



York Region District School Board and York Catholic District School Board

Education Development Charges Background Study

March 22, 2024

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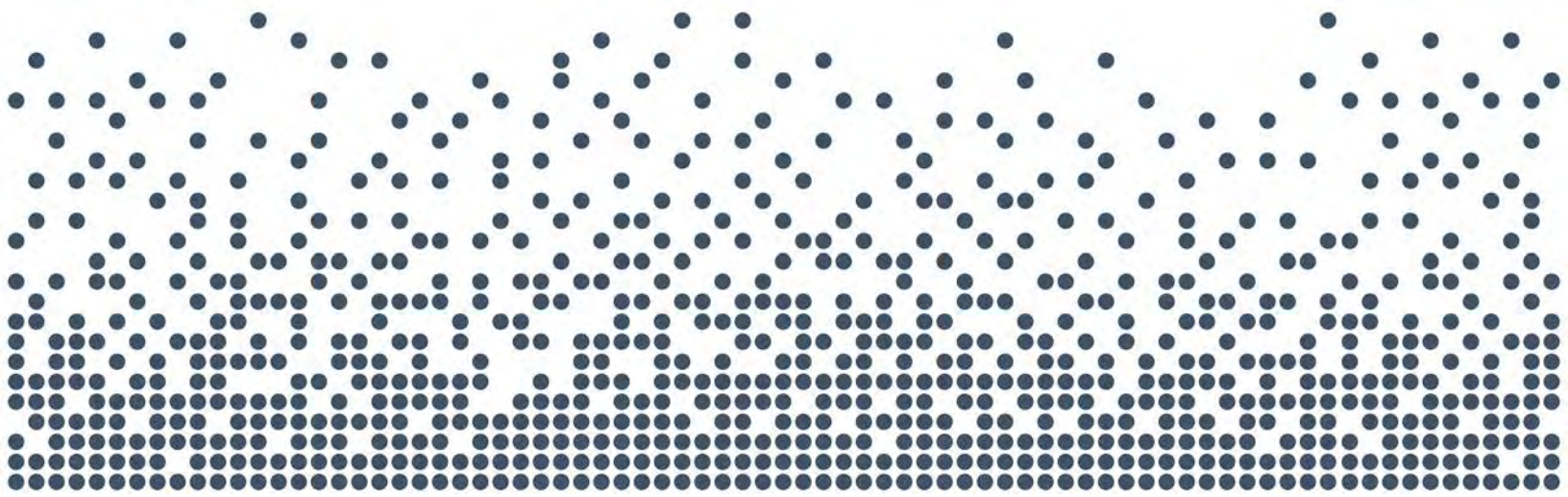
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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
EDC	Education Development Charge
GFA	Gross Floor Area
GMS	Growth Management Study
GSR	Grade Structure Ratio
LPAT	Local Planning Appeal Tribunal
OLT	Ontario Land Tribunal
OMB	Ontario Municipal Board
O. Reg.	Ontario Regulation
OTG	On the Ground (Capacity)
YCDSB	York Catholic District School Board
YRDSB	York Region District School Board



Executive Summary



Executive Summary

The York Region District School Board (YRDSB) and the York Catholic District School Board (YCDSB) have education development charge (EDC) by-laws in place in the York Region that are set to expire on July 1, 2024. 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. 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 information necessary to understand and determine the EDC.

The general authority for school boards to impose EDCs is provided by Division E of Part IX for 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 guidelines (Education Development Charge and Site Acquisition Guidelines) to assist boards with the EDC process.

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

- Demonstrate that their elementary and/or secondary enrolment on a jurisdiction-wide basis is greater than the elementary and/or secondary approved On-The-Ground (OTG) 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.
- Receive written Ministry approval of the projected number of students and school sites.

