

**DURHAM DISTRICT  
SCHOOL BOARD  
AND  
DURHAM CATHOLIC DISTRICT  
SCHOOL BOARD**

**EDUCATION DEVELOPMENT  
CHARGES BACKGROUND STUDY**

**OFFICE CONSOLIDATION  
INCORPORATING THE  
BACKGROUND STUDY (MARCH 12  
2014), AS AMENDED**

**FINAL REPORT**

APRIL 10, 2014



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 **Planning for growth**

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## CONTENTS

Page

### **FOREWORD AND ACKNOWLEDGEMENTS**

### **EXECUTIVE SUMMARY**

(i)

### **1. INTRODUCTION**

1.1	Background	1-1
1.2	Existing By-laws	1-2
1.3	Area in Which By-law May Apply	1-3
1.4	EDC Review Areas	1-3

### **2. THE EDC BY-LAW**

2.1	Imposition of an EDC	2-1
2.2	The Background Study	2-1
2.3	Public Meetings	2-2
2.4	Exemptions, Expiration, Collection	2-4
2.5	Appeals and Amendments	2-5

### **3. THE PROCESS AND METHODOLOGY OF CALCULATING AN EDUCATION DEVELOPMENT CHARGE**

3.1	Eligibility	3-1
3.2	Demographic Projections	3-6
3.3	Site Needs	3-8
3.4	Growth-related Net Education Land Costs	3-9
3.5	Determination of the Charge	3-10
3.6	Policy Statements	3-12

### **4. DEMOGRAPHIC PROJECTIONS**

4.1	The Residential and Non-residential Growth Forecast	4-1
4.2	Enrolment Projections	4-4
4.3	Summary of Projected Enrolment	4-16

### **5. EDUCATION DEVELOPMENT CHARGE CALCULATION**

5.1	The Projections	5-1
5.2	Net Education Land Costs	5-6
5.3	Reconciliation of the EDC Reserve Fund	5-10
5.4	The Education Development Charge	5-13

### APPENDICES

A	EDUCATION DEVELOPMENT CHARGE MINISTRY OF EDUCATION FORMS SUBMISSION	A-1
B	EDUCATION DEVELOPMENT CHARGE PROPOSED DRAFT BY-LAWS	B-1
C	EDUCATION DEVELOPMENT CHARGE POLICIES AND STATEMENTS ON ALTERNATIVE ACCOMMODATION ARRANGEMENTS AND OPERATING BUDGET SURPLUS	C-1

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## FOREWORD AND ACKNOWLEDGEMENTS

*This report incorporates changes made to the original background study and an addendum has been issued which highlights the revisions and contains all pages that have changed from the original study*

Section 257.61(1) of the *Education Act* states that, “Before passing an education development charge by-law, the board shall complete an education development charge background study.” Section 257.61(2) of the Act, as well as section 9 of Ontario Regulation 20/98, as amended, provide the information that must be contained in the background study. This report contains background studies for the Durham District School Board (DDSB) and the Durham Catholic District School Board (DCDSB).

The consultant would like to acknowledge and thank the staff at the DDSB and DCDSB for their work, time and effort over the past several months. Staff from both Boards provided invaluable input and assistance throughout the EDC process.

The consultant would also like to thank Mr. Brad Teichman of the firm Overland LLP, legal counsel for both School Boards, and Mr. Steve Thompson of Andrew, Thompson & Associates Ltd., the appraisal firm responsible for the site valuations for both School Boards.

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## **EXECUTIVE SUMMARY**

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## EXECUTIVE SUMMARY

The Durham District School Board (DDSB) and the Durham Catholic District School Board (DCDSB) currently have education development charge by-laws in force in the Region of Durham (excluding the Municipality of Clarington) which will expire in May of 2014. Both the current by-laws and the foregoing EDC background analysis relate solely to the jurisdiction of the Durham DSB and the Durham Catholic DSB which consists of the Towns of Ajax and Whitby, the Cities of Oshawa and Pickering, as well as the Townships of Brock, Scugog and Uxbridge.

Education development charges (EDCs) are a revenue source, for school boards that qualify, to purchase and develop land for new schools. EDCs are meant as a funding mechanism for boards that are experiencing a growth-related accommodation need in their jurisdiction. In order to renew their by-laws, each board must follow certain processes and guidelines as required by provincial legislation. This background study fulfills certain requirements while providing the background necessary to understand and determine the education development charge.

The general authority for school boards to impose EDCs is provided by Division E of Part IX of the *Education Act*. Ontario Regulation 20/98, as amended, provides the requirements necessary to determine an EDC. In addition, the Ministry has published a set of EDC Guidelines to assist boards with the EDC process.

### **Before an EDC by-law can be passed, school boards must ensure that they:**

- Demonstrate that their elementary or secondary enrolment on a jurisdiction-wide basis is greater than the elementary or secondary OTG-approved capacity or that their EDC reserve fund is in a deficit position;
- Prepare a background study meeting the requirements of the legislation;
- Hold required legislated public meetings; and
- Receive written Ministry approval.

The DDSB and the DCDSB are able to renew their existing by-laws on the basis of:

1. Reserve Fund Qualification – The DDSB has a deficit in the EDC reserve fund and outstanding financial obligations, while the DCDSB currently has a surplus in the EDC reserve fund and outstanding financial obligations.
2. Capacity Trigger – Both the DDSB and the DCDSB have an average projected enrolment exceeding the approved OTG capacity on the elementary panel only. Neither Board meet the capacity trigger on the secondary panel.

*The School Boards intend to hold joint public meetings for both the EDC policy review as well as the new proposed EDC by-law. The Boards will hold meeting one and two on Monday, March 31<sup>st</sup>, 2014. These meetings will actually satisfy the legislative requirements of two required public meetings – the policy review public meeting and the proposed new by-law public meeting. The*

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*third public meeting will be to consider passage of the new by-laws. The DCDSB plans to consider passage of the new EDC by-law on Tuesday, April 22<sup>nd</sup>, 2014. The DDSB plans to consider passage of the new EDC by-law on Thursday, April 24<sup>th</sup>, 2014.*

The EDC analysis in this background study has been completed for both the DDSB and the DCDSB. This analysis relates solely to the Boards' jurisdiction, which represents the Region of Durham (excluding the Municipality of Clarington). The Region of Durham is made up of many local municipalities including the Towns of Ajax and Whitby, the Cities of Oshawa and Pickering, as well as the Townships of Brock, Scugog and Uxbridge and the Municipality of Clarington (excluded). This EDC study contemplates jurisdiction-wide by-laws for each respective Board.

Demographic projections form an important component of the EDC analysis. The residential dwelling unit forecast is used both to project pupils from new development as well as determining the final quantum of the residential charge. The residential forecasts used in this analysis are consistent with the most recent and available Region of Durham forecasts that were available at the time of study preparation. The number of net new units projected in the Region for the 15 years in the EDC analysis totals **88,017**.

The number of growth-related pupils is based on the aforementioned residential forecast and pupil yields have been derived from Statistics Canada custom tabulated data and historical board enrolment information. Pupil yields are mathematical representations of the number of school aged children that will be generated by particular dwellings. The total growth-related pupils must be offset by any available pupil places that are not required by existing pupils of the Boards. These calculations were done for both Boards on a review area basis to determine the total net growth-related pupil places.

The 15-year growth analysis projects a total of **14,398** elementary net growth-related pupils and **3,870** secondary net growth-related pupils for the DDSB. For the DCDSB, a total of **4,450** elementary net growth-related pupils were projected while the secondary panel projected a total of **1,086** net growth-related pupil places.

Once the net growth-related pupil place requirements have been determined, it is necessary for boards to decide the number of new schools that will be built to accommodate that need. The EDC legislation provides a table which relates pupil place requirements to school site sizes. The table, as well as a description and methodology, are provided in the background study. The study also provides information on the approximate timing, size and location of the proposed new schools/sites.

The EDC analysis for the Region of Durham projects that the DDSB will require approximately **20** new elementary sites and **4** new secondary sites – 10 of these sites are located in Pickering/Seaton, 8 are located in Whitby and the remaining 6 sites are located in Oshawa. Of the 24 sites identified for both the elementary and secondary panel, 18 of these sites (1 secondary

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and 17 elementary) are 100% EDC eligible while the remaining 6 are only partially eligible. The DCDSB's EDC analysis projects a need for **12** new elementary sites – 5 of these sites are located in Pickering, 1 is located in Ajax, 3 are located in Whitby and 3 are located in Oshawa. In addition, 7 of these sites are 100% EDC eligible while the remaining 5 sites are partially eligible. On the secondary panel, the Board will require **1** site which is partially eligible. A detailed summary of the site requirements can be found in Form G in Appendix A.

One of the final steps of the EDC process involves translating the land requirements to actual land costs. Site acquisition costs are based on appraisals completed by the firm of Andrew, Thompson & Associates Ltd. The per acre acquisition values ranged from **\$390,000** to **\$900,000** for both the elementary and secondary sites. Similar to many areas in Ontario, the cost to acquire land has been increasing in the Region. In the 2009 EDC study, the land values ranged from approximately \$175,000 to \$550,000 per acre. The acquisition costs have been escalated for a period of 5 years (the by-law term) at a rate of **6%** for each consecutive year until the end of the by-law term. Land escalation rates have also increased since the 2009 EDC study when rates ranged from 0% (Year 1) to 2.5% (Year 3 and beyond).

The costs to prepare and develop the school site for construction are also EDC eligible costs. The assumed site preparation costs are based on historical data provided by the School Boards. A site preparation cost of **\$73,220** per acre has been assumed for both the DDSB and the DCDSB in this study. The site preparation costs have increased from 2009 where values of \$44,325 per acre for the elementary panel and \$45,750 per acre for the secondary panel were used. Site preparation costs are escalated to the time of site purchase at a rate of **2.2%** per year.

The total land costs (acquisition and servicing costs) as well as study costs must be added to any outstanding financial obligations incurred by each Board under a previous EDC by-law to determine the final net education land costs. A deficit balance in the existing EDC reserve fund is considered to be an outstanding obligation and must be added to the existing land costs. If either Board has a surplus balance in the EDC reserve fund, this amount must be subtracted from the land costs and used to defray the net education land costs.

The DDSB's total net education land costs are estimated to be **\$171,562,988** which includes a deficit balance of **\$7,782,617** in the existing EDC reserve fund that was added to the total costs. The DCDSB's total net education land costs are estimated to be **\$69,206,976** which includes an existing EDC reserve fund surplus of **\$121,910** that was subtracted from the total costs.

On the basis of the aforementioned net education land costs and net new unit forecasts, the analysis resulted in a proposed EDC rate of **\$1,949 per dwelling unit** for the DDSB's residential charge and **\$786 per dwelling unit** for the DCDSB's residential charge. The charges contained herein are based on a uniform rate for all types of development, with 100% of net education land costs recovered from residential development and applicable jurisdiction-wide charges to the Region of Durham (excluding the Municipality of Clarington).

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## 1. INTRODUCTION



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# 1. INTRODUCTION

## 1.1 Background

Education development charges (EDCs) are a revenue source, for school boards that qualify, to purchase and develop land for new schools. EDCs are meant as a funding mechanism for boards that are experiencing a growth-related accommodation need in their jurisdiction. In order to qualify for education development charges, it is necessary for school boards to meet certain “triggers.”

School boards, since 1998, do not have the ability to implement property taxes to fund education costs and now rely on a system of per pupil grants established by the Ministry of Education. The grants are set out to cover expenses such as teacher salaries, text books, heating of schools, renewing schools, building schools, etc. Education development charges are meant to fund the acquisition and development of growth-related school sites outside this grant envelope. Education development charges are based on a formulaic approach which looks at three main areas – enrolment projections to determine need, the number of school sites necessary to meet need and the costs related to the purchase and development of those school sites.

The EDC may be levied by a school board on both residential and non-residential developments, subject to certain exemptions which are outlined in the legislation. Division E of Part IX of the *Education Act* is the legislation responsible for governing the EDC. Ontario Regulation 20/98, as amended, provides guidelines and requirements on the qualification process for a school board, as well as the specifics on calculating the charge. The charges are collected at building permit issuance on behalf of the school board by the local area municipality in the by-law’s area.

In order for a school board to qualify to implement EDCs, there are two triggers that can be met. First, the Board’s total projected enrolment for the 5-year period following expected by-law passage must exceed the Board’s Ministry rated On-The-Ground capacity on *either* the elementary or secondary panel.

The second qualification trigger deals with unmet financial obligations with regard to the purchase and development of growth-related school sites. If the school board has an existing EDC by-law in place and they can demonstrate that there are existing outstanding financial obligations, the school board will automatically qualify for a subsequent by-law. The *Education Act*, specifically Section 257.54, gives school boards the ability to “pass by-laws for the imposition of education development charges” if there is residential land in the jurisdiction of a board that would increase education land costs.

School boards are responsible for providing school sites and can do so through such limited revenue sources as selling surplus school sites, revenue from leasing sites, entering into joint use

agreements with other school boards or public/private partnerships and the imposition of education development charges – thus making EDCs an important revenue source.

## 1.2 Existing By-laws

This EDC Background Study has been prepared on behalf of the Durham District School Board and the Durham Catholic District School Board, in consideration of renewing their EDC by-laws in the Region of Durham (excluding the Municipality of Clarington). Each Board's current in-force by-laws came into effect in May of 2009 and are based on 100% recovery of costs from residential development and 0% from non-residential development.

### ***CURRENT IN-FORCE EDC BY-LAWS FOR THE DDSB AND THE DCDSB***

<b>SCHOOL BOARD</b>	<b>INFORCE DATE</b>	<b>% RESIDENTIAL/NON-RESIDENTIAL</b>	<b>AREA OF BY-LAW</b>	<b>CHARGE (\$/Dwelling Unit)</b>
DDSB	May 4 <sup>th</sup> , 2009	100%(Res) -0%(Non-res)	Region of Durham (excluding the Municipality of Clarington)	\$1,423
DCDSB	May 4 <sup>th</sup> , 2009	100%(Res) -0%(Non-res)	Region of Durham (excluding the Municipality of Clarington)	\$541

### ***EDC Policy Review***

It should be noted that all school boards with an existing EDC by-law in place must conduct a review of the policies contained in their existing by-laws before passing a new by-law. This process includes a policy review report as well as a public meeting to review the policies in a public forum.

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.”

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### **1.3 Area in Which By-law May Apply**

The legislation 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. In addition, 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.”

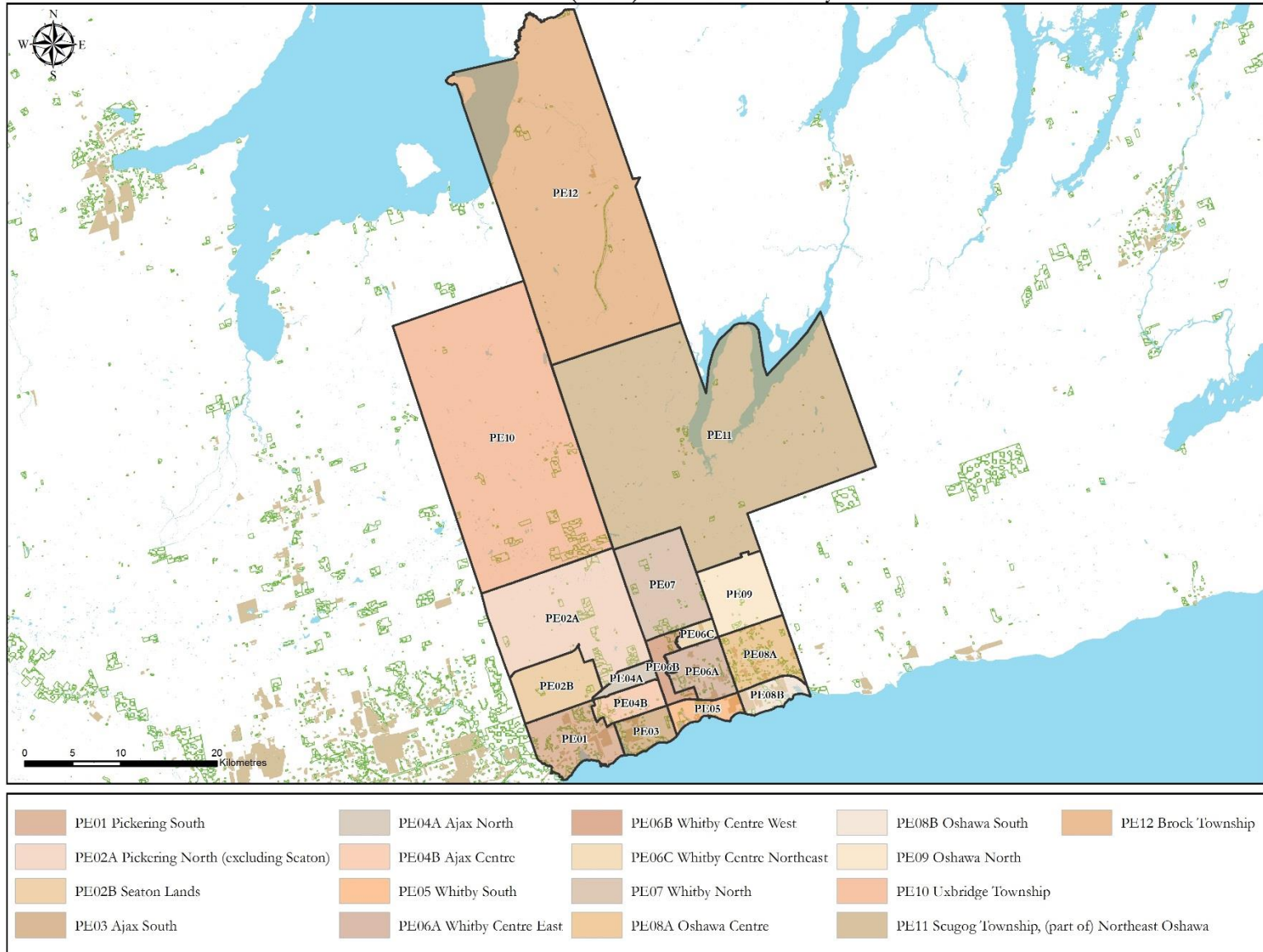
Finally, “education development charges collected under an education development charge by-law that applies to land in a District shall not, except with the prior written approval of the Minister, be used in relation to land that is outside that District” and “money from an EDC reserve fund established 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.”

EDC background studies should clearly outline the areas that will be covered by EDC by-laws. Four maps have been included on the following pages outlining the Region of Durham (excluding the Municipality of Clarington), the area to which the EDC by-laws will apply and the review areas for each Board and panel, respectively.

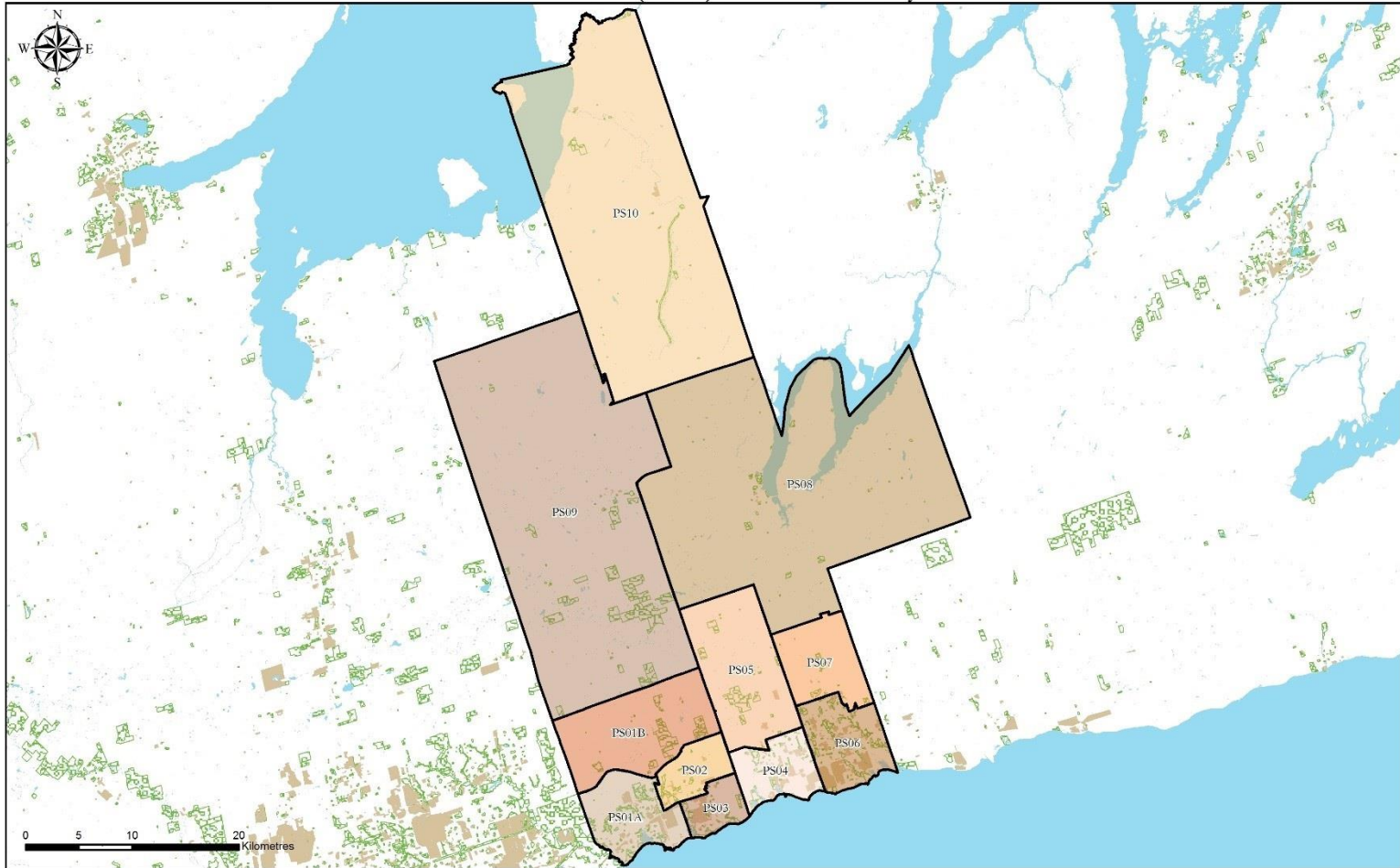
### **1.4 EDC Review Areas**

The EDC methodology allows school boards to examine growth-related needs on a jurisdiction-wide basis – that is, treat the whole EDC area as one review area – or to examine them on a sub-area basis or review areas. Review areas are artificial constructs intended to divide the board’s jurisdiction into sub-areas in order to more accurately determine the location of new school sites. Board review areas are likely to reflect attendance boundaries for families of schools, natural dividers such as rivers, creeks, etc., or man-made barriers such as major thoroughfares. The Ministry of Education’s EDC Guidelines recommend that review areas are consistent with board review areas used for capital planning purposes and that they also maintain consistency with review areas of subsequent EDC by-laws.

Durham District School Board (DDSB) 2014 EDC Elementary Review Areas

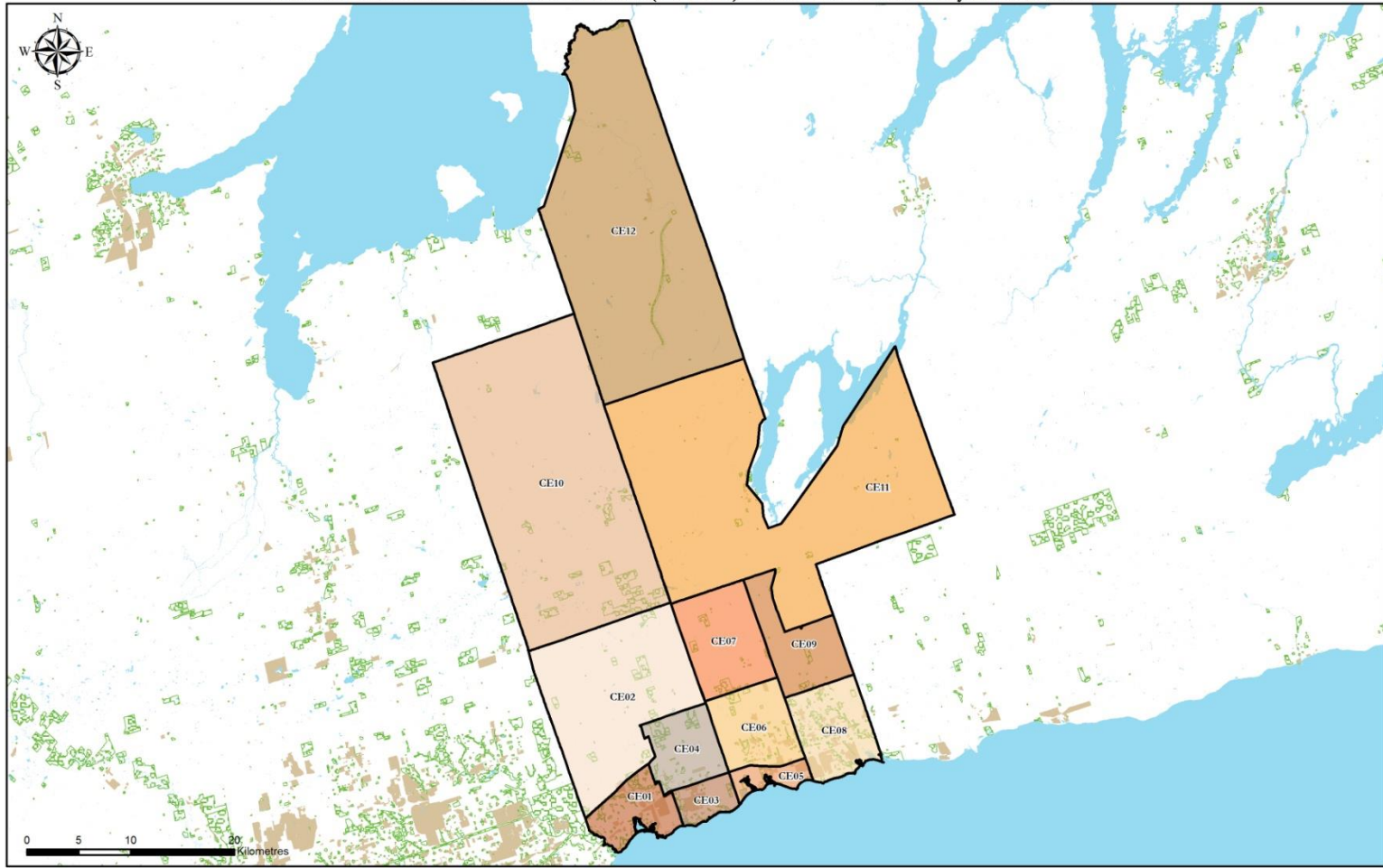


Durham District School Board (DDSB) 2014 EDC Secondary Review Areas



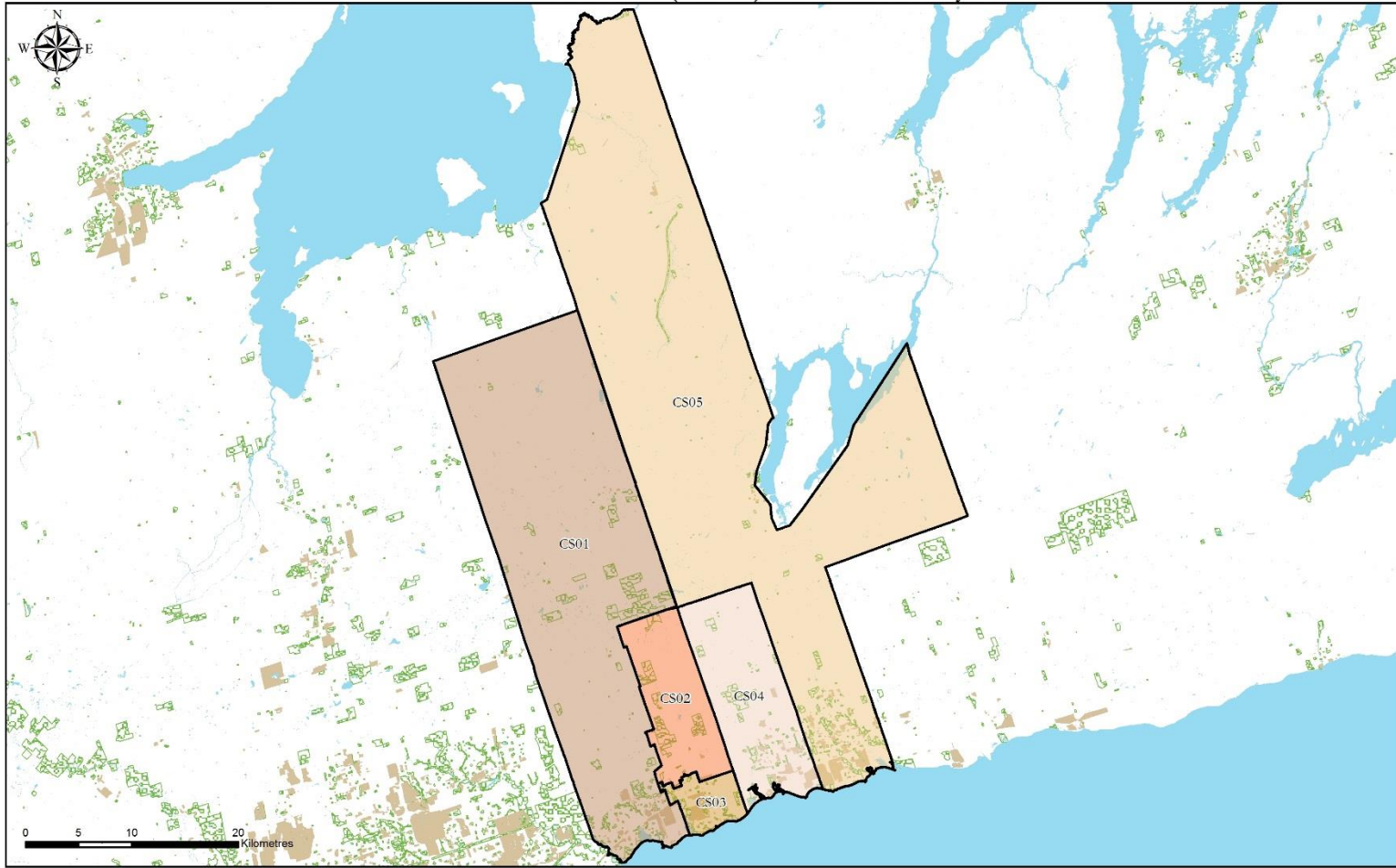
PS01A Pickering South	PS04 Whitby South	PS08 Scugog Township, (part of) Northeast Oshawa
PS01B Pickering North, Seaton Lands, Ajax North	PS05 Whitby Centre, North	PS09 Uxbridge Township, (part of) North Pickering
PS02 Ajax Centre	PS06 Oshawa South	PS10 Brock Township
PS03 Ajax South	PS07 Oshawa Centre	






Durham Catholic District School Board (DCDSB) - 2014 EDC Elementary Review Areas



CE01 City of Pickering South	CE04 Town of Ajax North	CE07 Town of Whitby North	CE10 Township of Uxbridge
CE02 City of Pickering North	CE05 Town of Whitby South	CE08 City of Oshawa South	CE11 Township of Scugog, City of Oshawa Northeast
CE03 Town of Ajax South	CE06 Town of Whitby Central	CE09 City of Oshawa North	CE12 Township of Brock

Durham Catholic District School Board (DCDSB) 2014 EDC Secondary Review Areas



- |   |   |  |
|---|---|--|
|  CS01 City of Pickering West, Township of Uxbridge |  CS03 Town of Ajax South |  CS05 City of Oshawa, Township of Scugog, Township of Brock |
|  CS02 City of Pickering East, Town of Ajax North   |  CS04 Town of Whitby     |  |

Both the DDSB's and the DCDSB's review areas used in this background study are largely consistent with the Board's review areas used in their long term accommodation studies. As well, the review areas are relatively consistent with their previous EDC studies – with some minor changes made to reflect changing school boundaries and/or new developments. For the purpose of calculating EDCs, the DDSB has used **17** elementary review areas and **11** secondary review areas and the DCDSB has used **12** elementary review areas and **5** secondary review areas.

## **DDSB REVIEW AREAS**

### ***Elementary Review Areas***

PE01 PICKERING SOUTH  
PE02A PICKERING NORTH (EXCLUDING SEATON)  
PE02B SEATON LANDS  
PE03 AJAX SOUTH  
PE04A AJAX NORTH  
PE04B AJAX CENTRE  
PE05 WHITBY SOUTH  
PE06A WHITBY CENTRE EAST  
PE06B WHITBY CENTRE WEST  
PE06C WHITBY CENTRE NORTHEAST  
PE07 WHITBY NORTH  
PE08A OSHAWA CENTRE  
PE08B OSHAWA SOUTH  
PE09 OSHAWA NORTH  
PE10 UXBRIDGE TOWNSHIP  
PE11 SCUGOG TOWNSHIP, (PART OF) NORTHEAST OSHAWA  
PE12 BROCK TOWNSHIP

### ***Secondary Review Areas***

PS01A PICKERING SOUTH  
PS01B PICKERING NORTH, SEATON LANDS, AJAX NORTH  
PS02 AJAX CENTRE  
PS03 AJAX SOUTH  
PS04 WHITBY SOUTH  
PS05 WHITBY CENTRE, NORTH  
PS06 OSHAWA SOUTH  
PS07 OSHAWA CENTRE  
PS08 SCUGOG TOWNSHIP, (PART OF) NORTHEAST OSHAWA  
PS09 UXBRIDGE TOWNSHIP, (PART OF) NORTH PICKERING  
PS10 BROCK TOWNSHIP



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## DCDSB REVIEW AREAS

### *Elementary Review Areas*

CE01	CITY OF PICKERING SOUTH
CE02	CITY OF PICKERING NORTH
CE03	TOWN OF AJAX SOUTH
CE04	TOWN OF AJAX NORTH
CE05	TOWN OF WHITBY SOUTH
CE06	TOWN OF WHITBY CENTRAL
CE07	TOWN OF WHITBY NORTH
CE08	CITY OF OSHAWA SOUTH
CE09	CITY OF OSHAWA NORTH
CE10	TOWNSHIP OF UXBRIDGE
CE11	TOWNSHIP OF SCUGOG, CITY OF OSHAWA NORTHEAST
CE12	TOWNSHIP OF BROCK

### *Secondary Review Areas*

CS01	CITY OF PICKERING WEST, TOWNSHIP OF UXBRIDGE
CS02	CITY OF PICKERING EAST, TOWN OF AJAX NORTH
CS03	TOWN OF AJAX SOUTH
CS04	TOWN OF WHITBY
CS05	CITY OF OSHAWA, TOWNSHIP OF SCUGOG, TOWNSHIP OF BROCK

The EDC calculation on a review area basis assumes that the total OTG capacity of all existing permanent accommodation within the review area is considered to be the total available capacity for instructional purposes and is required to meet the needs of the existing community. Determining board needs on a review area basis is premised on:

- Available space is determined by subtracting the Year 15 existing community enrolment number from the current OTG capacity figure. For the purposes of this analysis, the OTG capacity was adjusted to account for changes to classroom loading figures to incorporate loading for full-day kindergarten;
- Pupils that are generated from new development must fill any available surplus OTG capacity first; and
- Pupils generated from new development, above and beyond those that fill any available surplus space within the review area, are net growth-related pupil place requirements and can potentially be funded through education development charges.

The review area approach to calculating EDCs has been undertaken by both Boards as it is consistent with the way in which future capital construction needs will be assessed over the long term.

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## **2. THE EDC BY-LAW**

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## 2. THE EDC BY-LAW

### 2.1 Imposition of an EDC

The passage of an education development charge by-law gives school boards the authority to impose and collect EDCs for the purpose of acquiring and developing growth-related school sites. Each by-law has a maximum term of 5 years and must be passed within one year of EDC background study completion. Before a school board can proceed with an EDC by-law, it must receive confirmation in writing from the Ministry of Education acknowledging receipt of the background study and approving estimates of enrolment projections and future site needs contained in the background study.

Section 10 of Ontario Regulation 20/98 sets out the conditions that must be satisfied in order for a board to pass an education development charge by-law:

- 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;
- 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;
- The board has prepared a background study and given a copy of the education development charge background study relating to the by-law to the Minister and each board having jurisdiction within the area to which the by-law would apply;
- The board has demonstrated that the average elementary or secondary enrolment within its jurisdiction exceeds the board's elementary or secondary capacity; or the board's current EDC financial obligations exceed revenues reported in the EDC reserve fund; and
- The board must hold at least one public meeting.

### 2.2 The Background Study

An education development charge background study must be completed by a school board that wishes to pass an EDC by-law. The intention of the background study is to provide information on the process and methodology of calculating an EDC, as well as the background and assumptions that make up the estimates of the enrolment projections and site needs. Section 257.61 of the legislation requires that "before passing an education development charge by-law, the board shall complete an education development charge background study."

O.Reg 20/98 section 9 (1) sets out the following information that must be included in an EDC background study:

- Estimates of the number of new dwelling units for each year of the fifteen-year forecast period in the area in which the charge is to be imposed;

- The number of projected new pupil places as a result of new growth and the number of new school sites needed to provide accommodation for those students;
- The number of existing pupil places by school and the number of available spaces to accommodate the projected number of new pupil places;
- For every existing elementary and secondary pupil place in the board's jurisdiction that the board does not intend to use to accommodate pupils from new growth, an explanation as to why the board does not intend to do so;
- For each elementary and secondary school site, estimates of the net education land cost, the location of the site and the area of the site (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);
- The number of pupil places the board estimates will be provided by the school to be built on the site and the number of those pupil places that the board estimates will be used to accommodate new pupil places;
- 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 without imposing EDCs, or with a reduction in such charges; and
- 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.

School boards are required to provide the Ministry with a copy of the final background study at least 40 days prior to the anticipated by-law passage date. In addition, the background study must be made available to the public at least two weeks prior to the legislated public meeting.

### **2.3 Public Meetings**

Before a school board can pass an EDC by-law, the legislation requires that the board hold at least two public meetings. The purpose of the first meeting is to advise any interested stakeholders and the public at large of the board's intentions and address the new proposed EDC by-law. The public meeting also gives the community and stakeholders the opportunity to voice any issues or concerns they have with regard to the proposed by-law. The purpose of the second public meeting is to consider passage of the new by-law.

The board is required to provide at least 20 days' notice of the meetings and must make the background study, as well as the new proposed by-law, available to the public at least two weeks in advance of the first public meeting. O.Reg 20/98 states that notice of a public meeting can be given in two ways:

- To every owner of land in the area to which the proposed by-law would apply by personal service, fax or mail; and
- By publication in a newspaper that is, in the secretary of the school board's opinion, of sufficiently general circulation in the area to which the proposed by-law would apply to give the public reasonable notice of the meeting.

If a school board already has an existing in-force EDC by-law in place, the board must hold an additional meeting to review the existing policies of the current EDC by-law. This part of the process is necessary in order to fulfil the requirements of the policy review process. It should be noted that this policy review meeting can be addressed by the board during its first EDC public meeting.

The School Boards intend to hold joint public meetings for both the EDC policy review as well as the new proposed EDC by-law. The DDSB and the DCDSB will hold their first (policy review meeting) and second (new proposed by-law meeting) public meetings on Monday, March 31<sup>st</sup>, 2014. The third legislatively required public meeting will be to consider passage of the new by-laws. DCDSB plans to consider passage of the new EDC by-law on Tuesday, April 22<sup>nd</sup>, 2014. The DDSB plans to consider passage of the new EDC by-law on Thursday, April 24<sup>th</sup>, 2014. Detailed notices have been issued in advance of the meetings as per legislative requirements.

### ***Stakeholder Participation***

In addition to the legislated public meetings, the Ministry encourages school boards to include relevant stakeholders in the EDC process and discussions. Local developers or development associations, as well as municipalities, should be contacted in advance of the public meetings to ensure they are aware of the proposed EDC and to bring to light any potential issues, etc. It is essential that stakeholders are part of the process and that the discussions remain transparent at all times to help ensure smooth passage of the EDC by-law.

The DDSB and DCDSB have worked together closely on the preparation of the EDC background study and by-laws to ensure consistency in the data and assumptions used in the calculation of the charges. Growth forecasts used for the EDC analysis are consistent with the most recent and available regional forecasts. The School Boards held a joint information session on February 10<sup>th</sup>, 2014, in advance of their legislated public meetings, to discuss the proposed EDCs with community partners, stakeholders and municipal officials.

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## 2.4 Exemptions, Expiration, Collection

### ***Exemptions***

The EDC by-law is subject to certain statutory exemptions for both residential and non-residential collection. The exemptions for residential development deal with residential intensification and replacement of units. If a new unit is added to an existing dwelling unit, for example, a single detached unit is converted to a duplex, the additional unit is exempt from EDCs. Section 3 of O.Reg 20/98 sets out the classes of residential buildings and the maximum number of dwelling units that can be added under the exemption.

The legislation also allows for exemptions dealing with the replacement of residential units when the unit has been destroyed by fire, demolition or otherwise, or has been rendered uninhabitable, subject to certain conditions prescribed under Section 4 of O.Reg 20/98.

Non-residential statutory exemptions deal similarly with additions/enlargements of space and replacement of existing non-residential space which has been destroyed. A non-residential development that includes the enlargement of existing industrial space, up to 50% of the gross floor area of the existing development, is exempt from EDCs as per section 257.55 of Division E of the *Education Act*. Replacement of non-residential building space is exempt from EDCs if the existing space was destroyed by fire, demolition or otherwise, or has been rendered uninhabitable, subject to certain conditions in Section 5 of O.Reg 20/98.

In addition to the exemptions mentioned, the legislation allows for a limited non-residential exemption for certain institutional developments. Section 257.54 (5) of the *Education Act* stipulates that, "No land, except land owned by and used for the purposes of a board or municipality, is exempt from an EDC under a by-law passed under subsection (1) by reason only that it is exempt from taxation under Section 3 of the *Assessment Act*."

School boards may also decide to impose their own non-statutory exemptions to certain developments, both residentially and non-residentially. Non-statutory exemptions are entirely at the discretion of the board and any EDC revenues lost as a result cannot be recovered.

### ***Expiration***

A school board can specify any date as the expiration date of the EDC by-law as long as the term of the by-law does not exceed 5 years. The exception to this rule is that the EDC by-law of one school board automatically expires on the same date as an existing by-law of a co-terminous school board if they are in force in any part of the same area. Section 17 of O.Reg 20/98 prescribes the conditions dealing with this special rule of expiry of by-laws.

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## **Collection**

The EDC is collected by local municipalities on behalf of the school boards at the time a building permit is issued. The funds are deposited into an EDC reserve fund. The municipality, under the legislation, cannot issue a building permit if the education development charge has not been paid. In addition to collecting the charge and transferring the monies to the school boards, municipalities are also required to provide the boards with detailed reports respecting all EDC transactions (Section 20 of O.Reg 20/98). At a minimum, each report should cover the total EDCs that have been collected, the number of building permits issued (or GFA for non-residential), any exemptions granted and any permits that were issued without an EDC being paid.

The municipalities do not receive any remuneration for collecting EDCs on behalf of the school boards; however, municipalities are allowed to retain any interest earned on the monthly EDC balances.

## **2.5 Appeals and Amendments**

### ***Appeals***

The education development charge by-law can be appealed by any individual or organization in accordance with the provisions in the *Education Act*. Sections 257.64 to 257.69 of the Act outline the legislation dealing with an appeal of an EDC by-law. The by-law is subject to appeal for a maximum of 40 days after the by-law has been passed. The school boards must provide written notice that an EDC by-law has been passed (within 20 days of passage) and this notice must include information on how to file an appeal.

An appeal of an EDC by-law goes to the Ontario Municipal Board (OMB) to be decided. All appeals must be filed in writing with the secretary of the school board within the allotted time allowed. The reasons for the appeal must be included in the notice. It is the responsibility of the secretary of the school board to forward a copy of the Notice of Appeal to the OMB within 30 days after the last day of the appeal period. In addition to the Notice, the secretary must provide:

- A copy of the by-law certified by the secretary;
- A copy of the background study;
- An affidavit or declaration certifying that notice of the passing of the by-law was provided in accordance with the *Education Act*; and
- The original or true copy of all written submissions and material relevant to the by-law.

After hearing an appeal the OMB may decide to:

- Dismiss the appeal in whole or in part;

- Order the board to repeal or amend the by-law; or
- Repeal or amend the by-law itself.

If the by-law is repealed, the EDCs that have already been paid must be refunded. If the by-law is amended and the amended charge is lower than the original charge, the difference must be refunded. All refunds are due within 30 days of the by-law being repealed or amended. While the OMB does have the power to repeal or amend the by-law, they are not able to increase the quantum of the charge, remove or reduce the scope of discretionary exemptions or change the expiration date of the by-law.

### ***Amendments***

The EDC legislation gives school boards the authority to amend their by-laws. Section 257.70 (1) of the Act states, "Subject to subsection (2), a board may pass a by-law amending an education development charge by-law." There are certain limitations to an EDC amendment, specifically laid out in s. 257.70 (2) of the Act, "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:

- Increase the amount of an EDC.
- Remove or reduce the scope of an exemption.
- Extend the term of the by-law."

There are a variety of reasons why school boards may feel the need to amend their by-law. School boards may be paying more for school sites than what was estimated in the EDC and may need to increase their land cost assumptions or they may need to change a discretionary exemption. The board does not need Ministry approval to pass an amending by-law; however, boards are required to provide proper notice proposing an amendment and of the amendment itself. Boards are also required to ensure that the original EDC background study is available, as well as any additional information that would explain the reason for the amendment. A public meeting is not required to pass an amending by-law, but it is recommended.



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### **3. THE PROCESS AND METHODOLOGY OF CALCULATING AN EDUCATION DEVELOPMENT CHARGE**

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### 3. THE PROCESS AND METHODOLOGY OF CALCULATING AN EDUCATION DEVELOPMENT CHARGE

The following Chapter will outline the procedures and methodologies utilized to calculate the EDC. As mentioned earlier in this report, the EDC calculation is formulaic and technical in nature and encompasses three main components – demographic projections, determination of need (new school sites) and the associated costs.

#### 3.1 Eligibility

School boards must first qualify by meeting certain criteria in order to be eligible to impose EDCs. The first criteria deals with the board's average projected enrolment compared to its OTG capacity. The second set of criteria, available only to school boards who have an existing in-force by-law, deals with outstanding EDC financial obligations.

##### ***Capacity Trigger***

If a school board's average elementary or secondary enrolment on a jurisdiction-wide basis over the five years following proposed by-law passage is greater than the board's elementary or secondary OTG capacity, then it is eligible to impose an EDC. Qualification on either panel allows the board to impose EDCs throughout its jurisdiction for both elementary and secondary new school sites. Form A of the EDC submission sets out a board's projected average daily enrolment over the proposed 5-year term of the EDC by-law (2014-2019), as compared to its OTG capacity on both the elementary and secondary panels. For the purposes of this study, elementary ADE enrolment has been converted to allow for the planned Ministry initiative of full-day instruction for JK and SK and, as such, JK and SK pupils are counted as full time.

The OTG capacity for the EDC is typically based on the Ministry-approved permanent capacity according to the School Facilities Inventory System on the proposed date the new by-law is to come into force. However, to account for the aforementioned full-day Kindergarten program that has been, or is in the process of being, implemented at the boards' schools, capacities were adjusted to reflect the new loading for full-day Kindergarten classrooms. Additional adjustments may be made to the capacity figure used in the study, in consultation with Ministry staff and for circumstances such as:

- OTG capacity of schools that are transferred from one panel to the other within 12 months of by-law passage may be attributed to the panel the school will be used for after the transfer is complete. The Boards must have a passed resolution for this to take effect;
- The capacity of all schools or additions under construction and that are planned for opening within 12 months of the by-law coming into force are to be included in the capacity determination;

- Purpose built space that cannot be reasonably used to accommodate pupils from new growth may be excluded from the permanent capacity determination;
- The capacity of a leased school must be included if the school has a “New Pupil Place” capacity attributed to it. The “New Pupil Place” capacity is the capacity used in the determination of Ministry grants; and
- Any schools that have been closed (in accordance with the Boards’ school closure policy) may be excluded from the permanent capacity. In addition, if a school is scheduled to close during the tenure of the by-law (with Board passed resolution) then the capacity may also be excluded.

The permanent capacity used for the DDSB is **46,146** spaces on the elementary panel and **21,798** on the secondary panel. The DCDSB has determined a permanent capacity of **14,511** on the elementary panel and **7,638** on the secondary panel.

Both the DDSB and the DCDSB meet the capacity trigger on the elementary panel only, while neither Board meet the capacity trigger on the secondary panel. The DDSB average projected enrolment from 2014 to 2019 is **48,938** on the elementary panel, compared with a permanent capacity of **46,146** falling 2,792 spaces short. On the secondary panel, the Board’s average projected enrolment from 2014 to 2019 is **21,635** which is less than the current secondary capacity of **21,798** – resulting in 163 available spaces. For the DCDSB elementary panel, the 5-year projected enrolment averages **15,285**, compared with a capacity of **14,511**, resulting in 774 spaces required. On the secondary panel, the average projected enrolment from 2014 to 2019 is **7,312**, which is less than the permanent secondary capacity of **7,638**, resulting in 326 available spaces.

***Form A from the EDC Ministry Submission for both Boards can be found on the following pages.***

Durham District School Board  
 Education Development Charges Submission 2014  
 Form A - Eligibility to Impose an EDC

**A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL**

Elementary Panel Board-Wide Capacity	Projected Elementary Panel Enrolment (Assumes Full Day JK/SK)						Elementary Average Projected Enrolment Less Capacity
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Average Projected Enrolment Over Five Years	
46,146.0	47,537	47,984	48,904	49,754	50,509	48,938	2,792

**A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL**

Secondary Panel Board-Wide Capacity	Projected Secondary Panel Enrolment						Secondary Projected Enrolment Less Capacity
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Average Projected Enrolment Over Five Years	
21,798.0	21,596	21,653	21,542	21,577	21,808	21,635	-163

Durham Catholic District School Board  
 Education Development Charges Submission 2014  
 Form A - Eligibility to Impose an EDC

**A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL**

Elementary Panel Board-Wide Capacity	Projected Elementary Panel Enrolment (Assumes Full Day JK/SK)						Elementary Average Projected Enrolment Less Capacity
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Average Projected Enrolment Over Five Years	
14,511.0	14,791	14,943	15,233	15,583	15,873	15,285	774

**A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL**

Secondary Panel Board-Wide Capacity	Projected Secondary Panel Enrolment						Secondary Average Projected Enrolment Less Capacity
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Average Projected Enrolment Over Five Years	
7,638.0	7,393	7,290	7,316	7,279	7,279	7,312	-326

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## ***Financial Obligations***

A school board that has an existing EDC by-law in place and has outstanding financial obligations related to its existing by-law that exceed the balance of the EDC reserve fund, is eligible to impose EDCs. It is possible for a board to have sufficient capacity to accommodate projected enrolment, yet still be obligated to pay for sites that have been purchased as a result of a growth-related need. Outstanding financial obligations can result from a board not having collected enough revenue because of growth shortfalls or an increase in land prices, or if a board has purchased school sites earlier than what was projected in the background study.

This financial obligation eligibility trigger was added to the original capacity trigger criteria with an amendment to O.Reg 20/98 and came into force on March 12<sup>th</sup>, 2002.

For school boards to qualify under this trigger, an EDC financial obligation must be demonstrated in the background study, including the following required information:

- Have a previous by-law in effect after September 1, 1999;
- Funds borrowed from the EDC reserve fund must be reconciled back;
- Copies of Appendix D1 and D2 must be provided;
- A transaction history of EDC financial activity must be provided from the last Appendix D1 and D2 statements to proposed by-law implementation; and
- A repayment schedule outlining the elimination of the EDC financial obligation.

An outstanding EDC financial obligation exists if the adjusted outstanding principal as per Appendix D of the Boards' financial statements (plus any adjustments made), is greater than the adjusted EDC reserve fund balance from Appendix D (including adjustments).

The DDSB's EDC reserve fund has an existing EDC financial obligation of \$7,782,617 which means that the reserve fund is currently in a deficit position and qualifies the Board to pursue an additional by-law in the Region of Durham.

