surpluses

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As noted in Appendix 1 of Policy and Regulation #7235 Section (5) The board recognizes that alternative arrangements can provide an opportunity to improve service delivery and peak enrolment capacity, reduce duplication of public facilities, maximize the effective use of available dollars, and reduce site size requirements. These include a variety of acquisition strategies such as forward buying, options, purchase, lease buy-back, site exchanges and joint venture partnerships.

Ontario Regulation 20/98 Section 9 (1) paragraph 7 requires that school boards include in the EDC background study, a statement of how the policy concerning alternative accommodations arrangements was implemented, and, if it was not implemented, an explanation of why it was not implemented.

Table 1 outlines alternative accommodation arrangements during the current EDC By-law (May 2, 2014 through to May 1, 2019).

**Table 1 – Alternative Accommodation Arrangements**

School	Partner	Multi-Use Component
Seaton Schools - Option Agreements	City of Pickering	Joint use of parkland
West Whitby – Option Agreements	Town of Whitby	Joint use of parkland
Multiple Schools	Multiple Agencies	Childcare Centres and Hubs

### 3.2 Operating Budget Surplus

Ontario Regulation 20/98 Section 9 (1) paragraph 8 requires that school boards include a statement in the EDC background study stating that it has reviewed its operating budget for savings that could be applied to reduce growth-related net education land costs, and the amount of any savings, which it proposes to apply, if any.

## DURHAM DISTRICT SCHOOL BOARD

### ADMINISTRATIVE REPORT

#### Education Development Charges (EDC) Policies on Arrangements for Alternative Accommodation and Operating Surpluses

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DDSB Policy and Regulation #7234 on School Sites – Operating Budget Surplus, provided as Appendix C, in this report addresses the requirements of the Ontario Regulation as noted above.

DDSB Appendix 1 of Regulation #7234 Section (3) outlines that under the General Legislative Grant Regulation, only a surplus from the non-classroom part of the estimates is eligible to be used to acquire school sites, thereby reducing the “growth related net education land costs” and the EDC that is levied by the Board.

By Board Motion, Appendix 2 of Policy #7234 indicates that “Whereas if it appears that there has been or that there will be a surplus in the non-classroom part of the budget:

1. The board will not designate any of the non-classroom surplus to acquiring school sites by purchase, lease or otherwise;
2. The board’s reason for so deciding are as follows:

Any non-classroom operating budget surplus will be moved to working reserves so that these funds are deployed to direct classroom operating expenditures.

#### 4. Conclusion

The adoption of the recommendation below will satisfy the requirements of Ontario Regulation 20/98, as required prior to the passage of the 2019 EDC By-law.

#### 5. Recommendations

- 1) That the Board of Trustees approve the statement that “the Durham District School Board has implemented the policy of Alternative Arrangements for School Accommodation, as outlined in Table 1 of this report. Where possible and advantageous to students, the Durham District School Board will continue to pursue appropriate alternative arrangements for school accommodation, as per Policy and Regulation #7235, and to consider whether any of the proposals would serve to reduce the education development charges imposed by the Board.”
- 2) That the Board of Trustees approve the statement that “Appendix 2 of Policy #7234, by Board Motion does not designate any non-classroom surplus to acquiring school sites. Instead the surplus will be moved to working reserves so that these funds are deployed to direct classroom operating expenditures, therefore there is no surplus of operating funds available for capital expenditures and therefore there are no savings available to apply to growth-related Net Education Land Costs.”

## DURHAM DISTRICT SCHOOL BOARD

### ADMINISTRATIVE REPORT

Education Development Charges (EDC) Policies on Arrangements for  
Alternative Accommodation and Operating Surpluses

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#### 6. Appendices

Appendix A – May 22, 2018 Board Report “EDC Renewal Information”

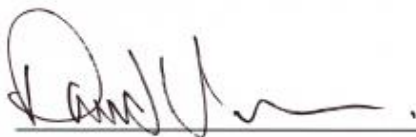
Appendix B – Policy and Regulation #7235 – Alternative Arrangements for School Accommodation

Appendix C – Policy and Regulation #7234 – School Sites – Operating Budget Surplus

Report was reviewed and submitted by:



Lisa Millar, Director of Education



David Visser, Associate Director of Corporate Services and Treasurer of the Board

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EXECUTIVE SUMMARY • PURPOSE • BACKGROUND • ANALYSIS • ALTERNATIVES • FINANCIAL IMPLICATIONS • CONCLUSIONS/RECOMMENDATIONS • APPENDICES