Both the YRDSB and the YCDSB are eligible to renew their existing by-laws based on:

1. **Reserve Fund Qualification** – At the time of bylaw renewal, it is estimated that the YRDSB will have deficit in their EDC reserve fund and outstanding EDC financial obligations. The YCDSB is estimated to be in a surplus position in its EDC reserve fund at the time of bylaw renewal, however the YCDSB has upcoming eligible EDC expenditures and commitments; and
2. **Capacity Trigger** – The YRDSB has an average five-year projected secondary enrolment exceeding the approved OTG capacity on the secondary panel. The



YCDSB also has an average five-year projected secondary enrolment exceeding the approved OTG capacity on the secondary panel. Both Boards qualify for by-law renewal under the capacity trigger.

The Boards intend to hold joint statutory public meetings to inform the public as to the new proposed EDC by-laws. The YRDSB and the YCDSB will hold joint meetings on April 9, 2024, and then consider passage of the EDC by-laws at an additional meeting on May 21, 2024. Further details will be provided in the Boards' public meeting notices found in section 2.3 of this report.

The EDC analysis in this background study has been completed for both the YRDSB and the YCDSB within York Region. This EDC study contemplates jurisdiction-wide by-laws for York Region for both YRDSB and YCDSB.

Demographic projections form an important component of the EDC analysis. The residential dwelling unit forecast is used both to project pupils from new development and to determine the final quantum of the residential charge. The residential forecasts used in this analysis are consistent with the most recent regional/municipal forecasts that were available at the time of study preparation. The total number of net new units projected in York Region for the 15 years in the EDC analysis is **135,673**. The total net estimated non-residential Board-determined gross floor area (GFA) to be constructed over 15 years from the date of by-law passage is **49,465,558** sq.ft.

The number of growth-related pupils is based on the aforementioned residential forecast and pupil yields that 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 analysis projects a total of **17,233** net growth-related elementary pupils and **8,610** net growth-related secondary pupils for the YRDSB. For the YCDSB, a total of **2,293** net growth-related elementary pupils was projected, and **400** net growth-related pupil places for the secondary panel.



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 that relates pupil place requirements to school site sizes. The table, as well as a description and the methodology, is 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 projects that the YRDSB will require **37 new elementary sites** (two in PE01, one in PE02, two in PE03A, one in PE03B, one in PE04A, two in PE04C, two in PE06, one in PE07A, two in PE09B, one in PE10B, three in PE10D, two in PE10E, one in PE11A, four in PE12, two in PE13, six in PE14A, two in PE14B, and two in PE15A) and **eight new secondary sites** (two in PS02, two in PS10, two in PS12, and two in PS13) in the 15-year EDC time frame.

For the YCDSB, the EDC analysis projects a requirement of **five new elementary sites** (one in CE01, two in CE03B, and two in CE09) and **one new secondary site** (in CS01) in the 15-year EDC time frame. Of the aforementioned EDC eligible sites, the YCDSB has existing commitments to purchase elementary sites in CE03B and CE09, which are both growth-related sites and are outstanding EDC financial obligations, required to support growth related pupil accommodation needs.

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 gsi Real Estate and Planning Advisors Inc. The per acre acquisition values for low- and medium-density land ranged from **\$1,960,000 to \$6,310,000**, whereas the per acre acquisition values for high-density land ranged from **\$7,600,000 to \$19,800,000** for sites within York Region. As with many areas in Ontario, the cost to acquire land has been increasing rapidly across the jurisdiction. The acquisition costs have been escalated for a period of five years (the by-law term) at a rate of **9.0%** for low- and medium-density land and **7.5%** for high-density land for each consecutive year until the end of the by-law term.

The costs to prepare and develop a site for school construction are also EDC-eligible costs. The assumed site preparation costs have been estimated at **\$147,616** per acre for both the YRDSB and the YCDSB. Site preparation costs are escalated to the time of site purchase at a rate of **8.6%** per year.