The DCDSB's EDC reserve fund has an existing EDC financial obligation of -\$121,910 which means that the reserve fund is currently in a surplus position and therefore the Board does not qualify based on the financial trigger to pursue an additional by-law in the Region of Durham.

Form A, part A.2 of the Ministry EDC forms outlines the Boards' existing principal commitments, reserve fund balances and total outstanding EDC financial obligations. Part A.2 of Form A for each Board's EDC reserve fund can be found below.

**Durham District School Board  
Education Development Charges Submission 2014  
Form A - Eligibility to Impose an EDC**

**A.2: EDC FINANCIAL OBLIGATIONS (Estimated to April 23, 2014)**

Adjusted Outstanding Principle:	\$36,384,932
Less Adjusted EDC Reserve Fund Balance:	\$28,602,315
Total EDC Financial Obligations:	\$7,782,617

**Durham Catholic District School Board  
Education Development Charges Submission 2014  
Form A - Eligibility to Impose an EDC**

**A.2: EDC FINANCIAL OBLIGATIONS (Estimated to April 21, 2014)**

Adjusted Outstanding Principle:	\$6,289,852
Less Adjusted EDC Reserve Fund Balance:	\$6,411,762
Total EDC Financial Obligations:	-\$121,910

### **3.2 Demographic Projections**

The demographic projections respecting school enrolment and housing and population growth form an important basis for the entire EDC analysis. These projections ultimately determine eligibility, need and the final quantum of the charge. The housing unit forecasts contained in this study are consistent with the most recent regional forecasts that were available at the time of study. Background, methodologies and overviews of both the enrolment and housing forecasts can be found in Chapter 4 of this report.

The demographic projection requirements of the EDC consist of three distinct components: projecting the number of annual building permits that will be issued for new dwelling units and new non-residential space; projecting enrolment of the existing community; and projecting enrolment from new housing growth.

#### ***New Dwelling Units/Non-residential Space***

The number of new dwelling units in the area of the EDC by-law must be estimated for each of the next fifteen years. The forecast is set out by three types of development – low density (single and semi-detached homes), medium density (townhouses) and high density (apartments) – and is broken down by the School Board review areas that were outlined earlier in this report. In addition, seasonal dwellings are provided on a yearly basis for the Region as a whole.

The forecast is set out by varying types of development for two reasons. The first is that different types of development produce school aged children in different ways. Lower density

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developments typically produce greater numbers of school aged children than higher density developments such as apartments. Defining various types of developments allows for greater accuracy when projecting the number of new pupils arising from new developments. The second reason is to be able to calculate a differentiated charge should the Boards choose to do so. Each Board has the ability to charge a uniform EDC rate across all types of development – meaning that the EDC is one rate for a single family home or an apartment – or it can choose to charge separate rates depending on the type of development.

There are situations, as defined by the legislation, where certain developments are exempt from EDCs, such as housing intensification. A forecast of *net new dwelling units* should ensure that these exempt units are factored into any forecast and excluded.

In addition to a housing forecast, projections of new non-residential space must also be provided in the EDC study to allow for the calculation of the non-residential component of the charge.

A forecast of new non-residential space estimated to be built in the by-law area must be provided for each of the fifteen years following by-law inception. The non-residential forecast can be estimated in two ways: by gross floor area of non-residential space; or by the estimated declared value of future non-residential construction. As with the residential component, there are certain statutory exemptions which must be factored into the non-residential forecast to ensure that exempt space is excluded. These exemptions are discussed earlier in the report.

### ***Existing Community Projections and Projections of New Pupils***

The enrolment projections required in order to calculate EDCs must be made up of two distinct projections, one for the existing community and one for pupils from new housing growth. This is done because ultimately the number of total growth-related pupils must be offset by any available pupil places that are not required by pupils of the existing community in Year 15 of the forecast. The existing community projection must estimate, by school, the number of students for fifteen years based on the number of existing students today and assuming no additional new housing growth. For each Board, the total OTG capacity of the review area (as of by-law inception) less the projected number of existing community pupils in the review area in Year 15, is the Board's *total available space*.

The determination of pupils from new development is based on the aforementioned housing forecast and the use of pupil yield factors. Pupil yields are mathematical representations of the number of school-aged children that will be generated by a particular dwelling over the planning forecast and that will attend a particular school board. Pupil yields used in this analysis are based on Statistics Canada data and Board historical enrolment information. Multiplying the pupil yield factors by the appropriate type of developments in the net new dwelling forecast determines the projected pupils from new development.



To determine the total *net growth-related pupil place requirements*, the available pupil places (total available space referenced above) must be subtracted from the total pupils projected from new development. Enrolment projections and the determination of net growth-related pupil places can be done on a jurisdiction-wide basis or on a review area basis. The EDC analysis in this study is based on a review area approach.

### **3.3 Site Needs**

The final “planning” or “forecasting” step in the EDC process is determining the Boards’ site needs, specifically the number, location and size of sites for new growth-related schools within each Board. The calculation of net growth-related pupil place requirements ultimately determines the number of necessary sites and their size. The regulation governing the EDC provides a table of maximum sizes depending on the number of pupil places that will be constructed. These tables can be found below.

While the tables ultimately determine the amount/size of land that will be necessary for new school sites, the legislation also recognizes that there may be situations in which the necessary site for a new school may exceed the size specified in the table. For example, a board may need a larger site to accommodate certain municipal requirements or Ministry initiatives. Should a site exceed the legislative requirements, justification must be included in the EDC background study.

Where school sites are situated adjacent to parkland that is available for school program usage, then the foregoing site size limitations are generally reasonable. More recently, however, some municipalities are reluctant to allow shared usage of this land. In the latter instance, boards may require site sizes in excess of the maximum prescribed below. In other instances, a portion of the school site may be undevelopable (e.g. topography, environmentally sensitive lands, woodlots, drainage issues, etc.) and thus the Board would require additional land. In addition, certain municipal requirements with regard to parking spaces and garbage enclosures have also served to increase the required site sizes.

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

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

The Province initiated a primary classroom size cap in 2006 and a full-day kindergarten program that will be fully implemented in 2014/15. Both of these initiatives translate into a larger building footprint to accommodate additional classrooms, as well as increased amenity space (e.g. specific outdoor space/playground requirements, gymnasiums, library resource centre, etc.).

The DDSB has increased its elementary school site size requirements over and above that stipulated by O.Reg 20/98, by one acre over the legislated site requirement to comply with municipal requirements and to accommodate the design model of the Board's elementary schools (FDK requirements, etc.). This applies to most of the Board's future elementary sites in Whitby and Oshawa except where noted in Form G.

Both Boards have also identified some oversized sites in the Seaton community of Pickering. The site sizes in this community were finalized through settled negotiations with Seaton area developers.

Form G of the Ministry EDC Forms submission provides specific details on each site the Boards are proposing to acquire to construct new schools. On a site by site basis, Form G provides information on the general location of the site (by review area or greater detail, if available), the proposed size of the new school, the approximate timing of site purchase, as well as the percentage of the site that is considered EDC eligible. The Ministry also recommends that proposed site purchases for new schools are consistent with each Board's long-term accommodation plans.

### **3.4 Growth-related Net Education Land Costs**

The planning or forecasting component of the EDC analysis is critical to determining the overall EDC eligible needs of the Boards. To finalize the calculation process of the EDC, these accommodation needs must be translated into financial requirements. The analysis in the

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previous section determined the total growth-related pupil needs as well as the amount of land (in acres) that will be required to accommodate those pupils. EDC eligible expenses are determined by attaching costs to acquire and service the land needed.

Land acquisition costs have been determined by qualified appraisers and the methodologies used, as well as relevant data, can be found in Chapter 5 of this report. Servicing costs are based on historical costs provided by the School Boards with respect to sites that have been recently developed. Once costs for each site have been finalized, the next step is to determine the percentage of each site that is EDC eligible. This is based on the percentage of net growth-related students that make up the total capacity of the proposed new school. For example, if the new proposed school had a capacity of 450, and 400 of the spaces were accounted for by new growth-related pupils, then the site would be 88.88% eligible for EDCs ( $400/450=88.88\%$ ).

In addition to site acquisition and servicing costs, there are other EDC eligible expenses that can be included in the analysis. Examples of other EDC eligible costs are:

- Interest and borrowing costs related to site acquisition;
- Land escalation costs;
- Costs related to the preparation and distribution of EDC background studies; and
- Costs related to studies of land being considered for acquisition (environmental assessments).

### ***Outstanding Financial Obligations***

In addition to the costs that have been outlined above, any outstanding financial obligations from previous by-laws are also eligible education land costs. A negative balance in the Boards' EDC reserve fund, established for the area to which the proposed by-law will apply, is considered as an outstanding financial obligation and can be added to the total net education land costs. It should be noted that if either Board has a positive balance in the EDC reserve fund, these funds must be used to defray any EDC eligible expenditures. The total eligible costs are referred to as the *total growth-related net education land costs*.

## **3.5 Determination of the Charge**

Once the total growth-related net education land costs have been determined, there are certain prescribed steps that must be followed to determine the actual quantum of the EDC. As discussed in Chapter 2, the legislation allows school boards to determine the type of EDC it will impose. The Boards can impose EDCs on residential or non-residential developments and can also charge a uniform rate for all types of developments or can differentiate the rate based on dwelling unit types.

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## **Apportionment of Land Costs**

The legislation allows school boards to allocate up to 40% of their education land costs to non-residential development. If a school board had a non-residential component to their EDCs, then the land costs would be multiplied by whatever percentage the board deemed to be apportioned to non-residential. For example, if the total land costs were estimated to be \$1 million and the non-residential allocation was 10%, then the *non-residential growth-related net education land costs* would total \$100,000. The remaining balance would make up the *residential growth-related net education land costs*.

To determine the residential charge (assuming a uniform charge), the total residential growth-related net education land costs are divided over the projected number of net new dwelling units assumed in the EDC forecast over the next fifteen years. The result is the amount of the uniform residential EDC per dwelling unit. If charges are to be imposed on non-residential development, there are two ways in which they can be calculated. If the Boards choose to use a non-residential forecast of gross floor area, then the total non-residential growth-related net education land costs are divided by the estimated gross floor area of proposed non-residential developments. The Boards can also choose to use a non-residential forecast of estimated declared values where the non-residential land costs are divided by the projected declared values and multiplied by 100 to get a non-residential charge.

Once the residential charge is determined, it can be charged uniformly across all types of development or different rates can be charged depending on the types of units being built. If the EDC is applied in a uniform manner, then the total residential land costs are simply divided over the estimated net new dwelling units as described earlier. If the Boards choose to impose a differentiated EDC, then the charges are apportioned on the basis of different unit types producing different amounts of pupils. The Boards may choose to define developments as they wish (i.e. low density, high density, condos, apartments, single family, etc.) but are encouraged to stay as consistent as possible with categories used by the local municipalities impacted by the by-law.

A distribution factor is determined by the distribution of growth-related pupils amongst the various unit types defined by the Boards. For example, if 100 students were from low density developments, 50 from medium density and 10 from high, the distribution factors would be 62.5% for low (100/160), 31.25% for medium and 6.25% for high. These distribution factors are then multiplied by the total residential land costs to determine the apportioned residential land costs by development type. Each separate amount is then divided by the number of net new units for the particular development type to arrive at the *differentiated residential EDC per unit by development type*.

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### 3.6 Policy Statements

In addition to the demographic forecasting and financial components of the EDC analysis, there is also an important policy component. EDC policies are largely determined by the School Boards and help shape the type of by-law that will be imposed. Examples of some important EDC policies are the apportionment of land costs across residential and non-residential development or an area-specific versus a jurisdiction-wide by-law. There are two specific policies for which the legislation requires boards to produce policy statements that must be included in the EDC background study.

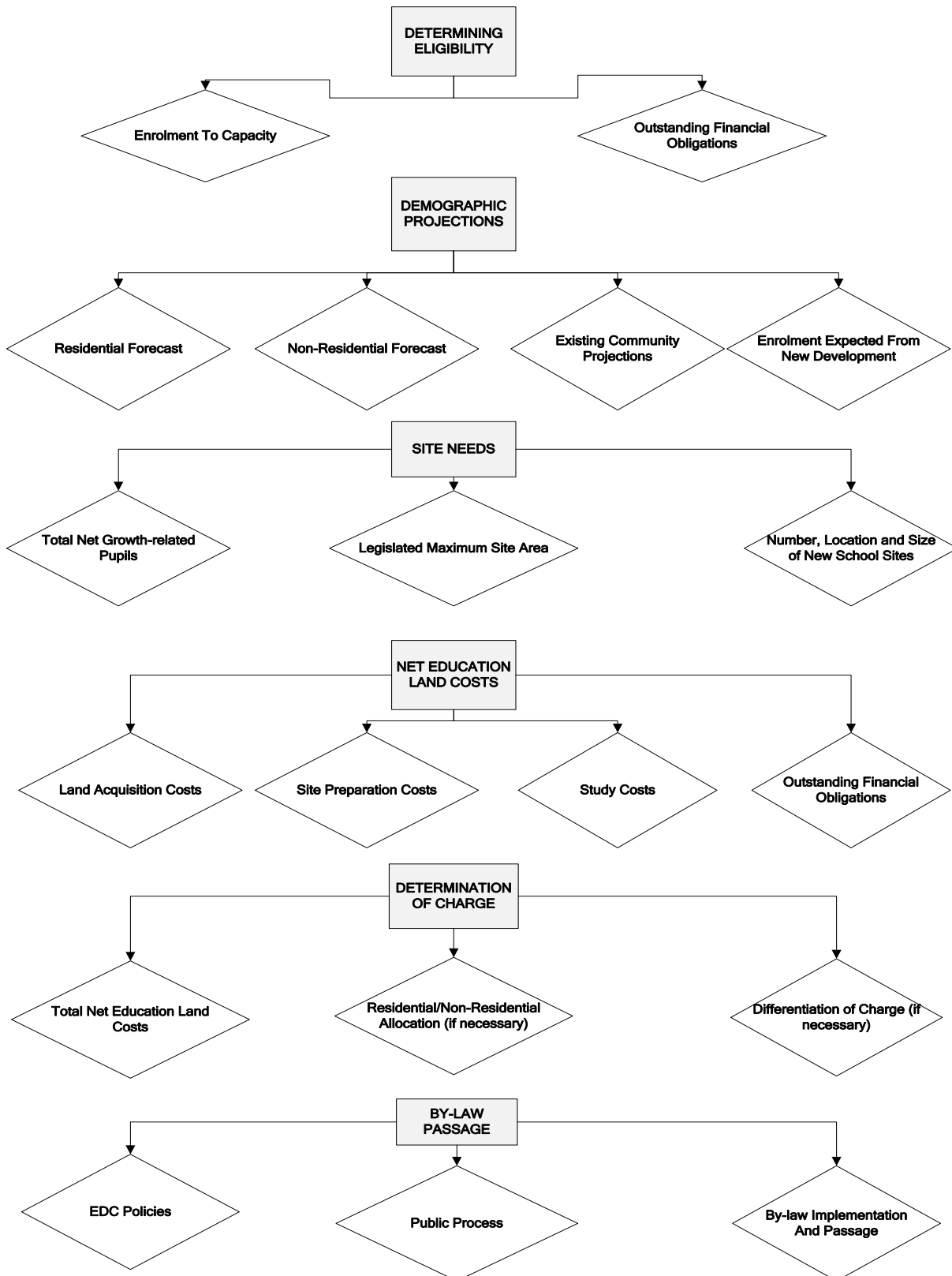
The first policy for which a statement must be provided is the alternative accommodation arrangement policy. The statement must include information on the board's policy with regard to how it deals with alternative accommodation arrangements to provide pupil accommodation and how it could reduce or eliminate the need for EDCs. If the board has had a previous by-law, then information respecting how alternative accommodation arrangements were implemented (or not implemented) must also be provided.

The second policy statement deals with the policy on operating budget surpluses. The EDC must include a board policy that states if savings are achieved in the operating budget, they must be used to defray any eligible EDC expenditures. The statement included in the background study must state that the board has reviewed its current operating budget for potential savings that could be applied to the EDC. The statement must also include the amount of potential savings that would be applied to the EDC, if any.

Both of the statements can be found in Appendix C of this document.

***A flow chart detailing the EDC process can be found on the following page. In addition, the Ministry EDC Forms, which detail the calculations required to determine the EDC, can be found in Appendix A at the end of this report.***

**EDC PROCESS AND METHODOLOGY**



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## **4. DEMOGRAPHIC PROJECTIONS**

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## 4. DEMOGRAPHIC PROJECTIONS

As mentioned earlier in the report, the demographic projections form the backbone of the EDC analysis, in that they are used to determine eligibility, need and ultimately the quantum of the charge itself. The demographic projections for an EDC consist of both forecasts of new housing development as well as projections of school enrolment. Projections of both new housing and enrolment must be provided on an annual basis for a 15-year period following by-law imposition. The following Chapter provides the methodology and background to the demographic projections, as well as the results of those projections.

### 4.1 The Residential and Non-residential Growth Forecast

#### *Residential*

The residential growth forecast for the EDC is critical to the analysis because of the direct link between new homes and new pupils for the school boards. In addition to determining a board's needs, the number of net new projected units in the forecast is what the total net education land costs get divided by to determine the final quantum of the residential charge. The dwelling unit forecast contained in this study provides a projection of the number of units on an annual basis for the next 15 years by low (single/semis), medium (townhouses) and high (apartments) density allocations as well as seasonal dwellings. O.Reg 20/98 s.7(2) states that a board must, "estimate the number of new dwelling units in the area in which charges are to be imposed for each of the 15 years immediately following the day the by-law comes into force."

Housing development and occupancy patterns have changed significantly over the last decade. Housing developments are offering more choice in terms of density, such as singles, townhomes and apartments, as well as developments that cater to specific lifestyles or age groups (retirement residences). The new *Places To Grow* initiative by the provincial government mandates that future developments will have more units on less land, increasing the likelihood of more urban-type developments and infilling projects in the future. The combination of new initiatives, societal shifts in housing and the recent downturn in the economy have posed a set of unique challenges for municipalities in the area to develop long-term population and housing projections.

For the purpose of this study, the population forecast targeted the Growth Plan 2031, as identified in the Growth Plan for the Greater Golden Horseshoe, office consolidation, June 2013 (Schedule 3). The population age structure was derived from the "*Greater Golden Horseshoe Growth Forecasts to 2041 - Technical Report*," prepared by Hemson Consulting, which serves as background material to the Growth Plan. This population forecast was revised further, to net out the Municipality of Clarington to be consistent with the previous EDC 2009 Study.



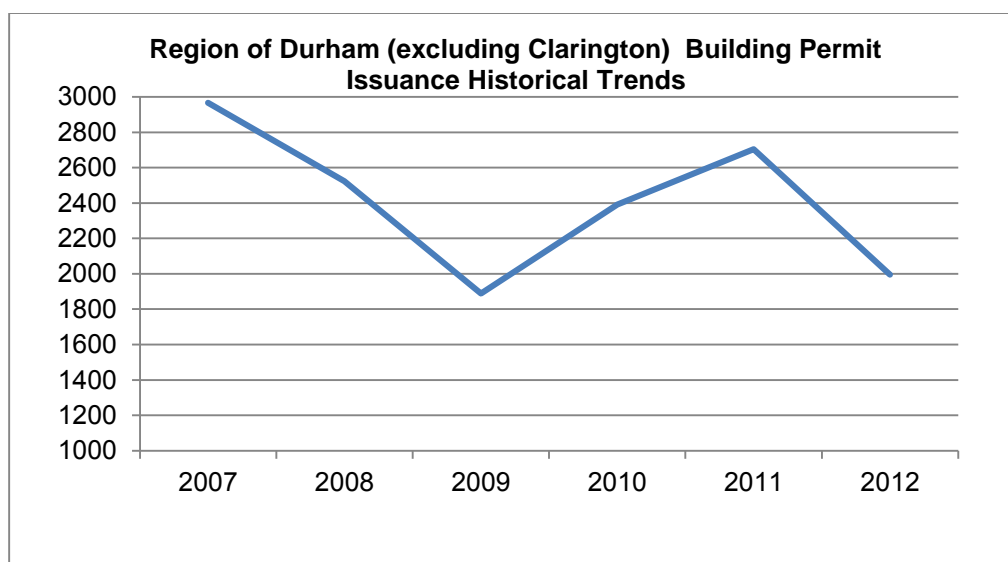
The employment forecasts contained in this study were derived from the 2013 Durham Region Development Charges Background Study, which conform to the Growth Plan for the Greater Golden Horseshoe, office consolidation, June 2013 (Schedule 3). This forecast has also been updated to net out the Municipality of Clarington for the purposes of this EDC.

Housing forecasts and area municipal allocations were derived from the 2013 Region of Durham Development Charges Background Study as well as the Region of Durham Traffic Analysis Zone Housing Data, while the local housing mix was derived from the 2008 Growing Durham Growth Management Strategy which was prepared by Watson & Associates.

According to information from municipal building permit data, the Region of Durham (excluding the Municipality of Clarington) has averaged approximately 2,412 new permits for residential construction from 2007 to 2012. Residential building activity in the Region of Durham (excluding the Municipality of Clarington) has fluctuated since 2007 with permit activity peaking at 2,966 in 2007, followed by a decrease to 1,888 permits in 2009 – a drop of more than 36%. Since 2009, permits increased to 2,704 in 2011, followed by a 26% decline to 1,996 in 2012.

#### Region of Durham (excluding Clarington) Historical Building Permit Issuance

Municipality	2007	2008	2009	2010	2011	2012	Total
Pickering	186	245	66	266	572	283	1,618
Ajax	903	632	895	697	750	518	4,395
Whitby	793	693	322	633	796	526	3,763
Oshawa	784	775	519	724	501	597	3,900
Uxbridge	230	116	27	43	54	40	510
Scugog	51	44	13	14	15	20	157
Brock	19	18	46	15	16	12	126
<b>TOTAL</b>	<b>2,966</b>	<b>2,523</b>	<b>1,888</b>	<b>2,392</b>	<b>2,704</b>	<b>1,996</b>	<b>14,469</b>



The Region's growth forecast is based on some significant changes in how it will grow in the future – consistency with initiatives like Places To Grow are likely to result in more compact, intensified and urban growth. The Region forecasts project fairly sustained growth over the next few decades with an average of approximately **5,943** new dwelling units per year from 2014/15-2028/29 (15-year EDC forecast term).

<b>REGION OF DURHAM (excluding Clarington) 2014/15-2028/29</b>		
	<b># Of Units</b>	<b>% By Density</b>
<b>Low (Single/Semi)</b>	<b>35,519</b>	<b>40%</b>
<b>Medium (Townhouses)</b>	<b>22,154</b>	<b>25%</b>
<b>High (Apartments)</b>	<b>31,474</b>	<b>35%</b>
<b>Total</b>	<b>89,147</b>	<b>100%</b>

As noted earlier, the final growth forecast for the Durham EDC by-law for both the DDSB and the DCDSB is based on the aforementioned data and totals **89,147** new units that are forecast to be built over the next 15 years. Of these new units, 40% are estimated to be low density, 25% medium density, and 35% high density. Comparatively, the historical building permit data (Statistics Canada) from 2007 to 2012, indicates approximately 68% of all permits were for low density type units (singles/semis), 22% for medium density and 10% for high density. While the forecast averages **5,943** units for the 15-year EDC term, it is expected that the first 5 years of the forecast will average 5,032 units per year. Between Years 5 and 10, the forecast is expected to average 6,674 and between Years 10 and 15, the forecast is expected to average 6,123.

In order to account for intensification of units, which are exempt from EDCs, an adjustment to the projections was made to derive the "net" new units housing forecast. This adjustment is intended to estimate the number of units in the forecast that will be created by intensification – transforming an existing single family home into duplex/apartment-type units. The overall forecast was reduced by approximately 1.3% to estimate the number of exempt units and resulted in a projection of **88,017** net new units.

### ***Non-residential***

The non-residential growth forecast provides a basis for calculating a non-residential EDC, should the Boards elect to impose such a charge. O.Reg 20/98 s. 7(10) states that, "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 rate applied to the gross floor area (GFA) of a new development or a rate applied to the declared value of development." The non-residential forecasts contained in this report are projections of GFA and have been derived from the same sources as the residential forecasts.

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The non-residential forecast for the Region of Durham totals **64,077,672** square feet of GFA over the next 15 years. As with the residential forecast, assumptions must be made respecting certain exemptions of GFA. Industrial additions (up to 50% of existing floor area) and certain institutional properties (municipal and school board properties) are exempt under the legislation. Utilizing historical Statistics Canada data on non-residential construction by type, **16,570,252** square feet were exempted from this forecast and the total “net” new non-residential forecast totals **47,507,420** square feet of GFA.

## **4.2 Enrolment Projections**

Enrolment projections for the purposes of the EDC analysis are completed as two separate components – enrolment of the existing community and enrolment expected from new housing growth. The enrolment projections of the existing community are based on a scenario of no new housing growth and examine projected enrolment of the existing population. The projections of enrolment from new housing focus on pupils that are generated from expected new housing developments. EDC eligible growth-related pupils must be offset by any available space in the existing community and, thus, it is necessary to examine enrolment projections utilizing the two separate components.

Enrolment projections have been prepared for each review area in each Board’s jurisdiction. The existing community projections have been prepared for each of the Board’s schools contained in the EDC analysis. The projections of enrolment from new housing growth are provided on a review area basis.

The enrolment projections also assume that students are accommodated in their home attendance areas. This means that students that are currently in a holding situation at a school outside their home school boundary are returned to their home boundary. Holding situations typically arise when students in a development area await new school construction and are “held” in nearby schools until the new school is open. Situations where students are permanently accommodated outside their home areas (i.e. program) are not affected.

### ***Methodology***

The prediction of school enrolment involves the consideration of a wide range of factors. There are three common methods of enrolment projections: rate of growth; enrolment ratios; and grade transition. The rate of growth method assumes that past rates of enrolment growth or decline will carry forward. In today’s changing demographic and economic landscape, this method of enrolment forecasting is suitable for short term projections but should be combined with other methodologies for longer term projections. The enrolment ratio method looks at historical ratios of school enrolment compared with the overall population and then carries forward these ratios or makes assumptions about new ratios and applies them to a population forecast. The grade

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transition method examines historical progression rates from grade to grade and makes assumptions about the retention of grades from one year to the next.

Watson & Associates used a combination of the latter two methodologies – enrolment ratio and grade transition – in conjunction with strong demographic background data and historical Board enrolment to produce the enrolment forecasts for the EDC. The enrolment projection methodology focuses on the relationships between demographic trends and actual historical enrolment of the Boards. The basis of the assumptions for future trends comes from the analysis of these historical relationships.

### ***Demographic Background***

A demographic profile is compiled for each review area within each Board's jurisdiction using data from the 2001, 2006 and 2011 Census. Trends in the demographic data are used to highlight changes in population on both a review area and jurisdiction-wide basis. Examining these historical trends assists in providing perspective and direction when determining future assumptions for the projections.

The table below depicts the demographic trends for the Region of Durham (excluding the Municipality of Clarington). The total population grew by almost 11% between 2001 and 2006. In comparison, population counts grew 6.6% in Ontario and 5.4% Canada-wide over that same time period. Between 2006 and 2011, the population in the Boards' jurisdiction grew by more than 8%, slightly less than the earlier half of the decade and above the provincial and national rates for this same time period, which were 5.9% and 5.7%, respectively. More importantly, from a school board perspective, was the decrease in the elementary school aged (4-13 years) population which declined by almost 2% from 2001 to 2006 and an additional 3% between 2006 and 2011 – an absolute loss of more than 3,500 between 2001 and 2011. The secondary school aged (14-18) population experienced an increase of almost 14% from 2001 to 2006 and an additional 4% between 2006 and 2011.

In addition to the elementary and secondary aged population, the pre-school aged population and the population of females aged 25-44 were also examined for both the 2001/06 and 2006/11 time periods. These two groups are important because they are excellent indicators of what is expected to happen in the school aged population in the short to mid-term. The pre-school population is the cohort that will be entering the school system in the next few years. Females between 25 and 44 years of age are the group of women that are said to be in their prime child-bearing years and examining this population can provide input to future births/school aged children. In the Boards' jurisdiction, both the pre-school population and population of females aged 25-44 grew by approximately 1% for the 2001/06 time period. Between 2006 and 2011, the pre-school population increased by an additional 8%, while the population of females aged 25-44 decreased by approximately 2%.

**Region of Durham (excluding the Municipality of Clarington) - Demographic Trends 2001, 2006, 2011**

Population Data	2001	Share of	2006	Share of	2011	Share of
	Census	Total	Census	Total	Census	Total
<b>Total Population</b>	<b>436,979</b>		<b>483,273</b>		<b>523,335</b>	
Pre-School Population (0-3)	21,818	5.0%	21,928	4.5%	23,628	4.5%
Elementary School Population (4-13)	69,305	15.9%	68,117	14.1%	65,788	12.6%
Secondary School Population (14-18)	33,346	7.6%	38,046	7.9%	39,672	7.6%
Population Over 18 Years of Age	312,511	71.5%	355,182	73.5%	394,247	75.3%
<i>Females Aged 25-44</i>	70,985	16.2%	71,423	14.8%	69,995	13.4%

Population Data	2001-2006			2006-2011		
	Absolute Change	% Change	Share Change	Absolute Change	% Change	Share Change
<b>Total Population</b>	<b>46,293</b>	<b>10.6%</b>		<b>40,063</b>	<b>8.3%</b>	
Pre-School Population (0-3)	110	0.5%	-0.5%	1,700	7.8%	0.0%
Elementary School Population (4-13)	-1,188	-1.7%	-1.8%	-2,329	-3.4%	-1.5%
Secondary School Population (14-18)	4,701	14.1%	0.2%	1,626	4.3%	-0.3%
Population Over 18 Years of Age	42,671	13.7%	2.0%	39,065	11.0%	1.8%
<i>Females Aged 25-44</i>	437	0.6%	-1.5%	-1,427	-2.0%	-1.4%

A description of the relevant population age cohorts is as follows:

- Pre-school aged (0-3) – used as a lead indicator of potential anticipated enrolment in the short-term;
- Elementary (4-13) – represents the predominant age structure of the students that attend elementary schools;
- Secondary (14-18) – represents the predominant age structure of the students that attend secondary schools; and
- Adult (18+) – reflects the segment of the population that does not attend elementary or secondary school.

### ***The Enrolment Projection Process***

#### Determining Entry Year Enrolment

One of the most important and most difficult components of the enrolment forecast is predicting entry year enrolment of the Junior Kindergarten grade. Much of the overall projection relies on

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the assumptions made with regard to pupils entering the system. To develop forecasts for the JK grade, a review of historical births, pre-school (0-3 years old) population and historical JK enrolment is undertaken. The participation rates of the Boards' JK grade enrolment of the 4-year old population are examined from one Census period to the next to determine future participation ratios.

In addition, a population forecast of the pre-school and school aged population (0-18 years) by single year of age is prepared for the study area. This forecast is based on the population trends of the 2001, 2006, and 2011 Census periods, as well as other relevant demographic trends of the area. Recent fertility and death rates are applied to the 2011 Census population and the population is aged to provide future births and future school aged population.

The challenge in this population forecast is to exclude growth/development in this phase of the forecast. The total enrolment forecast is divided into two separate components – existing enrolment and enrolment from future housing. To account for this, trends are examined for 2001, 2006 and 2011 Census populations to estimate levels of growth and migration that occurred between the Census periods. Assumptions arising from this examination are used to “strip” growth/migration from the projected population forecast to ensure that growth is not double counted.

Comparing historical JK enrolment to actual population provides ratios that are used to determine future JK enrolment from the projected 4-year old population in the review area. This determines the projected JK pupils for the review area for the forecast period. These overall JK students then need to be allocated to their respective schools in the review area. This allocation is based on historical shares combined with any Board information on recent openings/closures or program changes that may affect future share. Table 4.1 depicts an example of JK/Elementary participation rates between 2001 and 2011.

**Table 4.1: An Example of Junior Kindergarten/Elementary Participation Rates – 2001-2011**

<b>SINGLE YEAR OF AGE</b>	<b>2001</b>	<b>2006</b>	<b>2011</b>
0	3,185	3,712	3,799
1	3,457	3,883	3,925
2	3,602	3,965	4,078
3	3,664	3,862	4,267
<b>4</b>	<b>3,813</b>	<b>4,110</b>	<b>4,259</b>
5	4,011	3,953	4,474
6	4,157	4,119	4,350
7	4,259	4,079	4,653
8	4,347	4,244	4,520
9	4,253	4,324	4,560
10	4,354	4,506	4,522
11	4,439	4,564	4,760
12	4,184	4,736	4,605
13	4,060	4,762	4,840
<b>JK HEADCOUNT ENROLMENT</b>			
	<b>1,489</b>	<b>1,484</b>	<b>1,730</b>
<b>ELEMENTARY HEADCOUNT ENROLMENT</b>			
	<b>17,950</b>	<b>19,203</b>	<b>19,887</b>
<b>JK PARTICIPATION</b>			
	<b>39%</b>	<b>36%</b>	<b>41%</b>
<b>ELEMENTARY PARTICIPATION</b>			
	<b>43%</b>	<b>44%</b>	<b>46%</b>

At this stage of the projections, each school in a review area will have a projected number of JKs for the forecast period. The next step then involves using the grade transition method to advance each grade from one year to the next. For every school in the system, retention rates from grade to grade are calculated and applied to grade enrolments as they are advanced through each projection year. Each school and community can be unique when it comes to grade retention. For example, the ratio of Kindergarten students to Junior Kindergarten students is often higher in the more rural areas and an indication that more students routinely enter the Senior Kindergarten grade than would be expected, given the Junior Kindergarten count from the previous year. Programs, such as French Immersion, etc., can also have a significant impact on grade to grade retention on a school by school basis. Table 4.2 provides an example of retention rate calculations based on historical enrolment.

**Table 4.2: Retention Rate Example**

Retention Rate Percentages			Grade	Historical Enrolments					
				2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012
Years									
5 Year Rate	4 Year Rate	2 Year Rate	JK	1484	1562	1539	1559	1605	1730
111%	112%	110%	SK	1720	1611	1745	1750	1696	1797
110%	111%	112%	1	1613	1859	1787	1919	1929	1915
104%	103%	102%	2	1847	1682	1949	1866	1947	1994
104%	104%	104%	3	1982	1911	1765	2016	1934	2047
103%	103%	103%	4	1971	2004	1953	1846	2067	1990
103%	103%	103%	5	2119	2058	2082	2011	1895	2128
102%	102%	103%	6	2151	2145	2093	2123	2051	1953
101%	101%	102%	7	2184	2144	2174	2114	2148	2093
101%	102%	102%	8	2120	2210	2194	2178	2145	2193

Historical enrolment trends, overall participation rates/enrolment share, as well as the overall demographics of the area, are all examined in conjunction with the ratio of the projected enrolment to the population. This examination looks at the reasonableness of the projections and expected ratios and assumptions in light of recent historical trends.

### Secondary Enrolment Projections

The secondary enrolment projections are based largely on the elementary projections and how the elementary students transition into the secondary panel. Each secondary school of the Boards is assigned feeder elementary schools which form a “family” of schools based on Board data. As Grade 8 students graduate, they are assigned to their respective secondary schools. If Grade 8 students can attend more than one secondary school, they are then allocated based on recent trends.

The other factor involved in projecting the entry year or Grade 9 grade for the secondary panel involves the concept of open access. In Ontario, students are permitted to attend the secondary school of their choice, regardless of religious requirements, assuming there is space and program availability. To account for this in the projections, the predicted Grade 9 enrolment at a given secondary school based on its feeder schools and historical retention rates is compared to the actual Grade 9 enrolment at the school. This ratio provides an approximation of the net students lost or gained due to open access.

The other important variable that is considered in the secondary enrolment projection methodology is the impact of the fifth year of secondary school which was eliminated in 2003/04. The elimination of the fifth year of study does not mean that Grade 12 students are not allowed



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to come back for a fifth year of study. There are still instances where Grade 12 students may come back to finish the 4-year program in five years or to upgrade or retake certain courses. The percentage of students that are coming back for a fifth year varies throughout the Province and even from school to school within a board. The projections in this analysis typically utilize a 3-year average of Grade 12 retention rates (putting greater emphasis on the last year or two), as well as input from the School Boards on their experiences and expected future trends.

The remainder of the secondary projection follows the same methodology used in the elementary projections. Grades are advanced by applying historical grade transition rates for each school in the system. Assumptions are derived using historical ratios of enrolment to population and are used to ensure that projected secondary enrolment relates back to the projected secondary populations.

### Examining Historical Enrolment Trends

Historical enrolment provides trends that are used to help form assumptions for projected enrolment and provides an important basis to determine relationships with demographic data. The historical data can provide detail on things such as how the change in enrolments compare with the changes in the school aged populations of the same area, how different sized grade cohorts are moving through the system and how enrolment has changed in light of new housing activity.

An important indicator when examining historical enrolment is the ratio of senior elementary enrolment compared to junior elementary enrolment. This ratio provides a quick “snapshot” of the current enrolment structure and can provide a short term outlook of expected enrolment.

The comparison is made between the senior elementary grades (6-8) and the junior elementary grades (JK-1). Assuming full-day JK and SK, an equal number of pupils entering JK-1 to those moving through the senior elementary grades would result in a ratio of 1. If the ratio is higher than 1, it indicates that more pupils are leaving the elementary system or school than are entering and could be an indicator of future enrolment decline, at least in the short term and absent of mitigating factors. A ratio lower than 1 indicates possible enrolment growth (at least in the short term) and is typically found in growing areas where housing attracts young couples or young families with children.

The ratio of senior to junior elementary enrolment for the DDSB’s total jurisdiction based on 2011/12 enrolment is 1.07; in 2006/07, however, the GSR was 1.22. The decrease in the grade structure ratio between 2006/07 and 2011/12 is indicative of the population growth occurring in the area at that time, causing more students to enter the elementary system than to leave. The current GSR (1.00) is projected to fluctuate over the next 15 years – increasing to 1.07 by Year 5 of the projection. By Year 10 of the projected term, the GSR is expected to be around 1.00 and

remain steady for the last 5 years of the forecast (Year 15). Table 4.3 outlines historical enrolment and historical grade ratios for the DDSB.

**Table 4.3: DDSB Total Jurisdiction**

<b>GRADES</b>	<b>2001/ 2002</b>	<b>2006/ 2007</b>	<b>2011/ 2012</b>
<b>JK</b>	3,767	3,799	4,142
<b>SK</b>	4,015	4,164	4,197
<b>1</b>	4,563	4,187	4,473
<b>2</b>	4,475	4,414	4,444
<b>3</b>	4,679	4,425	4,537
<b>4</b>	4,632	4,461	4,210
<b>5</b>	4,463	4,547	4,475
<b>6</b>	4,782	4,864	4,359
<b>7</b>	4,696	4,811	4,619
<b>8</b>	4,564	5,150	4,723
<b>SE</b>	1,941	2,128	2,056
<b>ALT/OTH</b>	0	0	0
<b>TOTAL</b>	<b>46,577</b>	<b>46,950</b>	<b>46,235</b>
<b>RATIO</b>	<b>1.14</b>	<b>1.22</b>	<b>1.07</b>

Table 4.4 depicts the historical GSR for the DCDSB's total jurisdiction. The ratio of senior to junior elementary enrolment based on 2011/12 enrolment was 1.21, which is indicative of short-term enrolment increases, as the GSR was 1.49 in 2006/07. There is currently (2012/2013) an average of 1,542 students per grade in the senior grades compared with 1,396 students per grade in the junior grades – resulting in a GSR of 1.10. The DCDSB's GSR is expected to fluctuate over the next decade; however, the overall trend is declining. In Year 1 the GSR is expected to be around 1.08 (2014/15) and is projected to decline (with some fluctuation) to 1.05 in Year 15 (2028/29) – which is indicative of the enrolment structure starting to balance itself out.

**Table 4.4: DCDSB Total Jurisdiction**

GRADES	2001/ 2002	2006/ 2007	2011/ 2012
JK	1,404	1,195	1,243
SK	1,543	1,408	1,321
1	1,786	1,438	1,341
2	1,910	1,540	1,371
3	1,911	1,595	1,467
4	2,084	1,754	1,454
5	2,054	1,840	1,550
6	2,208	1,991	1,526
7	2,058	2,048	1,617
8	1,876	2,001	1,588
SE	0	0	0
ALT/OTH	0	0	0
<b>TOTAL</b>	<b>18,834</b>	<b>16,810</b>	<b>14,478</b>
<b>RATIO</b>	<b>1.30</b>	<b>1.49</b>	<b>1.21</b>

### The Impact of Enrolment Share

Board enrolment share refers to the share or percentage of total enrolment a board receives between itself and its co-terminous English language board. Changes in enrolment share can have significant impacts on board enrolment. For example, increases in enrolment share can help mitigate declines or even increase enrolment in areas where the total school aged population is in decline.

The table found below measures the historical elementary enrolment of the DDSB and the DCDSB for the Region of Durham (excluding the Municipality of Clarington). The DCDSB has decreased its share of enrolment over the past decade – dropping from 29% in 2001/02 to 26% in 2006/07 and to 24% in 2011/12. Subsequently, the Public Board has increased its share over the past decade, increasing from 71% in 2001/02 to 74% in 2006/06 and finally to 76% 2011/12.

ELEMENTARY			
Board	2001/02	2006/07	2011/12
<b>DDSB TOTAL</b>	<b>46,577</b>	<b>46,950</b>	<b>46,235</b>
<b>DCDSB TOTAL</b>	<b>18,834</b>	<b>16,810</b>	<b>14,478</b>
<b>TOTAL OF BOTH BOARDS</b>	<b>65,411</b>	<b>63,760</b>	<b>60,713</b>
<b>DDSB SHARE</b>	<b>71%</b>	<b>74%</b>	<b>76%</b>
<b>DCDSB SHARE</b>	<b>29%</b>	<b>26%</b>	<b>24%</b>

On the secondary panel, enrolment share has remained relatively stable for both Boards since 2001/02. The DDSB experienced a decrease in share of approximately 1% from 2001/02 to 2006/07 – remaining steady at 73% to 2011/12. The Catholic Board subsequently increased its

enrolment share between 2001/02 and 2006/07 – increasing from 26% in 2001/02 to 27% in 2006/07 and 2011/12.

<b>SECONDARY</b>			
<b>Board</b>	<b>2001/02</b>	<b>2006/07</b>	<b>2011/12</b>
<b>DDSB TOTAL</b>	<b>22,040</b>	<b>23,519</b>	<b>22,914</b>
<b>DCDSB TOTAL</b>	<b>7,627</b>	<b>8,853</b>	<b>8,397</b>
<b>TOTAL OF BOTH BOARDS</b>	<b>29,667</b>	<b>32,372</b>	<b>31,311</b>
<b>DDSB SHARE</b>	<b>74%</b>	<b>73%</b>	<b>73%</b>
<b>DCDSB SHARE</b>	<b>26%</b>	<b>27%</b>	<b>27%</b>

### Enrolment Expected from New Housing

The second phase of the enrolment projection methodology involves predicting housing growth in the study area and its impact on school enrolment. Earlier in this Chapter, the residential unit growth forecasts were explained in detail. The residential unit forecast is used as the basis to predict future school enrolment from growth. Historical levels of occupancy by school aged children and by housing type provide us with factors and trends that allow us to make assumptions about how new units might produce children in the future.

From an occupancy point of view, the number of people per housing unit has been declining in practically every part of the Province over the last decade or longer. In addition, the number of school aged children per household has also been in sharp decline. New units today are not producing the same number of people or the same number of children as they have historically.

Each unit in the residential forecast is multiplied by a factor to predict the number of school aged children that will come from the projected number of units. To derive this pupil generation factor, the methodology involves using custom Census data prepared specifically for Watson & Associates by Statistics Canada. The Census data provides information with respect to the number of pre-school and school aged children that are currently living in certain types and ages of dwelling units. For example, the data is able to provide the number of children aged between 4-13 years that live in single family homes that are between 1-5 years old for any Census Tract (CT) in the study area.

Pupil yields were derived for both the elementary and secondary panels for low, medium and high density housing types for each review area in each Board's jurisdiction. The pupil yields and trends can vary significantly from area to area in a board's jurisdiction. In this way, factors are derived and applied to the appropriate growth forecast to get a forecast of school aged children from new development. This new development forecast must then be adjusted to reflect only the enrolment for the subject Boards. Using historical apportionment and population participation rates, the enrolment forecast is revised to capture the appropriate share for the Boards.

For the DDSB, the total yields for the elementary panel range between 0.0631 in Whitby South to 0.3820 in Brock (Table 4.5). On the secondary panel, Ajax South has the lowest yield at 0.0310 and Brock has the highest at 0.0997. The DCDSB's total yields for the elementary panel range between 0.024 in City of Oshawa South to 0.118 in City of Oshawa North (Table 4.6). On the secondary panel, Town of Ajax South has the lowest yield at 0.0116 and Town of Whitby has the highest yield at 0.0298. **Table 4.7 depicts a flow chart outlining the process of projecting enrolment from new development and can be found on page 4-17.**

**Table 4.5: DDSB Growth-related Pupil Yields**

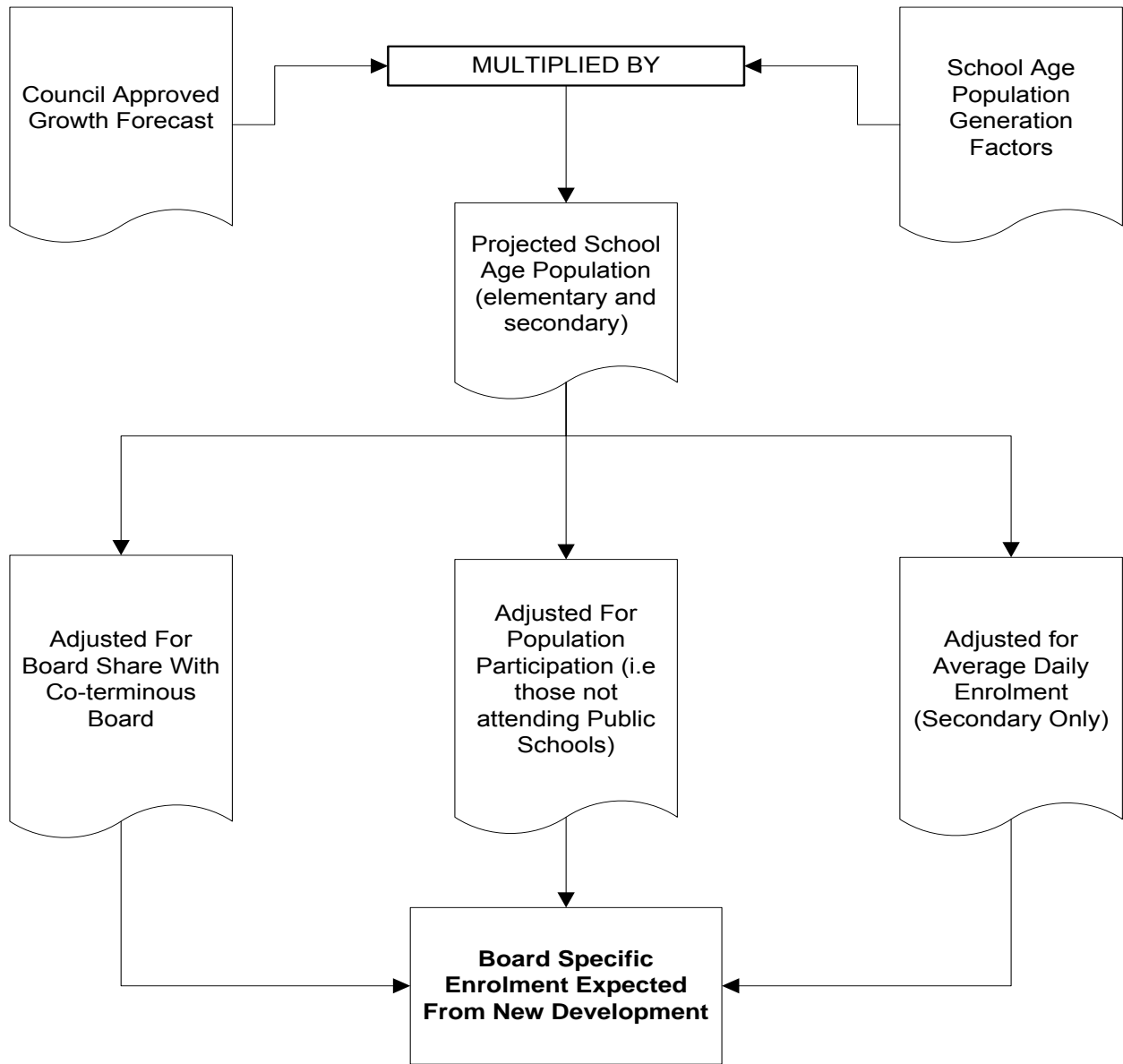
<b>Durham District School Board EDC Submission 2014 Growth Related Pupils – Elementary Panel</b>		<b>Durham District School Board EDC Submission 2014 Growth Related Pupils – Secondary Panel</b>	
Pickering South	0.0652	Pickering South	0.0505
Pickering North (Excluding Seaton)	0.1742	Pickering Centre, Seaton Lands, Ajax North	0.0789
Seaton Lands	0.3006	Ajax Centre	0.0532
Ajax South	0.1128	Ajax South	0.0310
Ajax North	0.2140	Whitby South	0.0477
Ajax Centre	0.2203	Whitby North	0.0712
Whitby South	0.0631	Oshawa South	0.0367
Whitby Centre East	0.1228	Oshawa Centre	0.0869
Whitby Centre West	0.2480	Scugog Township (part of) North Oshawa	0.0845
Whitby Centre Northeast	0.2735	Uxbridge and (part of) North Pickering	0.0835
Whitby North	0.2641	Brock Township	0.0997
Oshawa Centre	0.1081		
Oshawa South	0.1359		
Oshawa North	0.3050		
Uxbridge Township	0.2912		
Scugog (part of) North Oshawa	0.3271		
Brock Township	0.3820		

**Table 4.6: DCDSB Growth-related Pupil Yields**

<b>Durham Catholic District School Board EDC Submission 2014 Growth Related Pupils – Elementary Panel</b>		<b>Durham Catholic District School Board EDC Submission 2014 Growth Related Pupils – Secondary Panel</b>	
City of Pickering South	0.036	City of Pickering South and Uxbridge	0.0236
City of Pickering North	0.082	City of Pickering Northeast and Ajax North	0.0224
Town of Ajax South	0.031	Town of Ajax South	0.0116
Town of Ajax North	0.077	Town of Whitby	0.0298
Town of Whitby South	0.034	City of Oshawa, Scugog, Brock	0.0138
Central Whitby	0.066		
Town of Whitby South	0.097		
City of Oshawa South	0.024		
City of Oshawa North	0.118		
Township of Uxbridge	0.036		
Township of Scugog, City of Oshawa NE	0.040		
Township of Brock	0.027		

**Table 4.7: Enrolment Expected From New Development**

**Enrolment Expected From New Development**



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### Is the EDC Forecast Reasonable in Comparison to Other School Aged Forecasts?

The aforementioned methodology describes the process in which enrolment projections are derived; however, before the projections can be finalized there is one final step. The projections are compared with an accepted school age forecast for the Boards' jurisdiction to determine the reasonableness of the projections. The Boards' projections are built back up to a total school aged population forecast using assumptions on apportionment and participation rates.

The projections are compared to the most recent available forecasts in the Boards' jurisdiction. These can include Ministry of Finance Population projections, Statistics Canada Population projections, Official Plan projections, etc. If the enrolment projections and the population forecast have similar long term trends, further adjustment is unlikely. However, should there be significant differences between the two forecasts, adjustments may be made to the enrolment projections to ensure consistency with the population forecast.

***This final adjustment ensures that the projected enrolments for the School Boards maintain similar long-term trends and assumptions consistent with other governments/agencies in the Boards' jurisdiction.***

For the purposes of the EDC projections, the population forecast used to cross-check the numbers was prepared by Watson & Associates as part of population, household and employment projections prepared for the Region of Durham that were referenced earlier. The population forecast that was used contained population projections by age cohort for 5-year intervals through to 2031.

### **4.3 Summary of Projected Enrolment**

The total EDC enrolment projections for the Region of Durham indicate that by the end of the forecast period (2028/29), the Durham District School Board will have a total elementary enrolment of 62,223. This represents a total increase of approximately 31% from 2014/15. On the secondary panel, enrolment is expected to increase by about 14%, with 2014/15 enrolment of 21,596 forecast to increase to approximately 24,587 by the end of the 15-year forecast term.

The Durham Catholic District School Board can expect total elementary enrolment in Durham of 19,481 at the end of the forecast period, compared to the 2014/15 enrolment of 14,791, for a total increase of 4,690 pupils or 32%. On the secondary panel, enrolment is expected to begin declining in the short term and then increase in the mid to longer term projections as the larger elementary cohorts begin entering the secondary system. Enrolment is expected overall to increase from 7,393 in 2014/15 to 8,239 at the end of the EDC term, for a total increase of 846 pupils or approximately 11%. A summary of the projected enrolment by Board, review area and panel can be found on the following page.

**DDSB Elementary Review Areas**

Review Area	Year 1 2014/15	Year 5 2018/19	Year 10 2023/24	Year 15 2028/29
PE01	6,103	6,122	6,088	6,430
PE02A	338	369	337	341
PE02B	374	1,709	3,910	5,130
PE03	2,636	2,583	2,581	2,659
PE04A	3,197	3,511	3,738	4,051
PE04B	4,624	4,355	4,127	4,341
PE05	642	764	771	787
PE06A	7,800	7,786	7,830	7,994
PE06B	443	540	1,362	2,155
PE06C	678	738	737	817
PE07	3,312	3,877	4,308	5,228
PE08A	8,296	8,567	8,756	9,117
PE08B	1,461	1,488	1,475	1,519
PE09	2,660	3,267	4,161	5,723
PE10	1,873	1,797	1,872	2,182
PE11	2,019	1,997	2,122	2,472
PE12	1,078	1,039	1,069	1,276
<b>TOTAL</b>	<b>47,537</b>	<b>50,509</b>	<b>55,244</b>	<b>62,223</b>

**DDSB Secondary Review Areas**

Review Area	Year 1 2014/15	Year 5 2018/19	Year 10 2023/24	Year 15 2028/29
PS01A	2,750	2,516	2,619	2,642
PS01B	129	643	1,271	1,615
PS02	3,621	3,365	3,483	3,241
PS03	1,167	1,204	1,195	1,071
PS04	1,627	1,638	1,772	1,868
PS05	3,473	3,846	4,313	4,753
PS06	4,594	4,224	4,550	4,593
PS07	1,353	1,760	2,043	2,317
PS08	1,190	1,109	1,060	1,087
PS09	1,242	1,073	999	992
PS10	449	430	419	408
<b>TOTAL</b>	<b>21,596</b>	<b>21,808</b>	<b>23,723</b>	<b>24,587</b>

**DCDSB Elementary Review Areas**

Review Area	Year 1 2014/15	Year 5 2018/19	Year 10 2023/24	Year 15 2028/29
CE01	2,710	2,613	2,640	2,679
CE02	105	591	1,360	1,720
CE03	1,005	1,119	1,109	1,086
CE04	2,947	3,089	3,316	3,525
CE05	4	23	49	87
CE06	2,923	2,732	2,863	3,223
CE07	1,263	1,456	1,636	1,940
CE08	2,199	2,266	2,268	2,257
CE09	1,069	1,442	1,831	2,331
CE10	292	276	273	301
CE11	209	213	217	261
CE12	64	52	61	72
<b>TOTAL</b>	<b>14,791</b>	<b>15,873</b>	<b>17,624</b>	<b>19,481</b>

**DCDSB Secondary Review Areas**

Review Area	Year 1 2014/15	Year 5 2018/19	Year 10 2023/24	Year 15 2028/29
CS01	1,477	1,745	1,756	2,033
CS02	1,194	1,096	1,118	1,140
CS03	787	678	800	767
CS04	2,518	2,532	2,563	2,794
CS05	1,418	1,228	1,399	1,505
<b>TOTAL</b>	<b>7,393</b>	<b>7,279</b>	<b>7,636</b>	<b>8,239</b>



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## **5. EDUCATION DEVELOPMENT CHARGE CALCULATION**

## 5. EDUCATION DEVELOPMENT CHARGE CALCULATION

Once eligibility has been determined, the charge is calculated using the aforementioned forecasts and methodologies. The calculation is dependent on the growth/enrolment forecasts to project need, the valuation of land and services to assign a cost to that need and the residential and non-residential forecast to provide a quotient to determine the final quantum of the charge. O.Reg 20/98 s.7 provides the basis under which the EDC is determined. The following section will explain and highlight the specific calculation components of the EDC.

### 5.1 The Projections

The residential dwelling unit forecasts that were used in the EDC analysis, are explained in detail in Chapter 4 and outlined below.

#### *Residential Unit Forecast*

Region of Durham	2014/15-2028/29
TOTAL PROJECTED UNITS	89,147
TOTAL NET NEW UNITS	88,017

#### *Net Growth-related Pupil Places*

The projected school board enrolments, as well as the residential forecasts, determine the net growth-related pupil places which, in turn, determine the number of EDC eligible sites. Form E of the EDC Ministry Submission for each Board and each panel is set out below. These forms highlight, by review area, the net number of units, the Board pupil yields and the growth-related pupils.

The DDSB's projections forecast a total of 14,398 elementary net growth-related pupils and 3,870 secondary pupils. The DCDSB enrolment projections predict 4,450 net growth-related pupils on the elementary panel and 1,086 on the secondary panel.

**DDSB Education Development Charges Submission 2014  
Form E Growth Related Pupil – Elementary Panel**

Elementary Planning Area	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
Pickering South	Low Density	3,596	0.1204	433
	Medium Density	5,611	0.0766	430
	High Density	5,988	0.0214	128
	<b>Total</b>	<b>15,195</b>	<b>0.0652</b>	<b>991</b>
Pickering North (Excluding Seaton)	Low Density	263	0.2928	77
	Medium Density	230	0.2562	59
	High Density	425	0.0564	24
	<b>Total</b>	<b>919</b>	<b>0.1742</b>	<b>160</b>
Seaton Lands	Low Density	5,978	0.4459	2,665
	Medium Density	6,299	0.3265	2,056
	High Density	4,388	0.0657	288
	<b>Total</b>	<b>16,665</b>	<b>0.3006</b>	<b>5,010</b>
Ajax South (South of HWY 401)	Low Density	172	0.4043	70
	Medium Density	360	0.2661	96
	High Density	1,894	0.0572	108
	<b>Total</b>	<b>2,427</b>	<b>0.1128</b>	<b>274</b>
Ajax North (North of Rossland Road)	Low Density	808	0.3424	277
	Medium Density	567	0.1982	112
	High Density	559	0.0443	25
	<b>Total</b>	<b>1,934</b>	<b>0.2140</b>	<b>414</b>
Ajax Centre (Between HWY 401 and Rossland Road)	Low Density	410	0.4174	171
	Medium Density	952	0.3507	334
	High Density	1,390	0.0729	101
	<b>Total</b>	<b>2,752</b>	<b>0.2203</b>	<b>606</b>
Whitby South (South of HWY 401)	Low Density	396	0.2514	99
	Medium Density	647	0.0754	49
	High Density	1,498	0.0080	12
	<b>Total</b>	<b>2,541</b>	<b>0.0631</b>	<b>160</b>
Whitby Centre East (Between HWY 401 and Taunton Road)	Low Density	1,337	0.3311	443
	Medium Density	1,512	0.1458	220
	High Density	3,396	0.0305	104
	<b>Total</b>	<b>6,244</b>	<b>0.1228</b>	<b>767</b>
Whitby Centre West (Between HWY 401 and Lyndebrook Road)	Low Density	4,394	0.3552	1,561
	Medium Density	994	0.2220	221
	High Density	2,085	0.0346	72
	<b>Total</b>	<b>7,473</b>	<b>0.2480</b>	<b>1,854</b>
Whitby Centre North-east (Between Taunton Road and Lyndebrook Road)	Low Density	365	0.3748	137
	Medium Density	75	0.2587	19
	High Density	154	0.0406	6
	<b>Total</b>	<b>594</b>	<b>0.2735</b>	<b>163</b>
Whitby North (North of Taunton Road)	Low Density	4,700	0.3752	1,763
	Medium Density	927	0.2006	186
	High Density	1,942	0.0254	49
	<b>Total</b>	<b>7,569</b>	<b>0.2641</b>	<b>1,999</b>
Oshawa Centre (Between HWY 401 and Taunton Road)	Low Density	816	0.3851	314
	Medium Density	977	0.2404	235
	High Density	4,471	0.0287	128
	<b>Total</b>	<b>6,264</b>	<b>0.1081</b>	<b>677</b>
Oshawa South (South of HWY 401)	Low Density	151	0.3905	59
	Medium Density	180	0.3053	55
	High Density	792	0.0490	39
	<b>Total</b>	<b>1,123</b>	<b>0.1359</b>	<b>153</b>
Oshawa North (North of Taunton Road)	Low Density	7,676	0.3604	2,766
	Medium Density	1,101	0.2861	315
	High Density	1,464	0.0291	43
	<b>Total</b>	<b>10,241</b>	<b>0.3050</b>	<b>3,124</b>
Uxbridge Township	Low Density	1,674	0.3714	622
	Medium Density	200	0.3403	68
	High Density	616	0.0574	35
	<b>Total</b>	<b>2,490</b>	<b>0.2912</b>	<b>725</b>
Scugog Township and part of North Oshawa	Low Density	1,680	0.3838	645
	Medium Density	284	0.3324	94
	High Density	345	0.0472	16
	<b>Total</b>	<b>2,309</b>	<b>0.3271</b>	<b>755</b>
Brock Township	Low Density	1,103	0.4014	443
	Medium Density	109	0.3771	41
	High Density	65	0.0612	4
	<b>Total</b>	<b>1,277</b>	<b>0.3820</b>	<b>488</b>
<b>SUBTOTAL OF NEW PUPIL PLACES:</b>				<b>18,319</b>
<b>LESS: Available Pupil Places That Can Accommodate Growth:</b>				<b>3,921</b>
<b>NET GROWTH RELATED EDC PUPILS:</b>				<b>14,398</b>

**DDSB Education Development Charges Submission 2014  
Form E Growth Related Pupil – Secondary Panel**

Secondary Planning Area	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
Pickering South	Low Density	2,466	0.1130	279
	Medium Density	4,438	0.0573	254
	High Density	5,241	0.0153	80
	<b>Total</b>	<b>12,145</b>	<b>0.0505</b>	<b>613</b>
Pickering Centre, Seaton Lands, Ajax North	Low Density	7,323	0.1307	957
	Medium Density	7,653	0.0738	565
	High Density	5,498	0.0170	94
	<b>Total</b>	<b>20,474</b>	<b>0.0789</b>	<b>1,615</b>
Ajax Centre	Low Density	1,200	0.1265	152
	Medium Density	1,442	0.0489	70
	High Density	1,907	0.0104	20
	<b>Total</b>	<b>4,549</b>	<b>0.0532</b>	<b>242</b>
Ajax South	Low Density	222	0.1070	24
	Medium Density	494	0.0631	31
	High Density	2,009	0.0147	29
	<b>Total</b>	<b>2,726</b>	<b>0.0310</b>	<b>84</b>
Whitby South (South of Rossland Road)	Low Density	2,054	0.0934	192
	Medium Density	1,975	0.0804	159
	High Density	4,469	0.0123	55
	<b>Total</b>	<b>8,497</b>	<b>0.0477</b>	<b>405</b>
Whitby North (North of Rossland Road)	Low Density	9,138	0.0981	896
	Medium Density	2,180	0.0648	141
	High Density	4,606	0.0208	96
	<b>Total</b>	<b>15,925</b>	<b>0.0712</b>	<b>1,133</b>
Oshawa South	Low Density	939	0.1103	104
	Medium Density	1,123	0.0781	88
	High Density	5,118	0.0141	72
	<b>Total</b>	<b>7,179</b>	<b>0.0367</b>	<b>263</b>
Oshawa Centre	Low Density	7,709	0.1033	797
	Medium Density	1,131	0.0670	76
	High Density	1,603	0.0219	35
	<b>Total</b>	<b>10,444</b>	<b>0.0869</b>	<b>907</b>
Scugog Township and part of North Oshawa	Low Density	1,659	0.0971	161
	Medium Density	282	0.0785	22
	High Density	343	0.0284	10
	<b>Total</b>	<b>2,284</b>	<b>0.0845</b>	<b>193</b>
Uxbridge Township and part of North Pickering	Low Density	1,703	0.1054	179
	Medium Density	200	0.0789	16
	High Density	616	0.0245	15
	<b>Total</b>	<b>2,519</b>	<b>0.0835</b>	<b>210</b>
Brock Township	Low Density	1,102	0.1071	118
	Medium Density	109	0.0701	8
	High Density	65	0.0231	2
	<b>Total</b>	<b>1,276</b>	<b>0.0997</b>	<b>127</b>

<b>SUBTOTAL OF NEW PUPIL PLACES:</b>	<b>5,794</b>
<b>LESS: Available Pupil Places That Can Accommodate Growth:</b>	<b>1,925</b>
<b>NET GROWTH RELATED EDC PUPILS:</b>	<b>3,870</b>

**DCDSB Education Development Charges Submission 2014  
Form E Growth Related Pupil – Elementary Panel**

Elementary Planning Area	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
City of Pickering South	Low Density	1,961	0.096	188
	Medium Density	4,082	0.042	171
	High Density	5,246	0.010	51
	Total	11,289	0.036	411
City of Pickering North	Low Density	7,539	0.116	877
	Medium Density	8,036	0.099	793
	High Density	5,479	0.009	50
	Total	21,054	0.082	1,720
Town of Ajax South	Low Density	169	0.121	20
	Medium Density	349	0.110	38
	High Density	1,854	0.009	16
	Total	2,372	0.031	74
Town of Ajax North	Low Density	1,556	0.132	206
	Medium Density	1,559	0.109	170
	High Density	2,074	0.010	21
	Total	5,189	0.077	397
Town of Whitby South	Low Density	394	0.126	50
	Medium Density	646	0.058	37
	High Density	1,495	0.000	-
	Total	2,535	0.034	87
Central Whitby	Low Density	6,130	0.118	720
	Medium Density	2,588	0.070	182
	High Density	5,649	0.008	48
	Total	14,366	0.066	950
Town of Whitby North	Low Density	4,668	0.136	633
	Medium Density	922	0.084	77
	High Density	1,930	0.008	16
	Total	7,520	0.097	726
City of Oshawa South	Low Density	961	0.071	68
	Medium Density	1,151	0.066	76
	High Density	5,249	0.006	34
	Total	7,360	0.024	178
City of Oshawa North	Low Density	7,583	0.137	1,037
	Medium Density	1,063	0.124	132
	High Density	1,416	0.013	18
	Total	10,062	0.118	1,187
Township of Uxbridge	Low Density	1,674	0.046	78
	Medium Density	200	0.043	9
	High Density	616	0.004	3
	Total	2,490	0.036	89
Township of Scugog, City of Oshawa North-East	Low Density	1,778	0.048	85
	Medium Density	325	0.041	13
	High Density	400	0.004	2
	Total	2,503	0.040	101
Township of Brock	Low Density	1,103	0.029	32
	Medium Density	109	0.021	2
	High Density	65	0.002	0
	Total	1,277	0.027	35
<b>SUBTOTAL OF NEW PUPIL PLACES:</b>				<b>5,954</b>
<b>LESS: Available Pupil Places That Can Accommodate Growth:</b>				<b>1,505</b>
<b>NET GROWTH RELATED EDC PUPILS:</b>				<b>4,450</b>

**DCDSB Education Development Charges Submission 2014  
Form E Growth Related Pupil – Secondary Panel**

Secondary Planning Area	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
City of Pickering South and Township of Uxbridge	Low Density	11,155	0.0416	464
	Medium Density	12,286	0.0222	273
	High Density	11,308	0.0074	84
	<b>Total</b>	<b>34,749</b>	<b>0.0236</b>	<b>821</b>
City of Pickering East & North and Town of Ajax North	Low Density	1,445	0.0462	67
	Medium Density	1,244	0.0168	21
	High Density	1,634	0.0056	9
	<b>Total</b>	<b>4,322</b>	<b>0.0224</b>	<b>97</b>
Town of Ajax South	Low Density	299	0.0409	12
	Medium Density	696	0.0205	14
	High Density	2,328	0.0051	12
	<b>Total</b>	<b>3,323</b>	<b>0.0116</b>	<b>38</b>
Town of Whitby	Low Density	11,192	0.0483	541
	Medium Density	4,155	0.0218	91
	High Density	9,075	0.0107	97
	<b>Total</b>	<b>24,422</b>	<b>0.0298</b>	<b>728</b>
City of Oshawa, Township of Scugog, Township of Brock	Low Density	11,424	0.0197	225
	Medium Density	2,648	0.0125	33
	High Density	7,130	0.0050	36
	<b>Total</b>	<b>21,202</b>	<b>0.0138</b>	<b>294</b>
<b>SUBTOTAL OF NEW PUPIL PLACES:</b>				<b>1,978</b>
<b>LESS: Available Pupil Places That Can Accommodate Growth:</b>				<b>892</b>
<b>NET GROWTH RELATED EDC PUPILS:</b>				<b>1,086</b>

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## 5.2 Net Education Land Costs

The enrolment projections, the Boards' long term accommodation plans and the EDC analysis ultimately determine the number of EDC eligible sites which are needed for new growth-related schools. Form F of the Ministry Submission outlines, by review area, the 15-year enrolment projections as well as the net growth-related pupil places. Form G of the Ministry Submission outlines the number of new sites that will be needed, as well as the number of EDC eligible acres of land that are required for those sites.

O.Reg 20/98 s.7, specifically paragraphs 4-7, deals with the steps involved in moving from the site component of the calculation to the financial or costing component of the calculation. A cost must be attached to the value of the land that needs to be purchased, as well as the costs to provide services and prepare the land for construction. In addition, the balance of the existing EDC reserve funds must be calculated and incorporated into the analysis. Finally, the total eligible revenues, expenditures and existing deficits or surpluses are cashflowed over a 15-year period to determine the final charge.

Section 257.53 (2) specifically describes what education land costs are:

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;
  4. Interest on money borrowed to pay for costs described in paragraphs 1 and 2; and
  5. Costs to undertake studies in connection with an acquisition referred to in paragraph 1.
- N.B – Only the capital component of costs to lease land or to acquire a leasehold interest is an education land cost.

### **Site Valuation**

Paragraph 4 of Section 7 of O.Reg 20/98 states that, "The board shall estimate the net education land cost for the elementary school sites and secondary school sites required to provide pupil places for the new elementary school pupils and secondary school pupils."

To determine the costs of land acquisition, both the DDSB and the DCDSB retained the appraisal firm of Andrew, Thompson & Associates Ltd. The appraisers were responsible for providing a land value per acre for each EDC eligible site identified in the analysis. In addition, the appraisers were asked to provide an annual land escalation factor (for 5 years) to apply to the current land values. Specific details and background to the appraisals can be found in the firm's appraisal

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reports which were provided to each School Board. The reports are titled “**Background Land Value Report: 2013-2014 Education Development Charge Study Region of Durham.**”

The following approach to land valuation was undertaken by the appraisers:

“The acreage rates for each site/district have been based on an examination of historic acquisition costs, pending acquisition agreements and options, and available sales data. The information regarding the sites has been provided by the Boards and has been relied upon as being accurate.

In addition, the values assume that the sites are zoned and serviced for residential development, notwithstanding the fact the many of the sites are still in the preliminary stages of planning – these “hypothetical” values are intended to capture the cost of land at the time the Board will be purchasing the sites to be used as schools.

In undertaking the appraisals, the two most common approaches to the valuation of development land were utilized and are summarized as follows:

- a) the **Direct Comparison Approach** which involves comparing or contrasting the recent sale, listing or optioned prices of comparable properties to the subject and adjusting for any significant differences between them; and,
- b) the **Land Residual Approach** (or Development Approach) which estimates land value based on determining selling prices of serviced lots and considers infrastructure costs and appropriate returns, rendering a ‘residual’ land value component.

The strengths underlying the Land Residual Approach are that it more accurately reflects the specific development parameters of a site, while its weaknesses relate to the preliminary nature of planning and engineering information available.

The strengths underlying the Direct Comparison Approach are that it more accurately reflects market attitudes to development land, while its weaknesses relate to the specifics of the subject properties, particularly those that are draft plan approved. For all the subject properties, except where noted, both approaches have been utilized.

The effective date of the appraisals is January 1<sup>st</sup>, 2014 and was prepared based on market evidence gather throughout the fourth quarter of 2013.”

The tables on the following page set out the estimated EDC eligible sites that the Boards will require in the 15-year analysis term, their locations and their appraised land value. **These values were calculated in 2014 and do not include escalation or site improvement costs.**



**DDSB and DCDSB Estimated Eligible EDC Sites  
Durham DSB Cost Per Acre**

<b>Elementary School Sites</b>		<b>Secondary School Sites</b>	
PE02B	\$ 900,000	PS01B	\$ 850,000
PE02B	\$ 880,000	PS01B	\$ 850,000
PE02B	\$ 850,000	PS05	\$ 530,000
PE02B	\$ 840,000	PS07	\$ 445,000
PE02B	\$ 840,000		
PE02B	\$ 840,000		
PE02B	\$ 840,000		
PE02B	\$ 840,000		
PE06B	\$ 480,000		
PE06B	\$ 530,000		
PE06B	\$ 615,000		
PE07	\$ 480,000		
PE07	\$ 480,000		
PE07	\$ 480,000		
PE07	\$ 480,000		
PE09	\$ 390,000		
PE09	\$ 435,000		
PE09	\$ 390,000		
PE09	\$ 390,000		
PE09	\$ 390,000		

**Durham Catholic DSB Cost Per Acre**

<b>Elementary School Sites</b>		<b>Secondary School Sites</b>	
CE01	\$ 775,000	CS01	\$ 840,000
CE02	\$ 840,000		
CE02	\$ 840,000		
CE02	\$ 840,000		
CE02	\$ 840,000		
CE04	\$ 775,000		
CE06	\$ 480,000		
CE07	\$ 480,000		
CE07	\$ 480,000		
CE09	\$ 390,000		
CE09	\$ 390,000		
CE09	\$ 445,000		

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### ***Land Escalation over the Forecast Period***

As previously mentioned, 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, the appraisers considered the recent historical general economic conditions at both the micro- and macro-economic levels. The purchase of school sites by the Boards takes place on a very local level, with Boards entering into negotiations with developers on a site-specific basis.

Having regard for all of the above, the appraisers concluded **escalation factors of 6% per annum** for the first year through to the final year are reasonable for the purposes of projecting the land values over the 5-year by-law period.

### ***Land Development and Servicing Costs***

The *Education Act* includes the "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" as an EDC eligible education cost. These costs typically include services to the lot line of the property, rough grading and compaction of the site and that the site is cleared of debris. Costs related to studies of land being considered for acquisition, such as environmental assessments or soil studies, are also considered to be EDC eligible.

Discussions with stakeholders and the Ministry of Education in past EDC by-law processes has resulted in a list that includes some of the primary development and servicing costs that are considered to be EDC eligible:

- Agent/commission fees to acquire sites;
- Municipal requirements to maintain sites prior to construction;
- Appraisal studies, legal fees;
- Expropriation costs;
- Site option agreements; and
- Land transfer taxes.

Based on recent historical site preparation costs that were provided by the School Boards, **\$73,220 per acre** for both the DDSB and the DCDSB were used in the study. Using historical economic data and construction cost indices, an escalation factor of **2.2%** per annum was applied to the assumed per acre site preparation costs. Site preparation costs are escalated to the time of site purchase.

## **Total Land Costs**

The total net education land costs, including the site acquisition costs, the escalation of land over the term of the by-law (five years), the site development/servicing costs, as well as associated financing costs and study costs, are projected to be over **\$171** million for the DDSB. The DCDSB is projected to incur total education land costs of more than **\$69** million over the 15-year term of the proposed by-law.

### **5.3 Reconciliation of the EDC Reserve Fund**

Before the final growth-related net education land costs can be determined, they must be adjusted by any deficit or surplus in the existing EDC reserve fund. Any outstanding education development charge financial obligations that have been incurred by the Boards under previous by-laws are added to the total land costs. If there is a positive balance in the EDC reserve fund, this amount is subtracted from the total land costs and used to defray EDC eligible expenditures.

Section 7, paragraphs 5-7 of O.Reg 20/98 describe the process of deriving the final net education land costs.

“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 costs with respect to any balance estimated under paragraph 5. 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.”

**“The net education land cost as adjusted, if necessary, under paragraph 6, is the growth related net education land cost.”**

The reserve fund analysis can be found on the following pages for each Board. The analysis summarizes the EDC collections (both actual and estimated) as well as the EDC costs that have been expended (both actual and estimated) and the estimated EDC reserve fund balance.

As noted, the EDC reserve fund includes certain estimates respecting revenues and expenditures. The first part of the EDC reserve fund reconciliation involves adjusting the estimated opening balance of the previous by-law to reflect actual costs – EDC collections are then added to the new adjusted opening balance. EDC expenditures incurred between 2009 and 2014 are then subtracted to determine the new EDC reserve fund balance.

Table 5.1 – DDSB Reserve Fund Analysis (2009 – 2014)

Area To Which EDC Bylaw Applies		Region Of Durham Less Clarington
1.0	Estimated Opening Balance 2009 EDC Bylaw	\$1,758,066
1.1	Actual Opening Balance 2009 EDC Bylaw	\$1,494,329
1.2	Opening Balance - 2009/10 Ministry of Education Appendix D1	\$13,027,322
1.3	<b>OPENING BALANCE FOR RESERVE FUND ANALYSIS</b>	\$13,027,322
2.0	<b>EDC REVENUE:</b>	
2.1	EDC Revenue 2009/10 (including accrued interest) - Actual as per Ministry of Education Appendix D1	\$3,270,457
2.2	EDC Revenue 2010/11 (including accrued interest) - Actual as per Ministry of Education Appendix D1	\$3,783,466
2.3	EDC Revenue 2011/12 (including accrued interest) - Actual as per Ministry of Education Appendix D1	\$2,951,218
2.4	EDC Revenue 2012/13 (including accrued interest) - Actual as per Ministry of Education Appendix D1	\$3,589,355
2.5	<i>Estimated EDC Revenue September 1, 2013- April 23, 2014 (including accrued interest)</i>	\$1,980,497
2.6	<b>TOTAL EDC REVENUES</b>	\$15,574,993
3.0	<b>EDC EXPENDITURES:</b>	
3.1	EDC Expenditures 2009/10 - Actual as per Ministry of Education Appendix D1	\$11,553,377
3.2	EDC Expenditures 2010/11 - Actual as per Ministry of Education Appendix D1	\$1,185,087
3.3	EDC Expenditures 2011/12 - Actual as per Ministry of Education Appendix D1	\$13,151,874
3.4	EDC Expenditures 2012/13 - Actual as per Ministry of Education Appendix D1	\$389,421
3.5	<i>Estimated EDC Expenditures September 1, 2013 - April 23, 2014</i>	\$10,105,173
3.6	<b>TOTAL EDC EXPENDITURES</b>	\$36,384,932
4.0	<b>ANNUAL RESERVE FUND BALANCE:</b>	
4.1	OPENING BALANCE MAY 5, 2009 (Line 1.1)	\$1,494,329
4.2	OPENING BALANCE SEPTEMBER 1, 2009 (Line 1.3)	\$13,027,322
4.3	OPENING BALANCE SEPTEMBER 1, 2010 (Line 4.2+Line 2.1-Line 3.1)	\$4,744,402
4.4	OPENING BALANCE SEPTEMBER 1, 2011 (Line 4.3+Line 2.2-Line 3.2)	\$7,342,781
4.5	OPENING BALANCE SEPTEMBER 1, 2012 (Line 4.4+Line 2.3-Line 3.3)	-\$2,857,875
4.6	OPENING BALANCE SEPTEMBER 1, 2013 (Line 4.5+Line 2.4-Line 3.4)	\$342,059
5.0	<b>ESTIMATED RESERVE FUND BALANCE:</b>	
5.1	OPENING BALANCE SEPTEMBER 1, 2013 (Line 4.6)	\$342,059
5.2	<i>Estimated EDC Revenue September 1, 2013- April 23, 2014 (including accrued interest) (Line 2.5)</i>	\$1,980,497
5.3	<i>Estimated EDC Expenditures September 1, 2013 - April 23, 2014 (Line 3.5)</i>	\$10,105,173
5.4	<i>Reserve Fund Adjustments</i>	\$0
5.5	<b>ESTIMATED OPENING BALANCE April 23, 2014 (Line 5.1+Line 5.2-Line 5.3+Line 5.4)</b>	-\$7,782,617

Table 5.2 – DCDSB Reserve Fund Analysis (2009 – 2014)

Area To Which EDC Bylaw Applies	Region Of Durham Less Clarington
1.0 Estimated Opening Balance 2009 EDC Bylaw	\$2,769,871
1.1 Actual Opening Balance 2009 EDC Bylaw	\$657,933
1.2 Opening Balance - 2009/10 Ministry of Education Appendix D1	\$638,096
<b>1.3 OPENING BALANCE FOR RESERVE FUND ANALYSIS</b>	<b>\$638,096</b>
<b>2.0 EDC REVENUE:</b>	
2.1 EDC Revenue 2009/10 (including accrued interest) - Actual as per Ministry of Education Appendix D1	\$1,206,077
2.2 EDC Revenue 2010/11 (including accrued interest) - Actual as per Ministry of Education Appendix D1	\$1,290,826
2.3 EDC Revenue 2011/12 (including accrued interest) - Actual as per Ministry of Education Appendix D1	\$1,173,633
2.4 EDC Revenue 2012/13 (including accrued interest) - Actual as per Ministry of Education Appendix D1	\$1,453,490
2.5 <i>Estimated EDC Revenue September 1, 2013- April 21, 2014 (including accrued interest)</i>	\$649,640
2.6 <b>TOTAL EDC REVENUES</b>	<b>\$5,773,666</b>
<b>3.0 EDC EXPENDITURES:</b>	
3.1 EDC Expenditures 2009/10 - Actual as per Ministry of Education Appendix D1	\$4,605,196
3.2 EDC Expenditures 2010/11 - Actual as per Ministry of Education Appendix D1	\$79,612
3.3 EDC Expenditures 2011/12 - Actual as per Ministry of Education Appendix D1	\$83,841
3.4 EDC Expenditures 2012/13 - Actual as per Ministry of Education Appendix D1	\$362,513
3.5 <i>Estimated EDC Expenditures September 1, 2013 - April 21, 2014</i>	\$1,158,690
3.6 <b>TOTAL EDC EXPENDITURES</b>	<b>\$6,289,852</b>
<b>4.0 ANNUAL RESERVE FUND BALANCE:</b>	
4.1 OPENING BALANCE MAY 5, 2009 (Line 1.1)	-\$1,900,000
4.2 OPENING BALANCE SEPTEMBER 1, 2009 (Line 1.3)	\$638,096
4.3 OPENING BALANCE SEPTEMBER 1, 2010 (Line 4.2+Line 2.1-Line 3.1)	-\$2,761,023
4.4 OPENING BALANCE SEPTEMBER 1, 2011 (Line 4.3+Line 2.2-Line 3.2)	-\$1,549,809
4.5 OPENING BALANCE SEPTEMBER 1, 2012 (Line 4.4+Line 2.3-Line 3.3)	-\$460,017
4.6 OPENING BALANCE SEPTEMBER 1, 2013 (Line 4.5+Line 2.4-Line 3.4)	\$630,960
<b>5.0 ESTIMATED RESERVE FUND BALANCE:</b>	
5.1 OPENING BALANCE SEPTEMBER 1, 2013 (Line 4.6)	\$630,960
5.2 <i>Estimated EDC Revenue September 1, 2013- April 21, 2014 (including accrued interest) (Line 2.5)</i>	\$649,640
5.3 <i>Estimated EDC Expenditures September 1, 2013 - April 21, 2014 (Line 3.5)</i>	\$1,158,690
5.4 <i>Reserve Fund Adjustments/Refunds</i>	\$0
5.5 <b>ESTIMATED OPENING BALANCE April 21, 2014 (Line 5.1+Line 5.2-Line 5.3+Line 5.4)</b>	<b>\$121,910</b>

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Incorporating actual collections and expenditures since 2009, as well as estimates to the proposed new by-law inception date, the new reserve fund balance for **DDSB is currently in a deficit position, estimated at \$-7,782,617.**

Incorporating actual collections and expenditures since 2009, as well as estimates to the proposed new by-law inception date, the new reserve fund balance for **DCDSB is currently in a surplus position, estimated at \$121,910.**

#### **5.4 The Education Development Charge**

The total land costs, adjusted by any surplus or deficit in the EDC reserve fund, determine the total net education land costs for which EDCs may be imposed. The final steps in the process involve apportioning the land costs between residential and non-residential, as well as differentiating the charge by development type, if necessary. The existing EDC by-laws of both School Boards are based on a 100% residential charge/0% non-residential charge and the EDCs are a uniform rate across all types of development. The proposed charge in this background study is premised on the same assumptions; however, a range of charges and residential and non-residential rates are presented in the cashflow analysis later in this chapter.

The final net education land costs that have been apportioned to residential (in this case 100%) are divided over the net new units from the dwelling forecast to determine a final EDC rate per dwelling unit. The net education land costs for the residential portion of the DDSB's by-law are estimated to be **\$171,562,988** and the number of net new units in the EDC forecast is projected to be **88,017** resulting in a rate of **\$1,949** per dwelling unit. For the purpose of this study, no net education land costs have been apportioned to non-residential development (0% of the total).

The final net education land costs for the DCDSB that were allocated to the residential portion of the charge (100%) were estimated to be **\$69,206,976** and the total number of net new units in the EDC forecast for Durham is projected to be **88,017**, for a residential EDC rate of **\$786** per dwelling unit. For the purpose of this study no net education land costs have been apportioned to non-residential development (0% of the total).

Tables for the proposed by-laws, shown below, outline the total growth-related net education land costs, the net new units and the final EDC rates.

**DDSB – Region of Durham 2014 EDC**  
**Calculation of Uniform 100% Residential/0% Non-Residential Charge**

Residential Growth-related Net Education Land Costs	<b>\$171,562,988</b>
Net New Dwelling Units (Form C)	<b>88,017</b>
<b>Uniform Residential EDC per Dwelling Unit</b>	<b>\$1,949</b>

Non-Residential Growth-related Net Education Land Costs	<b>\$0</b>
Non-Exempt Board Determined GFA (Form D)	<b>47,507,420</b>
<b>Non-Residential EDC per Square Foot of GFA</b>	<b>\$0</b>

**DCDSB – Region of Durham 2014 EDC**  
**Calculation of Uniform 100% Residential/0% Non-Residential Charge**

Residential Growth-related Net Education Land Costs	<b>\$69,206,976</b>
Net New Dwelling Units (Form C)	<b>88,017</b>
<b>Uniform Residential EDC per Dwelling Unit</b>	<b>\$786</b>

Non-Residential Growth-related Net Education Land Costs	<b>\$0</b>
Non-Exempt Board Determined GFA (Form D)	<b>47,507,420</b>
<b>Non-Residential EDC per Square Foot of GFA</b>	<b>\$0</b>

### ***The Cashflow Analysis***

A cashflow analysis was completed, incorporating all eligible EDC expenditures, current reserve fund balances and land escalation factors, to determine the necessary revenues that will be collected through the imposition of EDCs. When revenue in any given year is insufficient to cover the expenditures, interim financing (on a short or long term basis) is assumed. The methodology used for the cashflow analysis is consistent with accounting practices used by many school boards, municipalities and financial lenders across the Province.

#### General Assumptions Used

The cashflow analysis must incorporate certain assumptions respecting interest rates, terms, escalation, etc. The table below outlines the general assumptions that have been used for the EDC analysis.

<b>Site Acquisition Escalation Rate</b>	<b>Yr.1, Yr.2, Yr.3, Yr.4, Yr.5 – 6%</b>
<b>Site Preparation Escalation Rate</b>	<b>2.2% per annum</b>
<b>EDC Reserve Fund Interest Earnings</b>	<b>2%</b>
<b>Short Term Debt (term/rate)</b>	<b>5 Years at 3.8%</b>
<b>Long Term Debt (term/rate)</b>	<b>10 Years at 3.8%</b>

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### Description of Cashflow

The first section of the cashflow deals with **revenue** – there are three distinct components to the revenue section of the cashflow:

1. The first component deals with Board funds that are available to offset the total EDC costs. As mentioned earlier in the report, school boards must pass EDC policies dealing with alternative accommodation arrangements and operating budget surpluses that could be applied to EDCs. If funds were available from these policies, they would be incorporated into Lines 1 and 2 of the cashflow. Both Boards did not identify any funds that were available from these EDC policies.
2. The second revenue component comes from any short or long term debt the Boards incur. The total debt issuance for any given year will be identified in Lines 3 and 4 of the analysis.
3. The final revenue component deals with the actual expected collections through the imposition of the education development charge incorporating the annual net new dwelling unit forecast and non-residential forecast. Projected EDC collections by year can be found on Lines 6, 7 and 8 of the cashflow.

The second section of the cashflow deals with **expenditures** – the eligible EDC expenditures incorporate the site acquisition and development costs, study costs and financing costs for incurred debt.

- Site acquisition costs are found on Line 10 of the analysis and are escalated for up to a 5-year period (term of the by-law).
- Site preparation/development costs are found on Line 11 of the cashflow and are escalated up to the time of site purchase.
- Study costs (Line 12) are based on historical Board data and are included for each expected subsequent by-law renewal (every 5 years).
- Long and short term financing costs (debt carrying costs) are found on Lines 13 and 14 of the cashflow analysis.

The final section of the cashflow provides the projected opening and closing balances of the EDC reserve fund incorporating any existing deficit or surplus, as well as annual interest earnings on any balance in the account. Total borrowing, debt payments and outstanding debt can be found in the bottom-right portion of the cashflow analysis.

The cashflow analysis also provides a range of possible EDC charges based on different residential and non-residential allocations. All EDCs calculated in this study are based on 100% residential and 0% non-residential collection. The top-right portion of the cashflow analysis



highlights the possible residential and non-residential EDC rates with a range of 0-40% for non-residential allocations.

Cashflows for each School Board are included in Tables 5.3 and 5.4 on the following pages.

Table 5.3: DDSB Cashflow

**Durham District School Board  
Education Development Charge 2014  
15 Year Cash Flow Analysis**

Range of Residential and Non-Residential Rates		
Non-res Share	Res Rate	Non-Res Rate
0%	\$1,949	\$0.00
5%	\$1,852	\$0.18
10%	\$1,754	\$0.36
15%	\$1,657	\$0.54
20%	\$1,559	\$0.72
25%	\$1,462	\$0.90
40%	\$1,170	\$1.44

Cash Flow Assumptions	
A. Reserve Fund Interest Rate	2.00%
B. Long Term Borrowing Rate	3.80%
C. Short Term Borrowing Rate	3.80%
D. Long Term Debt Term (years)	10
E. Short Term Debt Term (years)	5

		Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
<b>Projected Revenues</b>																
1	Funds Available Due To Alternative Accommodation Arrangements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	Funds Available Due To Operating Budget Surplus	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	Long Term Financing	\$0	\$0	\$0	\$4,550,000	\$15,200,000	\$9,100,000	\$0	\$0	\$2,000,000	\$0	\$0	\$600,000	\$0	\$0	\$0
4	Short Term Financing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	<i>Subtotal (1 through 4)</i>	\$0	\$0	\$0	\$4,550,000	\$15,200,000	\$9,100,000	\$0	\$0	\$2,000,000	\$0	\$0	\$600,000	\$0	\$0	\$0
6	Education Development Charge Revenue (Residential) 1,949 per unit	\$9,680,082	\$9,680,082	\$9,680,082	\$9,680,082	\$9,680,082	\$12,836,507	\$12,836,507	\$12,836,507	\$12,836,507	\$12,836,507	\$11,796,008	\$11,796,008	\$11,796,008	\$11,796,008	\$11,796,008
7	Education Development Charge Revenue (Non-Residential) 0.00 per sq.ft	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	<i>Subtotal EDC Revenue (6 + 7)</i>	\$9,680,082	\$9,680,082	\$9,680,082	\$9,680,082	\$9,680,082	\$12,836,507	\$12,836,507	\$12,836,507	\$12,836,507	\$12,836,507	\$11,796,008	\$11,796,008	\$11,796,008	\$11,796,008	\$11,796,008
9	<b>Total Revenue (5 + 8)</b>	<b>\$9,680,082</b>	<b>\$9,680,082</b>	<b>\$9,680,082</b>	<b>\$14,230,082</b>	<b>\$24,880,082</b>	<b>\$21,936,507</b>	<b>\$12,836,507</b>	<b>\$12,836,507</b>	<b>\$14,836,507</b>	<b>\$12,836,507</b>	<b>\$11,796,008</b>	<b>\$12,396,008</b>	<b>\$11,796,008</b>	<b>\$11,796,008</b>	<b>\$11,796,008</b>
<b>Education Development Charge Expenditures</b>																
10	Site acquisition costs (Escalation Rates Included) <sup>1</sup>	\$0	\$2,451,462	\$4,314,624	\$25,631,854	\$21,765,143	\$17,615,670	\$5,400,999	\$10,927,950	\$10,812,862	\$6,857,068	\$4,175,264	\$12,173,391	\$0	\$12,471,396	\$6,491,410
11	Site preparation costs (Escalation Rates Included) <sup>1</sup>	\$0	\$443,747	\$611,817	\$2,222,859	\$2,582,058	\$1,689,945	\$396,151	\$1,185,225	\$1,322,428	\$543,272	\$728,163	\$1,175,524	\$0	\$1,478,677	\$573,420
12	Projected Future Study Costs	\$200,000					\$200,000					\$200,000				\$200,000
13	Long Term Debt Costs	\$0	\$0	\$0	\$0	\$555,375	\$2,410,693	\$3,521,442	\$3,521,442	\$3,521,442	\$3,765,563	\$3,765,563	\$3,765,563	\$3,838,799	\$3,838,799	\$3,283,424
14	Short Term Debt Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	Deficit Recovery															7,782,617
16	<b>Total Expenditures (10 through 15)</b>	<b>\$200,000</b>	<b>\$2,895,209</b>	<b>\$4,926,441</b>	<b>\$27,854,713</b>	<b>\$24,902,576</b>	<b>\$21,916,308</b>	<b>\$9,318,592</b>	<b>\$15,634,617</b>	<b>\$15,656,732</b>	<b>\$11,165,903</b>	<b>\$8,868,990</b>	<b>\$17,114,478</b>	<b>\$3,838,799</b>	<b>\$17,788,872</b>	<b>\$10,548,254</b>
<b>Cashflow Analysis:</b>																
17	Revenues Minus Expenditures (9 - 16)	\$9,480,082	\$6,784,873	\$4,753,641	-\$13,624,631	-\$22,493	\$20,200	\$3,517,915	-\$2,798,110	-\$820,225	\$1,670,604	\$2,927,018	-\$4,718,470	\$7,957,209	-\$5,992,864	\$1,247,753
18	Opening Balance (previous year's closing balance)	-\$7,782,617	-\$7,782,617	\$1,697,465	\$8,651,985	\$13,673,739	\$50,090	\$28,149	\$49,316	\$3,638,576	\$857,275	\$37,791	\$1,742,563	\$4,762,973	\$45,393	\$8,162,654
19	<i>Sub total (17 + 18)</i>	-\$7,782,617	\$1,697,465	\$8,482,338	\$13,405,626	\$49,108	\$27,597	\$48,349	\$3,567,231	\$840,466	\$37,050	\$1,708,395	\$4,669,581	\$44,503	\$8,002,602	\$2,169,790
20	Interest Earnings	\$0	\$169,647	\$268,113	\$982	\$552	\$967	\$71,345	\$16,809	\$741	\$34,168	\$93,392	\$890	\$160,052	\$43,396	\$69,219
21	<b>Closing Balance <sup>2</sup> (19 + 20)</b>	<b>-\$7,782,617</b>	<b>\$1,697,465</b>	<b>\$8,651,985</b>	<b>\$13,673,739</b>	<b>\$50,090</b>	<b>\$28,149</b>	<b>\$49,316</b>	<b>\$3,638,576</b>	<b>\$857,275</b>	<b>\$37,791</b>	<b>\$1,742,563</b>	<b>\$4,762,973</b>	<b>\$45,393</b>	<b>\$8,162,654</b>	<b>\$2,213,186</b>

1 Land acquisition costs have been escalated by 6% compounded for the term of the bylaw. Escalation rates for site preparation costs (2.2% per annum) are applied to the date of acquisition.  
2 The opening balance reflects any surplus or deficit from the Board's existing EDC By-law.

Long Term Borrowing (Total of Line 3): \$31,450,000  
 Short Term Borrowing (Total of Line 4): \$0  
 Total Debt Payments (current \$, Total of Lines 13 & 14 + Outstanding Debt): \$38,387,992  
 Outstanding Debt At End Of Forecast (15 years): \$2,599,886  
 Outstanding Debt Will Be Fully Funded In: 2035

Table 5.4: DCDSB Cashflow

**Durham Catholic District School Board  
Education Development Charge 2014  
15 Year Cash Flow Analysis**

Range of Residential and Non-Residential Rates		
Non-res Share	Res Rate	Non-Res Rate
0%	\$786	\$0.00
5%	\$747	\$0.07
10%	\$708	\$0.15
15%	\$668	\$0.22
20%	\$629	\$0.29
25%	\$590	\$0.36
40%	\$472	\$0.58

Cash Flow Assumptions	
A. Reserve Fund Interest Rate	2.00%
B. Long Term Borrowing Rate	3.80%
C. Short Term Borrowing Rate	3.80%
D. Long Term Debt Term (years)	10
E. Short Term Debt Term (years)	5

		Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
<b>Projected Revenues</b>																
1	Funds Available Due To Alternative Accommodation Arrangements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	Funds Available Due To Operating Budget Surplus	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	Long Term Financing	\$0	\$6,000,000	\$4,700,000	\$0	\$1,650,000	\$0	\$4,950,000	\$4,100,000	\$0	\$0	\$3,200,000	\$0	\$0	\$0	\$0
4	Short Term Financing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	<i>Subtotal (1 through 4)</i>	\$0	\$6,000,000	\$4,700,000	\$0	\$1,650,000	\$0	\$4,950,000	\$4,100,000	\$0	\$0	\$3,200,000	\$0	\$0	\$0	\$0
6	Education Development Charge Revenue (Residential) <b>786</b> per unit	\$3,904,859	\$3,904,859	\$3,904,859	\$3,904,859	\$3,904,859	\$5,178,132	\$5,178,132	\$5,178,132	\$5,178,132	\$5,178,132	\$4,758,404	\$4,758,404	\$4,758,404	\$4,758,404	\$4,758,404
7	Education Development Charge Revenue (Non-Residential) <b>0.00</b> per sq.ft	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	<i>Subtotal EDC Revenue (6 + 7)</i>	\$3,904,859	\$3,904,859	\$3,904,859	\$3,904,859	\$3,904,859	\$5,178,132	\$5,178,132	\$5,178,132	\$5,178,132	\$5,178,132	\$4,758,404	\$4,758,404	\$4,758,404	\$4,758,404	\$4,758,404
9	<b>Total Revenue (5 + 8)</b>	\$3,904,859	\$9,904,859	\$8,604,859	\$3,904,859	\$5,554,859	\$5,178,132	\$10,128,132	\$9,278,132	\$5,178,132	\$5,178,132	\$7,958,404	\$4,758,404	\$4,758,404	\$4,758,404	\$4,758,404
<b>Education Development Charge Expenditures</b>																
10	Site acquisition costs (Escalation Rates Included) <sup>1</sup>	\$0	\$12,615,632	\$7,108,343	\$0	\$6,447,722	\$2,609,540	\$8,232,943	\$6,665,969	\$0	\$0	\$9,477,375	\$0	\$2,232,552	\$0	\$2,108,774
11	Site preparation costs (Escalation Rates Included) <sup>1</sup>	\$0	\$1,060,241	\$780,832	\$0	\$485,665	\$408,182	\$821,097	\$505,639	\$0	\$0	\$958,956	\$0	\$330,424	\$0	\$252,145
12	Projected Future Study Costs	\$200,000					\$200,000					\$200,000				\$200,000
13	Long Term Debt Costs	\$0	\$0	\$732,362	\$1,306,046	\$1,306,046	\$1,507,446	\$1,507,446	\$2,111,645	\$2,612,092	\$2,612,092	\$2,612,092	\$3,002,686	\$2,270,323	\$1,696,639	\$1,696,639
14	Short Term Debt Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	Deficit Recovery															121,910
16	<b>Total Expenditures (10 through 15)</b>	\$200,000	\$13,675,873	\$8,621,537	\$1,306,046	\$8,239,433	\$4,725,168	\$10,561,486	\$9,283,253	\$2,612,092	\$2,612,092	\$13,248,423	\$3,002,686	\$4,833,299	\$1,696,639	\$4,257,558
<b>Cashflow Analysis:</b>																
17	Revenues Minus Expenditures (9 - 16)	\$3,704,859	-\$3,771,014	-\$16,679	\$2,598,813	-\$2,684,574	\$452,965	-\$433,353	-\$5,120	\$2,566,040	\$2,566,040	-\$5,290,019	\$1,755,719	-\$74,895	\$3,061,765	\$500,846
18	Opening Balance (previous year's closing balance)	\$121,910	\$121,910	\$3,826,769	\$56,870	\$40,995	\$2,692,604	\$8,191	\$470,379	\$37,767	\$33,300	\$2,651,327	\$5,321,714	\$32,329	\$1,823,809	\$1,783,892
19	<i>Sub total (17 + 18)</i>	\$121,910	\$3,826,769	\$55,755	\$40,191	\$2,639,808	\$8,030	\$461,156	\$37,026	\$32,647	\$2,599,340	\$5,217,367	\$31,695	\$1,788,048	\$1,748,914	\$4,845,657
20	Interest Earnings	\$0	\$1,115	\$804	\$52,796	\$161	\$9,223	\$741	\$653	\$51,987	\$104,347	\$634	\$35,761	\$34,978	\$96,913	\$108,868
21	<b>Closing Balance <sup>2</sup> (19 + 20)</b>	\$121,910	\$3,826,769	\$56,870	\$40,995	\$2,692,604	\$8,191	\$470,379	\$37,767	\$33,300	\$2,651,327	\$5,321,714	\$32,329	\$1,823,809	\$1,783,892	\$4,942,570

<sup>1</sup> Land acquisition costs have been escalated by 6% compounded for the term of the bylaw. Escalation rates for site preparation costs (2.2% per annum) are applied to the date of acquisition.

<sup>2</sup> The opening balance reflects any surplus or deficit from the Board's existing EDC By-law.

Long Term Borrowing (Total of Line 3): \$24,600,000  
 Short Term Borrowing (Total of Line 4): \$0  
 Total Debt Payments (current \$, Total of Lines 13 & 14 + Outstanding Debt): \$30,026,855  
 Outstanding Debt At End Of Forecast(15 years): \$5,053,300  
 Outstanding Debt Will Be Fully Funded In: 2034

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**APPENDIX A**  
**EDUCATION DEVELOPMENT CHARGE**  
**MINISTRY OF EDUCATION FORMS SUBMISSION**

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## **APPENDIX A - EDUCATION DEVELOPMENT CHARGE MINISTRY OF EDUCATION FORMS SUBMISSION**

The Ministry of Education has prepared a set of standard forms that are required to form part of the EDC Background Study. The forms are used by the Ministry to review the EDC analysis and are standardized so that information is presented in a consistent manner for all school boards. The forms for each School Board's EDC analysis are found in this Appendix. In addition, a description of each form and its purpose can be found below.

### **FORM A1 AND A2**

This form is used to determine whether a school board is eligible to impose EDCs. The A1 section of the form includes the Board's approved OTG capacity for each panel, as well as the projected 5-year enrolment. If the average 5-year projected enrolment is greater than the Board's OTG capacity (on either panel), the School Board is eligible to impose EDCs. The A2 section of the form deals with any outstanding EDC financial obligations. The form highlights any outstanding principal less the existing reserve fund balance. A positive financial obligation results in a board being eligible to impose future EDCs.