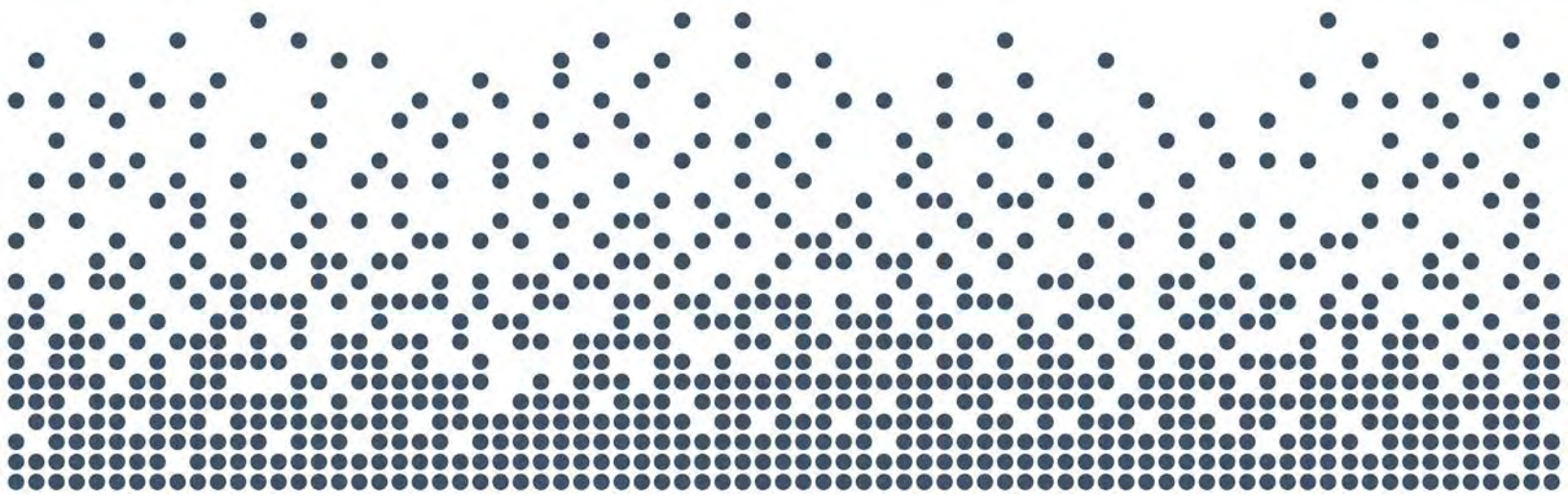


Total land costs (acquisition and servicing costs) and study costs must be added to any outstanding financial obligations incurred by the board under a previous EDC by-law to determine the final net education land costs. A deficit balance in the existing EDC reserve fund is an outstanding obligation and must be added to the existing land costs. If a 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 YRDSB's total net education land costs are estimated to be **\$1,932,982,321** which includes an existing EDC reserve fund deficit of **-\$9,488,737** that was added to the total EDC-eligible costs.

The YCDSB's total net education land costs are estimated to be **\$131,520,048** which includes an existing EDC reserve fund balance of **\$36,945,541**.

Based on the net education land costs and net new unit forecasts, the analysis resulted in a proposed EDC rate of **\$12,823 per dwelling unit** for the YRDSB's residential charge in York Region and **\$3.91 per square foot of non-residential GFA**. The new proposed EDC rate for the YCDSB is **\$872 per dwelling unit** for the residential charge and **\$0.27 per square foot of non-residential GFA**. The charges contained herein are based on a uniform rate for all types of development. For both Boards, 90% of costs are allocated to residential development and 10% are allocated to non-residential development.



Report



Chapter 1

Introduction



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. To qualify for EDCs, it is necessary for school boards to meet certain qualification criteria.

School boards can no longer 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, textbooks, heating of schools, renewing schools, building schools, etc. EDCs are meant to fund the acquisition and development of growth-related school sites outside this grant envelope. EDCs are based on a formulaic approach that 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 (O. Reg.) 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 to which the by-law applies.

As mentioned earlier, not all school boards are eligible to implement EDCs due to qualification criteria that must be met. To qualify, there are two criteria that can be met. One trigger is that the board's total projected enrolment for the five-year period following expected by-law passage must exceed the board's Ministry-rated On-The-Ground (OTG) capacity on **either** the elementary or secondary panel.

The other qualification criterion deals with unmet financial obligations regarding 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 EDC by-laws.

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

School boards are responsible for providing school sites and can do so through limited revenue sources such 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 EDCs – thus making EDCs an important and primary revenue source.