### **FORM B**

Form B outlines the dwelling unit forecast that was used in the EDC analysis. The forecast is provided by EDC review area and by year for low, medium and high density types of development.

### **FORM C**

This form provides the net new dwelling units that are a requirement of the EDC analysis. Due to certain statutory exemptions (intensification) that were discussed earlier in this report, a certain percentage of units are removed from the forecast to determine the "net new units."

### **FORM D**

This form provides the non-residential forecast of gross floor area in square feet over the next 15 years. In addition to providing the total projected square footage, this form also includes an estimate as to the amount of square footage that is exempt from the forecast. Similar to the residential forecast, because of certain statutory exemptions, an assumption must be made regarding square footage that is excluded from the final EDC forecast.

### **FORM E**

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Form E provides the total number of growth-related pupils by EDC review area. The form includes the net number of units, associated pupil yields and the number of pupils by density type for both the elementary and secondary panels. The bottom of the form provides the total number of growth-related pupils less any existing available space to determine the total “net” growth-related pupils.

### **FORM F**

These forms provide the total “net” growth-related pupil places on a review area basis. Each form provides a projection of the existing community enrolment by school for each of the 15 years in the EDC forecast as well as their current OTG capacities. In addition, the total projected enrolment expected from new development is provided for the total review area. The total requirements from new development less any available existing space are the net growth-related pupil places for that review area.

### **FORM G**

Form G highlights the EDC eligible sites that the board is proposing to purchase. Each site listing includes information on location, status, proposed school size and site size. The form also provides information on what percentage of each site is EDC eligible based on eligible pupil places as a percentage of the total proposed capacity of the school. In addition to providing site and eligibility information, Form G is noteworthy because it includes the translation from site requirements to site costs. On a site by site basis, the form highlights the expected per acre acquisition costs, site development costs as well as associated escalation and financing costs.

### **FORM H1 or H2**

These forms outline the EDC calculation – Form H1 is used for a uniform EDC rate and Form H2 is used if the board is proposing a differentiated EDC rate. This EDC analysis assumes a uniform rate and includes Form H1. This form includes all relevant information needed to calculate the final EDC. The total education land costs (derived from Form G) are added to any existing EDC financial obligations (Form A2) and study costs to determine the growth-related net education land costs for which EDCs may be collected. These costs must then be allocated to the proposed residential and non-residential splits. The amount determined to be borne by residential development (between 60% and 100%) is divided by the total net new units to determine a residential charge by unit. The portion of costs allocated to non-residential development is divided by the net non-residential GFA forecast to derive a non-residential EDC charge per square foot.

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**DURHAM DISTRICT SCHOOL BOARD  
EDUCATION DEVELOPMENT CHARGE FORMS SUBMISSION**

# Education Development Charges Submission 2014

Durham District School Board

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Proposed Date of By-Law Passage: On or after April 24, 2014

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Date of Public Meeting #1/#2: March 31, 2014

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Date of Public Meeting #3: April 24, 2014



**Durham District School Board  
Education Development Charges Submission 2014  
Form A - Eligibility to Impose an EDC**

**A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL**

Elementary Panel Board-Wide Capacity	Projected Elementary Panel Enrollment (Assumes Full Day JK/SK)					Elementary Average Projected Enrollment less Capacity
	Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	
46,146.0	47,537	47,984	48,904	49,754	50,509	48,938
						2,792

**A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL**

Secondary Panel Board-Wide Capacity	Projected Secondary Panel Enrollment					Secondary Projected Enrollment less Capacity
	Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	
21,798.0	21,596	21,653	21,542	21,577	21,808	21,635
						-163

**A.2: EDC FINANCIAL OBLIGATIONS (Estimated to April 23, 2014)**

Adjusted Outstanding Principal:	\$ 36,384,932
Less Adjusted EDC Reserve Fund Balance:	\$ 28,602,315
<b>Total EDC Financial Obligations:</b>	<b>\$ 7,782,617</b>







**Durham District School Board  
Education Development Charges Submission 2014  
Form C - Net New Dwelling Units - By-Law Summary**

Planning Area	Number of Units
Pickering South	15,496
Pickering North (Excluding Seaton)	931
Seaton Lands	17,003
Ajax South (South of HWY 401)	2,446
Ajax North (North of Rossland Road)	1,964
Ajax Centre (Between HWY 401 and Rossland Road)	2,803
Whitby South (South of HWY 401)	2,575
Whitby Centre East (Between HWY 401 and Taunton Road)	6,326
Whitby Centre West (Between HWY 401 and Lyndebrook Road)	7,527
Whitby Centre North-east (Between Taunton Road and Lyndebrook Road)	598
Whitby North (North of Taunton Road)	7,619
Oshawa Centre (Between HWY 401 and Taunton Road)	6,316
Oshawa South (South of HWY 401)	1,133
Oshawa North (North of Taunton Road)	10,300
Uxbridge Township	2,501
Scugog Township and part of North Oshawa	2,325
Brock Township	1,283
<b>Grand Total Gross New Units In By-Law Area</b>	<b>89,147</b>
<b>Less: Statutorily Exempt Units In By-Law Area</b>	<b>1,129</b>
<b>Total Net New Units In By-Law Area</b>	<b>88,017</b>

**Durham District School Board  
 Education Development Charges Submission 2014  
 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>64,077,672</b>
<b>Less: Board-Determined Gross Floor Area From Exempt Development:</b>	<b>16,570,252</b>
<b>Net Estimated Board-Determined Gross Floor Area:</b>	<b>47,507,420</b>

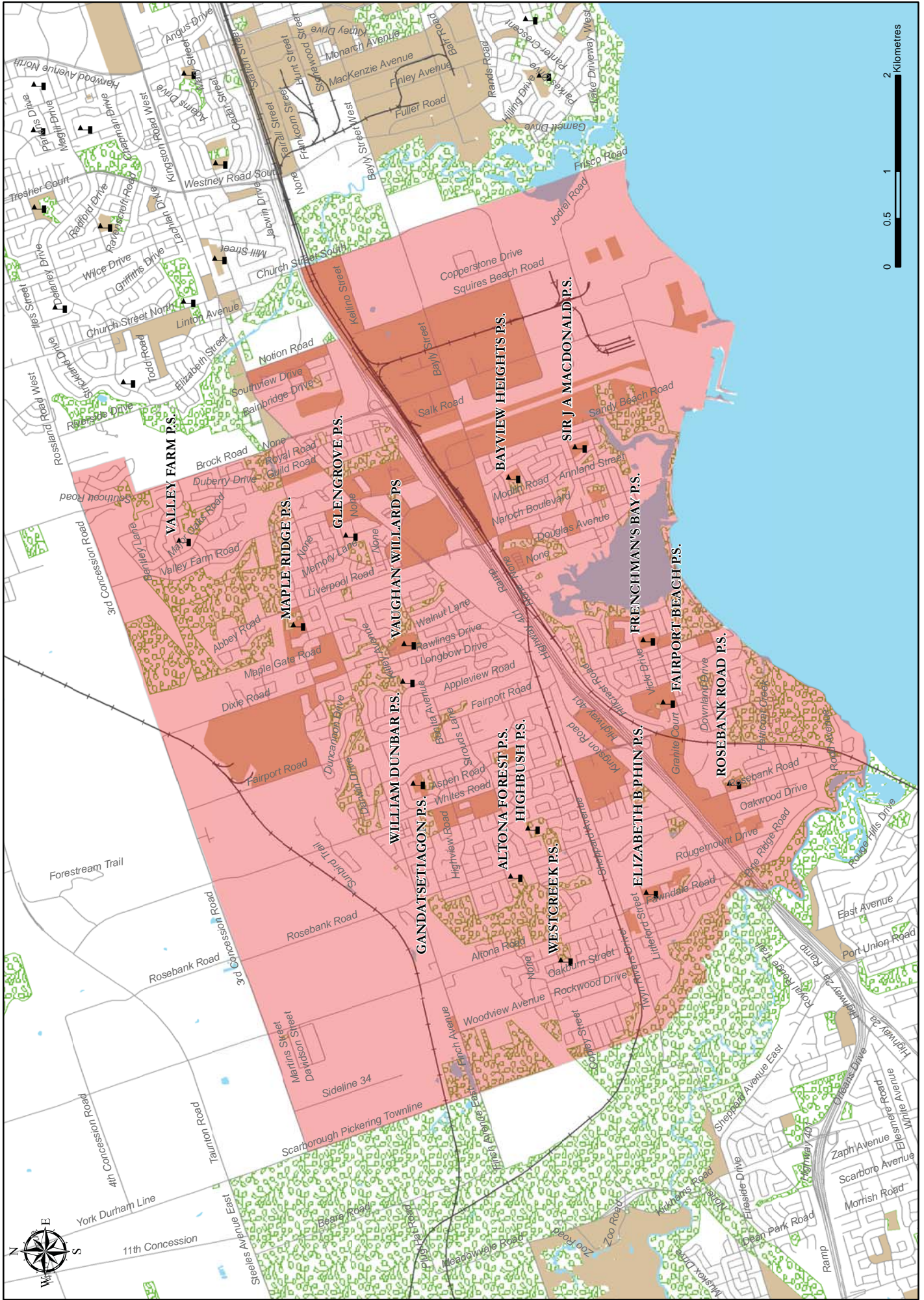
Durham District School Board  
 Education Development Charges Submission 2014  
 Form E - Growth Related Pupils - Elementary Panel

Elementary Planning Area	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
Pickering South	Low Density	3,596	0.1204	433
	Medium Density	5,611	0.0766	430
	High Density	5,988	0.0214	128
	Total	15,195	0.0652	991
Pickering North (Excluding Seaton)	Low Density	263	0.2928	77
	Medium Density	230	0.2562	59
	High Density	425	0.0564	24
	Total	919	0.1742	160
Seaton Lands	Low Density	5,978	0.4459	2,665
	Medium Density	6,299	0.3265	2,056
	High Density	4,388	0.0657	288
	Total	16,665	0.3006	5,010
Ajax South (South of HWY 401)	Low Density	172	0.4043	70
	Medium Density	360	0.2661	96
	High Density	1,894	0.0572	108
	Total	2,427	0.1128	274
Ajax North (North of Rossland Road)	Low Density	808	0.3424	277
	Medium Density	567	0.1982	112
	High Density	559	0.0443	25
	Total	1,934	0.2140	414
Ajax Centre (Between HWY 401 and Rossland Road)	Low Density	410	0.4174	171
	Medium Density	952	0.3507	334
	High Density	1,390	0.0729	101
	Total	2,752	0.2203	606
Whitby South (South of HWY 401)	Low Density	396	0.2514	99
	Medium Density	647	0.0754	49
	High Density	1,498	0.0080	12
	Total	2,541	0.0631	160
Whitby Centre East (Between HWY 401 and Taunton Road)	Low Density	1,337	0.3311	443
	Medium Density	1,512	0.1458	220
	High Density	3,396	0.0305	104
	Total	6,244	0.1228	767
Whitby Centre West (Between HWY 401 and Lyndbrook Road)	Low Density	4,394	0.3552	1,561
	Medium Density	994	0.2220	221
	High Density	2,085	0.0346	72
	Total	7,473	0.2480	1,854
Whitby Centre North-east (Between Taunton Road and Lyndbrook Road)	Low Density	365	0.3748	137
	Medium Density	75	0.2587	19
	High Density	154	0.0406	6
	Total	594	0.2735	163
Whitby North (North of Taunton Road)	Low Density	4,700	0.3752	1,763
	Medium Density	927	0.2006	186
	High Density	1,942	0.0254	49
	Total	7,569	0.2641	1,999
Oshawa Centre (Between HWY 401 and Taunton Road)	Low Density	816	0.3851	314
	Medium Density	977	0.2404	235
	High Density	4,471	0.0287	128
	Total	6,264	0.1081	677
Oshawa South (South of HWY 401)	Low Density	151	0.3905	59
	Medium Density	180	0.3053	55
	High Density	792	0.0490	39
	Total	1,123	0.1359	153
Oshawa North (North of Taunton Road)	Low Density	7,676	0.3604	2,766
	Medium Density	1,101	0.2861	315
	High Density	1,464	0.0291	43
	Total	10,241	0.3050	3,124
Uxbridge Township	Low Density	1,674	0.3714	622
	Medium Density	200	0.3403	68
	High Density	616	0.0574	35
	Total	2,490	0.2912	725
Scugog Township and part of North Oshawa	Low Density	1,680	0.3838	645
	Medium Density	284	0.3324	94
	High Density	345	0.0472	16
	Total	2,309	0.3271	755
Brock Township	Low Density	1,103	0.4014	443
	Medium Density	109	0.3771	41
	High Density	65	0.0612	4
	Total	1,277	0.3820	488
<b>SUBTOTAL OF NEW PUPIL PLACES:</b>				<b>18,319</b>
<b>LESS: Available Pupil Places That Can Accommodate Growth:</b>				<b>3,921</b>
<b>NET GROWTH RELATED EDC PUPILS:</b>				<b>14,398</b>

Durham District School Board  
 Education Development Charges Submission 2014  
 Form E - Growth Related Pupils - Secondary Panel

Secondary Planning Area	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
Pickering South	Low Density	2,466	0.1130	279
	Medium Density	4,438	0.0573	254
	High Density	5,241	0.0153	80
	Total	12,145	0.0605	613
Pickering North, Seaton Lands, Ajax North	Low Density	7,323	0.1307	957
	Medium Density	7,653	0.0738	565
	High Density	5,498	0.0170	94
	Total	20,474	0.0789	1,615
Ajax Centre	Low Density	1,200	0.1265	152
	Medium Density	1,442	0.0489	70
	High Density	1,907	0.0104	20
	Total	4,549	0.0532	242
Ajax South	Low Density	222	0.1070	24
	Medium Density	494	0.0631	31
	High Density	2,009	0.0147	29
	Total	2,726	0.0310	84
Whitby South	Low Density	2,054	0.0934	192
	Medium Density	1,975	0.0804	159
	High Density	4,469	0.0123	55
	Total	8,497	0.0477	405
Whitby Centre, North	Low Density	9,138	0.0981	896
	Medium Density	2,180	0.0648	141
	High Density	4,606	0.0208	96
	Total	15,925	0.0712	1,133
Oshawa South	Low Density	939	0.1103	104
	Medium Density	1,123	0.0781	88
	High Density	5,118	0.0141	72
	Total	7,179	0.0367	263
Oshawa Centre	Low Density	7,709	0.1033	797
	Medium Density	1,131	0.0670	76
	High Density	1,603	0.0219	35
	Total	10,444	0.0869	907
Scugog Township, (part of) Northeast Oshawa	Low Density	1,659	0.0971	161
	Medium Density	282	0.0785	22
	High Density	343	0.0284	10
	Total	2,284	0.0845	193
Uxbridge Township, (part of) North Pickering	Low Density	1,703	0.1054	179
	Medium Density	200	0.0789	16
	High Density	616	0.0245	15
	Total	2,519	0.0835	210
Brock Township	Low Density	1,102	0.1071	118
	Medium Density	109	0.0701	8
	High Density	65	0.0231	2
	Total	1,276	0.0997	127
<b>SUBTOTAL OF NEW PUPIL PLACES:</b>				<b>5,794</b>
<b>LESS: Available Pupil Places That Can Accommodate Growth:</b>				<b>1,925</b>
<b>NET GROWTH RELATED EDC PUPILS:</b>				<b>3,870</b>

Durham District School Board (DDSB) 2014 EDC Elementary Review Areas - PE01 Pickering South



PE01



Durham District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Elementary Panel  
 Review Area: Pickering South  
 PE01

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2014	15 Year Projections (Assumes Full Day JK/SK)														
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
Altona Forest Public School	420	0	379	368	356	344	328	303	292	284	273	273	272	271	270	269	269	
Bayview Heights Public School	556	0	406	398	392	381	369	373	359	352	345	341	339	338	337	336	336	
Elizabeth B. Phin Public School	400	0	327	320	317	308	301	302	298	295	282	284	283	282	281	280	280	
Fairport Beach Public School	309	0	237	229	226	224	220	220	211	218	216	211	210	209	209	208	208	
Frenchman's Bay Public School	613	5	727	715	709	719	719	705	690	666	657	652	648	645	642	640	638	
Gardetsiaigon Public School	333	4	465	460	453	459	468	458	462	463	465	455	453	451	449	448	448	
Glengrove Public School	398	0	343	348	338	345	336	339	333	337	337	334	333	331	330	329	329	
Highbush Public School	600	0	480	475	468	472	470	470	468	474	468	466	463	461	460	459	458	
Maple Ridge Public School	434	0	285	269	260	257	252	252	248	251	245	244	243	241	241	240	240	
Rosebank Public School	136	1	186	187	192	196	195	198	199	200	200	201	197	195	195	194	194	
Sir J.A. Macdonald Public School	468	3	465	477	495	502	502	511	509	509	497	477	475	473	471	469	468	
Valley Farm Public School	628	0	549	532	535	542	549	548	552	544	542	540	535	530	527	526	526	
Vaughan Willard Public School	349	0	287	273	271	273	262	254	251	259	258	249	248	247	246	245	245	
Westreak Public School	424	0	402	341	316	294	269	241	234	221	210	214	213	212	211	211	211	
William Dunbar Public School	511	4	675	656	648	640	648	638	633	611	607	602	593	592	590	589	589	
TOTAL:	6,579.0	17	6,213	6,049	5,982	5,947	5,888	5,813	5,740	5,685	5,652	5,581	5,528	5,479	5,458	5,444	5,439	
AVAILABLE PUPIL PLACES:																	1,140	

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

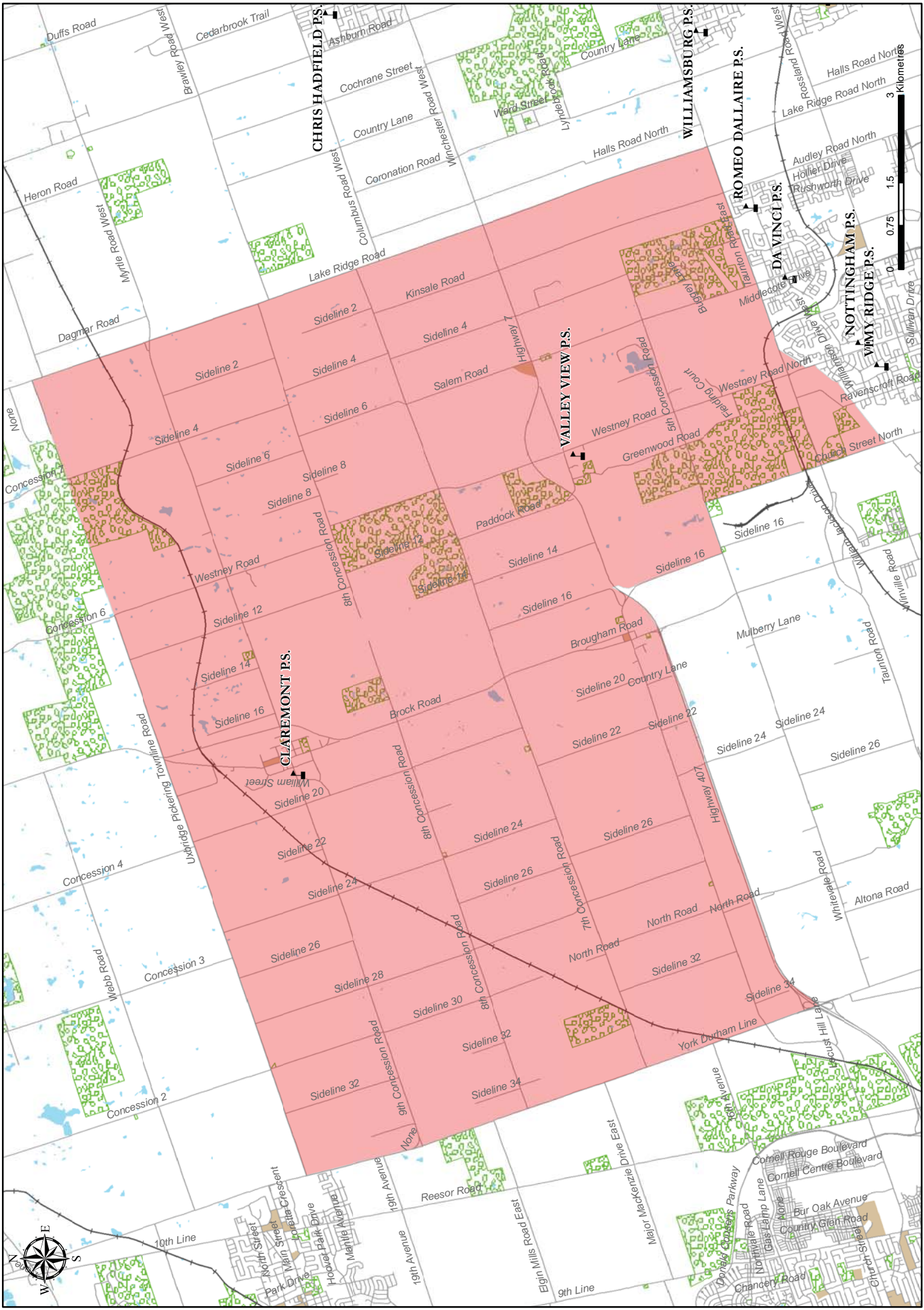
Existing Schools and Projects	Current 2014	15 Year Projections (Assumes Full Day JK/SK)														
		Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
	991	54	108	174	248	310	360	410	460	510	560	610	701	780	892	991

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1   Requirements of New Development (Pupil Places)	991
2   Available Pupil Places in Existing Facilities	1,140
3   Net Growth-Related Pupil Place Requirements (1-2)	-

NOTES

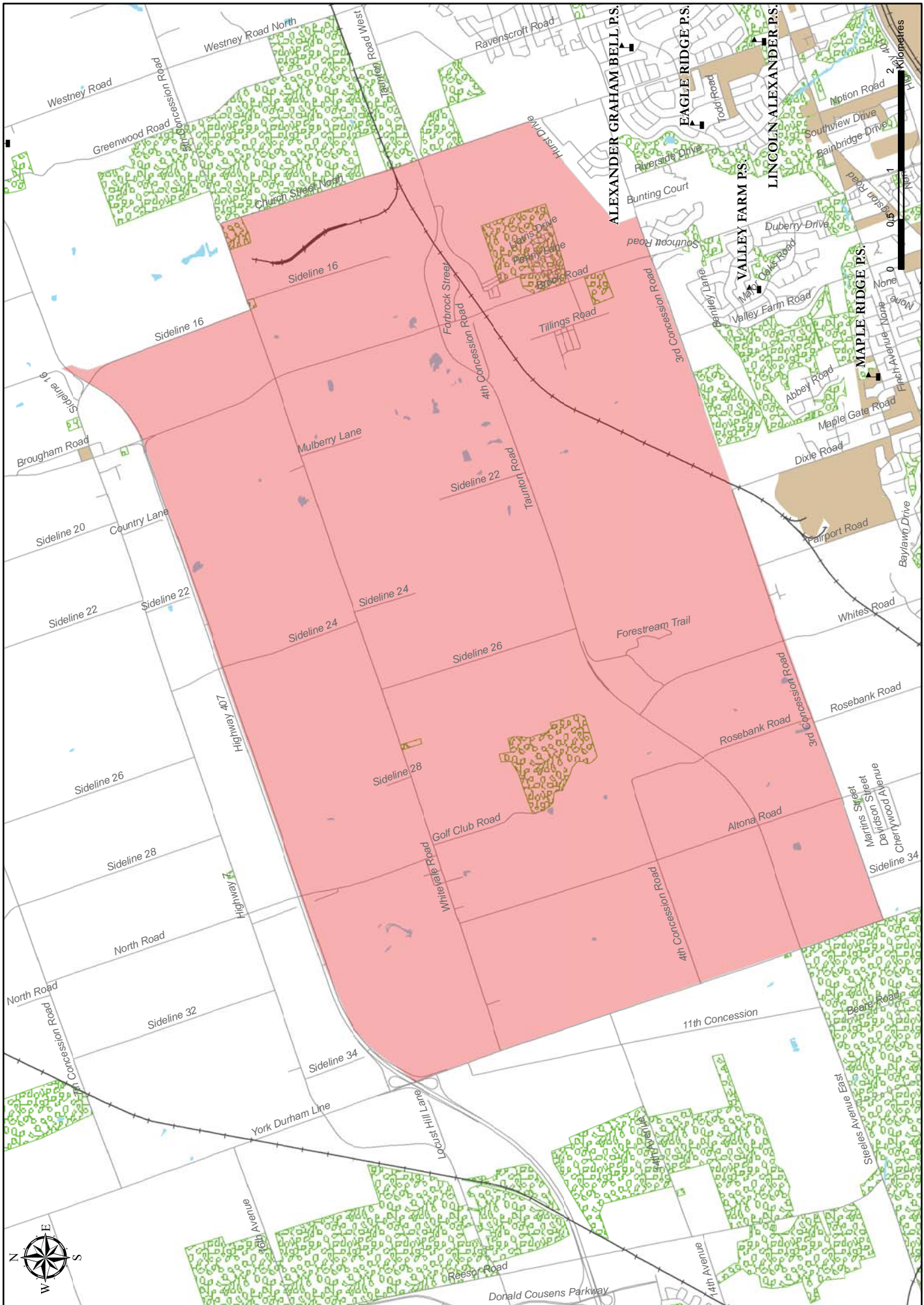
Durham District School Board (DDSB) 2014 EDC Elementary Review Areas - PE02A Pickering North (Excluding Seaton)



PE02A



Durham District School Board (DDSB) 2014 EDC Elementary Review Areas - PE02B Seaton Lands



PE02B

Durham District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Elementary Panel  
 Review Area: PE02B Seaton Lands

REQUIREMENTS OF EXISTING COMMUNITY

	15 Year Projections (Assumes Full Day JK/SK)														
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
Existing Schools and Projects															
Students Holding in PE02A Returned To Resident Area	93	96	100	93	96	100	107	105	120	120	120	120	120	120	120
Current 2013/2014	90														
Current 2014/2015															
Number of Temp Facilities															
Current OTG Capacity	0.0	0													
TOTAL:	93	96	100	93	96	100	107	105	120	120	120	120	120	120	120
AVAILABLE PUPIL PLACES:															

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

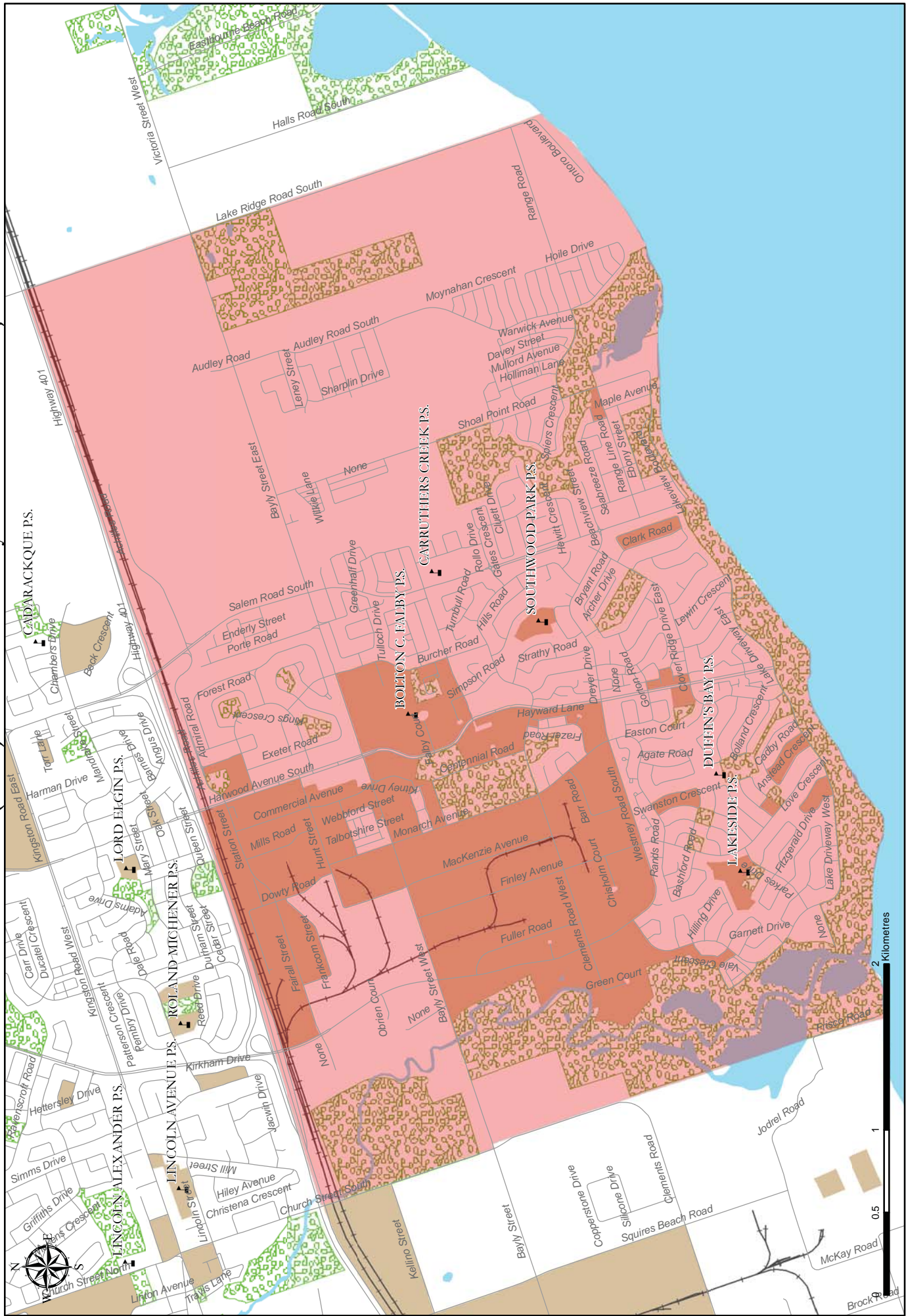
	15 Year Projections (Assumes Full Day JK/SK)														
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
	281	563	906	1,289	1,613	2,047	2,481	2,917	3,353	3,790	3,850	4,154	4,367	4,735	5,010

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	5,010
2	Available Pupil Places in Existing Facilities	-
3	Net Growth-Related Pupil Place Requirements [1-2]	5,010

NOTES

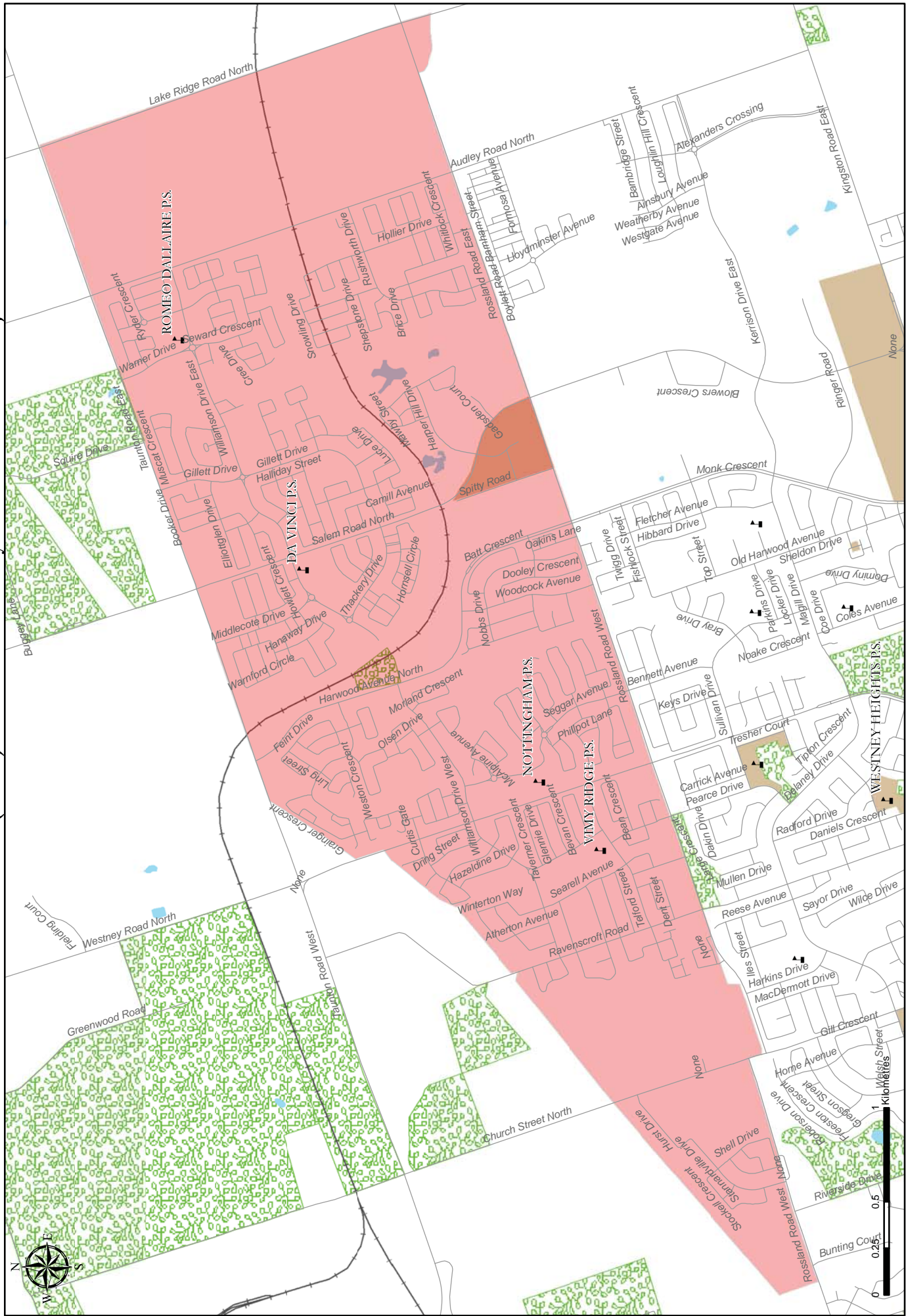
# Durham District School Board (DDSB) 2014 EDC Elementary Review Areas - PE03 Ajax South



PE03



Durham District School Board (DDSB) 2014 EDC Elementary Review Areas - PE04A Ajax North

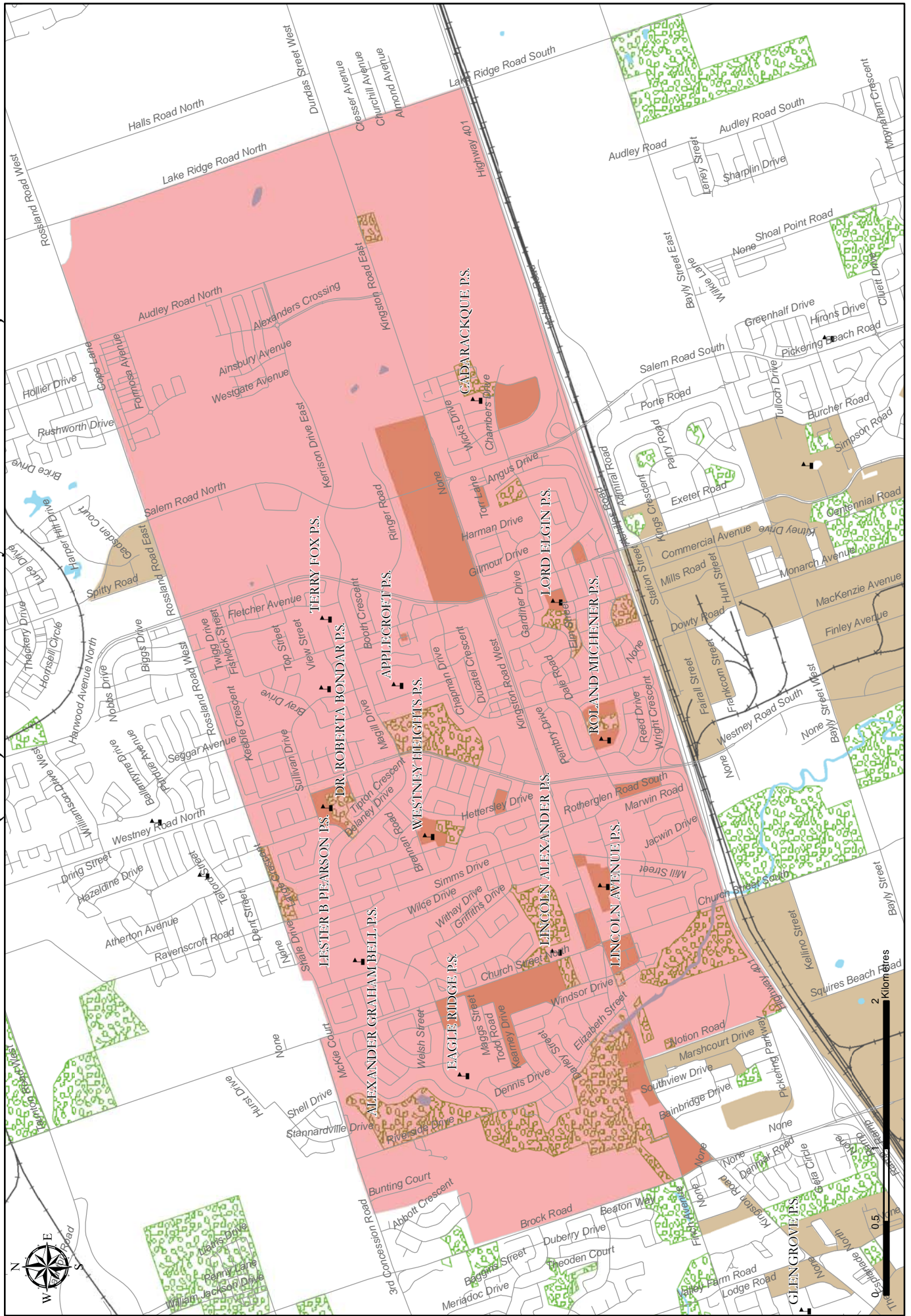


PE04A





Durham District School Board (DDSB) 2014 EDC Elementary Review Areas - PE04B Ajax Centre



PE04B

Durham District School Board  
Education Development Charges Submission 2014  
Form F - Growth Related Pupil Place Requirements

Panel: Elementary Panel  
Review Area: PEQAB Ajax Centre

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projections (Assumes Full Day JK/SK)															
				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	
				2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	
Alexander Graham Bell Public School	535	2	600	579	579	579	572	560	556	546	549	543	545	544	543	543	543	543	
Applecroft Public School	264	4	373	380	377	396	413	431	439	451	464	457	454	453	452	451	451	452	
Cadareckque Public School	563	2	651	641	613	588	564	521	485	428	428	426	426	425	425	424	423	423	
Dr. Roberta Bondar Public School	398	0	314	291	264	253	244	233	226	232	227	222	225	224	224	224	224	224	
Eagle Ridge Public School	447	0	456	411	368	332	315	298	279	271	269	271	270	270	269	269	268	269	
Lester B. Pearson Public School	411	0	331	320	310	300	292	284	284	279	279	285	278	277	277	276	276	276	
Lincoln Alexander Public School	413	0	466	453	446	440	432	417	406	380	380	372	370	369	368	368	367	368	
Lincoln Avenue Public School	289	0	278	260	248	243	247	243	241	230	227	229	222	222	221	221	221	221	
Lord Elgin Public School	243	0	220	210	204	194	185	181	173	160	154	141	139	139	139	139	138	139	
Roland Michener Public School	252	8	497	480	453	447	427	420	406	382	380	378	378	377	376	376	376	376	
Terry Fox Public School	349	2	469	453	436	427	407	391	389	387	372	374	374	373	372	372	371	372	
Westney Heights Public School	496	0	347	328	324	318	313	320	309	301	295	284	285	284	284	283	283	283	
Holding Students Returned to PEQAA			221	224	225	231	222	228	235	270	240	210	210	210	210	210	210	210	
TOTAL:	4,660.0	18	4,781	4,582	4,420	4,308	4,214	4,114	3,994	3,835	3,785	3,773	3,757	3,749	3,741	3,734	3,732	3,734	
AVAILABLE PUPIL PLACES:																			926

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

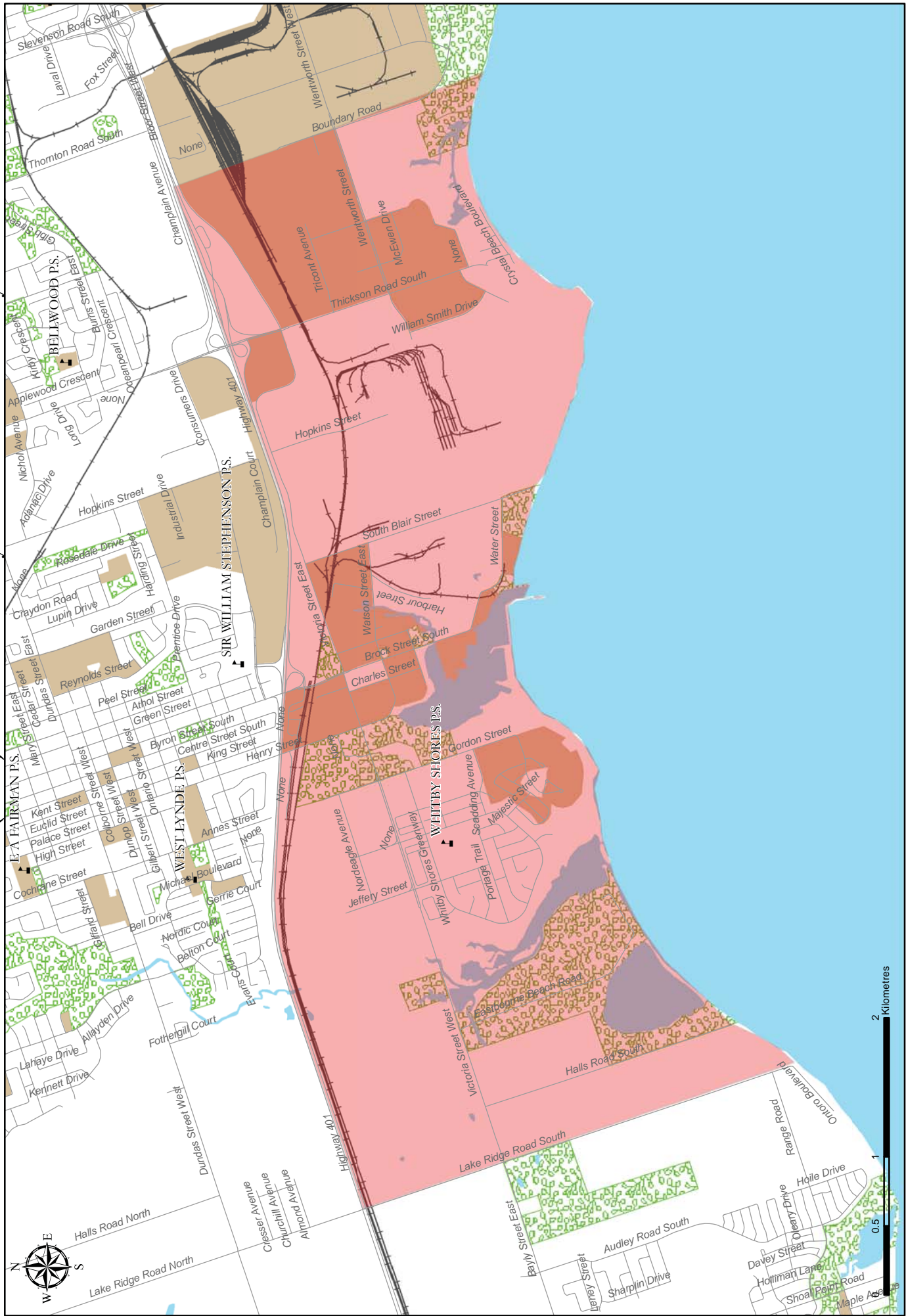
	15 Year Projections (Assumes Full Day JK/SK)														
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
	42	84	136	193	241	267	293	319	344	370	395	446	490	552	606

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	606
2	Available Pupil Places in Existing Facilities	926
3	Net Growth-Related Pupil Place Requirements [1-2]	0

NOTES

Durham District School Board (DDSB) 2014 EDC Elementary Review Areas - PE05 Whitby South

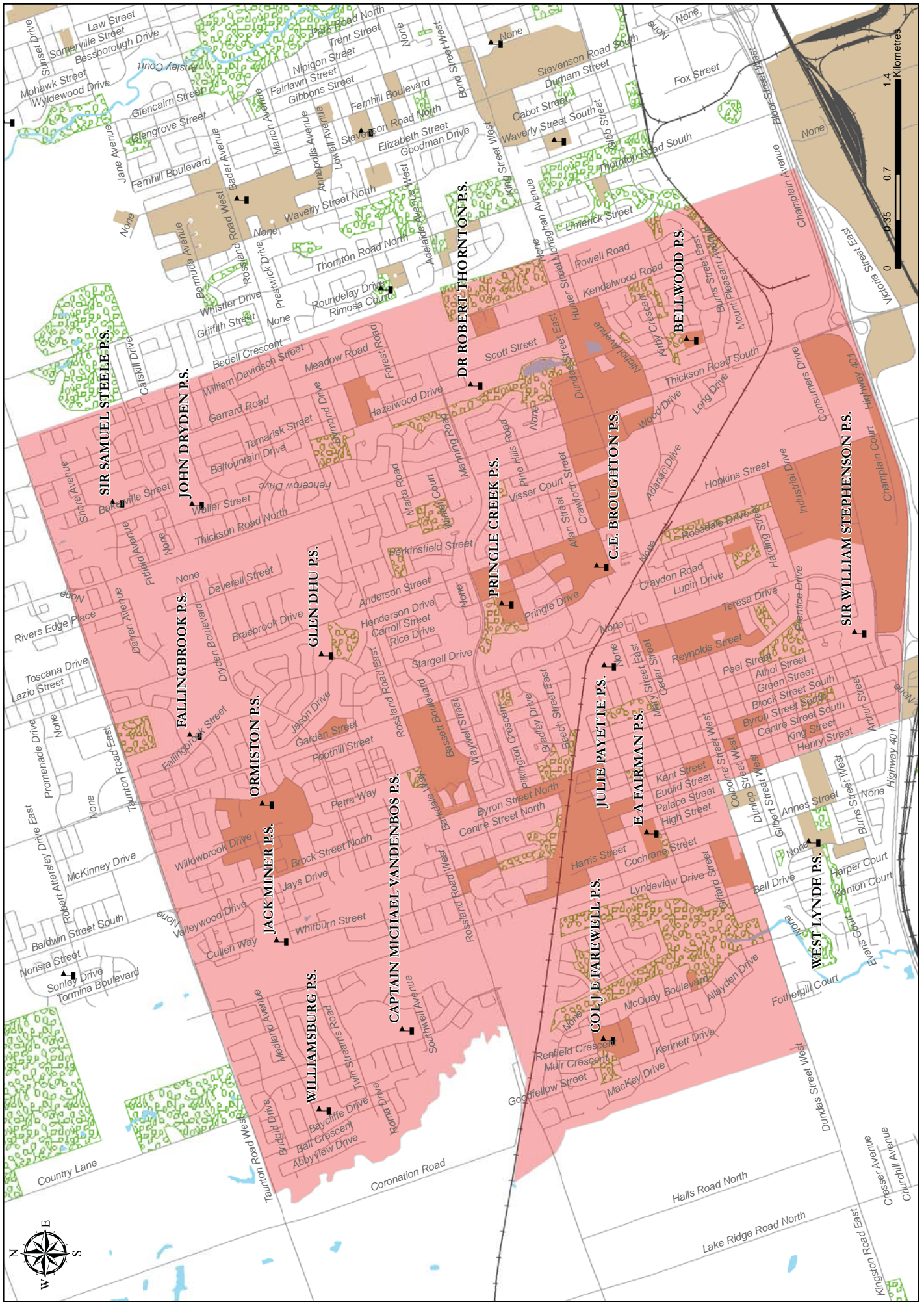


PE05





Durham District School Board (DDSB) 2014 EDC Elementary Review Areas - PE06A Whitby Centre East



PE06A

Durham District School Board  
Education Development Charges Submission 2014  
Form F - Growth Related Pupil Place Requirements

Panel: Elementary Panel  
Review Area: Whitby Centre East  
PE06A

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrolments															
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
Bellwood Public School	393	2	455	450	445	439	439	443	435	444	435	441	436	434	431	428	427	426	
C.E. Broughton Public School	370	0	338	332	330	320	310	305	293	297	289	289	290	289	287	285	284	284	
Captain Michael Vandenberg Public School	599	0	588	597	601	610	614	622	620	627	630	629	613	609	606	602	598	596	
Col. J.E. Farewell Public School	513	0	431	438	437	436	443	433	437	435	442	442	429	427	424	422	420	419	
Dr. R. Thornton Public School	438	0	303	290	275	271	266	259	256	247	240	235	230	228	227	226	225	225	
E.A. Fairman Public School	248	0	176	183	185	181	191	190	187	189	188	191	192	191	189	188	188	187	
Fallingbrook Public School	449	1	405	386	382	373	369	376	374	368	374	363	364	362	360	358	356	356	
Glen Dhu Public School	542	0	529	519	499	482	464	461	453	457	450	449	451	449	447	444	443	442	
Jack Miner Public School	384	7	581	582	573	564	567	568	569	557	563	570	562	560	557	555	554	553	
John Dryden Public School	551	0	572	555	536	534	528	528	519	511	514	510	514	511	508	505	503	502	
Julie Payette Public School	645	4	782	837	894	942	983	999	1,010	1,020	995	1,001	994	988	982	975	969	964	
Ormiston Public School	430	0	359	324	302	285	276	269	258	259	252	246	244	243	241	240	239	239	
Pringle Creek Public School	548	5	681	682	679	669	658	647	652	650	654	654	644	641	639	636	634	633	
Sir Samuel Steele Public School	489	0	471	458	435	437	422	407	400	404	392	398	410	408	406	403	402	401	
Sir William Stephenson Public School	450	0	434	436	426	428	437	437	447	456	457	457	455	452	450	447	446	445	
Williamsburg Public School	513	5	703	698	686	677	660	640	604	589	577	572	570	567	563	560	558	557	
TOTAL:	7,562.0	24.0	7,808	7,766	7,685	7,646	7,631	7,590	7,522	7,510	7,448	7,448	7,397	7,359	7,317	7,275	7,245	7,228	
AVAILABLE PUPIL PLACES:																			334