1.2 Existing By-laws

This EDC background study has been prepared on behalf of the York Region District School Board (YRDSB) and the York Catholic District School Board (YCDSB) in consideration of renewing their EDC by-laws within York Region. Each Board's current in-force by-laws came into effect on July 1, 2019. The YRDSB's by-law is based on 90% cost recovery from residential development and 10% from non-residential development, meanwhile the YCDSB's by-law is based on 90% cost recovery from residential development and 10% from non-residential development. Both Boards' by-laws are set to expire on July 1, 2024.

The current EDC rates (Year 5 Rates, Effective July 1, 2023) for the YRDSB are \$6,964 per residential dwelling unit and \$1.15 per sq. ft. of non-residential gross floor area (GFA). For the YCDSB, the current EDC rates (Year 5 Rates, Effective July 1, 2020) are \$1,463 per residential dwelling unit and \$0.22 per sq.ft. of non-residential GFA.



Table 1-1: Current In-force EDC By-laws for the YRDSB and the YCDSB

School Board	By-law In-force Date	Area of By-law	% Residential/ Non-residential	Current Charge
YRDSB	July 1, 2019	York Region	90% Residential 10% Non-Residential	\$6,964/unit \$1.15/sq.ft.
YCDSB	July 1, 2019	York Region	90% Residential 10% Non-Residential	\$1,463/unit \$0.22/sq.ft.

Source: York Region Education Development Charge By-Laws for York Region District School Board and York Catholic District School Board (2019).

EDC Policy Review

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 public meeting to review the policies in a public forum.

Section 257.60 subsection (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.”

Subsection (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.”

1.3 Area to Which By-law May Apply

The legislation states that an EDC by-law may apply to the entire area of the jurisdiction of a board or only part of it. In addition, an EDC 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. This EDC applies uniformly to the region of each School Board as presented in Maps 1 to 4.



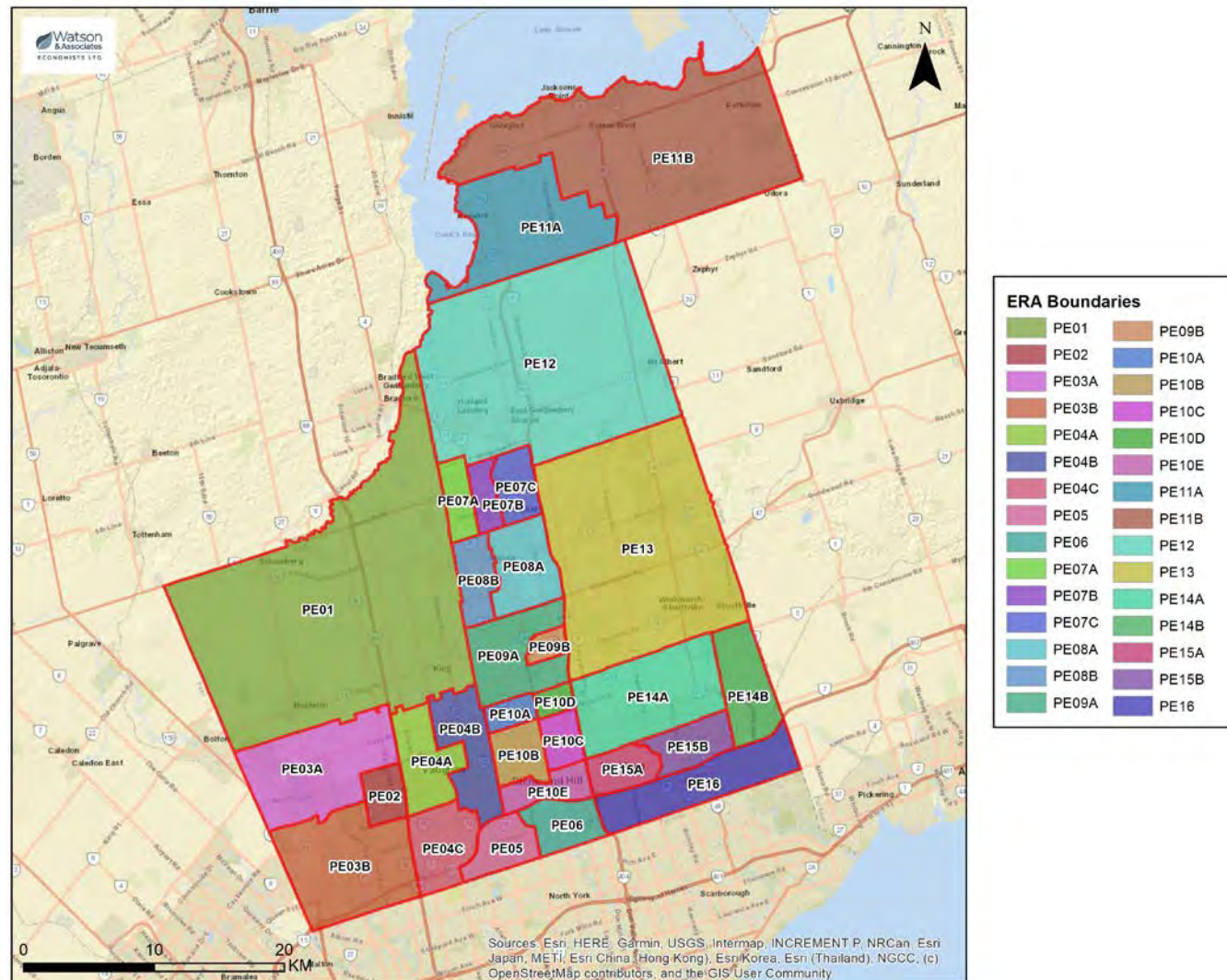
1.4 EDC Review Areas

The EDC methodology allows school boards to examine growth-related needs on a jurisdiction-wide basis – that is, to treat the whole EDC area as one review area – or to examine them on a sub-area basis or by review area. Review areas are artificial constructs intended to divide the board's jurisdiction into sub-areas to more accurately determine the location of new school sites. Board review areas are likely to reflect attendance boundaries for families of schools, with natural dividers such as rivers, creeks, etc., or manufactured 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 try to maintain consistency with review areas of subsequent EDC by-laws.

Note: Review areas used within this EDC study (2024) have been altered from the previous study (2019) to account for new and adjusted elementary and secondary attendance area and large-scale residential growth.