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

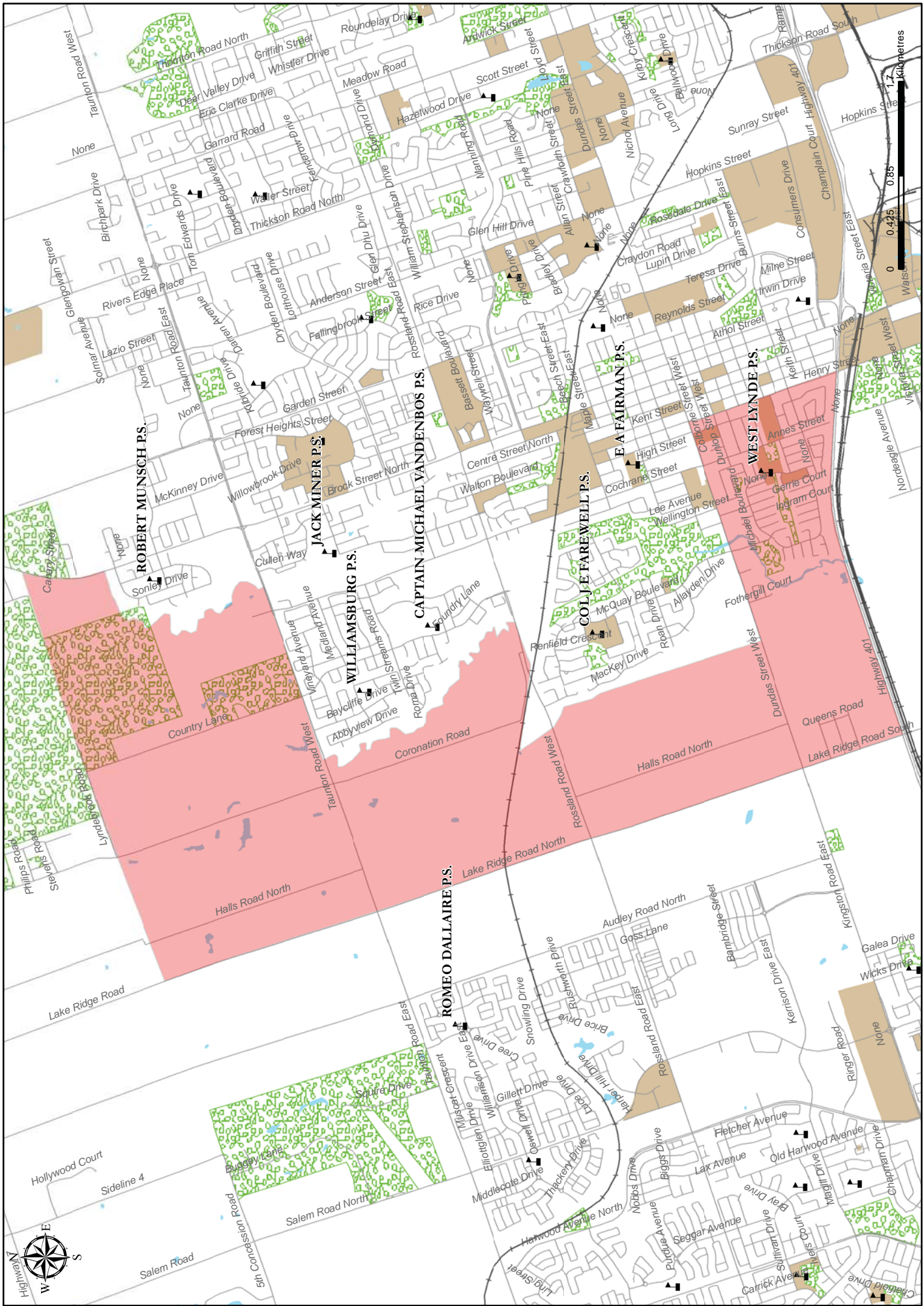
Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrolments														
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
				34	69	110	157	196	243	291	338	386	433	472	542	603	690	767

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1] Requirements of New Development (Pupil Places)	767
2] Available Pupil Places in Existing Facilities	334
3] Net Growth-Related Pupil Place Requirements (1-2)	433

NOTES

Durham District School Board (DDSB) 2014 EDC Elementary Review Areas - PE06B Whitby Centre West



PE06B







Durham District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Elementary Panel

Review Area: PE06C Whitby Centre Northeast

REQUIREMENTS OF EXISTING COMMUNITY

	Current OTG Capacity	Number of Temp Facilities	Current 2013/ 2014	15 Year Projection of Average Daily Enrolments														
				Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024	Year 11 2025	Year 12 2026	Year 13 2027	Year 14 2028	Year 15 2029
Robert Munsch Public School	570.0	4	663	669	670	676	696	684	664	656	645	643	648	651	652	652	653	655
TOTAL:	570.0	4	663	669	670	676	696	684	664	656	645	643	648	651	652	652	653	655
AVAILABLE PUPIL PLACES:																		

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projection of Average Daily Enrolments														
	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024	Year 11 2025	Year 12 2026	Year 13 2027	Year 14 2028	Year 15 2029
	9	19	30	43	53	61	68	75	82	89	98	113	127	146	163

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	163
2	Available Pupil Places in Existing Facilities	0
3	Net Growth-Related Pupil Place Requirements (1-2)	163

NOTES



Durham District School Board  
Education Development Charges Submission 2014  
Form F - Growth Related Pupil Place Requirements

Panel: Elementary Panel

Review Area: PE07 Whitby North

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrolments														
				Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024	Year 11 2025	Year 12 2026	Year 13 2027	Year 14 2028	Year 15 2029
Blair Ridge Public School	559	4	727	755	775	783	797	785	770	746	718	702	699	697	696	695	694	694
Brooklin Village Public School	674	6	696	692	709	724	723	742	754	753	759	759	746	745	744	742	741	740
Chris Hadfield Public School	634	2	731	778	782	810	806	827	813	827	832	841	832	831	830	828	827	827
Meadowcrest Public School	349	0	278	318	355	382	398	422	431	434	424	436	427	427	426	425	424	424
Winchester Public School	590	3	695	676	642	622	596	575	558	551	546	552	547	546	545	544	544	544
TOTAL:	2,806.0	15	3,127	3,220	3,264	3,321	3,321	3,352	3,326	3,311	3,279	3,290	3,252	3,247	3,241	3,234	3,230	3,229

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

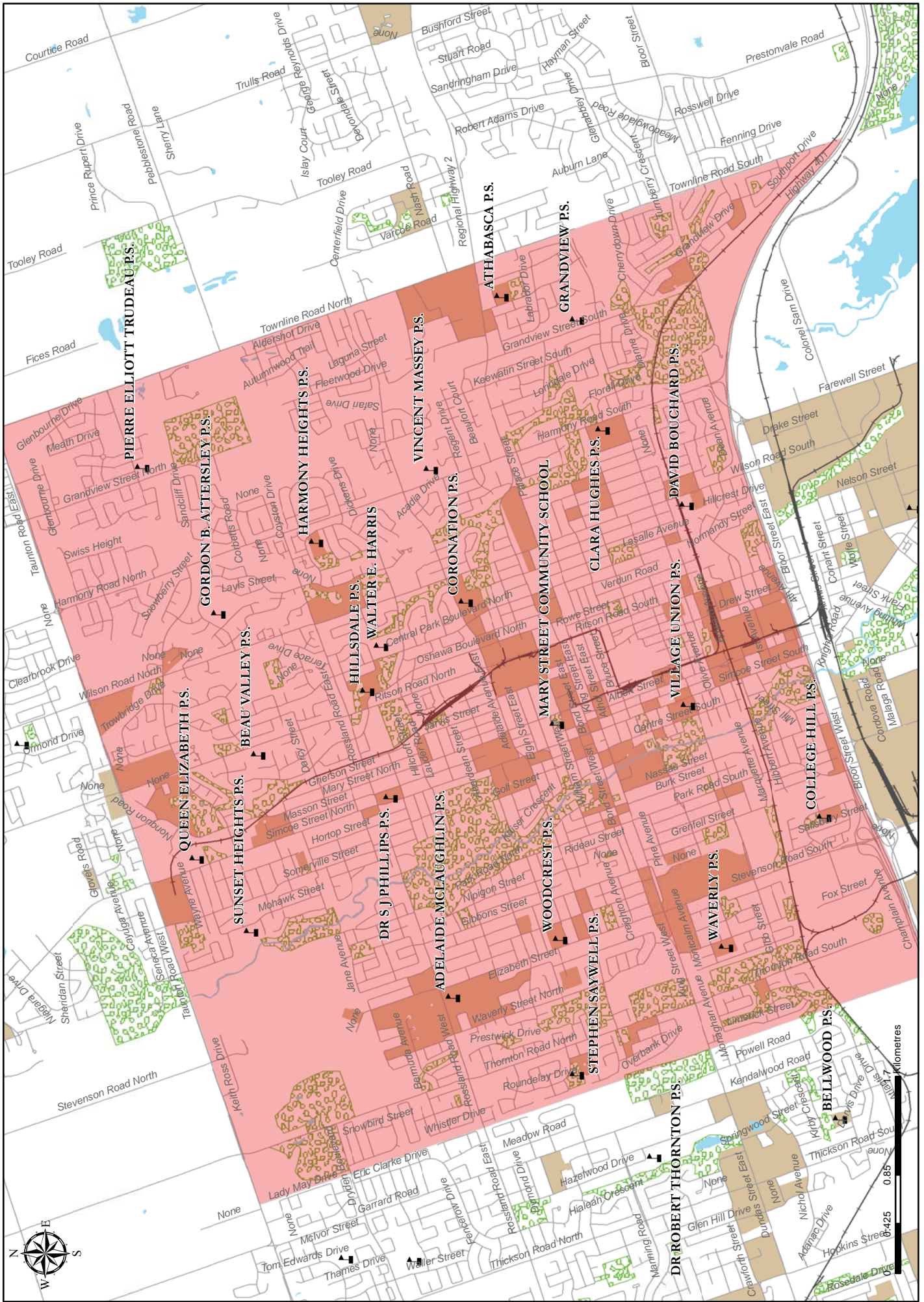
	15 Year Projection of Average Daily Enrolments														
	Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
92	184	295	420	525	631	737	844	950	1,056	1,171	1,367	1,542	1,782	1,999	

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	1,999
2	Available Pupil Places in Existing Facilities	-
3	Net Growth-Related Pupil Place Requirements (1-2)	1,999

NOTES

Durham District School Board (DDSB) 2014 EDC Elementary Review Areas - PE08A Oshawa Centre



PE08A

Durham District School Board  
Education Development Charges Submission 2014  
Form F - Growth Related Pupil Place Requirements

Panel: Elementary Panel

Review Area: PE08A Oshawa Centre

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrollments														
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
Adelaide McLaughlin Public School	409		323	290	278	278	283	250	243	245	239	229	228	228	228	229	229	230
Athabasca Street Public School	315	0	221	215	232	232	246	258	268	274	273	272	271	271	271	272	272	273
Beau Valley Public School	220	4	312	294	293	291	290	290	290	297	299	309	307	308	307	308	309	310
Clara Hughes Public School	490	0	534	572	593	608	608	612	633	652	655	667	664	664	663	665	666	669
College Hill Public School	222	2	282	285	293	295	295	299	301	314	318	307	305	306	305	306	307	308
Coronation Public School	446	4	502	499	502	506	506	508	517	523	525	525	523	524	523	524	525	526
David Bouchard Public School	596	0	517	549	568	593	607	617	617	618	612	602	584	582	581	582	583	585
Dr. S. J. Phillips Public School	433	5	611	623	633	636	642	646	656	661	678	675	673	673	672	673	675	678
Gordon B. Attersley Public School	493	1	441	433	434	429	427	420	415	414	419	414	413	413	413	413	414	416
Grandview Public School	295	0	255	262	271	278	274	267	267	270	264	271	270	270	270	270	271	272
Harmony Heights Public School	301	1	363	371	369	364	365	363	369	367	375	381	379	380	379	380	381	382
Hillsdale Public School	191	0	133	130	126	121	117	118	115	116	117	118	118	118	118	118	118	119
Mary Street Community School	-	2	189	195	202	207	207	211	217	215	215	219	219	219	219	219	220	221
Pierre Elliott Trudeau Public School	441	5	657	649	647	644	639	649	647	641	633	649	646	647	646	647	649	651
Queen Elizabeth Public School	602	0	439	441	457	463	464	461	460	451	435	433	431	432	431	432	433	434
Sunset Heights Public School	355	0	346	337	332	332	321	312	315	317	307	299	299	299	299	299	300	301
Village Union Public School	714	0	410	424	441	451	457	477	487	498	509	517	516	517	516	517	518	520
Vincent Massey Public School	298	4	406	416	444	453	462	471	483	494	507	512	508	508	508	509	510	512
Walter E. Harris Public School	404	2	475	464	462	468	462	462	440	421	399	409	407	408	407	408	409	410
Waverly Public School	479	0	389	375	365	359	357	353	348	347	342	338	337	337	337	338	338	340
Woodcrest Public School	249	0	273	275	281	290	298	298	305	308	319	314	313	313	313	313	314	315
Holding Students Returned to PE09			155	153	163	174	180	186	190	213	240	280	280	280	280	280	280	280
<b>TOTAL:</b>	<b>8,337.0</b>	<b>30</b>	<b>8,274</b>	<b>8,275</b>	<b>8,352</b>	<b>8,408</b>	<b>8,419</b>	<b>8,443</b>	<b>8,471</b>	<b>8,488</b>	<b>8,444</b>	<b>8,411</b>	<b>8,379</b>	<b>8,386</b>	<b>8,375</b>	<b>8,391</b>	<b>8,412</b>	<b>8,440</b>
<b>AVAILABLE PUPIL PLACES:</b>																		

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

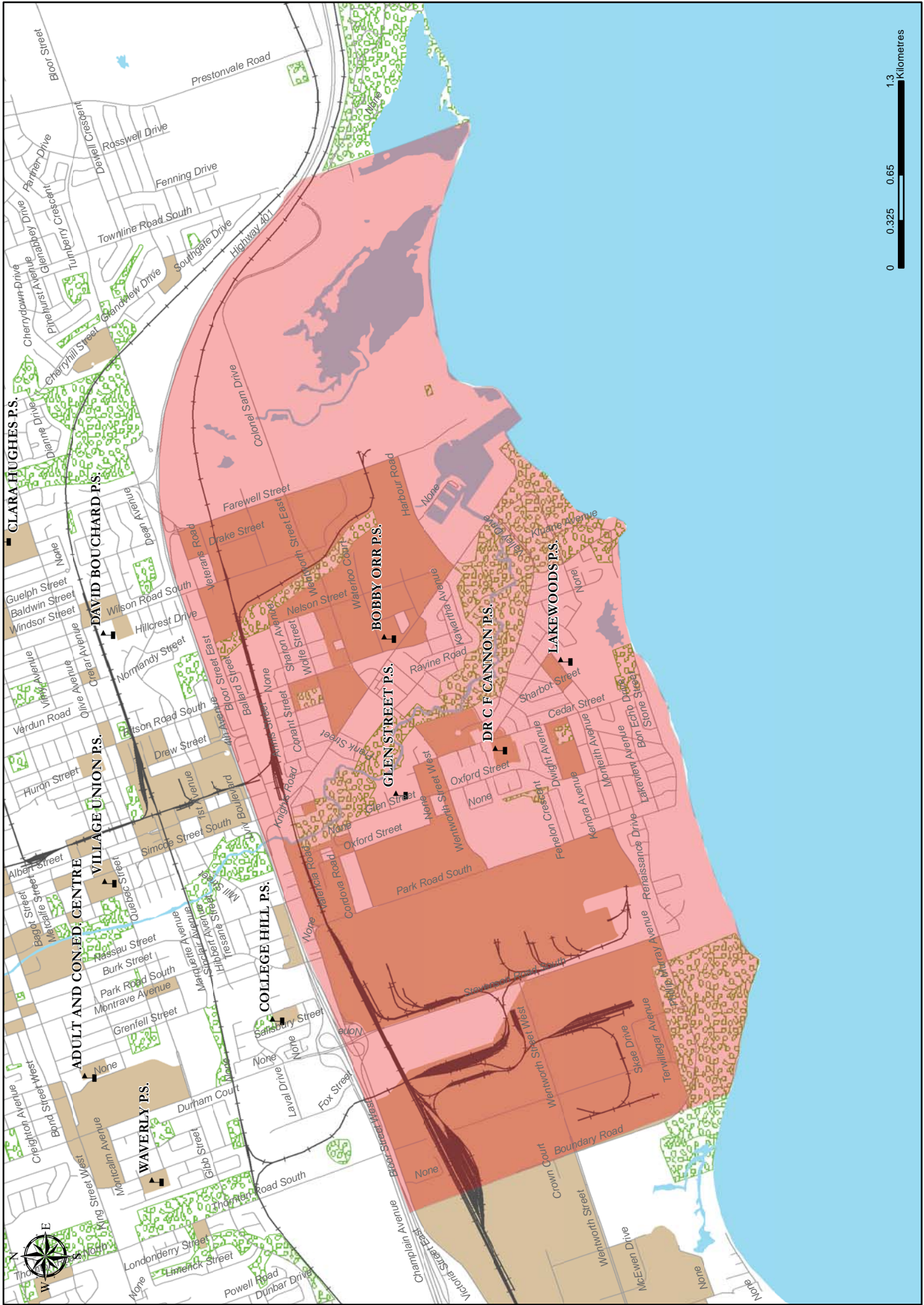
15 Year Projection of Average Daily Enrollments																
Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029		
22	43	70	99	124	174	225	276	327	377	412	476	531	608	677		

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1   Requirements of New Development (Pupil Places)	677
2   Available Pupil Places in Existing Facilities	0
3   <b>Net Growth-Related Pupil Place Requirements (1-2)</b>	<b>677</b>

NOTES

Durham District School Board (DDSB) 2014 EDC Elementary Review Areas - PE08B Oshawa South



PE08B







Durham District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Elementary Panel

Review Area: PE09 Oshawa North

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrolments													
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028
Kedron Public School	234	8	445	431	405	405	401	394	384	387	381	381	386	390	393	396	398
Norman G. Powers Public School	490	7	767	753	744	731	710	682	675	660	658	657	665	673	679	684	688
Sherwood Public School	508	5	690	675	648	614	598	584	581	595	603	602	610	616	621	625	629
Seneca Trail Public School	542	0	452	502	534	553	565	591	597	566	574	573	581	589	595	599	603
Holding Students From PE08A Returned To Resident Area			155	153	163	174	180	186	190	240	280	280	280	280	280	280	280
TOTAL:	1,774.0	20	2,509	2,514	2,493	2,478	2,454	2,437	2,431	2,426	2,407	2,497	2,522	2,547	2,568	2,584	2,599
AVAILABLE PUPIL PLACES:																	0

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

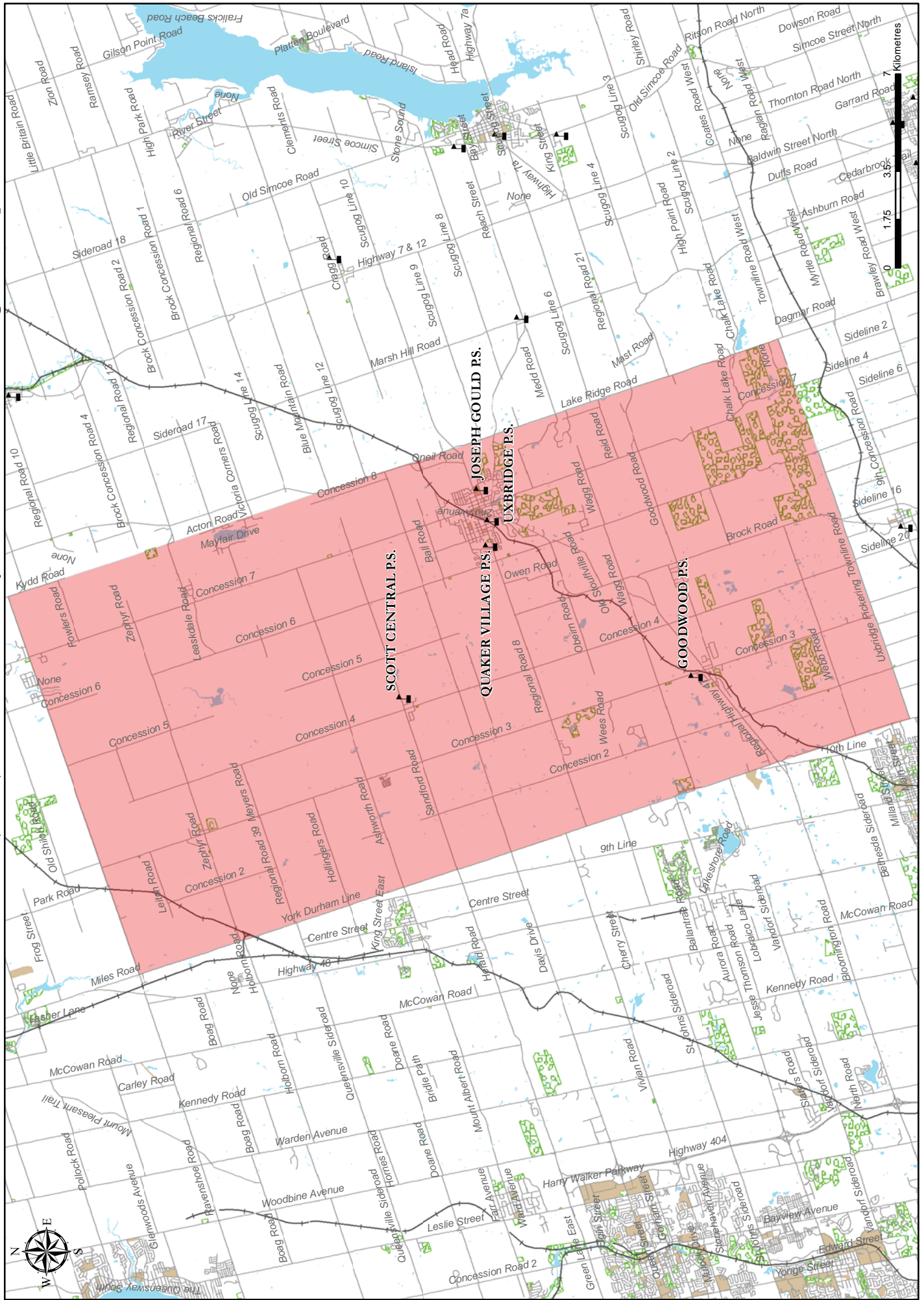
Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
145	291	467	665	831	998	1,165	1,332	1,499	1,667	1,843	2,146	2,416	2,789	3,124

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	3,124
2	Available Pupil Places in Existing Facilities	-
3	Net Growth-Related Pupil Place Requirements (1-2)	3,124

NOTES

Durham District School Board (DDSB) 2014 EDC Elementary Review Areas - PE10 Uxbridge Township



PE10

Durham District School Board  
Education Development Charges Submission 2014  
Form F - Growth Related Pupil Place Requirements

Panel: Elementary Panel

Review Area: PE10 Uxbridge Township

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrolments															
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
Goodwood Public School	245	1	206	203	205	210	208	207	201	205	202	198	203	201	200	199	198	197	
Joseph Gould Public School	453	2	557	550	522	512	498	496	478	455	449	445	440	436	433	431	429	428	
Quaker Village Public School	409	1	407	385	364	350	327	322	308	291	284	281	278	276	275	273	272	271	
Scott Central Public School	289	1	321	307	290	280	263	257	241	232	226	220	217	215	214	212	211	211	
Uxbridge Public School	462	2	420	406	404	401	393	389	372	372	365	363	360	357	354	352	350	349	
TOTAL:	1,858.0	7	1,911	1,851	1,786	1,754	1,689	1,671	1,600	1,556	1,526	1,507	1,497	1,486	1,475	1,466	1,460	1,457	
AVAILABLE PUPIL PLACES:																			401

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

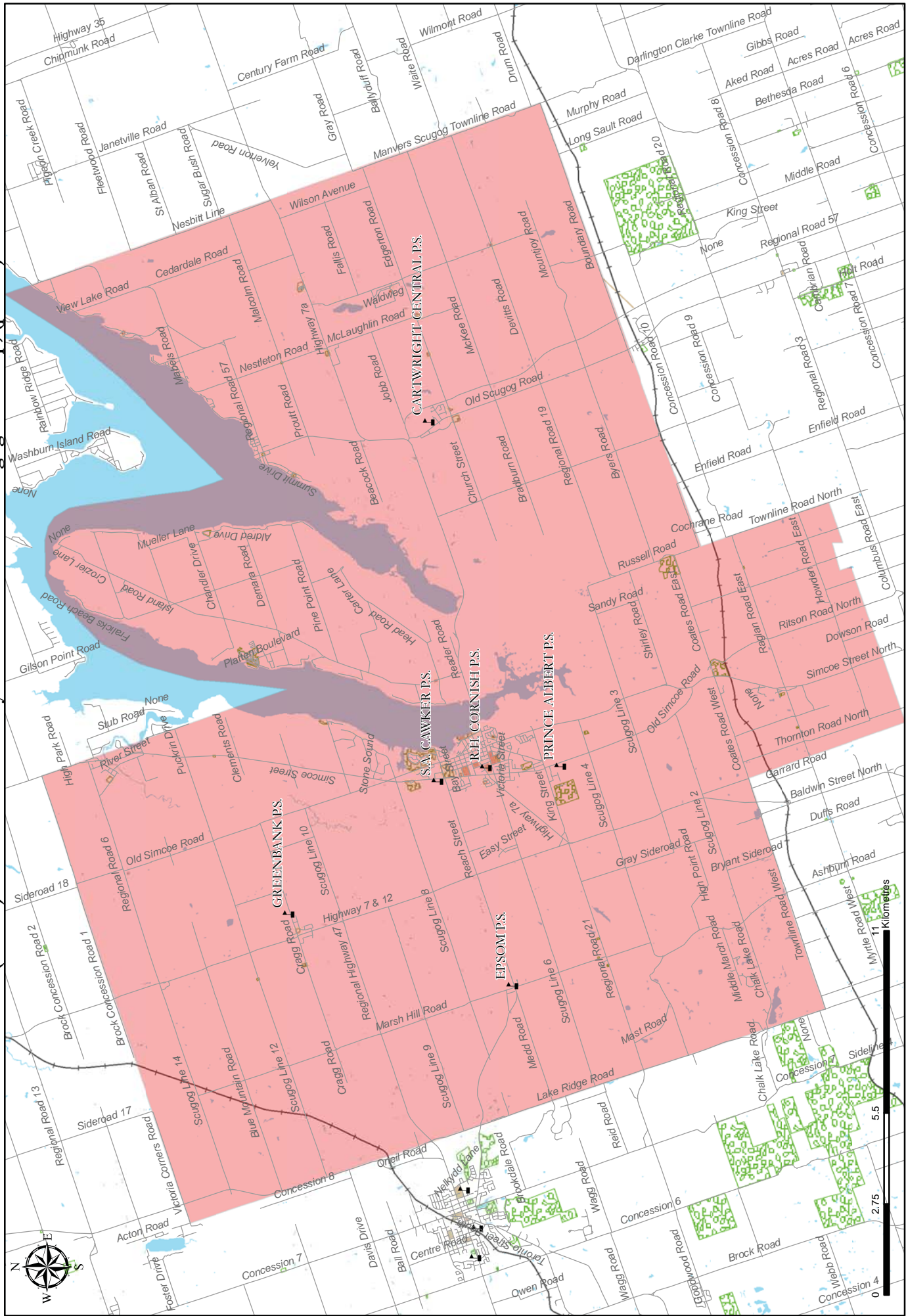
	15 Year Projection of Average Daily Enrolments														
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
	22	44	71	101	127	176	226	276	326	375	419	491	556	645	725

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	725
2 Available Pupil Places in Existing Facilities	401
3 Net Growth-Related Pupil Place Requirements (1-2)	324

NOTES

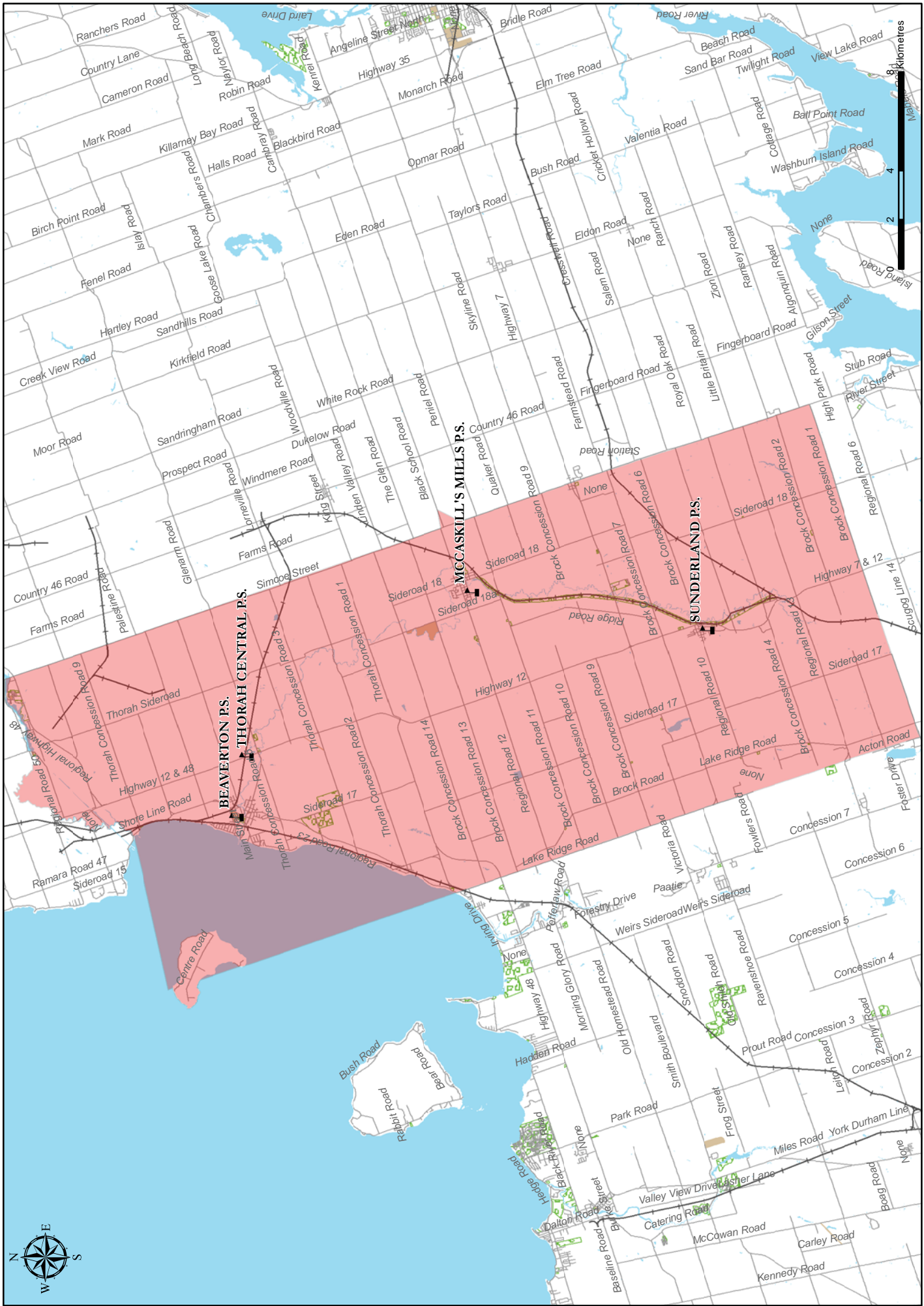
Durham District School Board (DDSB) 2014 EDC Elementary Review Areas - PE11 Scugog Township, (part of) Northeast Oshawa



PE11



Durham District School Board (DDSB) 2014 EDC Elementary Review Areas - PE12 Brock Township



PE12



Durham District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel:

Elementary Panel

Review Area:

PE12 Brock Township

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrolments															
				Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029	
Beaverton Public School	188	3	179	178	170	165	158	154	155	147	144	147	138	136	135	134	133	133	
McCaskill's Mills Public School	539	0	458	454	453	449	437	426	422	409	398	380	373	368	365	363	361	360	
Sunderland Public School	332	2	298	289	294	275	266	251	235	234	230	222	221	218	216	215	214	213	
Thorah Central Public School	231	0	152	139	125	121	116	108	99	97	91	89	84	83	83	82	82	82	
<b>TOTAL:</b>	1,290.0	5	1,087	1,063	1,042	1,010	978	938	911	887	863	838	817	805	798	794	791	789	
<b>AVAILABLE PUPIL PLACES:</b>				501															

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

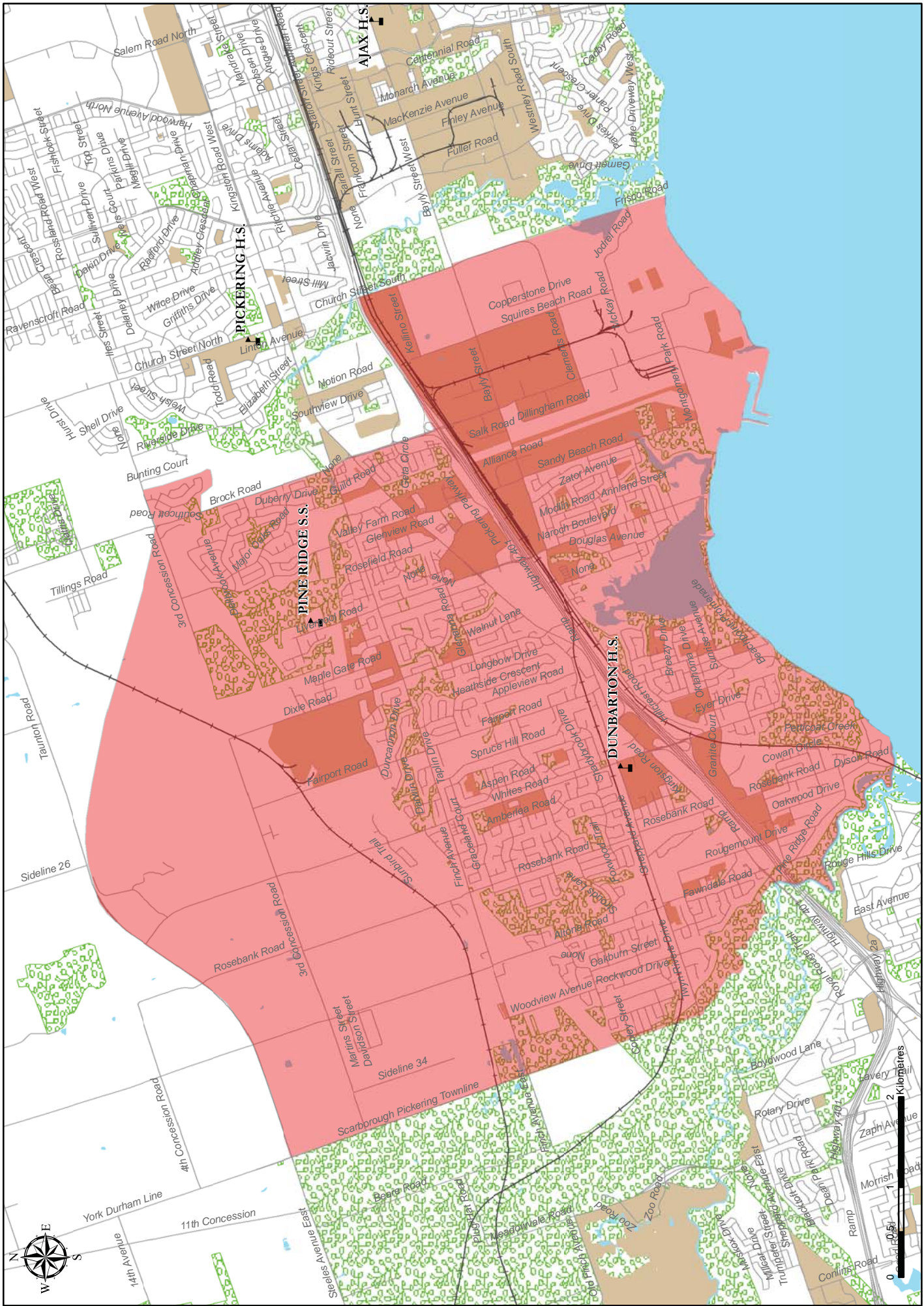
	15 Year Projection of Average Daily Enrolments														
	Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
	18	35	56	80	100	131	161	192	222	252	282	330	374	434	488

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	488
2	Available Pupil Places in Existing Facilities	501
3	<b>Net Growth-Related Pupil Place Requirements (1-2)</b>	<b>0</b>

NOTES

Durham District School Board (DDSB) 2014 EDC Secondary Review Areas - PS01A Pickering South



PS01A

Durham District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Secondary Panel  
 Review Area: PS01A Pickering, South

REQUIREMENTS OF EXISTING COMMUNITY

	Current OTG Capacity	Number of Temp Facilities	Current 2013/ 2014	15 Year Projection of Average Daily Enrolments															
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
Pine Ridge S.S.	1,482.0	2	1,291	1,171	1,059	1,009	989	930	942	942	925	920	909	879	874				
Dunbarton H.S.	1,791.0	1	1,459	1,415	1,420	1,412	1,369	1,347	1,316	1,276	1,232	1,207	1,198	1,161	1,154				
TOTAL:	3,273.0	3	2,750	2,586	2,479	2,421	2,307	2,277	2,283	2,246	2,218	2,174	2,132	2,118	2,068	2,039	2,028	1,245	

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

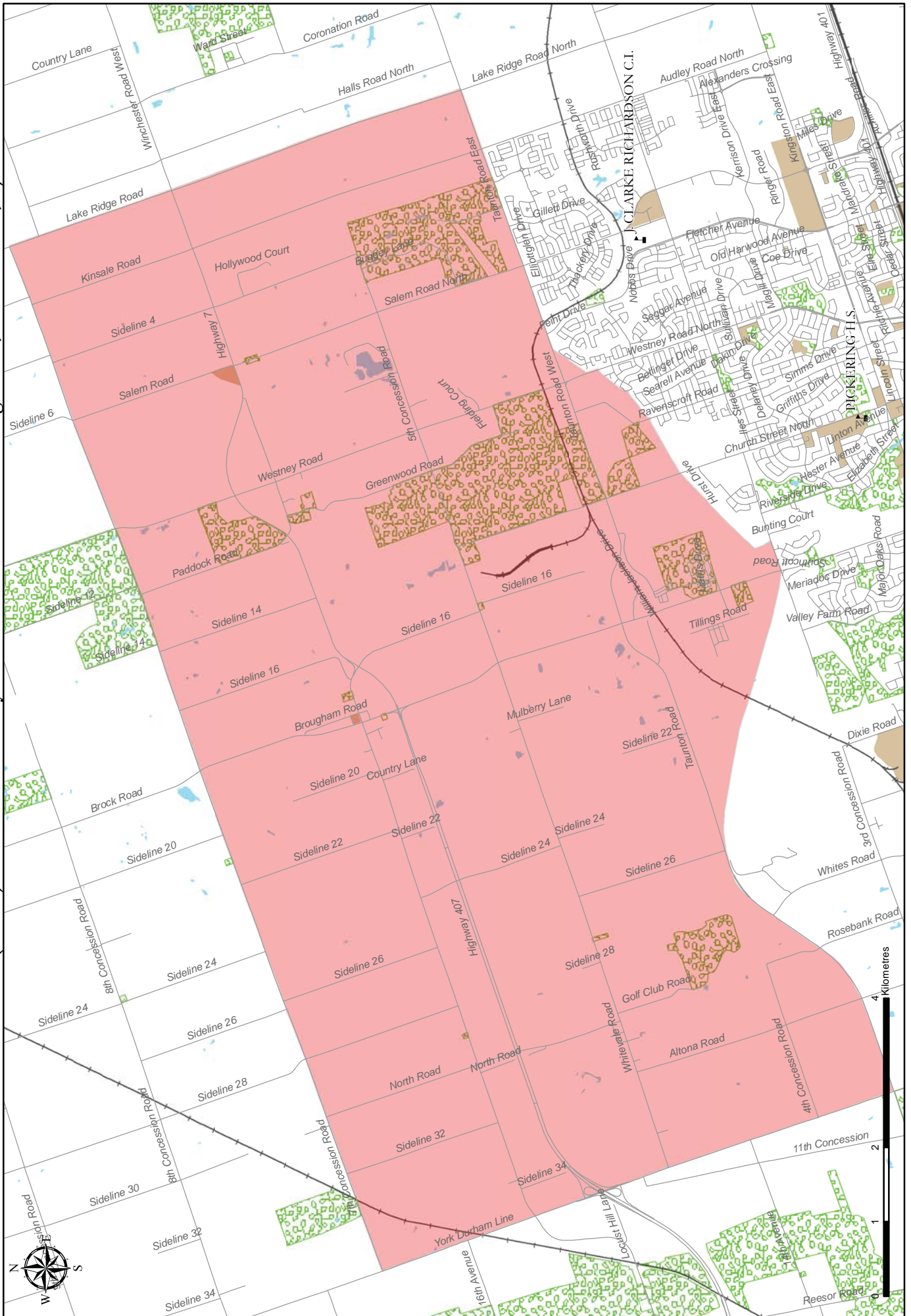
	15 Year Projection of Average Daily Enrolments														
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
	42	83	125	167	208	285	362	396	413	445	447	478	546	579	613

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1   Requirements of New Development (Pupil Places)	613
2   Available Pupil Places in Existing Facilities	1,245
3   Net Growth-Related Pupil Place Requirements (1-2)	-

NOTES

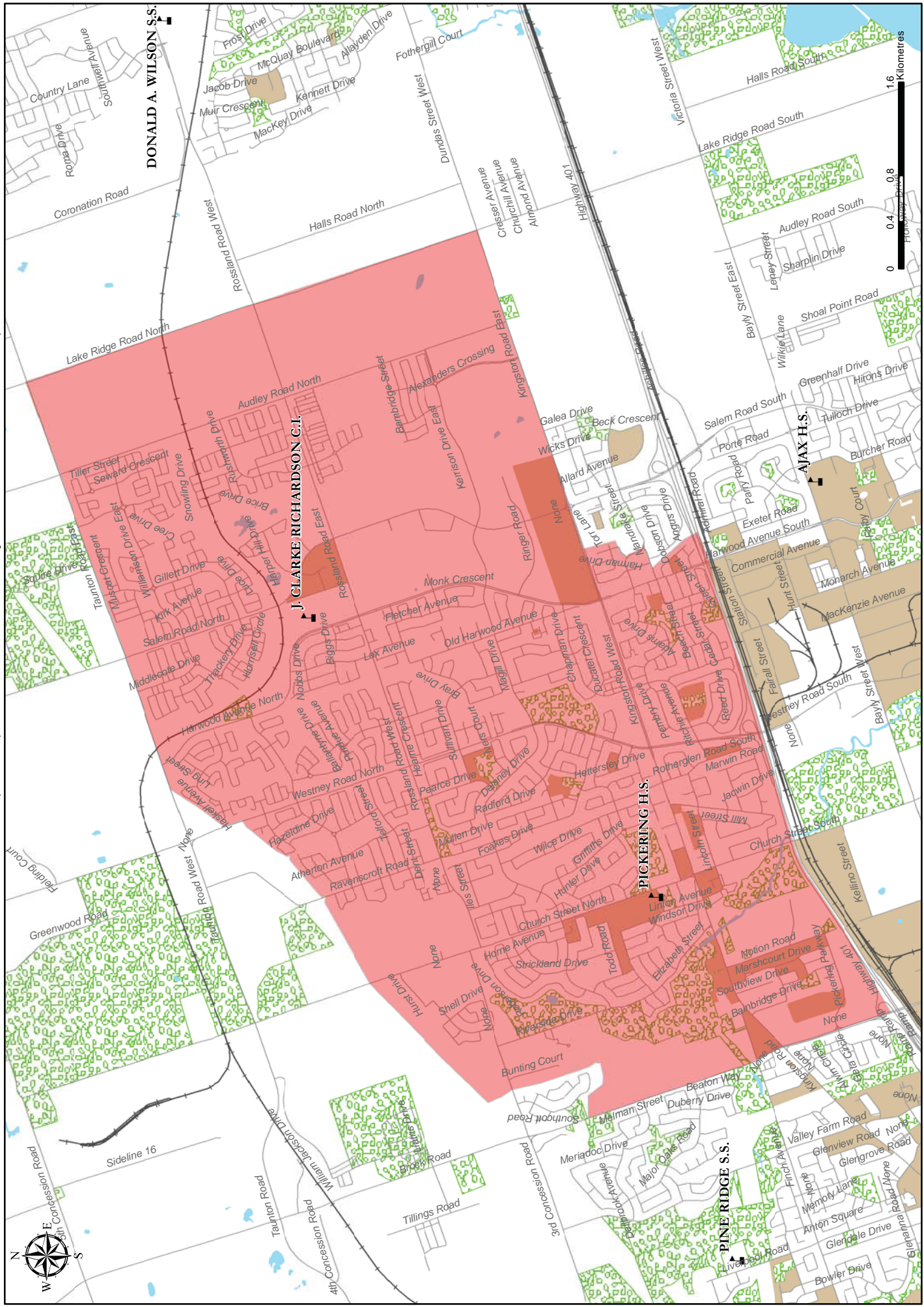
Durham District School Board (DDSB) 2014 EDC Secondary Review Areas - PS01B Pickering North, Seaton Lands, Ajax North



PS01B



Durham District School Board (DDSB) 2014 EDC Secondary Review Areas - PS02 Ajax Centre



PS02

Durham District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Secondary Panel  
 Review Area: PSO2 Ajax Centre

REQUIREMENTS OF EXISTING COMMUNITY

	Current OTG Capacity	Number of Temp Facilities	Current 2013/ 2014	15 Year Projection of Average Daily Enrolments																	
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029			
Pickering H.S.	1,626.0	12	2,029	1,925	1,823	1,701	1,632	1,590	1,522	1,491	1,486	1,555	1,691	1,723	1,690	1,591	1,555	1,510	1,505	1,505	1,517
J.Clark Richardson Col.	1,401.0	15	1,595	1,623	1,605	1,606	1,590	1,522	1,555	1,549	1,555	1,555	1,549	1,603	1,600	1,555	1,510	1,480	1,467	1,467	1,481
TOTAL:	3,027.0	27	3,624	3,548	3,429	3,307	3,222	3,141	3,241	3,240	3,326	3,290	3,146	3,065	2,972	2,999	2,972	2,999	2,972	2,999	2,972

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

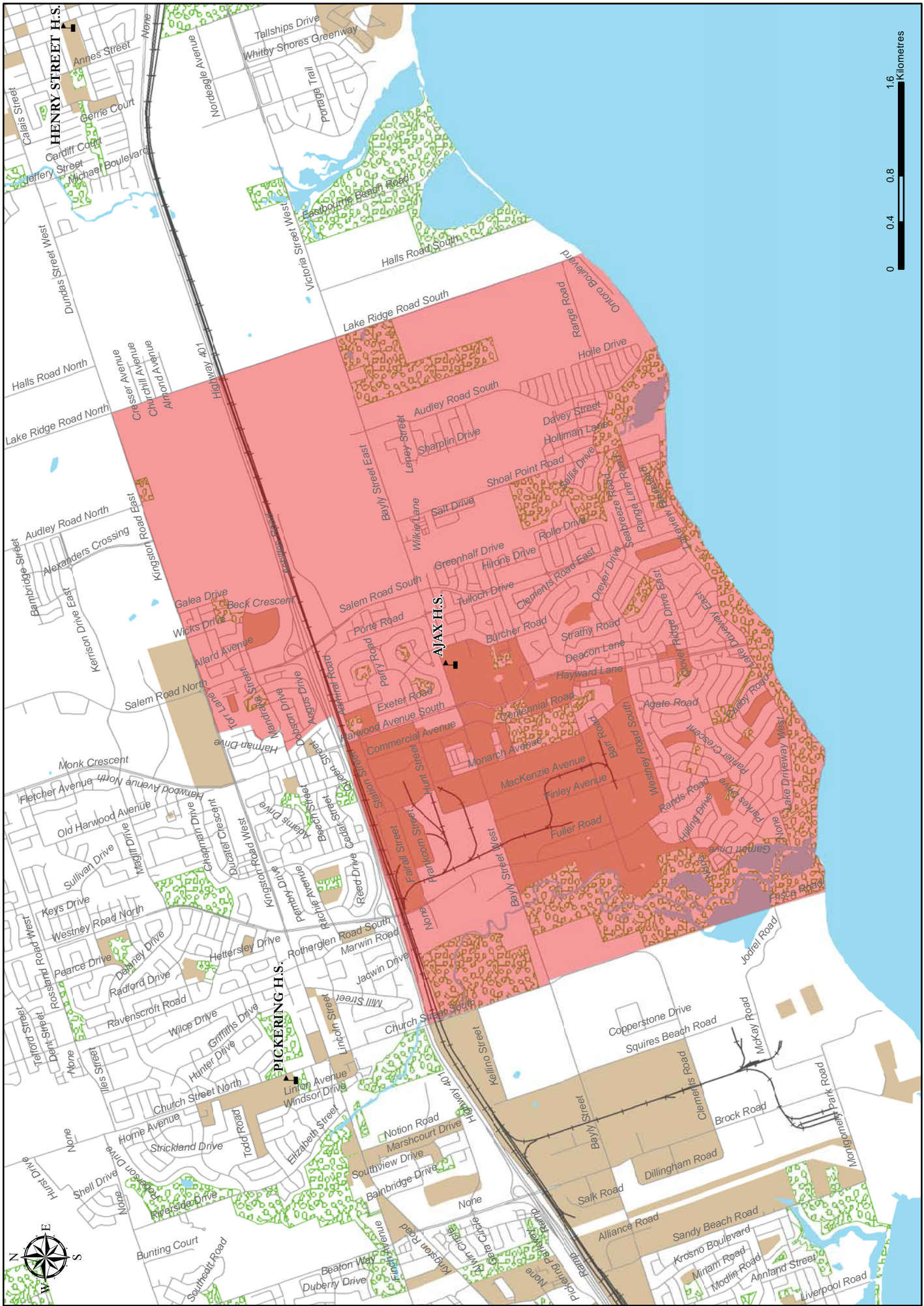
	15 Year Projection of Average Daily Enrolments														
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
TOTAL:	28	57	85	114	143	165	188	190	187	193	189	198	222	232	242

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1   Requirements of New Development (Pupil Places)	242
2   Available Pupil Places in Existing Facilities	28
3   Net Growth-Related Pupil Place Requirements (1-2)	214

NOTES

Durham District School Board (DDSB) 2014 EDC Secondary Review Areas - PS03 Ajax South



PS03



Durham District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Secondary Panel  
 Review Area: PS03 Ajax South

REQUIREMENTS OF EXISTING COMMUNITY

	Current OTG Capacity	Number of Temp Facilities	Current 2013/ 2014	15 Year Projection of Average Daily Enrolments															
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
Ajax H.S.	1,443.0	4	1,263	1,157	1,146	1,131	1,133	1,150	1,134	1,166	1,171	1,140	1,126	1,072	1,012	1,007	990	987	
TOTAL:	1,443.0	4	1,263	1,157	1,146	1,131	1,133	1,150	1,134	1,166	1,171	1,140	1,126	1,072	1,012	1,007	990	987	
AVAILABLE PUPIL PLACES:																			456

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

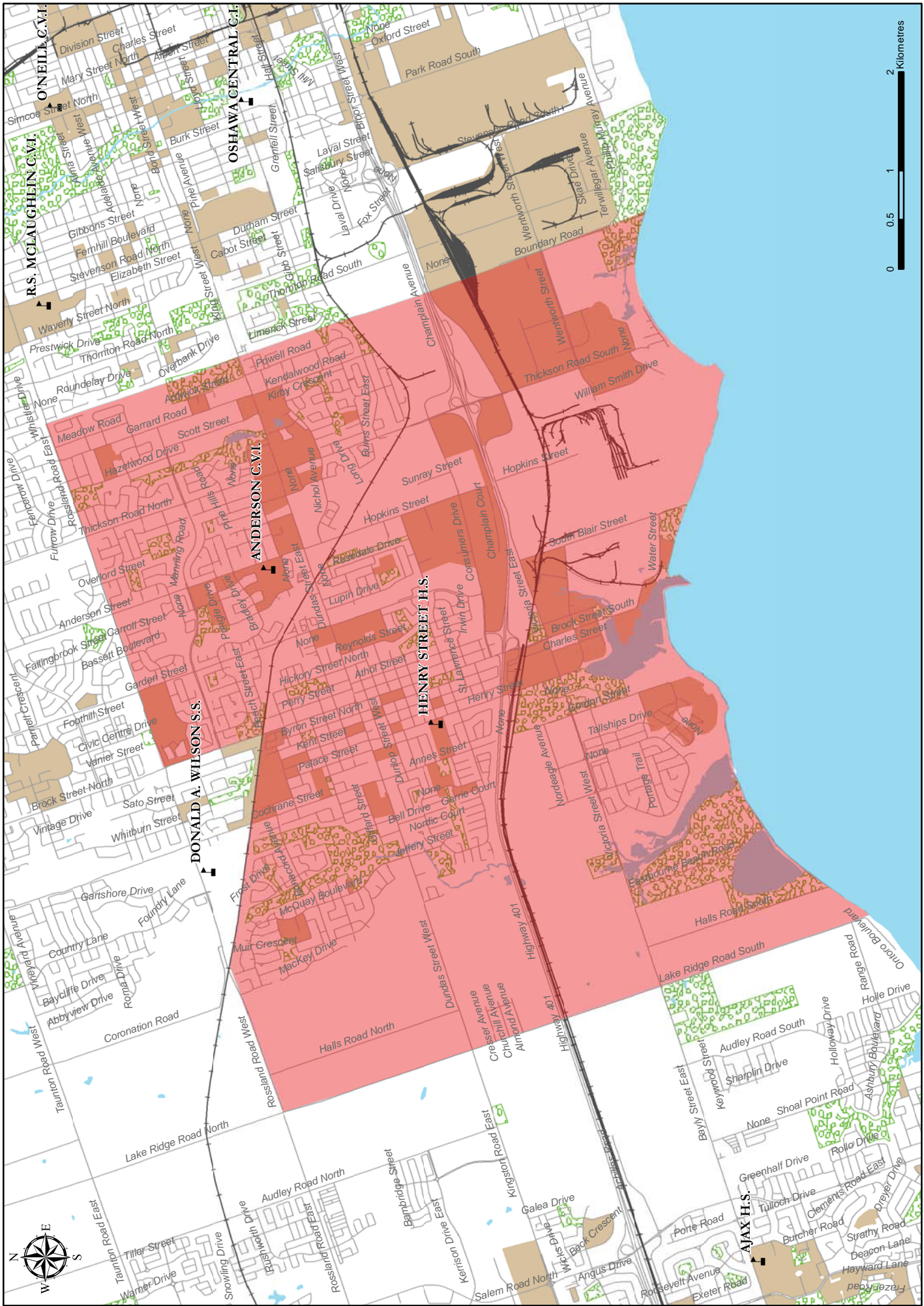
	15 Year Projection of Average Daily Enrolments														
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
	11	21	32	43	53	61	69	69	68	69	67	70	78	81	84