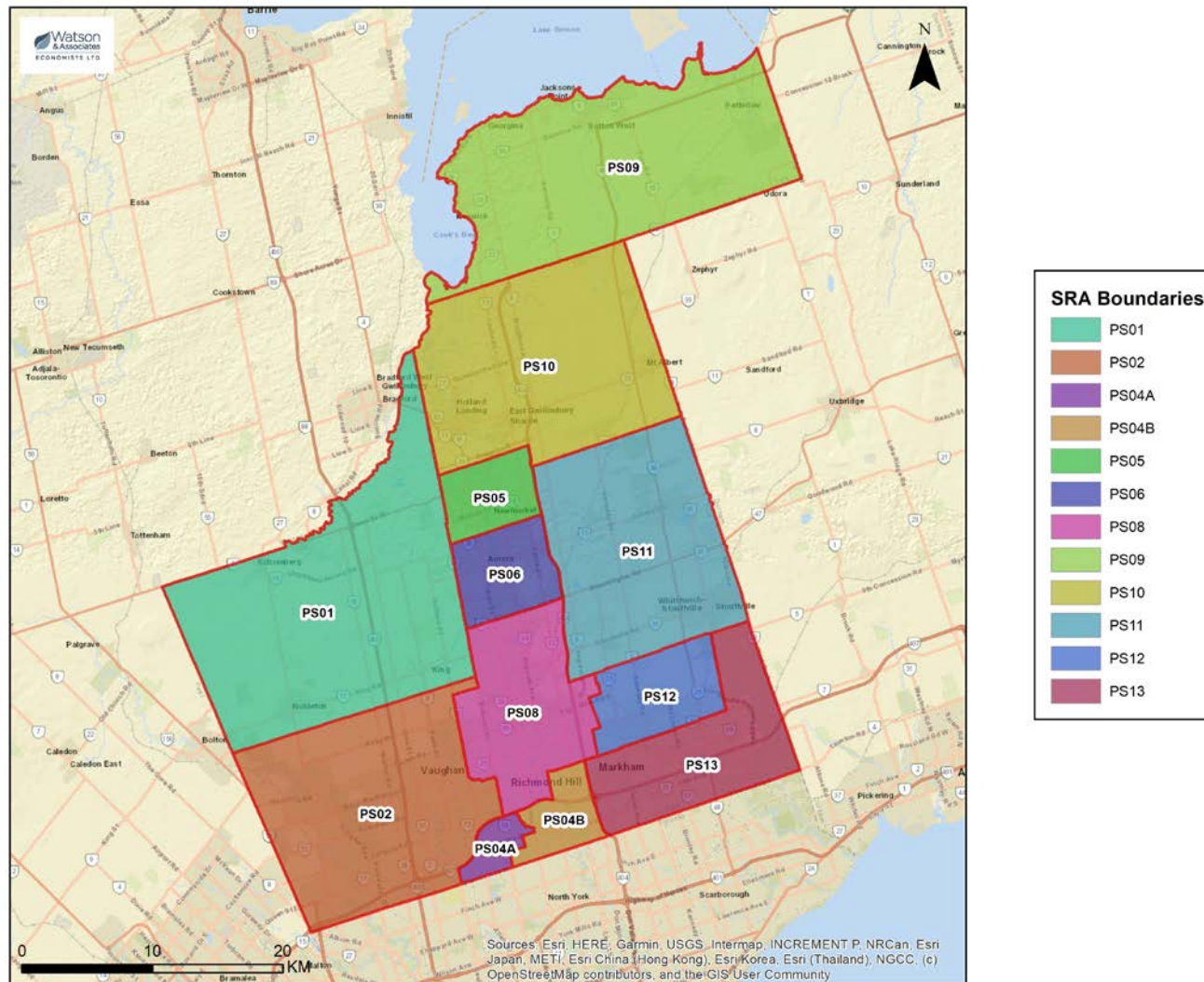


Map 1: York Region District School Board Elementary EDC Review Areas 2024 – York Region