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1   Requirements of New Development (Pupil Places)	84
2   Available Pupil Places in Existing Facilities	456
3   Net Growth-Related Pupil Place Requirements (1-2)	-

NOTES

Durham District School Board (DDSB) 2014 EDC Secondary Review Areas - PS04 Whitby South



PS04

Durham District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Secondary Panel  
 Review Area: PS04 Whitby South

REQUIREMENTS OF EXISTING COMMUNITY

	Current OTG Capacity	Number of Temp Facilities	Current 2013/ 2014	15 Year Projection of Average Daily Enrolments															
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
Anderson C.V.I. Henry Street H.S.	1,050.0 888.0	8 9	869 820	829 777	865 783	828 757	770 734	764 768	744 767	727 757	717 790	695 785	705 816	692 826	689 821	701 819	685 787	683 779	
TOTAL:	1,938.0	17	1,690	1,606	1,649	1,585	1,504	1,531	1,511	1,484	1,507	1,480	1,521	1,518	1,510	1,520	1,472	1,463	
AVAILABLE PUPIL PLACES:																			475

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

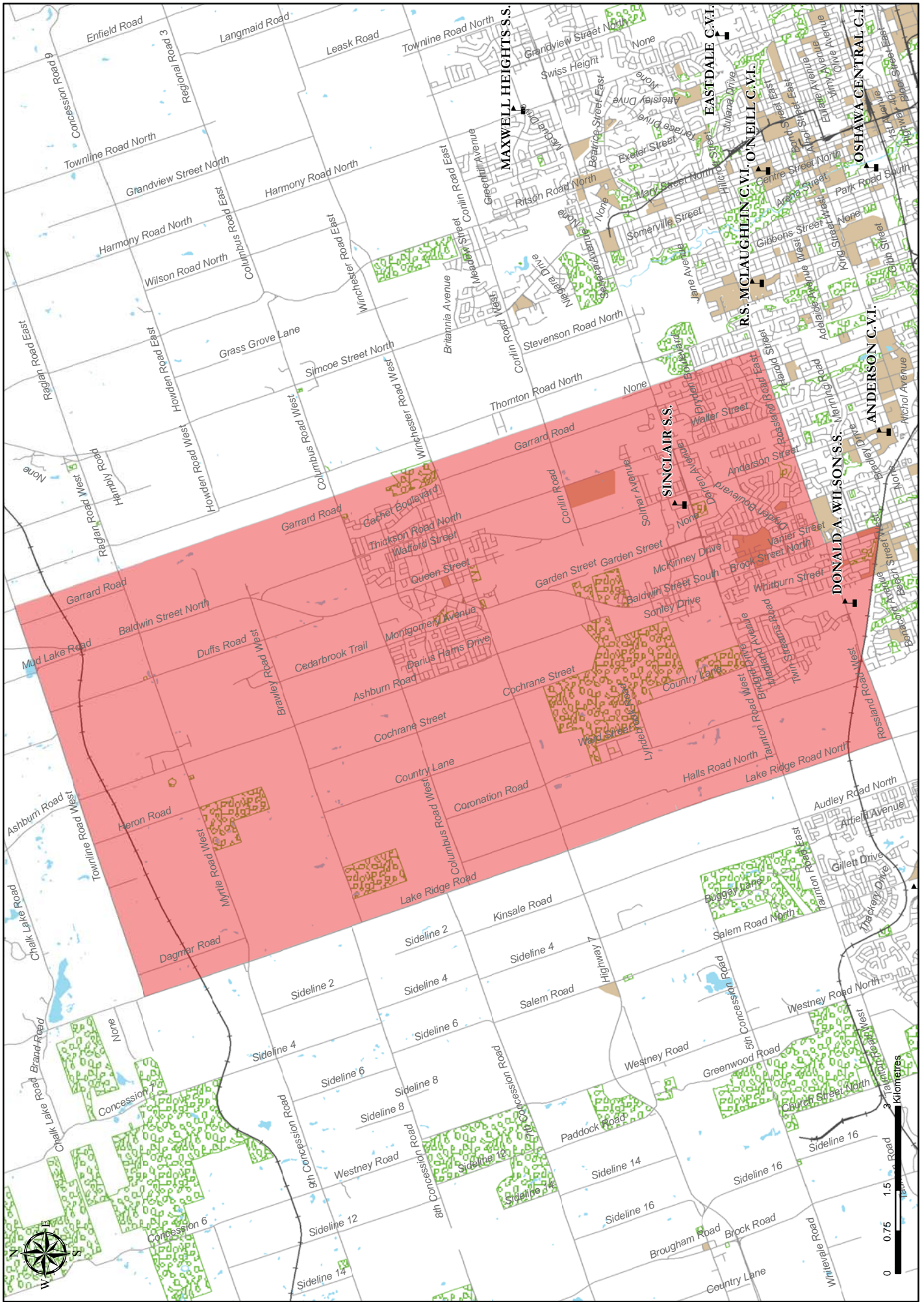
	15 Year Projection of Average Daily Enrolments														
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
	21	43	64	85	107	152	198	219	231	251	263	292	344	375	405

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1   Requirements of New Development (Pupil Places)	405
2   Available Pupil Places in Existing Facilities	475
3   Net Growth-Related Pupil Place Requirements (1-2)	-

NOTES

Durham District School Board (DDSB) 2014 EDC Secondary Review Areas - PS05 Whitby Centre/North



PS05

Durham District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Secondary Panel  
 Review Area: PS05 Whitby Centre, North

REQUIREMENTS OF EXISTING COMMUNITY

	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrolments														
				Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
Sindair S.S.	1,374.0	27	1,889	1,768	1,683	1,630	1,628	1,628	1,645	1,667	1,721	1,741	1,711	1,734	1,692	1,707	1,712	1,710
Donald A. Wilson S.S.	1,266.0	11	1,553	1,721	1,799	1,866	1,966	2,041	2,110	2,110	2,123	2,093	2,026	1,971	1,934	1,945	1,908	1,910
TOTAL:	2,610.0	38	3,442	3,489	3,482	3,495	3,594	3,686	3,777	3,844	3,834	3,737	3,705	3,625	3,653	3,620	3,620	3,620

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projection of Average Daily Enrolments														
	Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
	50	101	151	202	252	355	459	506	532	576	642	746	910	1,022	1,133

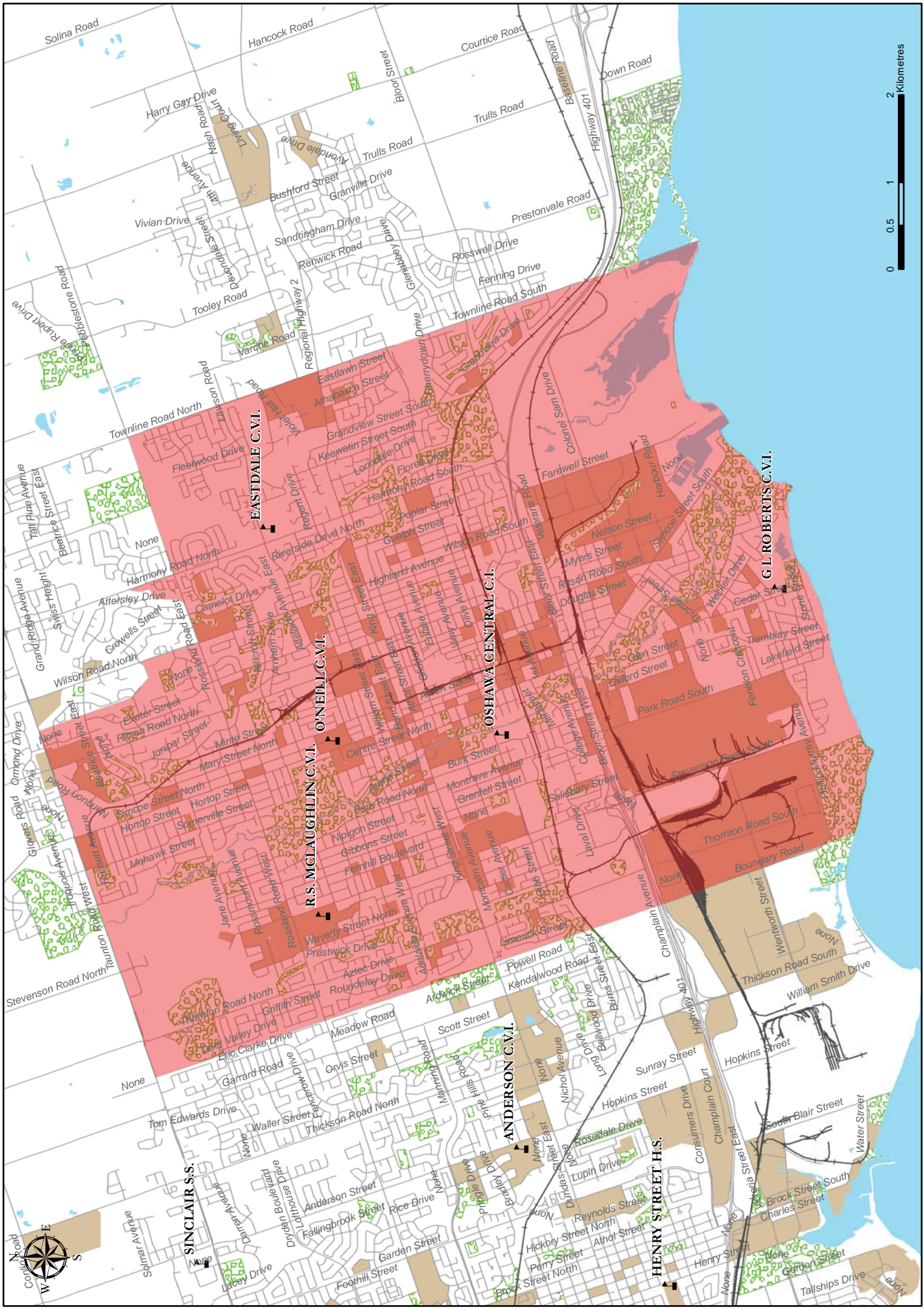
CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1   Requirements of New Development (Pupil Places)	1,133
2   Available Pupil Places in Existing Facilities	
3   Net Growth-Related Pupil Place Requirements (1-2)	1,133

NOTES

The Board is planning on opening a new secondary school in 2015 to accommodate existing enrolment pressures in this review area. The new Brooklin Secondary School will have a proposed capacity of 1227.

Durham District School Board (DDSB) 2014 EDC Secondary Review Areas - PS06 Oshawa South



PS06

Durham District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Secondary Panel  
 Review Area: PS06 Oshawa South

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrolments															
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
Eastdale C.V.I.	951.0	12	1,137	1,061	968	869	794	804	810	816	843	836	837	937	954	978	962	962	
G.L. Roberts C.V.I.	999.0	2	1,540	478	480	471	433	433	426	417	442	453	453	470	455	444	435	431	
O'Neill C.V.I.	1,292.0	0	1,191	1,169	1,133	1,093	1,111	1,117	1,101	1,114	1,116	1,120	1,133	1,140	1,133	1,116	1,103	1,105	
Oshawa Central C.I.	834.0	1	337	300	277	277	286	274	277	271	261	298	315	344	368	363	358	358	
R.S. McLaughlin C.V.I.	1,038.0	3	914	914	912	890	904	870	890	920	940	959	916	894	858	828	816	816	
TOTAL:	5,115.0	18	4,119	3,923	3,770	3,601	3,528	3,498	3,505	3,539	3,602	3,665	3,724	3,785	3,768	3,729	3,675	3,672	
AVAILABLE PUPIL PLACES:																			1,443

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

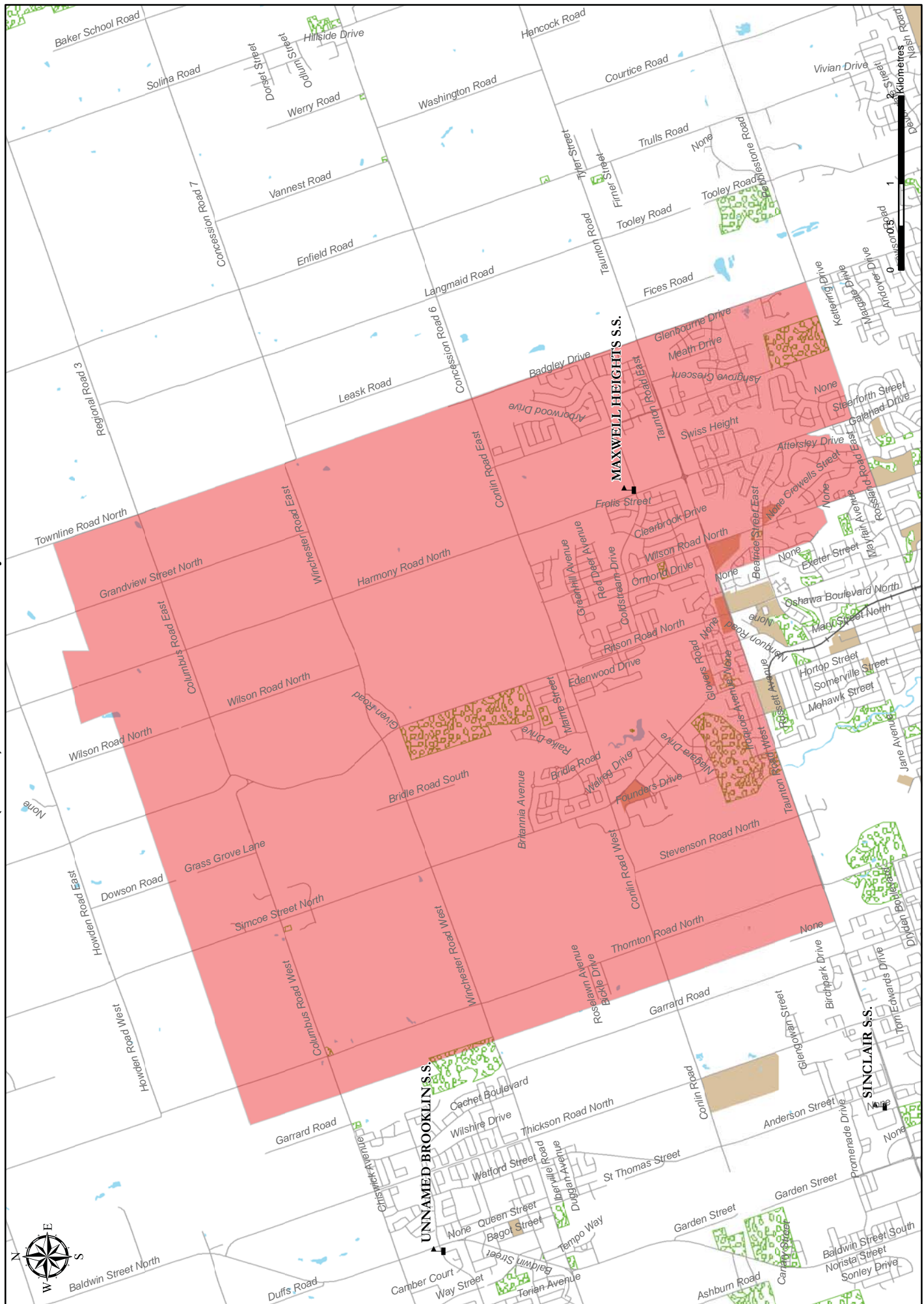
	15 Year Projection of Average Daily Enrolments														
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
	14	27	41	54	68	99	131	146	155	169	175	193	225	244	263

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1   Requirements of New Development (Pupil Places)	263
2   Available Pupil Places in Existing Facilities	1,443
3   Net Growth-Related Pupil Place Requirements (1-2)	-

NOTES

Durham District School Board (DDSB) 2014 EDC Secondary Review Areas - PS07 Oshawa Centre



PS07



Durham District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Secondary Panel  
 Review Area: PS07 Oshawa Centre

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrolments															
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
Maxwell Heights S.S.	1,206.0	3	1,255	1,305	1,360	1,411	1,474	1,516	1,534	1,552	1,543	1,505	1,517	1,448	1,409	1,424	1,393	1,410	
TOTAL:	1,206.0	3	1,255	1,305	1,360	1,411	1,474	1,516	1,534	1,552	1,543	1,505	1,517	1,448	1,409	1,424	1,393	1,410	
AVAILABLE PUPIL PLACES:																			

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

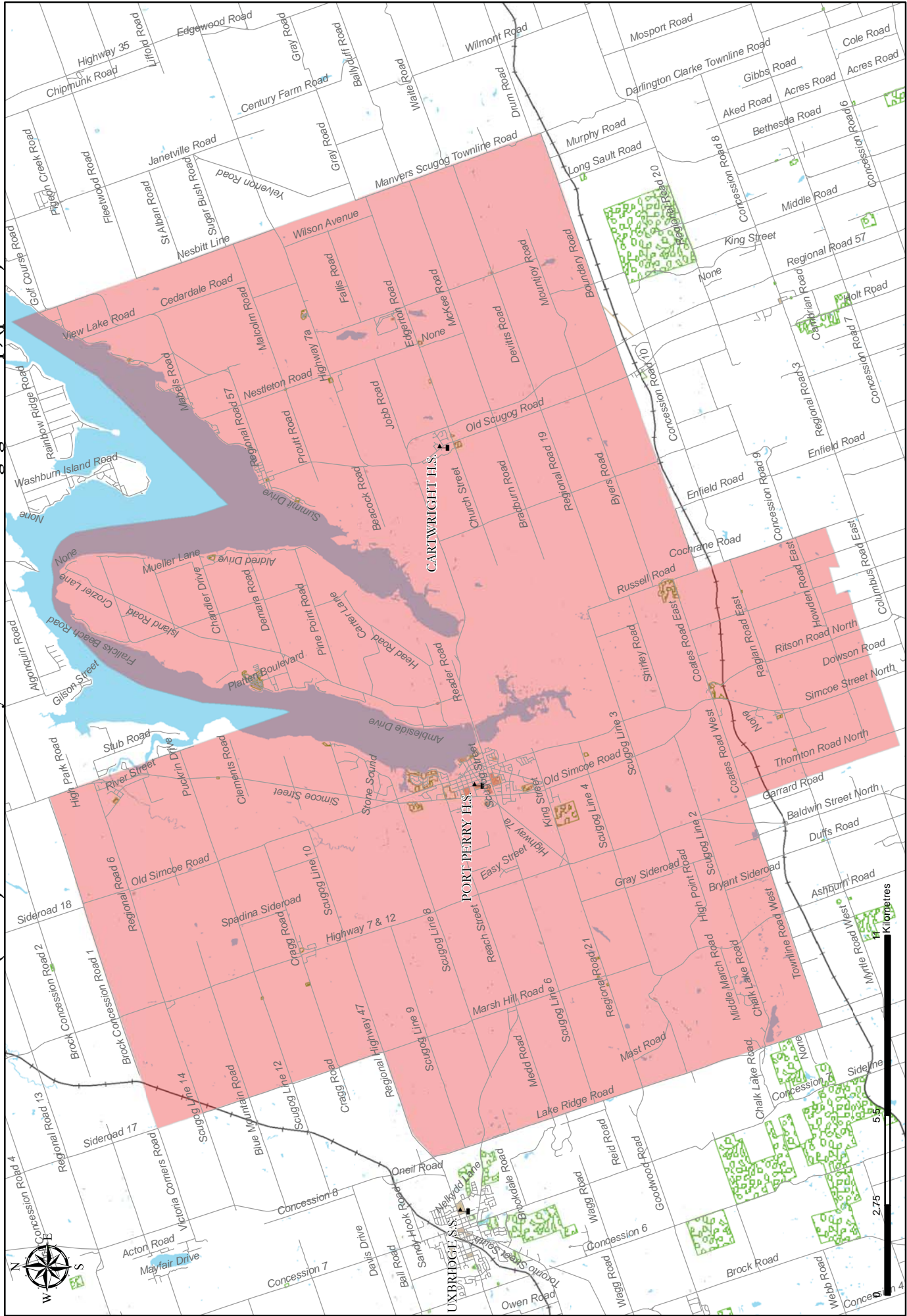
	15 Year Projection of Average Daily Enrolments														
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
	49	97	146	195	244	335	427	466	488	526	562	633	755	831	907

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1   Requirements of New Development (Pupil Places)	907
2   Available Pupil Places in Existing Facilities	
3   Net Growth-Related Pupil Place Requirements (1-2)	907

NOTES

Durham District School Board (DDSB) 2014 EDC Secondary Review Areas - PS08 Scugog Township, (part of) Northeast Oshawa



PS08

Durham District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Secondary Panel

Review Area: PS08 Scugog Township, (part of) Northeast Oshawa

REQUIREMENTS OF EXISTING COMMUNITY

	Current OTG Capacity	Number of Temp Facilities	Current 2013/ 2014	15 Year Projection of Average Daily Enrolments															
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
Port Perry H.S.	1,215.0	3	1,194	1,180	1,134	1,114	1,104	1,061	1,028	1,003	971	981	963	968	941	910	902	894	
TOTAL:	1,215.0	3	1,194	1,180	1,134	1,114	1,104	1,061	1,028	1,003	971	981	963	968	941	910	902	894	
AVAILABLE PUPIL PLACES:																			

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

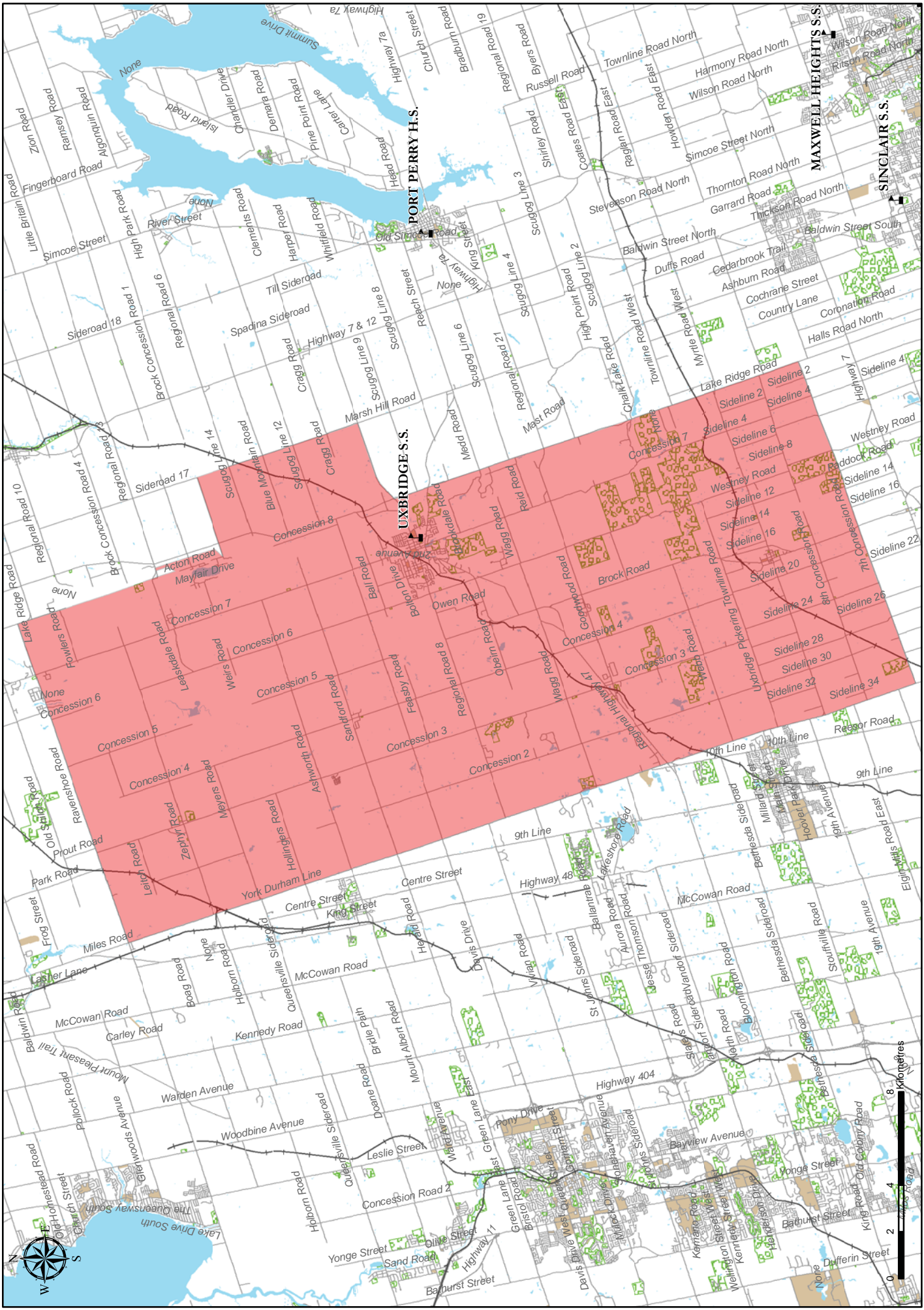
	15 Year Projection of Average Daily Enrolments														
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
	10	19	29	39	48	65	81	87	90	97	108	126	154	174	193

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1   Requirements of New Development (Pupil Places)	193
2   Available Pupil Places in Existing Facilities	321
3   Net Growth-Related Pupil Place Requirements (1-2)	-

NOTES

Durham District School Board (DDSB) 2014 EDC Secondary Review Areas - PS09 Uxbridge Township and (part of) North Pickering



PS09

Durham District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Secondary Panel

Review Area: PS09 Uxbridge Township (part of) North Pickering

REQUIREMENTS OF EXISTING COMMUNITY

	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrolments															
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
Uxbridge S.S.	1,299.0	10	1,302	1,232	1,152	1,137	1,082	1,024	1,008	1,026	970	963	889	841	810	805	792	782	
TOTAL:	1,299.0	10	1,302	1,232	1,152	1,137	1,082	1,024	1,008	1,026	970	963	889	841	810	805	792	782	
AVAILABLE PUPIL PLACES:																			

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

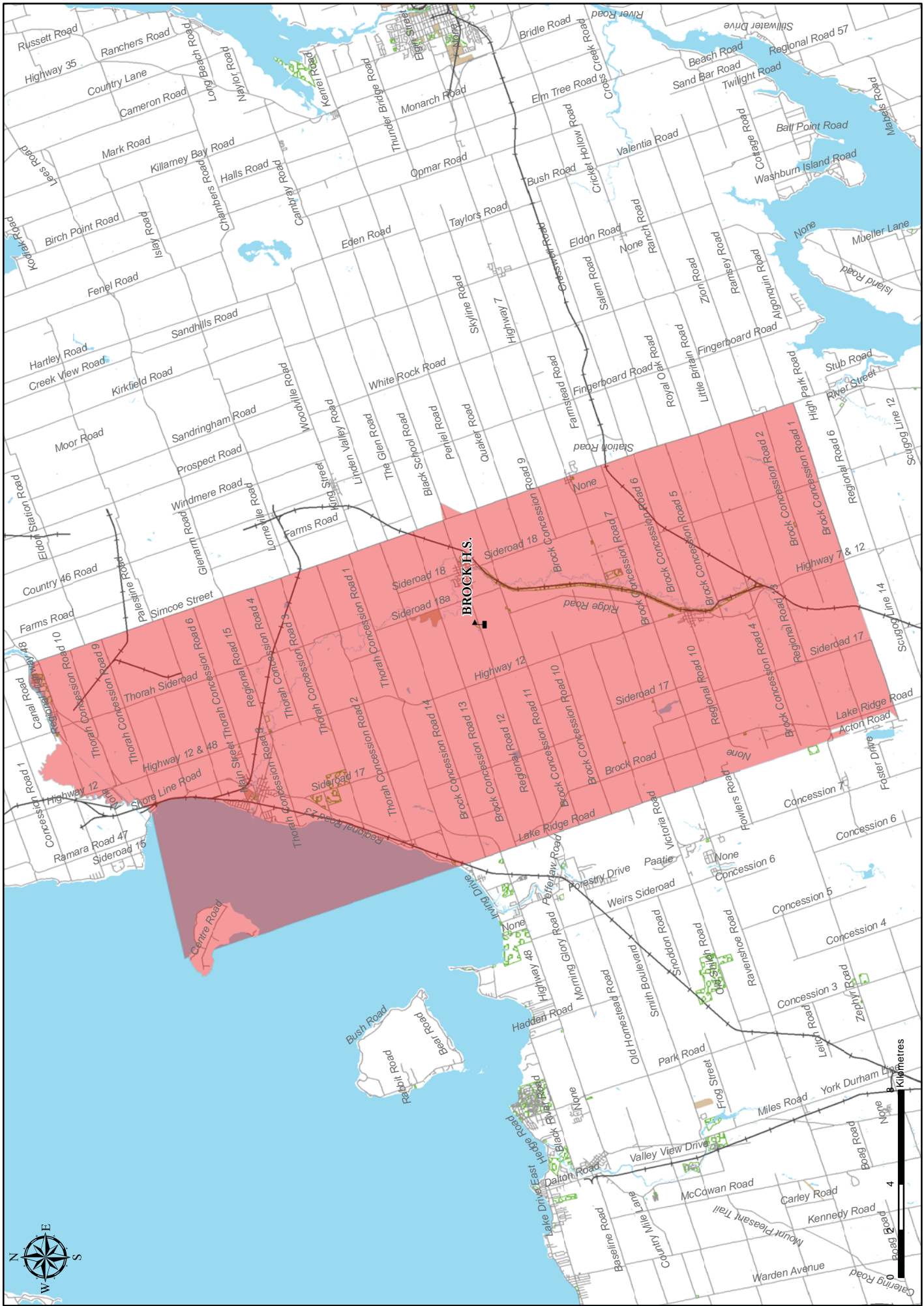
	15 Year Projection of Average Daily Enrolments														
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
	10	20	29	39	49	68	88	97	102	110	121	140	170	190	210

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1   Requirements of New Development (Pupil Places)	210
2   Available Pupil Places in Existing Facilities	517
3   Net Growth-Related Pupil Place Requirements (1-2)	-

NOTES

Durham District School Board (DDSB) 2014 EDC Secondary Review Areas - PS10 Brock Township



PS10



Durham District School Board  
Education Development Charges Submission 2014  
Form G - Growth-Related Net Education Land Costs

ELEMENTARY PANEL

Review Area	Site Status (Optioned, Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Site Location/ Facility Type	Net Growth-Related Pupil Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth-Related Pupil Place Requirements	Total Number of Acres Required (Footnote Oversized Sites) *	Acreage To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Less Previously Financed From Current EDC	Financing Costs	Total Education Land Costs
PE02B	Identified	2017	Elementary School	611	611	100.00%	6.14	6.14	\$ 900,000	\$ 5,526,000	\$ 479,900	\$ 1,055,554		\$ 313,968	\$ 7,375,422
PE02B	Identified	2018	Elementary School	611	611	100.00%	6.08	6.08	\$ 880,000	\$ 5,350,400	\$ 485,665	\$ 1,404,357		\$ 321,925	\$ 7,562,347
PE02B	Identified	2019	Elementary School	657	657	100.00%	6.85	6.85	\$ 850,000	\$ 5,822,500	\$ 559,210	\$ 1,969,318		\$ 371,305	\$ 8,722,333
PE02B	Identified	2021	Elementary School	611	611	100.00%	6.10	6.10	\$ 840,000	\$ 5,124,000	\$ 520,135	\$ 1,733,068		\$ 328,007	\$ 7,705,210
PE02B	Identified	2023	Elementary School	611	611	100.00%	6.10	6.10	\$ 840,000	\$ 5,124,000	\$ 543,272	\$ 1,733,068		\$ 329,036	\$ 7,729,376
PE02B	Identified	2025	Elementary School	657	657	100.00%	6.47	6.47	\$ 840,000	\$ 5,434,800	\$ 601,858	\$ 1,838,188		\$ 350,133	\$ 8,224,979
PE02B	Identified	2027	Elementary School*	657	657	100.00%	7.52	7.52	\$ 840,000	\$ 6,316,800	\$ 730,650	\$ 2,136,503		\$ 408,339	\$ 9,592,292
PE02B	Identified	2028	Elementary School	595	611	97.38%	5.93	5.77	\$ 840,000	\$ 4,850,759	\$ 573,420	\$ 1,640,651		\$ 314,118	\$ 7,378,948
PE04A			Accommodated In New School (Site Owned)	414							\$ -				
PE05			Accommodated In Existing Facilities	160							\$ -				
PE06A			Accommodated In Existing Facilities	432							\$ -				
PE06B	TBD	2018	Elementary School*	611	611	100.00%	8.00	8.00	\$ 480,000	\$ 3,840,000	\$ 639,033	\$ 1,007,912		\$ 243,962	\$ 5,730,907
PE06B	TBD	2022	Elementary School*	611	611	100.00%	8.00	8.00	\$ 530,000	\$ 4,240,000	\$ 625,277	\$ 1,434,076		\$ 280,083	\$ 6,579,436
PE06B	TBD	2025	Elementary School*	397	611	64.98%	8.00	5.20	\$ 615,000	\$ 3,196,792	\$ 483,536	\$ 1,081,237		\$ 211,710	\$ 4,973,275
PE06C			Accommodated In Existing Facilities	163							\$ -				
PE07	TBD	2016	Elementary School*	657	657	100.00%	8.00	8.00	\$ 480,000	\$ 3,840,000	\$ 611,817	\$ 474,624		\$ 219,041	\$ 5,145,482
PE07	TBD	2017	Elementary School*	657	657	100.00%	8.00	8.00	\$ 480,000	\$ 3,840,000	\$ 625,277	\$ 733,501		\$ 231,149	\$ 5,429,927
PE07	TBD	2022	Elementary School*	611	611	100.00%	8.00	8.00	\$ 480,000	\$ 3,840,000	\$ 697,151	\$ 1,298,786		\$ 259,479	\$ 6,095,416
PE07	TBD	2025	Elementary School*	74	611	12.11%	8.00	0.97	\$ 480,000	\$ 465,074	\$ 90,130	\$ 157,300		\$ 31,680	\$ 744,184
PE08A			Accommodated In Existing Facilities	677							\$ -				
PE09	Designated	2015	Elementary School	542	542	100.00%	5.93	5.93	\$ 390,000	\$ 2,312,700	\$ 443,747	\$ 138,762		\$ 128,727	\$ 3,023,936
PE09	Designated	2018	Elementary School	657	657	100.00%	6.92	6.92	\$ 435,000	\$ 3,010,200	\$ 552,764	\$ 790,108		\$ 193,547	\$ 4,546,619
PE09	Designated	2021	Elementary School*	657	657	100.00%	7.80	7.80	\$ 390,000	\$ 3,042,000	\$ 665,090	\$ 1,028,882		\$ 210,572	\$ 4,946,544
PE09	TBD	2024	Elementary School*	611	611	100.00%	8.00	8.00	\$ 390,000	\$ 3,120,000	\$ 728,163	\$ 1,055,264		\$ 218,017	\$ 5,121,444
PE09	TBD	2027	Elementary School*	657	657	100.00%	8.00	8.00	\$ 390,000	\$ 3,120,000	\$ 748,027	\$ 898,093		\$ 211,912	\$ 4,978,032
PE10			Accommodated In Existing Facilities	324							\$ -				
PE11			Will be accommodated in future school (Board owns site)	475							\$ -				
<b>Total:</b>				<b>14,398</b>	<b>12,519</b>		<b>143.84</b>	<b>133.85</b>		<b>\$ 81,416,025</b>	<b>\$ 11,404,122</b>	<b>\$ 23,609,252</b>	<b>\$ -</b>	<b>\$ 5,176,711</b>	<b>\$ 121,606,110</b>

\*A Site in PE02B is 0.52 acres over legislative requirement and has been designated through settled negotiations with developers. A Site in PE09 is designated in a secondary plan. All other sites in Whitby and Oshawa that have not been designated are one acre over the legislated site requirements to comply with municipal requirements and to accommodate design model of Board's elementary schools.



Durham District School Board  
 Education Development Charges Submission 2014  
 Form G - Growth-Related Net Education Land Costs

SECONDARY PANEL

Review Area	Site Status (Optioned, Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Facility Type	Net Growth-Related Pupil Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth-Related Pupil Place Requirements	Total Number of Acres Required (Footnote Oversized Sites)	Acreage To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Less Previously Financed From Current EDC	Financing Costs	Total Education Land Costs
PS01B	Identified	2017	Secondary School	1,227	1227	100.00%	14.30	14.30	\$ 850,000	\$ 12,155,000	\$ 1,117,682	\$ 2,321,799		\$ 693,365	\$ 16,287,846
PS01B	Identified	2020	Secondary School	388	1227	31.65%	15.00	4.75	\$ 850,000	\$ 4,035,941	\$ 396,151	\$ 1,365,058		\$ 257,754	\$ 6,054,904
PS02			Accommodated In Existing Facilities	214							\$ -				
PS05	TBD	2019	Secondary School	1133	1227	92.34%	15.00	13.85	\$ 530,000	\$ 7,340,954	\$ 1,130,735	\$ 2,482,898		\$ 487,065	\$ 11,441,652
PS07	Designated	2018	Secondary School	907	1227	73.92%	15.32	11.32	\$ 445,000	\$ 5,039,431	\$ 904,596	\$ 1,322,735		\$ 323,096	\$ 7,589,858
<b>Total:</b>				<b>3,870</b>	<b>4,908</b>		<b>59.62</b>	<b>44.22</b>		<b>\$ 28,571,326</b>	<b>\$ 3,549,164</b>	<b>\$ 7,492,490</b>		<b>\$ 1,761,281</b>	<b>\$ 41,374,261</b>

**Durham District School Board**  
**Education Development Charges Submission 2014**  
**Form H1 - EDC Calculation - Uniform Residential and Non-Residential**

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

Total:	Education Land Costs (Form G)	\$	162,980,371
Add:	EDC Financial Obligations (Form A2)	\$	7,782,617
<b>Subtotal:</b>	<b>Net Education Land Costs</b>	<b>\$</b>	<b>170,762,988</b>
Less:	Operating Budget Savings		
	Positive EDC Reserve Fund Balance		
<b>Subtotal:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$</b>	<b>170,762,988</b>
Add:	EDC Study Costs	\$	800,000
<b>Total:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$</b>	<b>171,562,988</b>

**Apportionment of Total 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%	\$	171,562,988

**Calculation of Uniform Residential Charge**

Residential Growth-Related Net Education Land Costs	\$	171,562,988
Net New Dwelling Units (Form C)		88,017
Uniform Residential EDC per Dwelling Unit	\$	1,949

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

Non-Residential Growth-Related Net Education Land Costs	\$	-
GFA Method:	Non-Exempt Board-Determined GFA (Form D)	47,507,420
	Non-Residential EDC per Square Foot of GFA	\$ -

**Durham District School Board  
 Education Development Charges Submission 2014  
 Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 1 of 2)**

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

Total:	Education Land Costs (Form G)	\$ 162,980,371
Add:	EDC Financial Obligations (Form A2)	\$ 7,782,617
<b>Subtotal:</b>	<b>Net Education Land Costs</b>	<b>\$ 170,762,988</b>
Less:	Operating Budget Savings	
	Positive EDC Reserve Fund Balance	
<b>Subtotal:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$ 170,762,988</b>
Add:	EDC Study Costs	\$ 800,000
<b>Total:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$ 171,562,988</b>

**Apportionment of Total 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%	\$ 171,562,988

**Calculation of Non-Residential Charge - Use Either Board Determined GFA or Declared Value**

Non-Residential Growth-Related Net Education Land Costs	\$ -
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GFA Method:	Non-Exempt Board-Determined GFA (Form D)	47,507,420
	Non-Residential EDC per Square Foot of GFA	\$ -

Durham District School Board  
 Education Development Charges Submission 2014  
 Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 2 of 2)

Residential Growth-Related Net Education Land Costs:	\$ 171,562,988
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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	35,519	0.353	12,544	68.5%	0.109	3,858	67%	16,402	68%
Medium Density	21,025	0.218	4,591	25.1%	0.068	1,430	25%	6,021	25%
High Density	31,474	0.038	1,184	6.5%	0.016	507	9%	1,690	7%
<b>Total</b>	<b>88,017</b>	<b>0.2081</b>	<b>18,319</b>	<b>100%</b>	<b>0.0658</b>	<b>5,794</b>	<b>100%</b>	<b>24,114</b>	<b>100%</b>

Calculation of Differentiated Charge:

Type of Development (Form B)	Apportionment of Residential Net Education Land Cost By Development Type	Net New Units (Carried over from above)	Differentiated Residential EDC per Unit by Development Type
Low Density	\$ 116,700,076	35,519	\$ 3,286
Medium Density	\$ 42,835,744	21,025	\$ 2,037
High Density	\$ 12,027,168	31,474	\$ 382

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**DURHAM CATHOLIC DISTRICT SCHOOL BOARD  
EDUCATION DEVELOPMENT CHARGE FORMS SUBMISSION**

# Education Development Charges Submission 2014

## Durham Catholic District School Board

Proposed Date of By-Law Passage:	On or after April 22, 2014
Date of Public Meeting #1/#2:	March 31, 2014
Date of Public Meeting #3:	April 22, 2014

**Durham Catholic District School Board  
Education Development Charges Submission 2014  
Form A - Eligibility to Impose an EDC**

**A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL**

Elementary Panel Board-Wide Capacity	Projected Elementary Panel Enrollment (Assumes Full Day JK/SK)					Elementary Average Projected Enrollment less Capacity
	Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	
14,511.0	14,791	14,943	15,233	15,583	15,873	15,285
						774

**A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL**

Secondary Panel Board-Wide Capacity	Projected Secondary Panel Enrollment					Secondary Average Projected Enrollment less Capacity
	Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	
7,638.0	7,393	7,290	7,316	7,279	7,279	7,312
						-326

**A.2: EDC FINANCIAL OBLIGATIONS (Estimated to April 21, 2014)**

Adjusted Outstanding Principal:	\$ 6,289,852
Less Adjusted EDC Reserve Fund Balance:	\$ 6,411,762
Total EDC Financial Obligations:	-\$ 121,910







**Durham Catholic District School Board  
 Education Development Charges Submission 2014  
 Form C - Net New Dwelling Units - By-Law Summary**

Planning Area	Number of Units
City of Pickering South	11,508
City of Pickering North	21,485
Town of Ajax South	2,390
Town of Ajax North	5,273
Town of Whitby South	2,570
Central Whitby	14,505
Town of Whitby North	7,570
City of Oshawa South	7,422
City of Oshawa North	10,119
Township of Uxbridge	2,501
Township of Scugog, City of Oshawa North-East	2,521
Township of Brock	1,283

<b>Grand Total Gross New Units In By-Law Area</b>	<b>89,147</b>
<b>Less: Statutorily Exempt Units In By-Law Area</b>	<b>1,129</b>
<b>Total Net New Units In By-Law Area</b>	<b>88,017</b>

**Durham Catholic District School Board  
 Education Development Charges Submission 2014  
 Form D - Non-Residential Development**

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

Total Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years From Date of By-Law Passage:	64,077,672
Less: Board-Determined Gross Floor Area From Exempt Development:	16,570,252
<b>Net Estimated Board-Determined Gross Floor Area:</b>	<b>47,507,420</b>

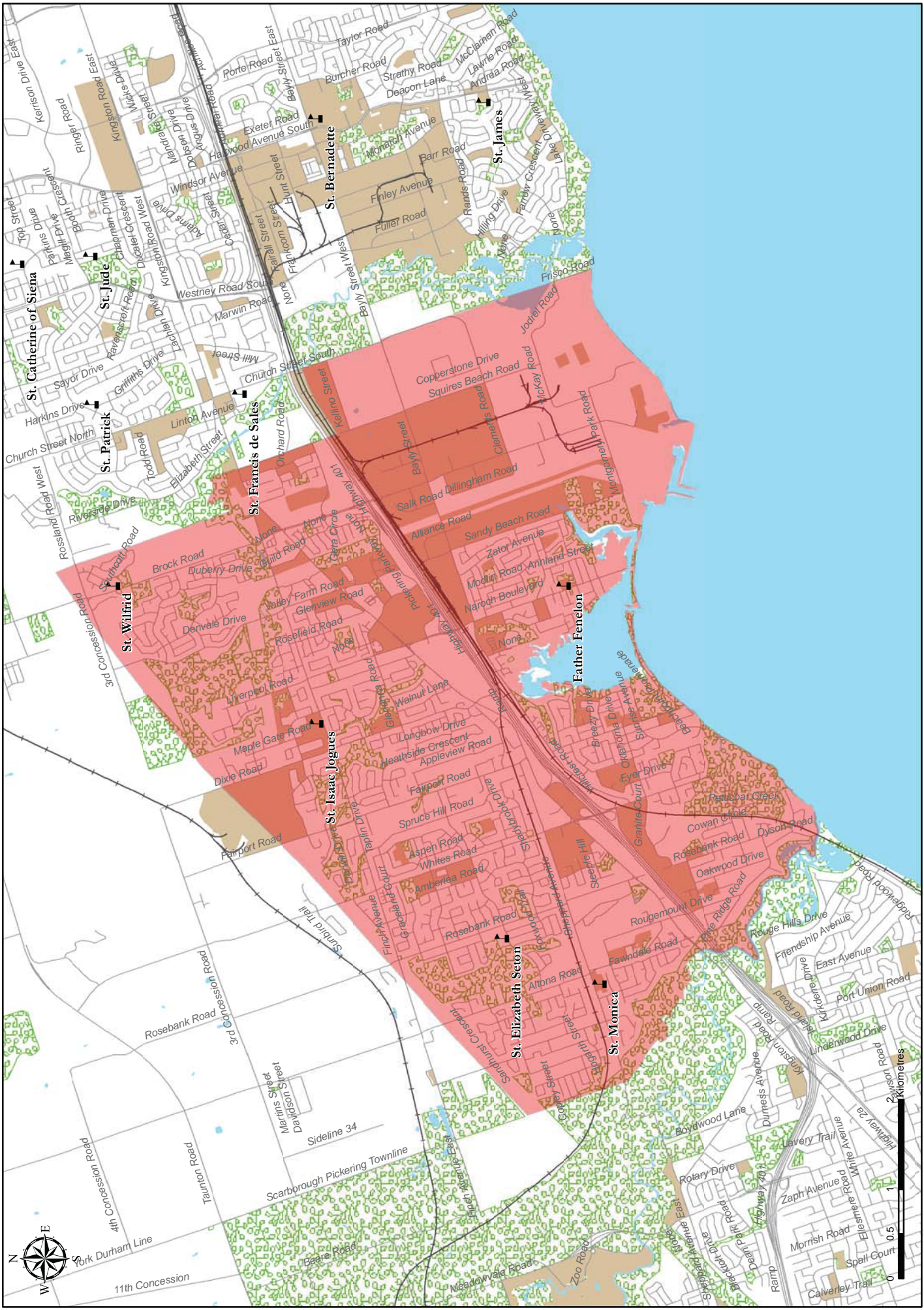
Durham Catholic District School Board  
 Education Development Charges Submission 2014  
 Form E - Growth Related Pupils - Elementary Panel

Elementary Planning Area	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
City of Pickering South	Low Density	4,961	0.096	488
	Medium Density	4,081	0.042	171
	High Density	5,246	0.10	51
	Total	11,289	0.036	411
City of Pickering North	Low Density	7,539	0.116	877
	Medium Density	8,036	0.099	793
	High Density	5,479	0.009	50
	Total	21,053	0.082	1,720
Town of Ajax South	Low Density	1,669	0.121	20
	Medium Density	349	0.110	38
	High Density	1,854	0.009	16
	Total	2,372	0.031	74
Town of Ajax North	Low Density	1,556	0.132	206
	Medium Density	1,559	0.109	170
	High Density	2,074	0.010	21
	Total	5,189	0.077	397
Town of Whitby South	Low Density	394	0.126	50
	Medium Density	646	0.058	37
	High Density	1,495	0.000	-
	Total	2,535	0.034	87
Central Whitby	Low Density	6,130	0.118	720
	Medium Density	2,588	0.070	183
	High Density	5,649	0.008	46
	Total	14,366	0.066	950
Town of Whitby North	Low Density	4,668	0.136	633
	Medium Density	1,922	0.084	17
	High Density	1,930	0.008	16
	Total	7,520	0.097	726
City of Oshawa South	Low Density	961	0.071	68
	Medium Density	1,153	0.066	76
	High Density	5,460	0.016	31
	Total	7,574	0.024	175
City of Oshawa North	Low Density	7,583	0.137	1,037
	Medium Density	1,063	0.124	132
	High Density	4,416	0.013	16
	Total	10,062	0.118	1,187
Township of Uxbridge	Low Density	1,674	0.046	78
	Medium Density	200	0.043	9
	High Density	2,616	0.034	3
	Total	2,490	0.024	89
Township of Scugog, City of Oshawa North-East	Low Density	1,778	0.048	85
	Medium Density	325	0.041	13
	High Density	400	0.004	2
	Total	2,503	0.046	101
Township of Brock	Low Density	1,103	0.029	32
	Medium Density	109	0.021	2
	High Density	65	0.002	0
	Total	1,277	0.027	33
<b>SUBTOTAL OF NEW PUPIL PLACES:</b>				<b>5,954</b>
<b>LESS: Available Pupil Places That Can Accommodate Growth:</b>				<b>1,505</b>
<b>NET GROWTH RELATED EDC PUPILS:</b>				<b>4,450</b>

Durham Catholic District School Board  
 Education Development Charges Submission 2014  
 Form E - Growth Related Pupils - Secondary Panel

Secondary Planning Area	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
City of Pickering South and Township of Uxbridge	Low Density	11,155	0.0416	464
	Medium Density	12,286	0.022	273
	High Density	11,308	0.0074	84
	Total	34,749	0.0236	821
City of Pickering East & North and Town of Ajax North	Low Density	1,445	0.0462	67
	Medium Density	1,244	0.0168	21
	High Density	1,634	0.0056	9
	Total	4,322	0.0224	97
Town of Ajax South	Low Density	299	0.0409	12
	Medium Density	696	0.0205	14
	High Density	2,328	0.0051	12
	Total	3,323	0.0116	38
Town of Whitby	Low Density	11,192	0.0483	541
	Medium Density	4,155	0.0218	91
	High Density	9,075	0.0107	97
	Total	24,422	0.0298	728
City of Oshawa, Township of Scugog, Township of Brock	Low Density	11,424	0.0197	225
	Medium Density	2,648	0.0125	33
	High Density	7,130	0.0050	36
	Total	21,202	0.0138	294
<b>SUBTOTAL OF NEW PUPIL PLACES:</b>				<b>1,978</b>
<b>LESS: Available Pupil Places That Can Accommodate Growth:</b>				<b>892</b>
<b>NET GROWTH RELATED EDC PUPILS:</b>				<b>1,086</b>