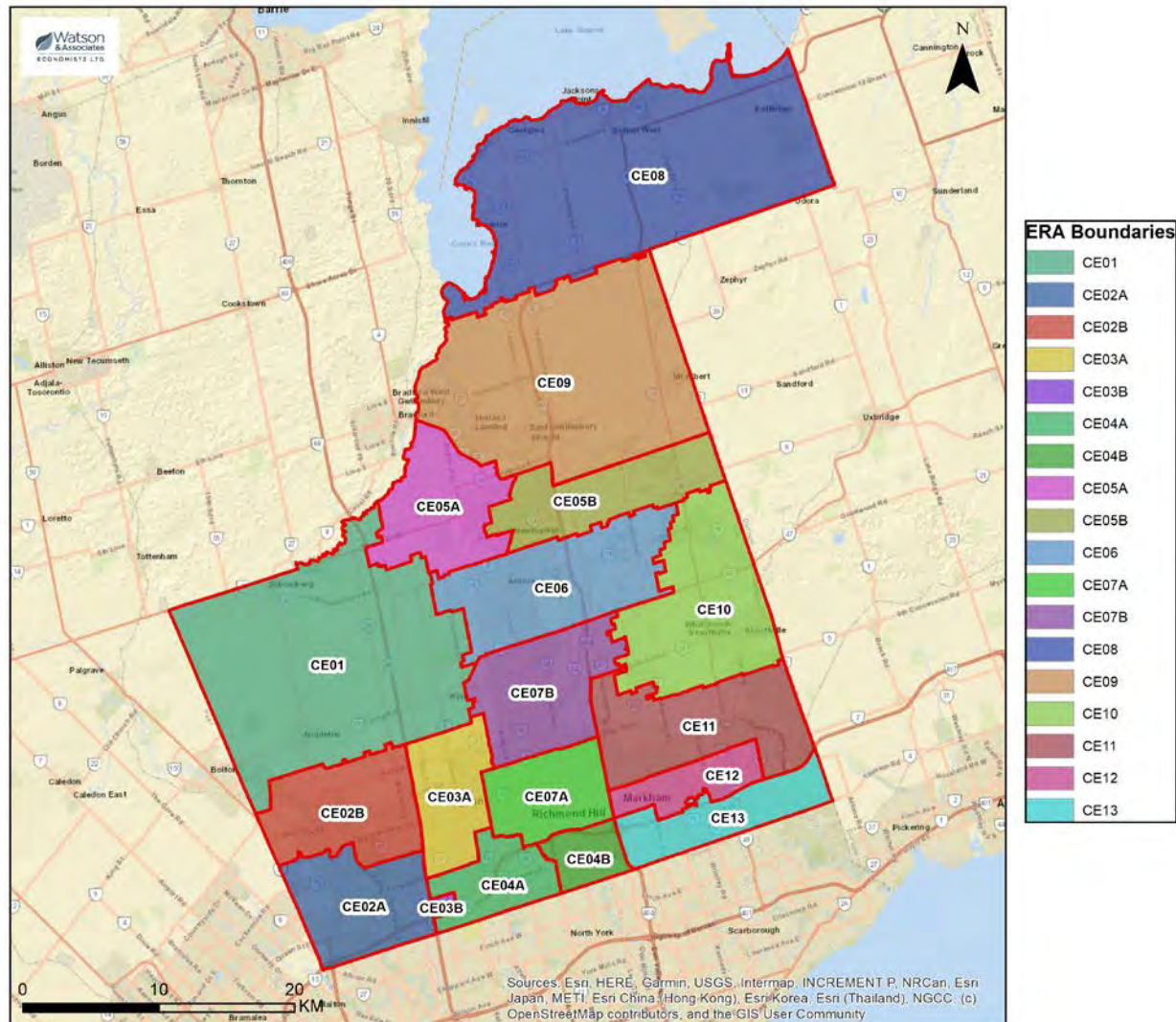


Map 2: York Region District School Board Secondary EDC Review Areas 2024 – York Region