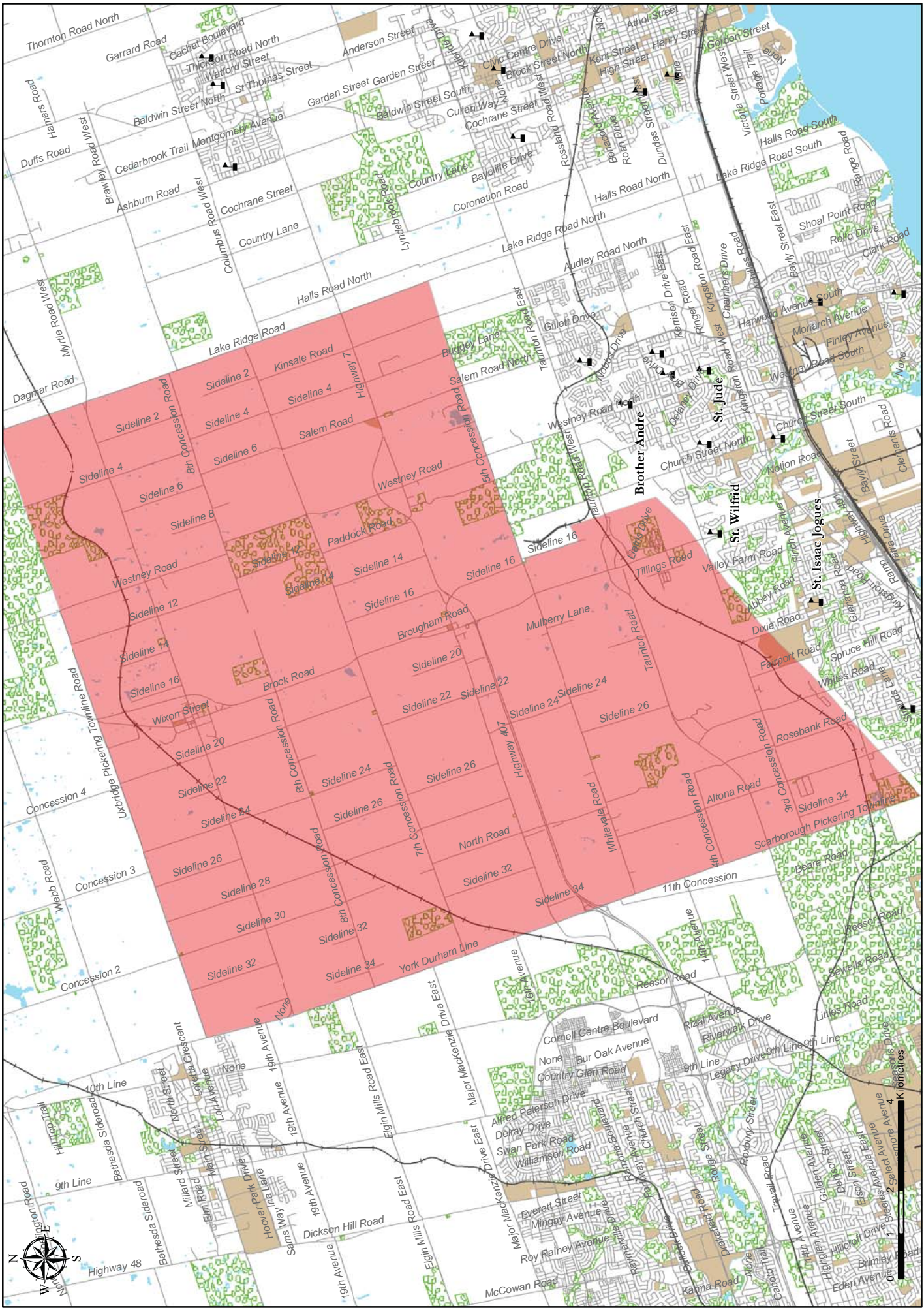
Durham Catholic District School Board (DCDSB) 2014 EDC Elementary Review Areas - CE01 City of Pickering South



CE01



Durham Catholic District School Board (DCDSB) 2014 EDC Elementary Review Areas - CE02 City of Pickering North

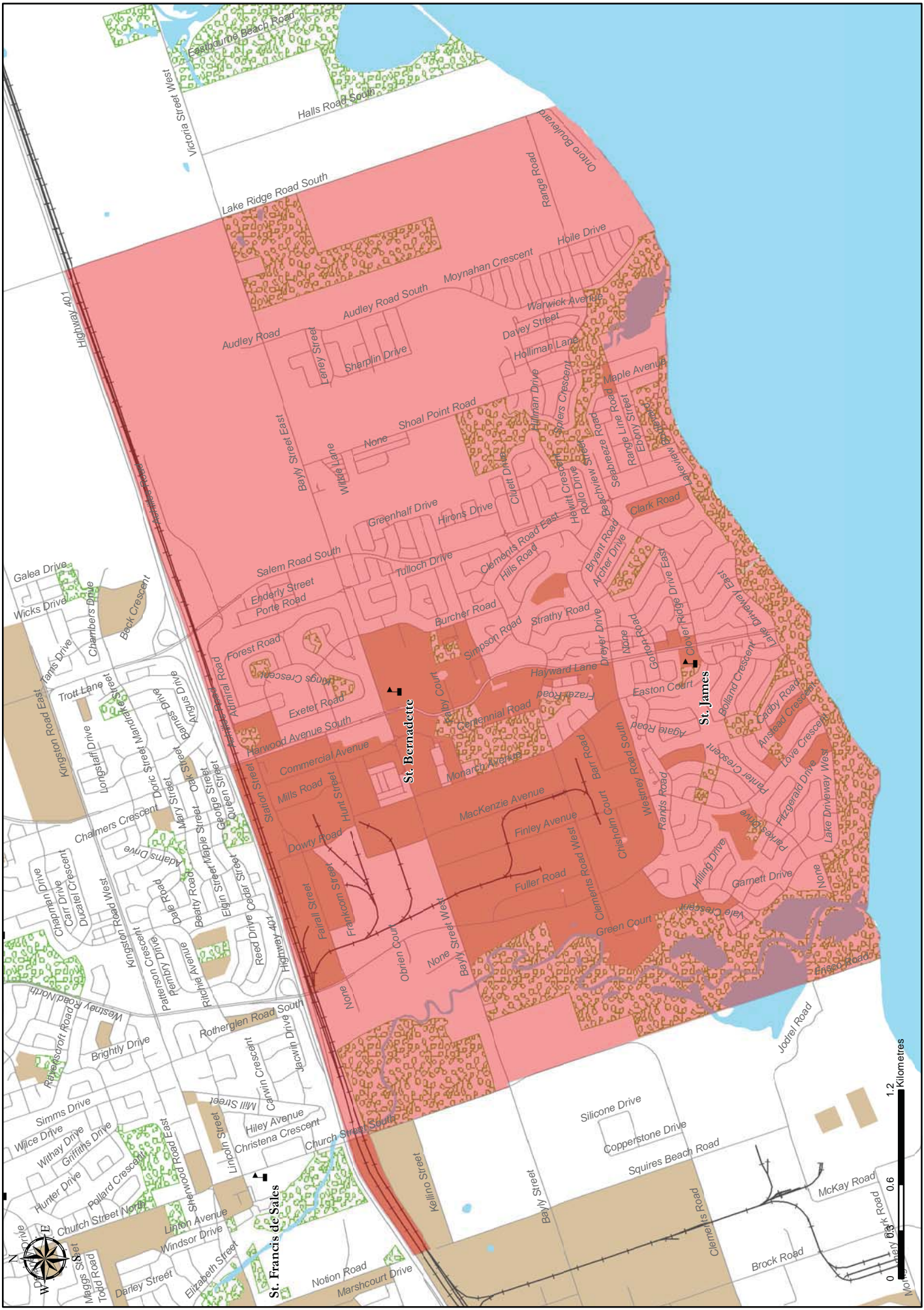


CE02





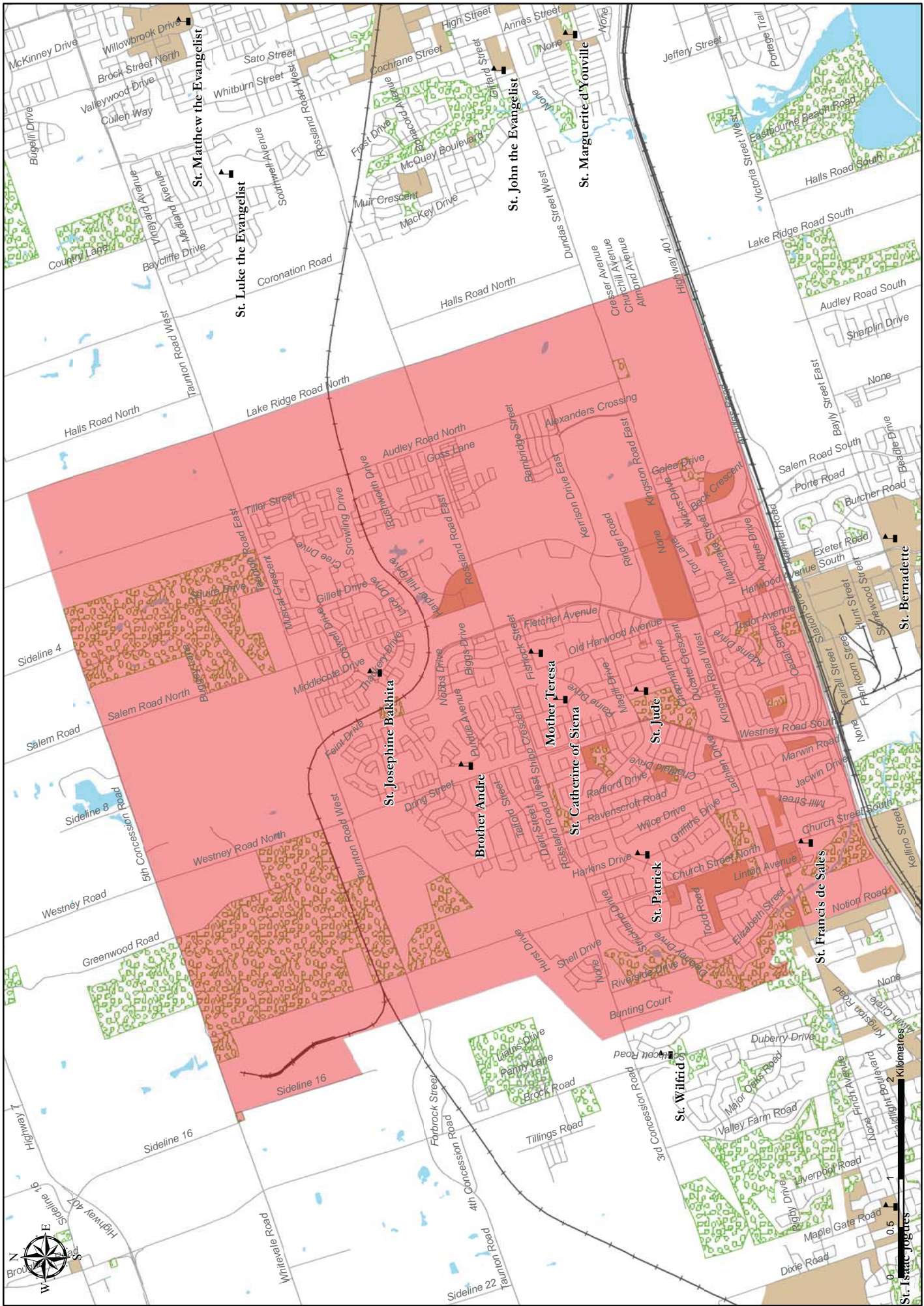
Durham Catholic District School Board (DCDSB) 2014 EDC Elementary Review Areas - CE03 Town of Ajax South



CE03



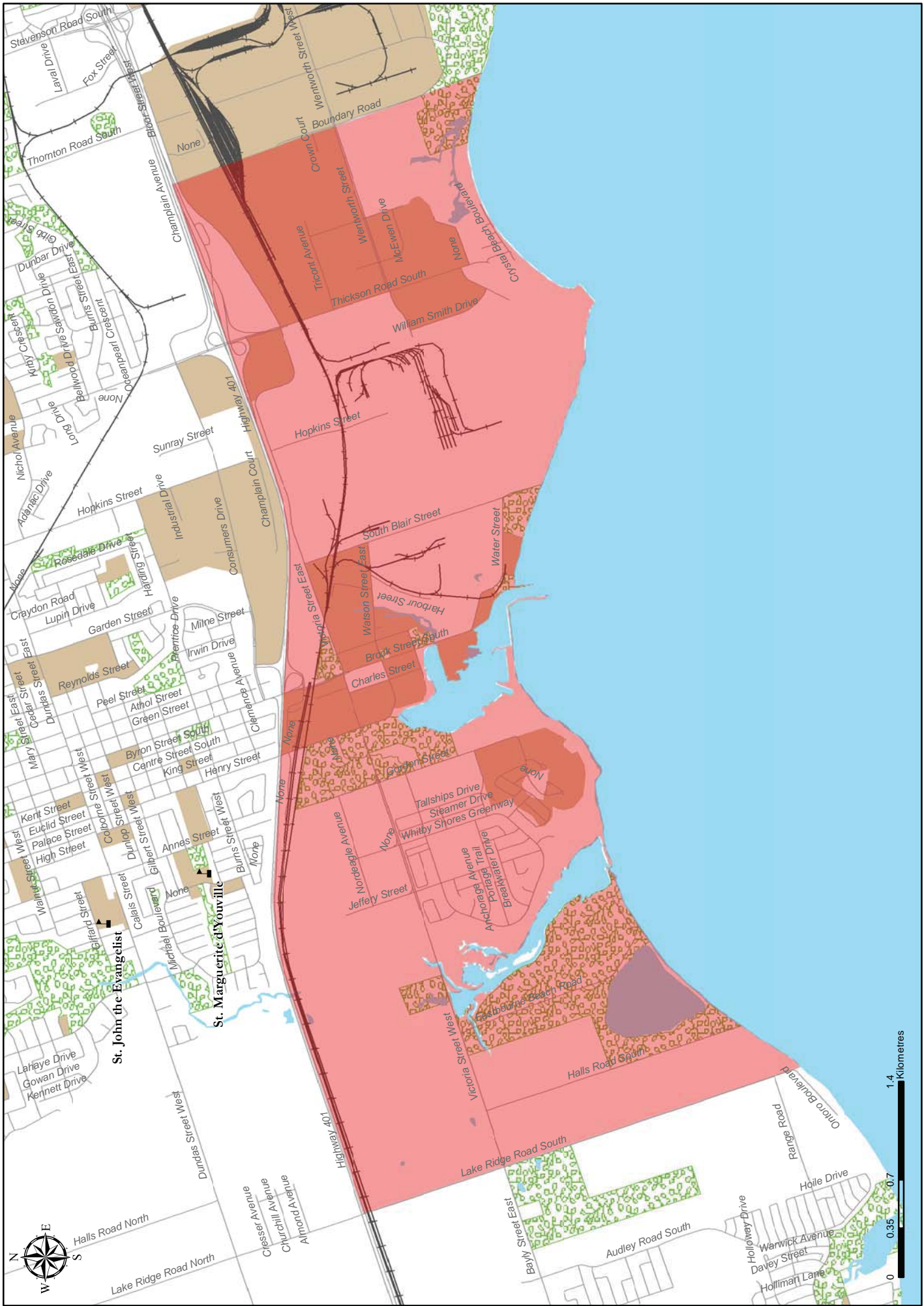
Durham Catholic District School Board (DCDSB) 2014 EDC Elementary Review Areas - CE04 Town of Ajax North



CE04



Durham Catholic District School Board (DCDSB) 2014 EDC Elementary Review Areas - CE05 Town of Whitby South

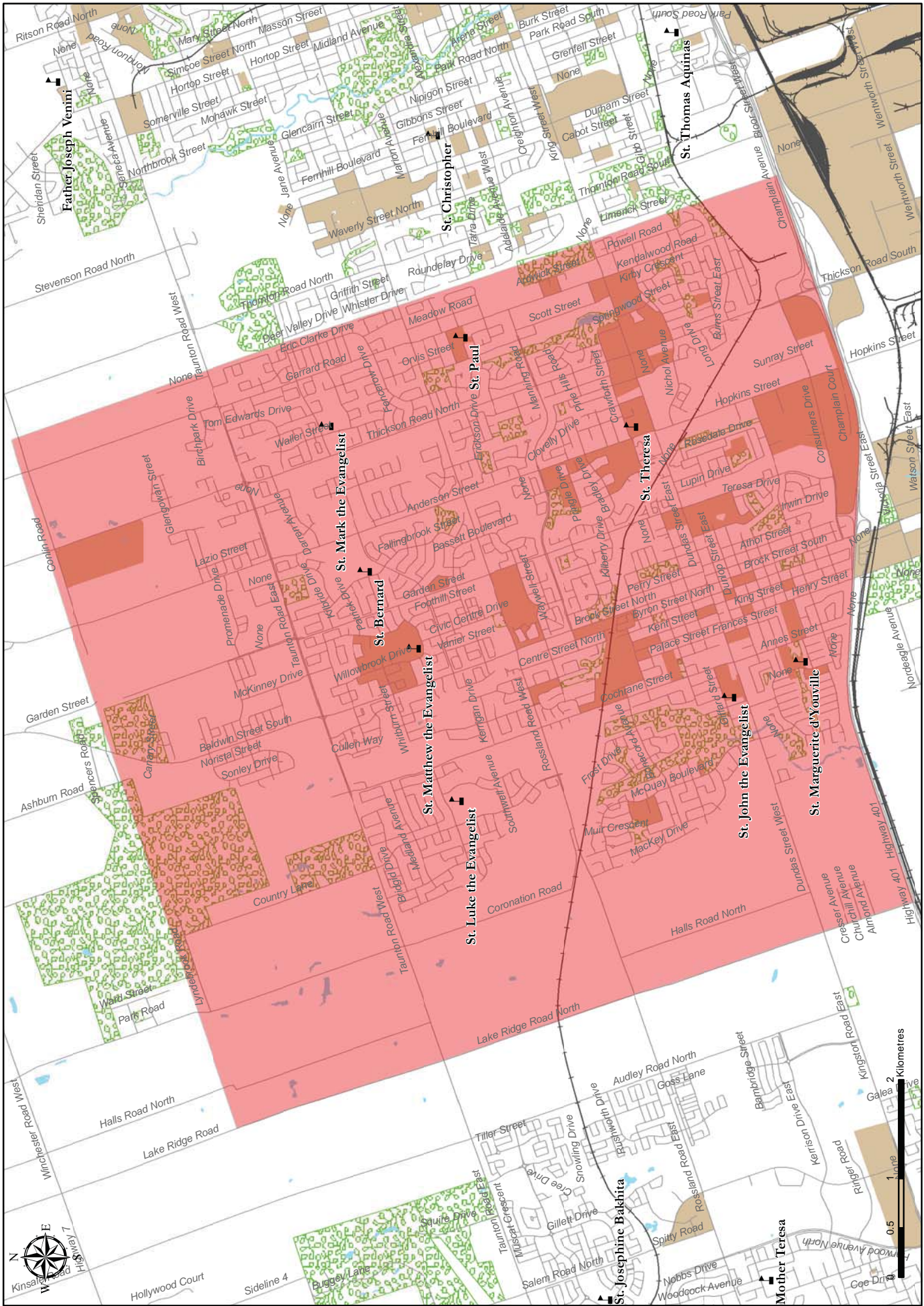


CE05





Durham Catholic District School Board (DCDSB) 2014 EDC Elementary Review Areas - CE06 Town of Whitby Central



CE06

Durham Catholic District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Elementary Panel

Review Area: Town of Whitby Central

CE06

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projections (Assumes Full Day JK/SK)															
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
St. Bernard	280	6	317	306	291	286	266	263	258	259	244	245	240	238	235	233	232	231	
St. Luke the Evangelist	467	4	552	520	504	476	460	445	430	430	420	411	411	406	402	398	396	395	
St. Mark the Evangelist	478	2	508	509	500	491	481	444	430	418	401	388	399	394	389	385	383	382	
St. Matthew the Evangelist	490	0	460	457	442	430	404	383	353	335	330	315	311	308	304	301	300	299	
St. Paul	291	4	330	317	299	287	294	286	277	277	270	264	258	255	252	250	249	248	
St. Theresa	254	0	230	221	209	207	193	192	191	187	184	178	181	179	177	175	174	174	
St. John the Evangelist	355	0	222	246	267	285	283	306	330	333	346	332	323	320	317	314	312	311	
St. Marguerite d'Youville	323	0	331	323	315	303	284	274	264	254	249	247	243	240	238	237	235	235	
TOTAL:	2,938.0	16	2,950	2,899	2,826	2,764	2,665	2,593	2,533	2,493	2,444	2,380	2,366	2,339	2,314	2,291	2,281	2,273	
AVAILABLE PUPIL PLACES:																			665

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projections (Assumes Full Day JK/SK)														
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
	25	49	79	111	139	211	283	355	426	497	553	647	731	846	950

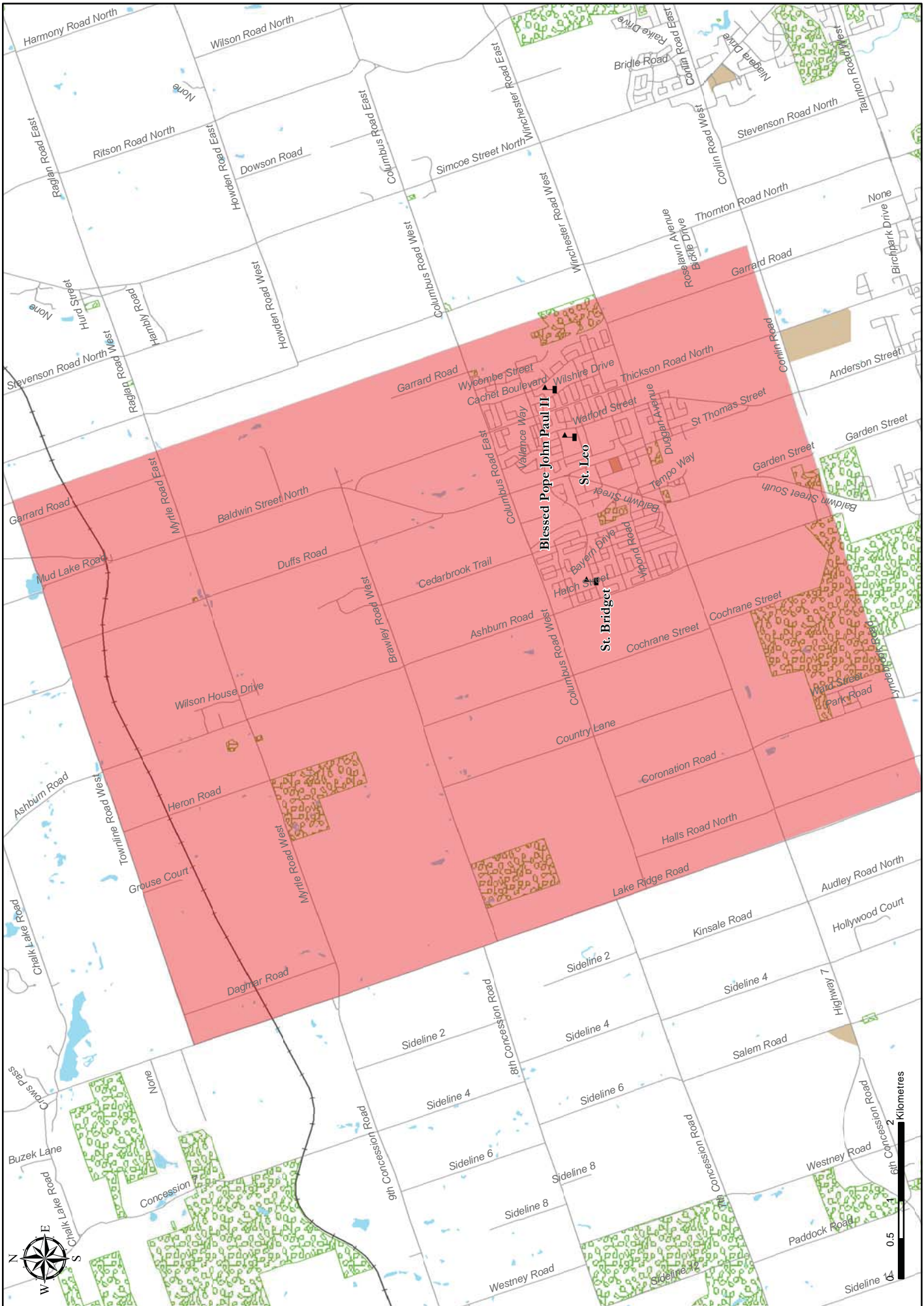
CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	950
2 Available Pupil Places in Existing Facilities	665
3 Net Growth-Related Pupil Place Requirements (1-2)	285

NOTES



Durham Catholic District School Board (DCDSB) 2014 EDC Elementary Review Areas - CE07 Town of Whitby North



CE07

Durham Catholic District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Elementary Panel  
 Review Area: CE0Z Town of Whitby North

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrolments															
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
St. Bridget	513	5	530	547	564	579	581	576	580	589	601	613	606	600	594	588	584	579	
St. Leo	427	4	378	360	332	294	284	277	261	246	239	236	241	245	247	247	247	247	
Blessed Pope John Paul II	481	0	293	320	341	371	391	401	409	412	408	410	406	401	397	393	390	387	
TOTAL:	1,421.0	9	1,201	1,227	1,237	1,244	1,256	1,254	1,251	1,247	1,248	1,258	1,253	1,246	1,238	1,229	1,221	1,214	
AVAILABLE PUPIL PLACES:																			207

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

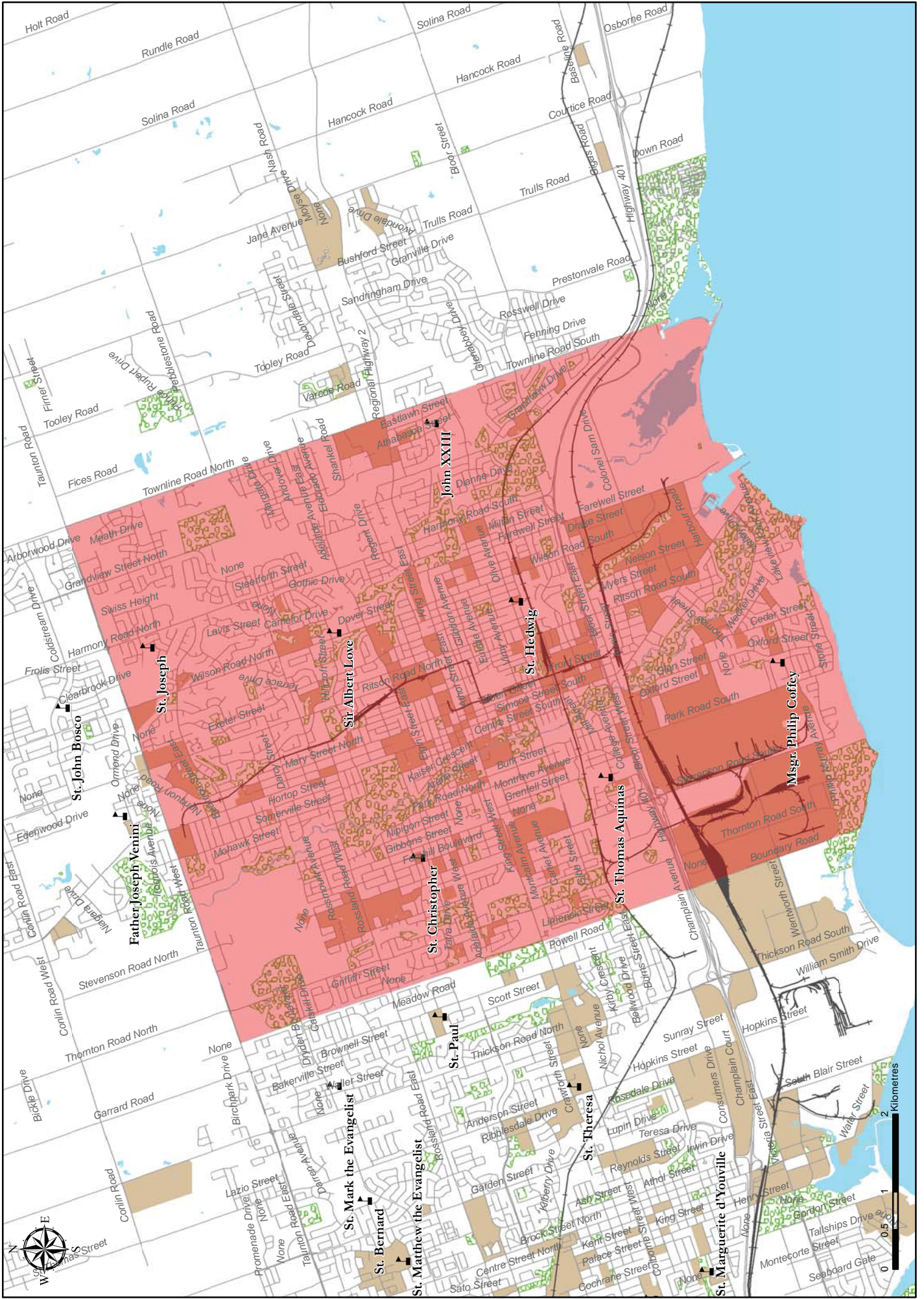
	15 Year Projection of Average Daily Enrolments														
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
	36	72	115	162	202	239	276	312	348	383	426	497	561	648	726

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	726
2 Available Pupil Places in Existing Facilities	207
3 Net Growth-Related Pupil Place Requirements (1-2)	519

NOTES

Durham Catholic District School Board (DCDSB) 2014 EDC Elementary Review Areas - CE08 City of Oshawa South



CE08



Durham Catholic District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Elementary Panel

Review Area: CE08: City of Oshawa South

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrollments														
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
John XXIII	291	0	309	291	273	269	260	241	234	228	212	205	201	198	196	195	193	192
Msr. Philip Coffey	300	1	298	302	304	304	303	304	307	309	308	310	303	300	297	294	292	291
Sir Albert Love	323	0	248	240	234	221	217	207	195	191	186	180	176	174	172	170	169	168
St. Christopher	369	3	384	411	452	483	507	543	572	596	618	620	608	600	594	589	584	581
St. Hedwig	173	0	124	116	111	113	117	122	122	117	114	107	105	104	103	102	101	100
St. Joseph	395	3	488	487	479	473	471	466	461	465	447	447	438	433	429	425	422	420
St. Thomas Aquinas	346	5	362	348	340	337	343	353	355	347	353	345	342	338	334	331	329	327
TOTAL:	2,197.0	12.0	2,213	2,194	2,194	2,200	2,218	2,236	2,246	2,252	2,239	2,215	2,174	2,146	2,124	2,106	2,091	2,078
AVAILABLE PUPIL PLACES:																		119

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

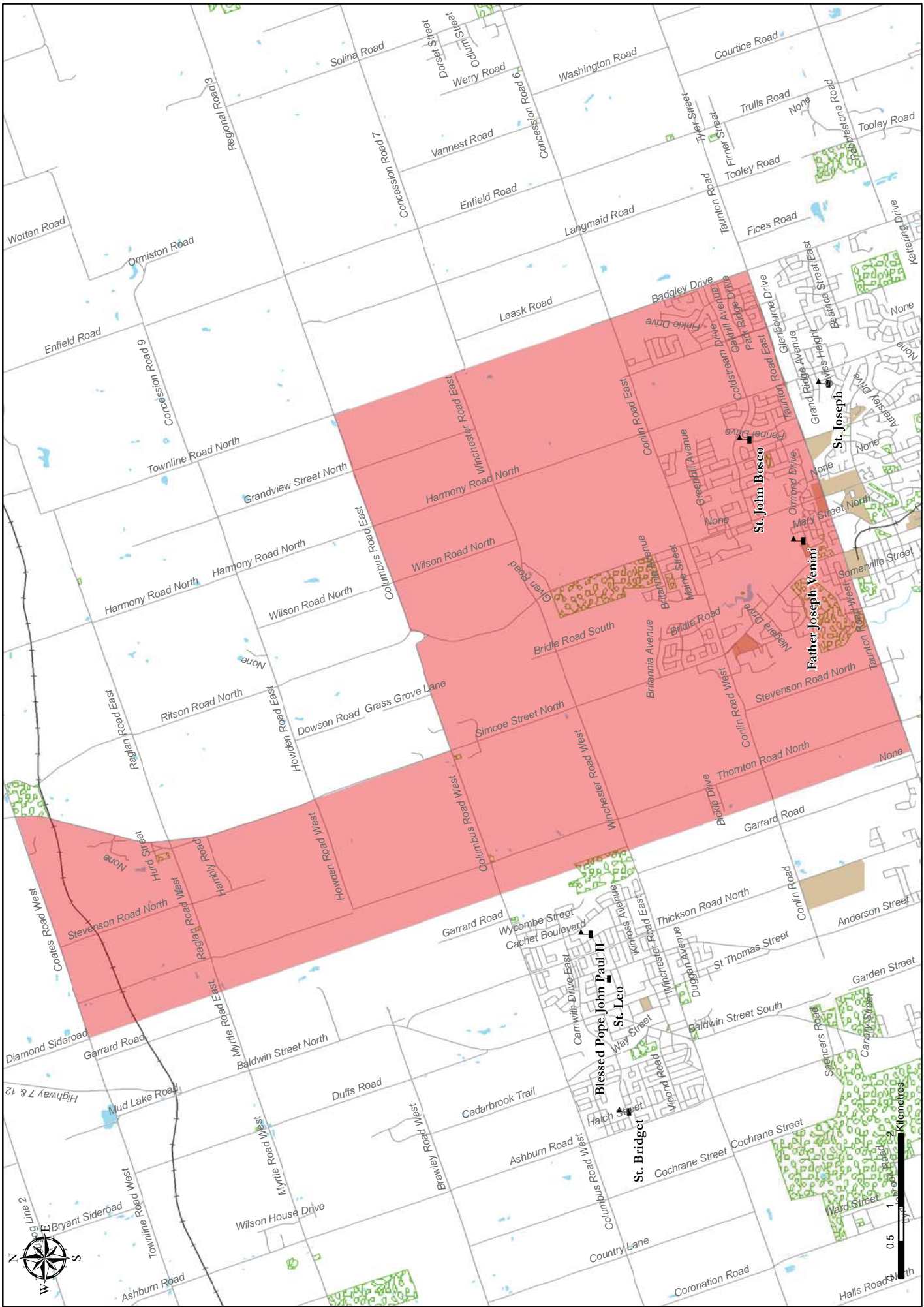
	15 Year Projection of Average Daily Enrollments														
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
	5	11	17	24	30	43	56	69	82	95	105	122	138	159	178

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	178
2 Available Pupil Places in Existing Facilities	119
3 Net Growth-Related Pupil Place Requirements (1-2)	60

NOTES

Durham Catholic District School Board (DCDSB) 2014 EDC Elementary Review Areas - CE09 City of Oshawa North



CE09

Durham Catholic District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Elementary Panel

Review Area: CE09 City of Oshawa North

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/ 2014	15 Year Projection of Average Daily Enrolments															
				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	
				2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	
Father Joseph Venihri	277	1	307	289	273	269	258	249	245	243	233	232	235	238	241	243	244	246	
St. John Bosco	398	5	693	710	726	755	775	795	823	847	870	861	858	870	880	887	894	899	
TOTAL:	675-0	6	1,000	1,000	1,000	1,024	1,033	1,044	1,068	1,090	1,102	1,093	1,093	1,108	1,121	1,130	1,138	1,145	
AVAILABLE PUPIL PLACES:																			

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

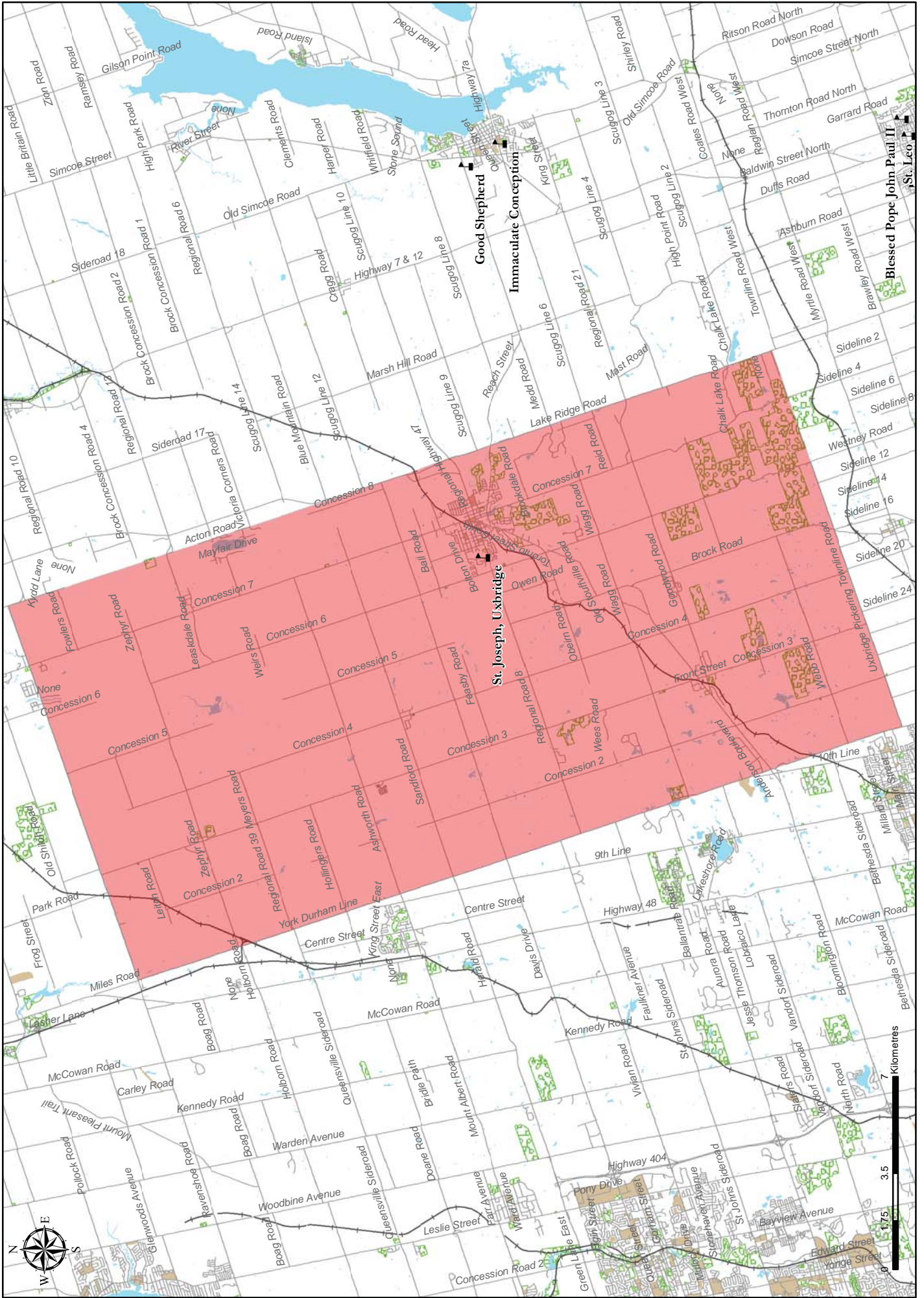
Requirements	15 Year Projection of Average Daily Enrolments												Year 15 2028/ 2029		
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12		Year 13	Year 14
	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026		2026/ 2027	2027/ 2028
1   Requirements of New Development (Pupil Places)	70	139	224	318	398	466	534	602	670	738	784	882	964	1,084	1,187
2   Available Pupil Places in Existing Facilities															
3   Net Growth-Related Pupil Place Requirements (1-2)															

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1   Requirements of New Development (Pupil Places)	1,187
2   Available Pupil Places in Existing Facilities	-
3   Net Growth-Related Pupil Place Requirements (1-2)	1,187

NOTES

Durham Catholic District School Board (DCDSB) 2014 EDC Elementary Review Areas - CE10 Township of Uxbridge



CE10

Durham Catholic District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Elementary Panel

Review Area: Township of Uxbridge

CEID

REQUIREMENTS OF EXISTING COMMUNITY

15 Year Projection of Average Daily Enrollments																
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
St. Joseph, Uxbridge	289	279	276	261	261	250	244	239	230	226	223	219	216	214	212	
Current 2013/ 2014	297															
Number of Temp Facilities	1															
Current OTG Capacity	323.0															
TOTAL:	289	279	276	261	261	250	244	239	230	226	223	219	216	214	212	
AVAILABLE PUPIL PLACES:																

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

15 Year Projection of Average Daily Enrollments																
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
	3	6	9	13	16	22	28	34	40	46	52	60	68	79	89	

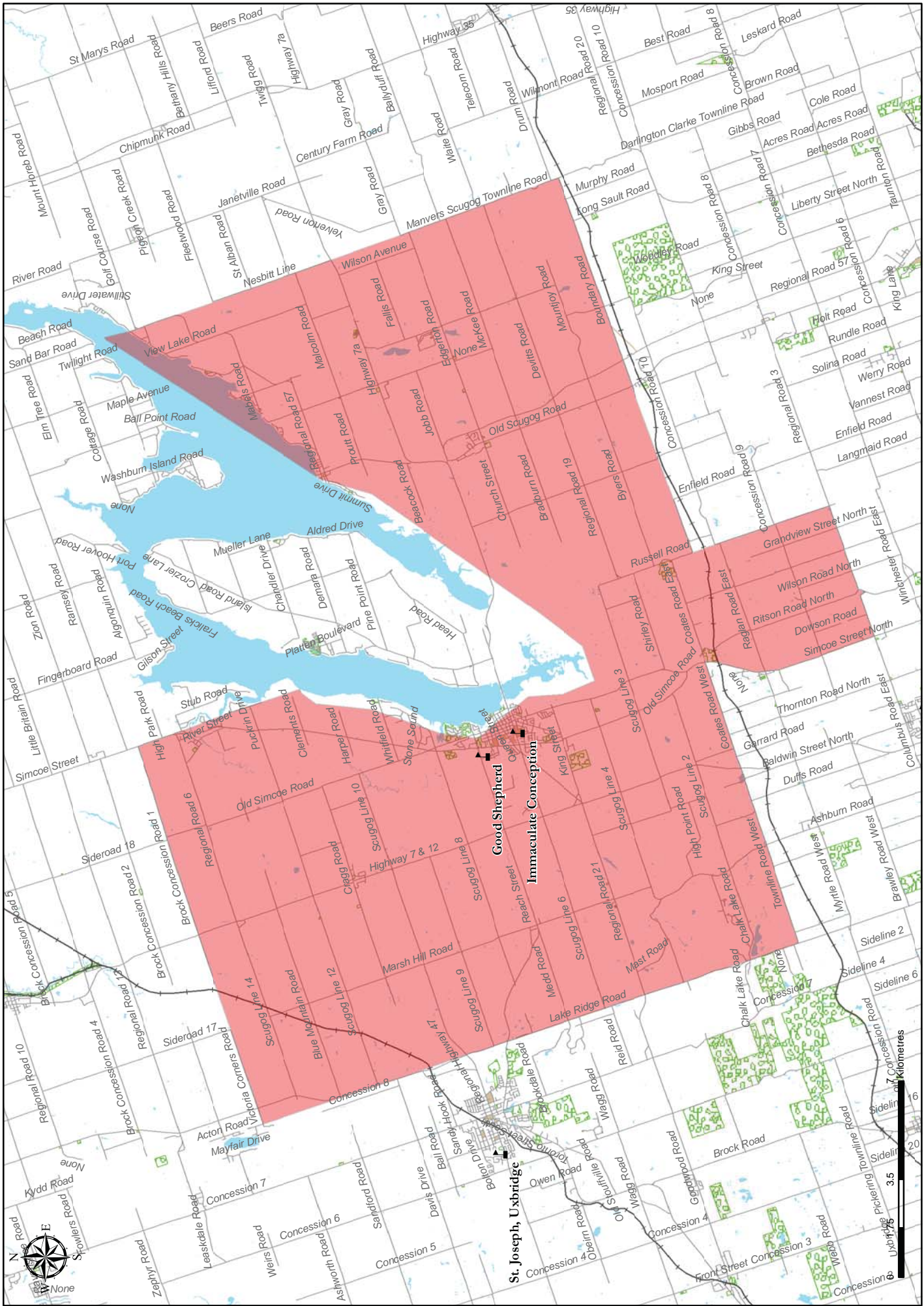
CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	89
2 Available Pupil Places in Existing Facilities	111
3 Net Growth-Related Pupil Place Requirements (1-2)	0

NOTES



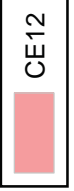
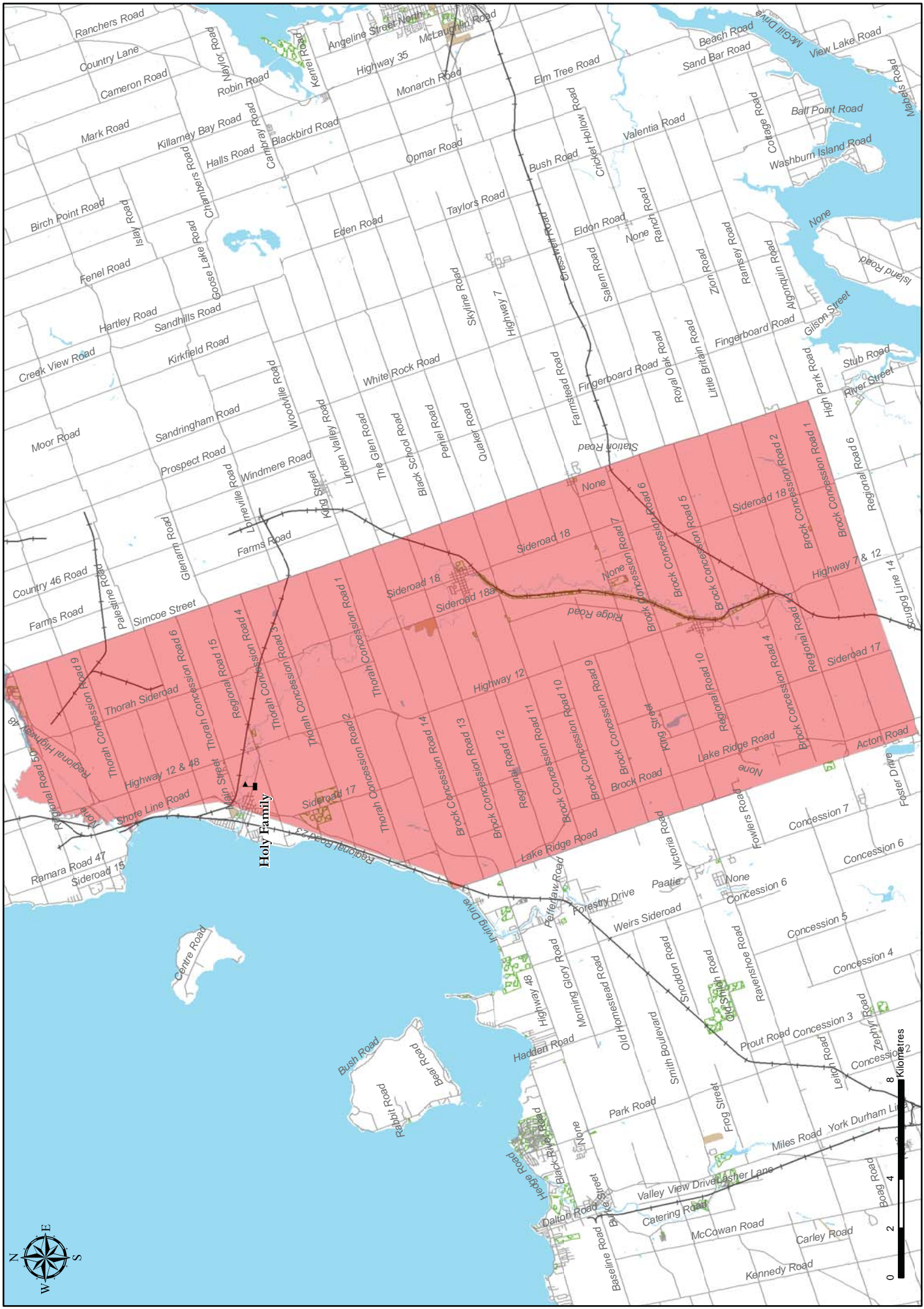
Durham Catholic District School Board (DCDSB) 2014 EDC Elementary Review Areas - CE11 Township of Scugog, City of Oshawa North-East



CE11



Durham Catholic District School Board (DCDSB) 2014 EDC Elementary Review Areas - CE12 Township of Brock



Durham Catholic District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Elementary Panel  
 Review Area: CE12 Township of Brock

REQUIREMENTS OF EXISTING COMMUNITY

		15 Year Projection of Average Daily Enrolments															Year 15 2028/ 2029
		Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028		
Existing Schools and Projects	Current 2013/ 2014	0	64	64	58	50	46	48	46	41	42	41	40	39	38	38	37
Holy Family	Current OTG Capacity	205															
TOTAL:		205.0	64	63	58	50	46	48	46	41	42	41	40	39	38	38	37
AVAILABLE PUPIL PLACES:																	168

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

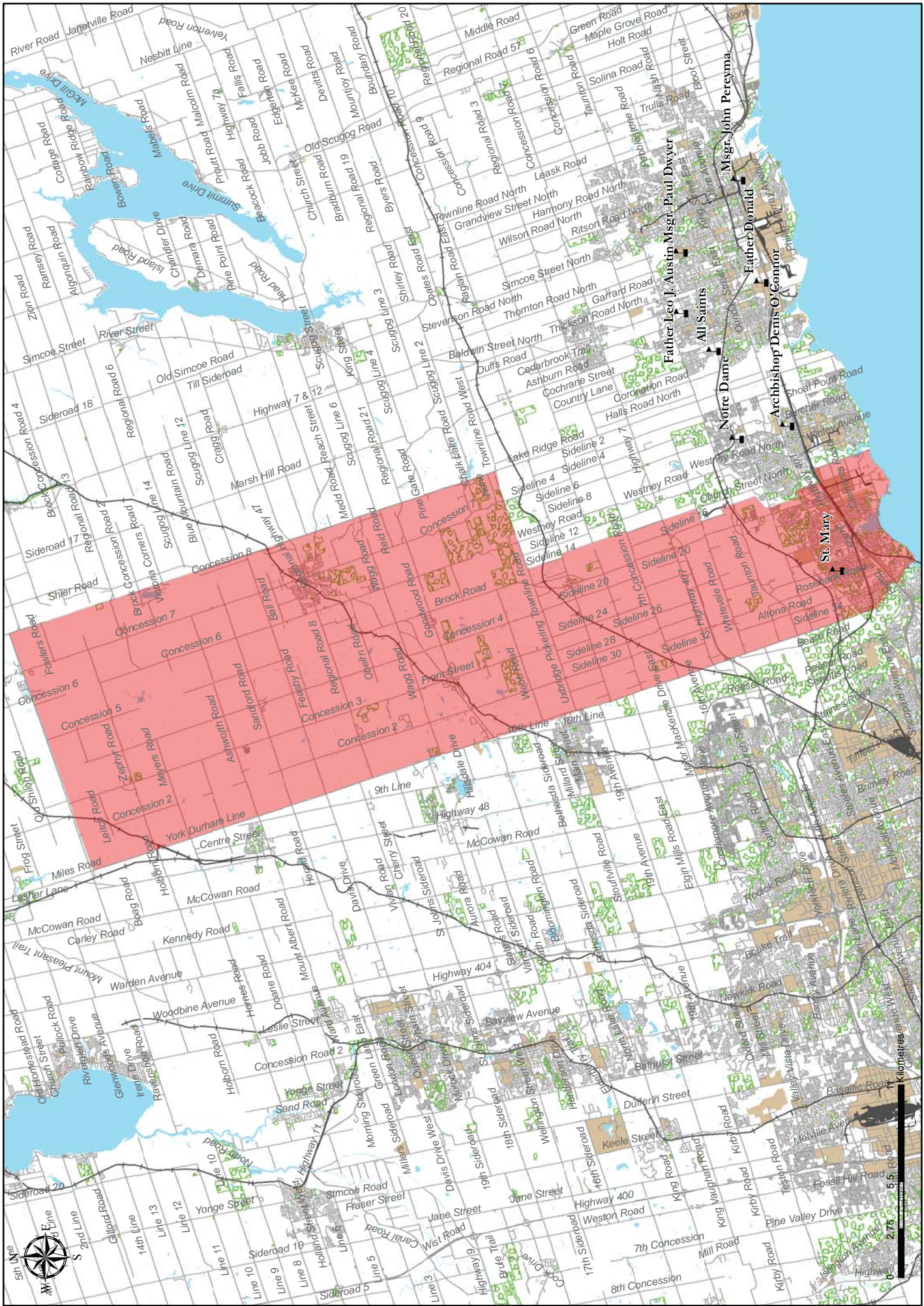
		15 Year Projection of Average Daily Enrolments															Year 15 2028/ 2029	
		Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028			
1																		35
2																		168
3																		0

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	35
2	Available Pupil Places in Existing Facilities	168
3	Net Growth-Related Pupil Place Requirements (1-2)	0

NOTES

Durham Catholic District School Board (DCDSB) 2014 EDC Secondary Review Areas - CS01 City of Pickering West and Township of Uxbridge



CS01

Durham Catholic District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Secondary Panel  
 Review Area: C501 City of Pickering, West, and Township of Uxbridge

REQUIREMENTS OF EXISTING COMMUNITY

	Current OTG Capacity	Number of Temp Facilities	Current 2013/ 2014	15 Year Projection of Average Daily Enrollments															
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
St. Mary	1,374.0	8	1,353	1,420	1,492	1,548	1,536	1,466	1,349	1,244	1,237	1,160	1,180	1,222	1,226	1,261	1,234	1,213	
TOTAL:	1,374.0	8	1,353	1,420	1,492	1,548	1,536	1,466	1,349	1,244	1,237	1,160	1,180	1,222	1,226	1,261	1,234	1,213	
AVAILABLE PUPIL PLACES:																			

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

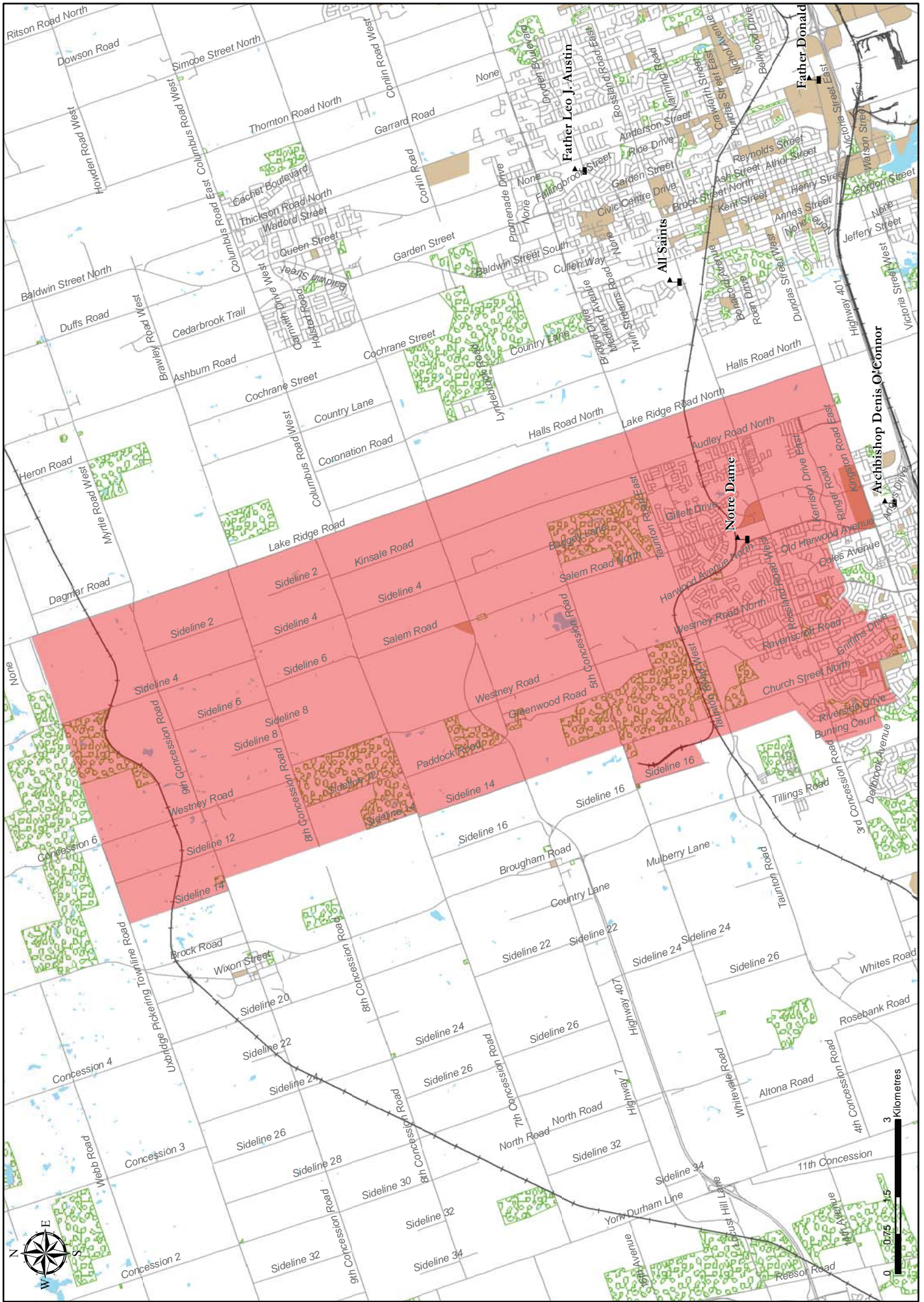
15 Year Projection of Average Daily Enrollments														
Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
56	112	168	224	279	378	476	517	537	576	584	630	724	772	821

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	821
2 Available Pupil Places in Existing Facilities	161
3 Net Growth-Related Pupil Place Requirements (1-2)	659

NOTES

Durham Catholic District School Board (DCDSB) 2014 EDC Secondary Review Areas - CS02 City of Pickering East and Town of Ajax North



CS02

Durham Catholic District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Secondary Panel  
 Review Area: C502 City of Pickering, North and Town of Ajax, North

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrollments														
				Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
Notre Dame	1,173.0	22	1,280	1,180	1,100	1,035	1,049	1,026	1,037	1,041	1,010	1,035	1,030	1,034	1,041	1,045	1,036	1,043
TOTAL:	1,173.0	22	1,280	1,180	1,100	1,035	1,049	1,026	1,037	1,041	1,010	1,035	1,030	1,034	1,041	1,045	1,036	1,043
AVAILABLE PUPIL PLACES:																		

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

15 Year Projection of Average Daily Enrollments														
Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
14	28	42	56	70	79	89	88	86	87	83	85	93	95	97

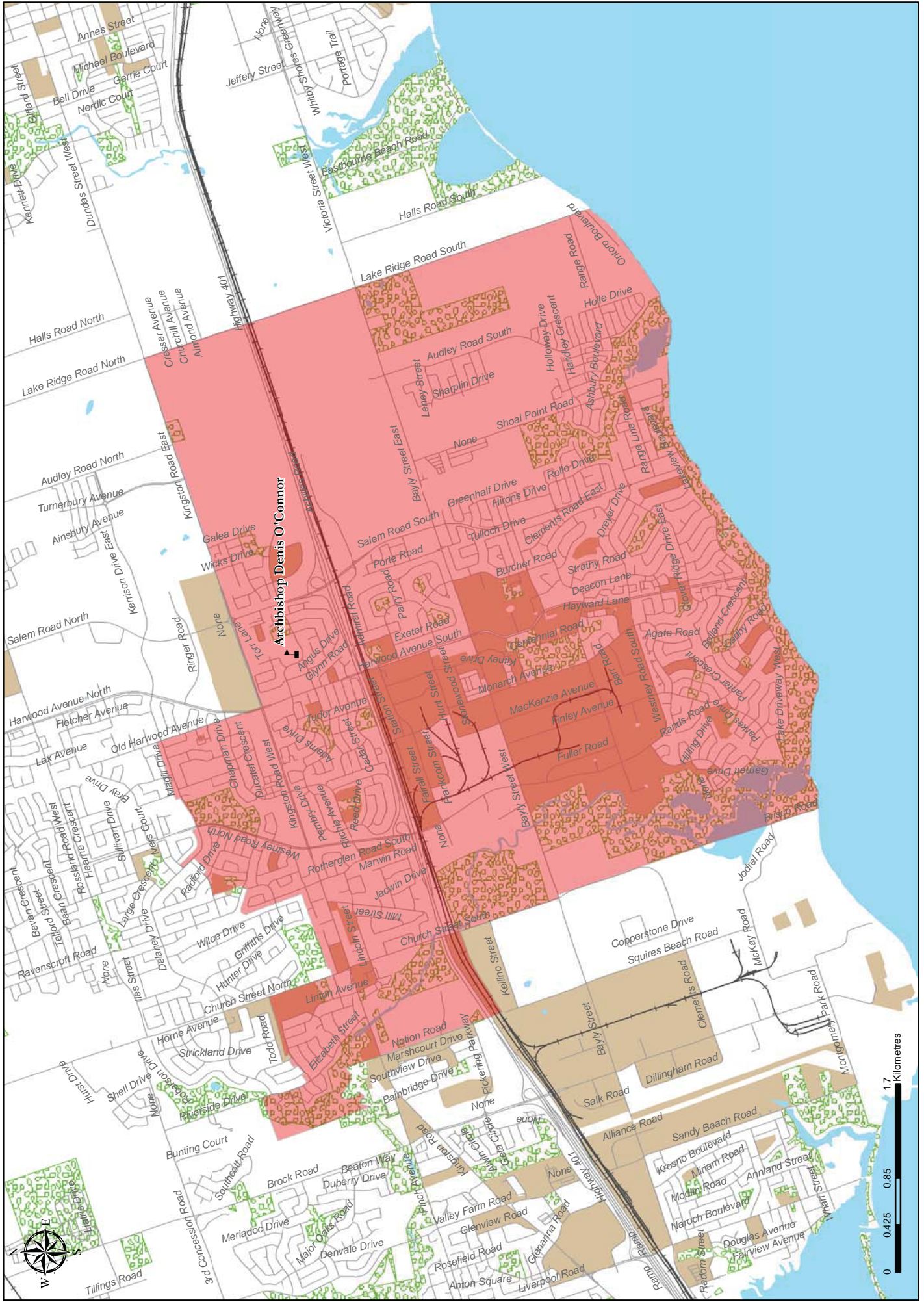
CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	97
2 Available Pupil Places in Existing Facilities	130
3 Net Growth-Related Pupil Place Requirements (1-2)	-

NOTES



Durham Catholic District School Board (DCDSB) 2014 EDC Secondary Review Areas - CS03 Town of Ajax South



CS03

Durham Catholic District School Board  
Education Development Charges Submission 2014  
Form F - Growth Related Pupil Place Requirements

Panel: Secondary Panel  
Review Area: C503 Town of Ajax South

REQUIREMENTS OF EXISTING COMMUNITY

	Current OTG Capacity	Number of Temp Facilities	Current 2013/ 2014	15 Year Projection of Average Daily Enrollments															
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
Archbishop Denis O'Connor	903.0	3	839	782	722	709	646	654	625	620	678	697	770	782	768	762	734	729	
TOTAL:	903.0	3	839	782	722	709	646	654	625	620	678	697	770	782	768	762	734	729	
AVAILABLE PUPIL PLACES:																			

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

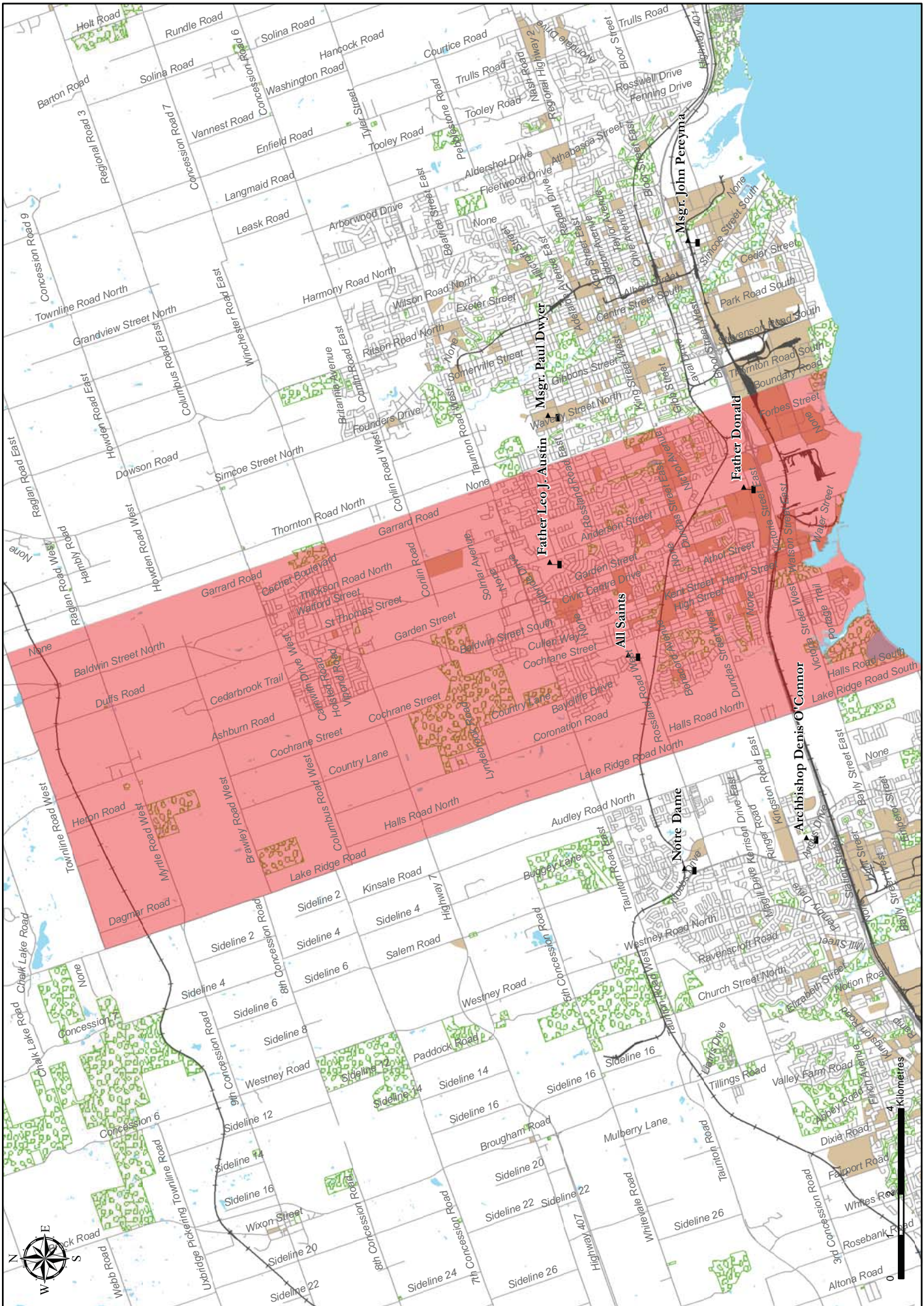
	15 Year Projection of Average Daily Enrollments														
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
	5	10	15	19	24	27	30	30	29	30	29	31	35	37	38

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1] Requirements of New Development (Pupil Places)	38
2] Available Pupil Places in Existing Facilities	174
3] Net Growth-Related Pupil Place Requirements (1-2)	-

NOTES

Durham Catholic District School Board (DCDSB) 2014 EDC Secondary Review Areas - CS04 Town of Whitby



CS04

Durham Catholic District School Board  
 Education Development Charges Submission 2014  
 Form F - Growth Related Pupil Place Requirements

Panel: Secondary Panel  
 Review Area: C504 Town of Whitby

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrollments															
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
All Saints	1,194.0	19	1,307	1,123	971	855	821	829	835	822	793	778	772	776	783	786	782	774	
Father Leo J. Austin	1,131.0	8	984	1,025	1,085	1,188	1,197	1,203	1,168	1,153	1,126	1,118	1,064	1,035	1,008	964	970	955	
Father Donald MacLellan CSS	42.0	0	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	
TOTAL:	2,367.0	27	2,628	2,485	2,393	2,380	2,356	2,369	2,340	2,312	2,257	2,234	2,173	2,148	2,128	2,087	2,088	2,065	
AVAILABLE PUPIL PLACES:																			302

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

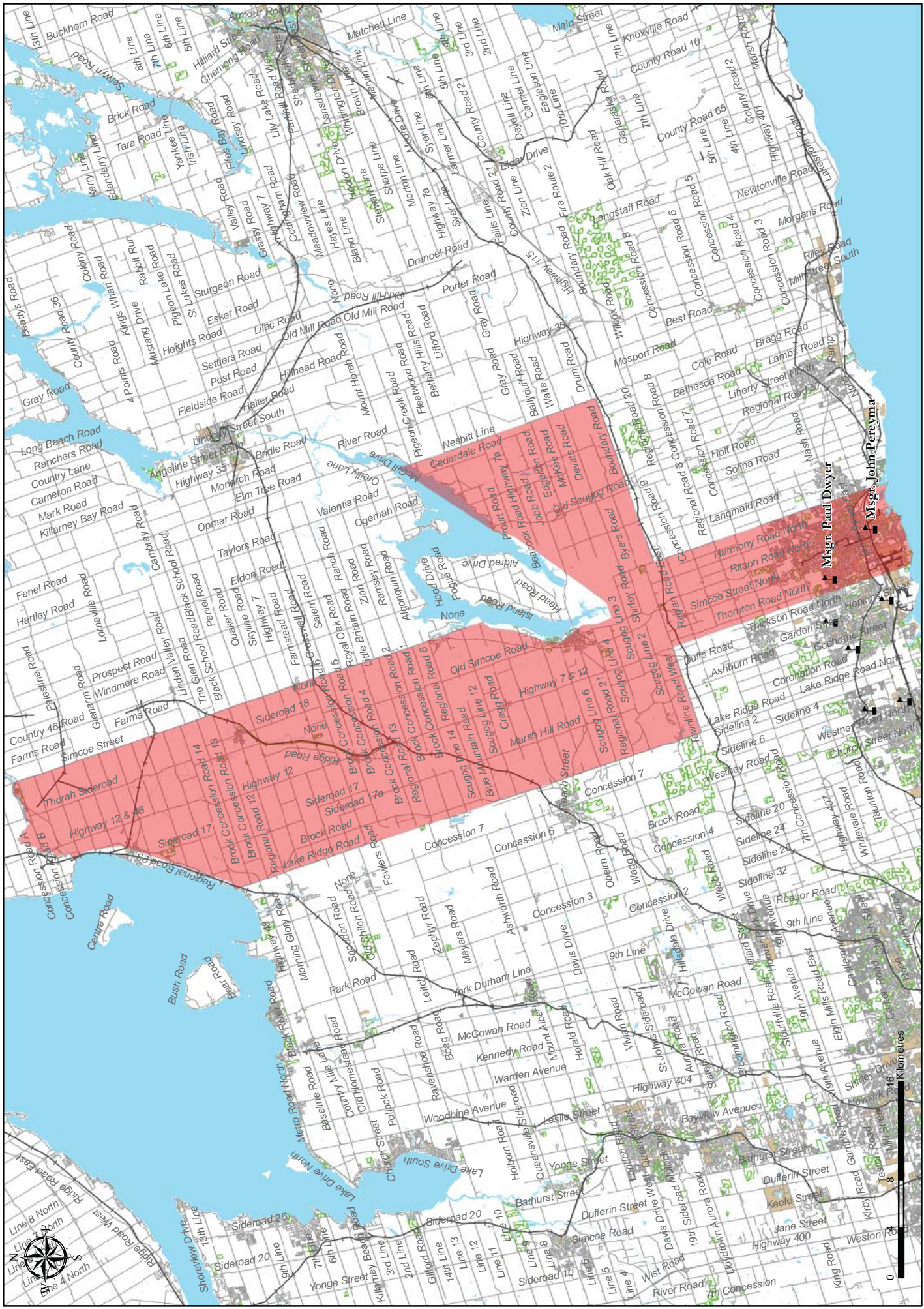
15 Year Projection of Average Daily Enrollments														
Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
33	66	98	131	164	235	306	340	359	390	427	490	593	661	728

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	728
2 Available Pupil Places in Existing Facilities	302
3 Net Growth-Related Pupil Place Requirements (1-2)	427

NOTES

Durham Catholic District School Board (DCDSB) 2014 EDC Secondary Review Areas - CS05 City of Oshawa, Township of Scugog, Township of Brock



CS05

Durham Catholic District School Board  
Education Development Charges Submission 2014  
Form F - Growth Related Pupil Place Requirements

Panel: Secondary Panel  
Review Area: City of Oshawa, Township of Scugog, Township of Brock

REQUIREMENTS OF EXISTING COMMUNITY

	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrollments														Year 15 2028/2029	
				Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028		
Existing Schools and Projects	690.0	2	551	506	478	442	408	379	351	355	365	369	382	377	368	359	348	342	
Msgr. John Pereyma	1,131.0	8	950	898	860	837	798	778	766	752	764	799	848	890	899	893	872	870	
<b>TOTAL:</b>	<b>1,821.0</b>	<b>10</b>	<b>1,501</b>	<b>1,404</b>	<b>1,338</b>	<b>1,278</b>	<b>1,206</b>	<b>1,157</b>	<b>1,117</b>	<b>1,108</b>	<b>1,130</b>	<b>1,168</b>	<b>1,230</b>	<b>1,267</b>	<b>1,267</b>	<b>1,253</b>	<b>1,220</b>	<b>1,212</b>	
<b>AVAILABLE PUPIL PLACES:</b>																			<b>609</b>

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projection of Average Daily Enrollments														
	Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
	14	28	43	57	71	102	133	148	156	170	182	205	244	269	294

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1   Requirements of New Development (Pupil Places)	294
2   Available Pupil Places in Existing Facilities	609
<b>3   Net Growth-Related Pupil Place Requirements (1-2)</b>	<b>-</b>

NOTES

Durham Catholic District School Board  
 Education Development Charges Submission 2014  
 Form G - Growth-Related Net Education Land Costs

ELEMENTARY PANEL

Review Area	Site Status (Optioned, Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Site Location/ Facility Type	Net Growth- Related Pupil Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth- Related Pupil Place Requirements	Total Number of Acres Required (Footnote Oversized Sites) *	Acreage To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
CE01	TBD	2028	Elementary School	121	400	30.25%	4.00	1.21	\$ 775,000	\$ 937,750	\$ 120,151	\$ 317,171	\$ 118,258	\$ 1,493,330
CE02	Identified	2016	Elementary School*	430	430	100.00%	5.21	5.21	\$ 840,000	\$ 4,376,400	\$ 398,446	\$ 540,923	\$ 457,163	\$ 5,772,932
CE02	Identified	2018	Elementary School*	430	430	100.00%	6.08	6.08	\$ 840,000	\$ 5,107,200	\$ 485,665	\$ 1,340,522	\$ 596,280	\$ 7,529,667
CE02	Identified	2021	Elementary School*	430	430	100.00%	5.93	5.93	\$ 840,000	\$ 4,981,200	\$ 505,639	\$ 1,684,769	\$ 616,767	\$ 7,788,375
CE02	Identified	2024	Elementary School*	430	430	100.00%	6.06	6.06	\$ 840,000	\$ 5,090,400	\$ 551,584	\$ 1,721,703	\$ 633,286	\$ 7,996,973
CE03			Accommodated In Existing Facilities	74							\$ -			
CE04	TBD	2020	Elementary School	397	410	96.83%	5.00	4.84	\$ 775,000	\$ 3,752,134	\$ 403,935	\$ 1,269,068	\$ 466,569	\$ 5,891,706
CE05			Accommodated In Existing Facilities	87							\$ -			
CE06	TBD	2026	Elementary School	285	410	69.51%	5.00	3.48	\$ 480,000	\$ 1,668,293	\$ 330,424	\$ 564,259	\$ 220,419	\$ 2,783,395
CE07	TBD	2020	Elementary School	410	410	100.00%	5.00	5.00	\$ 480,000	\$ 2,400,000	\$ 417,162	\$ 811,741	\$ 312,090	\$ 3,940,993
CE07	TBD	2028	Elementary School	109	410	26.59%	5.00	1.33	\$ 480,000	\$ 638,049	\$ 131,994	\$ 215,804	\$ 84,784	\$ 1,070,631
CE08			Accommodated In Existing Facilities	60							\$ -			
CE09	TBD	2016	Elementary School	410	410	100.00%	5.00	5.00	\$ 390,000	\$ 1,950,000	\$ 382,386	\$ 241,020	\$ 221,316	\$ 2,794,722
CE09	TBD	2019	Elementary School	410	410	100.00%	5.00	5.00	\$ 390,000	\$ 1,950,000	\$ 408,182	\$ 659,540	\$ 259,528	\$ 3,277,250
CE09	TBD	2024	Elementary School	367	410	89.51%	5.00	4.48	\$ 445,000	\$ 1,991,646	\$ 407,372	\$ 673,626	\$ 264,251	\$ 3,336,895
<b>Total:</b>				<b>4,450</b>	<b>4,990</b>		<b>62.28</b>	<b>53.61</b>		<b>\$ 34,843,072</b>	<b>\$ 4,542,940</b>	<b>\$ 10,040,146</b>	<b>\$ 4,250,712</b>	<b>\$ 53,676,870</b>

\* Site sizes were determined through settled developer negotiations - Seaton Development.

Durham Catholic District School Board  
 Education Development Charges Submission 2014  
 Form G - Growth-Related Net Education Land Costs

SECONDARY PANEL

Review Area	Site Status (Optioned, Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Facility Type	Net Growth- Related Pupil Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth- Related Pupil Place Requirements	Total Number of Acres Required (Footnote Oversized Sites)	Acreage To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
CS01	Identified	2015	Secondary School*	659	800	82.38%	17.20	14.17	\$ 840,000	\$ 11,901,540	\$ 1,060,241	\$ 714,092	\$ 1,176,142	\$ 14,852,015
CS04			Will be accommodated in new school (Board owns site)	427	900	47.44%								
<b>Total:</b>				<b>1,086</b>	<b>1,700</b>		<b>17.20</b>	<b>14.17</b>		<b>\$ 11,901,540</b>	<b>\$ 1,060,241</b>	<b>\$ 714,092</b>	<b>\$ 1,176,142</b>	<b>\$ 14,852,015</b>

\* Site sizes were determined through settled developer negotiations - Seaton Development.



**Durham Catholic District School Board  
 Education Development Charges Submission 2014  
 Form H1 - EDC Calculation - Uniform Residential and Non-Residential**

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

Total:	Education Land Costs (Form G)	\$	68,528,886
Add:	EDC Financial Obligations (Form A2)	-\$	121,910
<b>Subtotal:</b>	<b>Net Education Land Costs</b>	<b>\$</b>	<b>68,406,976</b>
Less:	Operating Budget Savings		
	Positive EDC Reserve Fund Balance		
<b>Subtotal:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$</b>	<b>68,406,976</b>
Add:	EDC Study Costs	\$	800,000
<b>Total:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$</b>	<b>69,206,976</b>

**Apportionment of Total 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%	\$	69,206,976

**Calculation of Uniform Residential Charge**

Residential Growth-Related Net Education Land Costs	\$	69,206,976
Net New Dwelling Units (Form C)		88,017
Uniform Residential EDC per Dwelling Unit	\$	786

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

Non-Residential Growth-Related Net Education Land Costs	\$	-
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GFA Method:	Non-Exempt Board-Determined GFA (Form D)	47,507,420
	Non-Residential EDC per Square Foot of GFA	\$ -

**Durham Catholic District School Board  
 Education Development Charges Submission 2014  
 Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 1 of 2)**

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

Total:	Education Land Costs (Form G)	\$ 68,528,886
Add:	EDC Financial Obligations (Form A2)	-\$ 121,910
<b>Subtotal:</b>	<b>Net Education Land Costs</b>	<b>\$ 68,406,976</b>
Less:	Operating Budget Savings	
	Positive EDC Reserve Fund Balance	
<b>Subtotal:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$ 68,406,976</b>
Add:	EDC Study Costs	\$ 800,000
<b>Total:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$ 69,206,976</b>

**Apportionment of Total 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%	\$ 69,206,976

**Calculation of Non-Residential Charge - Use Either Board Determined GFA or Declared Value**

Non-Residential Growth-Related Net Education Land Costs	\$ -
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GFA Method:	Non-Exempt Board-Determined GFA (Form D)	47,507,420
	Non-Residential EDC per Square Foot of GFA	\$ -

Durham Catholic District School Board  
 Education Development Charges Submission 2014  
 Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 2 of 2)

Residential Growth-Related Net Education Land Costs:	\$ 69,206,976
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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	35,519	0.11	3,995	67.1%	0.037	1,309	66%	5,304	67%
Medium Density	21,025	0.08	1,701	28.6%	0.021	432	22%	2,132	27%
High Density	31,474	0.01	258	4.3%	0.008	238	12%	496	6%
<b>Total</b>	<b>88,017</b>	<b>0.0676</b>	<b>5,954</b>	<b>100%</b>	<b>0.0225</b>	<b>1,978</b>	<b>100%</b>	<b>7,932</b>	<b>100%</b>

Calculation of Differentiated Charge:

Type of Development (Form B)	Apportionment of Residential Net Education Land Cost By Development Type	Net New Units (Carried over from above)	Differentiated Residential EDC per Unit by Development Type
Low Density	\$ 46,274,049	35,519	\$ 1,303
Medium Density	\$ 18,606,182	21,025	\$ 885
High Density	\$ 4,326,745	31,474	\$ 137

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**APPENDIX B**  
**EDUCATION DEVELOPMENT CHARGE**  
**PROPOSED DRAFT BY-LAWS**

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**DURHAM DISTRICT SCHOOL BOARD  
PROPOSED DRAFT BY-LAW**

# **DURHAM DISTRICT SCHOOL BOARD**

## **EDUCATION DEVELOPMENT CHARGES BY-LAW, 2014**

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

which estimates the Minister of Education approved on •, in accordance with section 10 of Ontario Regulation 20/98;

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

**AND WHEREAS** the Durham District School Board has conducted a review of its education development charge policies and held a public meeting on March 31, 2014, 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 31, 2014, and April 24, 2014, 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 \$● 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)(b), 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)(c), 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.
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 reserve fund in accordance with the Act, the Regulation and this by-law.

**Payment by Services**

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

**Collection of Unpaid Education Development Charges**

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

**Date By-law In Force**

15. This by-law shall come into force on April 29, 2014.

**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. 4 (2009) 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. 5 (2014).

ENACTED AND PASSED this 24<sup>th</sup> day of April, 2014.

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Chairperson

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Director of Education and Secretary

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**DURHAM CATHOLIC DISTRICT SCHOOL BOARD  
PROPOSED DRAFT BY-LAW**

**DURHAM CATHOLIC DISTRICT SCHOOL BOARD**  
**EDUCATION DEVELOPMENT CHARGES BY-LAW, 2014**

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

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

which estimates the Minister of Education approved on •, in accordance with section 10 of Ontario Regulation 20/98;

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

**AND WHEREAS** the Durham Catholic District School Board has conducted a review of its education development charge policies and held a public meeting on March 31, 2014, in accordance with section 257.60 of the *Education Act*;

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

**AND WHEREAS** the Durham Catholic District School Board has given notice and held public meetings on March 31, 2014, and April 22, 2014, in accordance with section 257.63(1) of the *Education Act* and permitted any person who attended the public meetings to make representations in respect of the proposed education development charges;

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

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

## PART I

### APPLICATION

#### Defined Terms

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

- (h) “local board” means a local board as defined in the *Municipal Affairs Act*, other than a board defined in section 257.53(1) of the Act;
  - (i) “mixed use” means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
  - (j) “non-residential use” means lands, buildings or structures or portions thereof used, or designed or intended for use for other than residential use, and includes, but is not limited to, an office, retail, industrial or institutional use;
  - (k) “*Planning Act*” means the *Planning Act*, R.S.O. 1990, c. P.13, as amended;
  - (l) “Region” means the Regional Municipality of Durham;
  - (m) “Regulation” means Ontario Regulation 20/98, as amended, made under the Act;
  - (n) “residential development” means lands, buildings or structures developed or to be developed for residential use.
  - (o) “residential use” means lands, buildings or structures used, or designed or intended for use as a dwelling unit or units, and shall include a residential use accessory to a non-residential use and the residential component of a mixed use or of an agricultural use;
2. In this by-law where reference is made to a statute or a section of a statute such reference is deemed to be a reference to any successor statute or section.

### **Lands Affected**

3. (1) Subject to 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 \$● 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)(b), 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)(c), 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.
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 reserve fund in accordance with the Act, the Regulation and this by-law.

##### **Payment by Services**

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

**Collection of Unpaid Education Development Charges**

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

**Date By-law In Force**

15. This by-law shall come into force on April 29, 2014.

**Date By-law Expires**

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

**Repeal**

17. The Durham Catholic District School Board Education Development Charges By-law No. 4 (2009) is repealed on the day this by-law comes into force.

**Severability**

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

**Interpretation**

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

**Short Title**

20. This by-law may be cited as the Durham Catholic District School Board Education Development Charges By-Law No. 5 (2014).

ENACTED AND PASSED this 22<sup>nd</sup> day of April, 2014.

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Chairperson

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Director of Education and Secretary

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**APPENDIX C**  
**EDUCATION DEVELOPMENT CHARGE POLICIES AND**  
**STATEMENTS ON ALTERNATIVE ACCOMMODATION**  
**ARRANGEMENTS AND OPERATING BUDGET SURPLUS**

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# DURHAM DISTRICT SCHOOL BOARD

# DURHAM DISTRICT SCHOOL BOARD

## ADMINISTRATIVE REPORT

**REPORT TO:** Durham District School Board **DATE:** February 18, 2014

**SUBJECT:** Educational Development Charge Policies on Application of Operating Surpluses and Alternative Accommodation Arrangements **PAGE NO.** 1 of 5

**ORIGIN:** Martyn Beckett, Director of Education  
David Visser, Superintendent of Education/Facilities Services  
Ed Hodgins, Superintendent of Education/Business  
Doreen Kearns, Manager of Capital Budgets  
Carey Trombino, Senior Planner

### 1. Purpose

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

### 2. Background

The Board has commenced the process to replace its current Education Development Charges By-law which expires on May 3, 2014. Public Meetings have been scheduled for March 31, 2014 at 7:00 p.m. at the Durham Catholic District School Board and April 24, 2014 at 7:00 p.m. at the Durham District School Board. Watson and Associates Economists Ltd. have been retained to prepare the Education Development Charges Background Study and Education Development Charge Submission for Ministry approval. The firm completed the same reports for the current by-law which took effect on May 4, 2009, and the prior one which took effect September 1, 1999. Brad Teichman of the law firm, Overland LLP, who prepared the current and prior by-law, has been retained to prepare the new by-law.

Ontario Regulation 20/98 made under the Education Act, which governs various aspects of Education Development Charges (EDC) requires that a school board evaluate certain EDC related policies as part of the process of adopting a new EDC by-law. The Board's policies, must be included in the Education Development Charges Background Study, being prepared by Watson & Associates Economists Ltd., and will be available to the public on or before March 17, 2014 i.e., at least two weeks prior to the first public meeting as required by the legislation. The policies in question concern:

- (i) the application of an operating surplus to reduce growth-related net education land costs and the resulting Education Development Charge; and
- (ii) alternative accommodation arrangements.

These policies are discussed below.

### 3. Analysis

#### 3.1 Operating Budget Surplus

Paragraph 8 of Section 9(1) of Ontario Regulation 20/98 requires that the Board 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.

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 and thereby reduce the growth-related net education land costs and the EDC that may be levied by the Board.

Where there has been, or appears that there will be, a surplus in the non-classroom part of the estimates in a fiscal year, the Board must determine whether all, part, or none of the surplus, will be designated for the purpose of acquiring school sites by purchase, lease or otherwise. In other words, apply the surplus to reduce the amount of the EDC.

A review of the 2013/2014 non-classroom operating budget indicates that there will not be a surplus of operating funds available to allocate to growth related net education land costs. Moreover, it is projected that there will not be a surplus of operating funds available in next year's operating budget. Based on the foregoing, the Board is unable to designate surplus funds for the purpose of acquiring new school sites.

The Board adopted a policy on Operating Budget Surpluses in 1999 in conjunction with the adoption of the current EDC by-law. The policy is attached as Appendix 'A'.

The reasons for stating that there will not be an operating budget surplus available to reduce growth-related net education land costs and the resulting Education Development Charge, are as follows:

- (a) potential shortfalls may occur in other areas of the operating budget; and
- (b) any non-classroom operating surplus should be moved to reserves for future operating or facility expenditures.

#### 3.2 Alternative Accommodation Arrangements

Paragraph 6 of Section 9(1) of Ontario Regulation 20/98 requires that the Board 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, which 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 a policy on alternative accommodation arrangements in 1999 in conjunction with the adoption of the current EDC by-law. The policy is attached as Appendix ‘B’.

The alternative accommodation arrangements that the Board may wish to consider include purchases, lease/buy-backs, site exchanges and joint-venture partnerships.

These alternative arrangements, if properly structured, have the potential to reduce site size requirements, improve service delivery, reduce duplication of public facilities and maximize the use of available funds.

Paragraph 7 of Section 9(1) of Ontario Regulation 20/98 requires that the Board include in the EDC Background Study, a statement of how the policy concerning alternative accommodation arrangements was implemented and, if it was not implemented, an explanation of why it was not implemented.

The following table (Table 1) outlines alternative accommodation arrangements during the current by-law (since May 4, 2009).

**Table 1: Alternative Accommodation Arrangements**

<b>School</b>	<b>Partner</b>	<b>Multi-Use Component</b>
Options Agreements for Seaton Schools	City of Pickering	Joint use of Parkland
Clara Hughes PS	Regional Municipality of Durham	Daycare
Brooklin Village PS	School House Playcare	Daycare

4. Conclusion

The adoption of the recommendations below will satisfy the requirements of Ontario Regulation 20/98 prior to the passage of the 2014 Education Development Charges By-Law. The required public meetings associated with the passage of the by-law are scheduled for March 31, 2014. The passage of the new by-law is scheduled for the April 24, 2014 Public Meeting.

5. Recommendations

- 1) That the Board of Trustees receive the report entitled “Educational Development Charge Policies on Application of Operating Surpluses and Alternative Accommodation Arrangements” for information.
- 2) That the Board of Trustees approve the following statement; “the Durham District School Board has implemented the policy on Operating Budget Surpluses through the review of its operating budget for the year ending August 31, 2014 for savings that could be applied to reduce growth-related net education land costs. Such review has disclosed that there is not a surplus of operating funds available for these capital needs. The Board has therefore determined that the amount of savings which it proposes to apply to growth-related Net Educational Land Costs is Nil”.
- 3) That the Board of Trustees approve the following statement; “the Durham District School Board has implemented the policy on Alternative Accommodation Arrangements as indicated in Table 1 of this report. Where possible and advantageous to students, the DDSB will continue to pursue appropriate alternative accommodation arrangements in accordance with the policy”.

**DURHAM DISTRICT SCHOOL BOARD**

**ADMINISTRATIVE REPORT**

Educational Development Charge Policies on Application of Operating Surpluses  
and Alternative Accommodation Arrangements

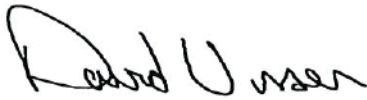
Page 5 of 5

Report reviewed and submitted by:



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Martyn Beckett, Director of Education



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David Visser, Superintendent of Education/Facilities Services



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Ed Hodgins, Superintendent of Education/Business & Treasurer/Technical & Information Services

Appendix A – DDSB-Board EDC Policy-School Sites-Operating Budget Surplus

Appendix B – DDSB-Board EDC Policy-Alternative Arrangements for School Accommodation

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**BOARD EDC POLICY**

**DDSB – School Sites – Operating Budget Surplus**

**1. Background**

- (1) Section 9(1), paragraph 8 of O. Reg 20/98 (Education Development Charges-General) provides that an education development charge background study must contain:
  8. 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.
- (2) It is therefore necessary that the review referred to in section 9(1) paragraph 8 be conducted annually as part of the process of setting the estimates.
- (3) 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 cost” and the education development charge that may be levied by the Board.

**2. Policy**

Where there has been or it appears that there will be surplus in the non-classroom part of the estimates of the school board in a fiscal year, the board shall determine whether all, part, or none of the surplus will be designated as available for the purpose of acquiring school sites by purchase, lease or otherwise.

**3. Regulations**

- (1) The Board shall pass a motion substantially in the form attached as Appendix 1 to this policy.

Appendix 1

**Board Motion Pursuant to the Policy Entitled**  
**“DDSB – School Sites – Operating Budget Surplus”**  
**Concerning the Use of Operating Budget Surpluses**  
**For the Acquisition of School Sites**

Whereas if it appears that there has been or that there will be a surplus in the non-classroom part of the budget;

Moved that:

- (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 reasons 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.

BOARD EDC POLICY

DDSB Alternative Arrangements for School Accommodation

1. Background

- (1) A number of legislative provisions encourage school boards to consider alternate arrangements for accommodation of elementary and secondary school pupils to the usual arrangement under which a school site is acquired and a stand-alone school is built on it.
- (2) Ontario Regulation 20/98 provides that the education development charge background study contain:
  6. 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 cooperative nature, which would provide accommodation for the new elementary school pupils and new secondary school pupils estimated under paragraph 3 of section 7, without imposing education development charges, or with a reduction in such charges.
  7. If a previous education development charge background study completed by the board included a statement under paragraph 6, a statement or how the policy referred to in the statement was implemented and, if it was not implemented, an explanation of why it was not implemented.
- (3) Regulation 446/98 (Reserve Funds) permits a school board to utilize proceeds in the Pupil Accommodation Allocation Reserve Fund for the acquisition of school sites as part of transactions under which the board also acquires school building on the school sites.
- (4) Section 210.1 of the *Municipal Act* authorizes municipalities and school boards to enter into arrangements under which they can provide for exemptions from taxation for municipal and school purposes of land or a portion of it that is entirely occupied and used or intended for use for a service or function that may be provided by a "school board" or municipality. It also authorizes an exemption to be given from municipal and education development charges in certain circumstances.
- (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, purchases, lease buy-back, site exchanges and joint venture partnerships.

- (6) The board's record demonstrates this commitment:
- Maxwell Heights PS site exchange
  - Building C.E. Broughton PS on 5 acres of land owned by the Board (Anderson CVI), therefore incurring no land cost
  - Ajax Multi-Use project
  - Community Use General Purpose Rooms
  - Several Option Agreements currently in place

### 2. Policy

The board will consider possible arrangements with municipalities, school boards or other persons or bodies in the public or private sector, including arrangements of a long-term or cooperative nature, which would provide accommodation for the new elementary school pupils and new secondary pupils who are resident pupils for the board, subject to the Regulations set out below.

### 3. Regulations

- (1) The arrangement must be cost effective and advantageous for the board compared to other possible arrangements including an acquisition of a school site and the construction of a free-standing building.
- (2) The arrangement shall comply with any guidelines issued by the Ministry of Education and Training.
- (3) The Board may enter into lease arrangements respecting school facilities intended to be used to accommodate peak enrolment, but shall not enter into such arrangements respecting school facilities that are necessary to accommodate long-term enrolment unless the arrangements could result in ownership at the board's discretion.
- (4) The board shall retain sufficient governance authority over the facility to ensure that it is able to deliver the appropriate educational program to its pupils, and to ensure that its identity, ambience and integrity are preserved.
- (5) The facility shall have a separate entrance with the school name on the exterior of the school, easily visible from the street.

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# **DURHAM CATHOLIC DISTRICT SCHOOL BOARD**





Durham Catholic District School Board

## MEMORANDUM

To: Board of Trustees

From: Anne O'Brien, Director of Education

Date: February 24, 2014

Subject: **Educational Development Charges Policies**

Origin: Tim Robins, Superintendent of Education, Facilities Services  
Lewis Morgulis, Manager of Planning and Admissions

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### RECOMMENDATIONS

Moved by \_\_\_\_\_, seconded by \_\_\_\_\_

“THAT the Durham Catholic District School Board receive and file, for information the Educational Development Charges Policies report dated February 24, 2014.”

Moved by \_\_\_\_\_, seconded by \_\_\_\_\_

“THAT the Durham Catholic District School Board has reviewed its operating budget for the year ending August 31, 2014 for savings that could be applied to reduce growth-related net education land costs. Such review has disclosed that there is not a surplus of operating funds available for these capital needs. The Board has therefore determined that the amount of the savings which it proposes to apply to growth-related net education land costs is nil (\$0), in conjunction with the requirements of the Board Policy PO-101 School Sites – Operating Surplus.”

**To: Board of Trustees**  
**Re: Educational Development Charges Policies**  
**Date: February 24, 2014**

**Page 2**

Moved by \_\_\_\_\_, seconded by \_\_\_\_\_

“THAT there have been no opportunities for alternative accommodation arrangements which the Board has considered appropriate within the term of the current EDC by-law. Where possible and where advantageous to Catholic students, the board will continue to pursue alternative accommodation arrangements in conjunction with the requirements of the board policy entitled “Alternative Arrangements for School Facilities.”

## **RATIONALE**

### **BACKGROUND**

The Board is currently working to replace its current Education Development Charges By-law which expires on May 3, 2014. Ontario Regulation 20/98 under the *Education Act*, which governs various aspects of Education Development Charges (“EDCs”), requires that a school board evaluate certain EDC related procedures as part of the process of adopting a new EDC by-law. The procedures in question are related to the application of an operating surplus to capital needs and alternative accommodation arrangements; both of which are described in greater detail below.

### **Considerations for Operating Budget Surplus**

Paragraph 8 of Section 9(1) of Ontario Regulation 20/98 requires that the Board include a statement in the EDC Background Study stating that it has reviewed the Board’s 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.

In accordance with Board Policy PO-101 School Sites – Operating Budget Surplus, each year the Board is required to consider using the budget surplus for the acquisition of new school sites. This means that if there is, or it appears that there will be, a surplus in the non-classroom part of the Board’s estimates for a fiscal year, the Board must determine whether all, part or none of the surplus will be designated for the purpose of acquiring school sites by purchase, lease or otherwise. The direction of surplus funds allows the Board to reduce the amount of the EDC.

**To: Board of Trustees**  
**Re: Educational Development Charges Policies**  
**Date: February 24, 2014**

**Page 3**

A review of the operating budget discloses that the Board will have a balanced budget for 2013/2014. As a result, the Board is unable to designate surplus funds for the purpose of acquiring school sites.

Notwithstanding the above, any potential of an operating budget surplus resulting during the year would not be available to reduce growth-related net education land costs and the resulting EDC as it is the Board's policy to use such a surplus to fund other areas of the operating budget.

### **Considerations for Alternative Accommodation Arrangements**

Paragraph 6 of Section 9 (1) of Ontario Regulation 20/98 requires that the Board 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, which 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 PO-411 Alternative Arrangements for School Facilities in 1999 in conjunction with the adoption of the Board's EDC by-law.

Under Policy PO-411 Alternative Arrangements for School Facilities, the Board will consider possible arrangements with municipalities, school boards or other persons or bodies in the public or private sector, including arrangements of a long-term or cooperative nature, which would provide accommodation for the new elementary school pupils and new secondary school pupils who are resident pupils of the Board, subject to the requirements set out below.

Within the current By-law period there have been no opportunities for alternative accommodation arrangements which the Board considered appropriate. On a go forward basis where advantageous to students, the Board will pursue appropriate alternative arrangements.

The adoption of the recommendations contained within this report satisfies the requirements of Ontario Regulation 20/98 prior to the passage of the 2014 Education Development Charges By-law. The required public meetings associated with the passage of the by-law are scheduled for March 31, 2014. The passage of the new by-law is scheduled for the April 22, 2014 Board meeting.

AOB:TR:LAM:tc

## **POLICY**

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### **ALTERNATIVE ARRANGEMENTS FOR SCHOOL FACILITIES**

**POLICY AREA: OPERATIONS**  
**POLICY NO: PO411**

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#### **PURPOSE**

To establish the basis upon which the Durham Catholic District School Board will consider alternate arrangements for the accommodation of elementary and secondary school pupils.

#### **APPLICATION/SCOPE**

This policy applies to the Durham Catholic District School Board acquisition of new elementary and secondary school sites.

#### **BACKGROUND**

- A number of legislative provisions encourage school boards to consider alternate arrangements for the accommodation of elementary and secondary school pupils to the usual arrangement under which a school site is acquired and a stand-alone school is built on it.
- Ontario Regulation 20/98 provides that the education development charge background study contain:
  6. 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 estimated under paragraph 3 of section 7, without imposing education development charges, or with a reduction in such charges.
  7. If a previous education development charge background study completed by the board included a statement under paragraph 6, a statement of how the policy referred to in the statement was implemented and, if it was not implemented, an explanation of why it was not implemented.

**BACKGROUND – cont'd**

- Regulation 446/98 (Reserve Funds) permits a school board to utilize proceeds in the Pupil Accommodation Allocation Reserve Fund for the acquisition of “school sites that are acquired as part of transactions under which the board also acquires school buildings on the school sites.”
- Section 210.1 of the *Municipal Act* authorizes municipalities and school boards to enter into arrangements under which they can provide for exemptions from taxation for municipal and school purposes of land or a portion of it that is “entirely occupied and used or intended for use for a service or function that may be provided by a “school board” or municipality. It also authorizes an exemption to be given from municipal and education development charges in certain circumstances.
- 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, purchases, lease buy-back, sites exchanges and joint venture partnerships.

**PRINCIPLES**

The Board will consider possible arrangements with municipalities, school boards or other persons or bodies in the public or private sector, including arrangements of a long-term or cooperative nature, which would provide accommodation for the new elementary school pupils and new secondary school pupils who are resident pupils of the Board, subject to the requirements set out below.

**REQUIREMENTS**

- The arrangement must be cost effective and advantageous for the Board compared to other possible arrangements including an acquisition of a school site and the construction of a free standing building.
- The arrangement shall comply with any guidelines issued by the Ministry of Education and Training.
- The Board may enter into lease arrangements respecting school facilities intended to be used to accommodate peak enrolment, but shall not enter into such arrangements respecting school facilities that are necessary to accommodate long-term enrolment unless the arrangements could result in ownership at the Board’s discretion.

**REQUIREMENTS – cont'd**

- The Board shall retain sufficient governance authority over the facility to ensure that it is able to deliver the appropriate educational program to its pupils, and to ensure that its identity, ambience and integrity are preserved.
- The facility shall have a separate entrance with the school name on the exterior of the school easily visible from the street.

## POLICY

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**SCHOOL SITES –  
OPERATING BUDGET SURPLUS**

POLICY AREA: **BUSINESS & FINANCE**  
POLICY NO: **PO101**

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### PURPOSE

To implement a mandatory budget review required by Ontario Regulation 20/98 concerning the possibility of applying budget surplus to the acquisition of new school sites.

### APPLICATION/SCOPE

This policy applies to the preparation of the Durham Catholic District School Board annual estimates.

### PRINCIPLES

Where there has been or it appears that there will be surplus in the non-classroom part of the estimates of the School Board in a fiscal year, the Board shall determine whether all, part, or none of the surplus will be designated as available for the purpose of acquiring school sites by purchase, lease or otherwise.

### REQUIREMENTS

- Section 9(1) paragraph 8 of O.Reg 20/98 (Education Development Charges – General) provides that an education development background charge study must contain:
  8. 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.
- It is therefore necessary that the review referred to in section 9(1) paragraph 8 be conducted annually as part of the process of setting the estimates.
- 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 cost" and the education development charge that may be levied by the Board.

**REQUIREMENTS – cont'd**

- The Board shall pass a motion substantially in the form as follows:

BOARD MOTION PURSUANT TO THE POLICY ENTITLED 'SCHOOL SITES – OPERATING BUDGET SURPLUS' CONCERNING THE USE OF OPERATING BUDGET SURPLUSES FOR THE ACQUISITION OF SCHOOL SITES

“WHEREAS it appears that there has been or that there will be a surplus in the non classroom part of the budget in the amount of \$X

Moved by \_\_\_\_\_, seconded by \_\_\_\_\_

“THAT the Durham Catholic District School Board will designate \$Y as available for the purpose of acquiring school sites by purchase, lease or otherwise; and”

“THAT the Durham Catholic District School Board’s reasons for so deciding are as follows:

*(Reasons for the decision)”*