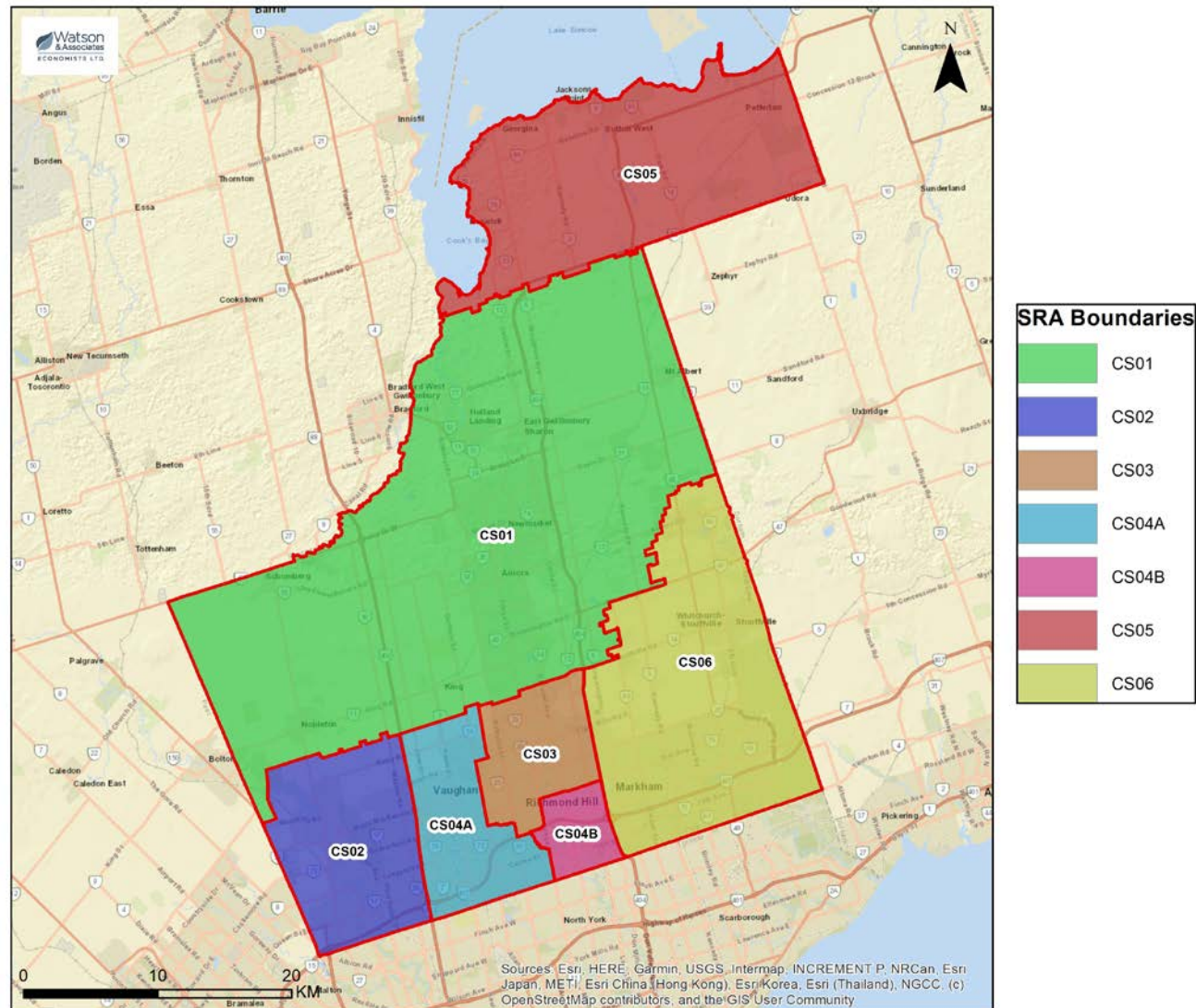


Map 3: York Catholic District School Board Elementary EDC Review Areas 2024 – York Region





Map 4: York Catholic District School Board Secondary EDC Review Areas 2024 – York Region





For both the YRDSB and the YCDSB, the review areas used in this background study are largely consistent with the Boards' review areas used in their long-term accommodation plans and previous EDC studies, except for following existing (including new schools and adjusted boundaries) attendance areas. For the purposes of calculating EDCs, the YRDSB has been divided into **30** review areas on the elementary panel, with **12** corresponding secondary review areas. The YCDSB has been divided into **18** elementary and **seven** secondary review areas.

Table 1-2: YRDSB Review Areas

Elementary Review Area		Secondary Review Area	
Name	Region	Name	Region
PE01	King City and Township	PS01	King
PE02	Vaughan-Vellore	PS02	Vaughan (Less Thornhill)
PE03A	Vaughan-Kleinburg	PS04A	Vaughan-Thornhill
PE03B	Vaughan-Woodbridge	PS04B	Markham-Thornhill
PE04A	Vaughan-Maple	PS05	Newmarket
PE04B	Vaughan-Carrville	PS06	Aurora
PE04C	Vaughan-Metropolitan Centre	PS08	Richmond Hill
PE05	Vaughan-Thornhill	PS09	Georgina
PE06	Markham-Thornhill	PS10	East Gwillimbury
PE07A	Newmarket-West	PS11	Whitchurch-Stouffville
PE07B	Newmarket-Central	PS12	Markham-North
PE07C	Newmarket-East	PS13	Markham Centre/South
PE08A	Aurora-East	PS16	Access Programs
PE08B	Aurora-West		
PE09A	Oak Ridges Less Gormley Secondary Plan		
PE09B	Oak Ridges: Gormley Secondary Plan		
PE10A	Richmond Hill-Northwest		
PE10B	Richmond Hill-West		
PE10C	Richmond Hill-East		
PE10D	Richmond Hill-Northeast		
PE10E	Richmond Hill-South		
PE11A	Keswick		
PE11B	Georgina		
PE12	East Gwillimbury		
PE13	Whitchurch-Stouffville		
PE14A	Markham-North		
PE14B	Markham-Cornell		
PE15A	Markham-Centre West		
PE15B	Markham-Centre East		
PE16	Markham-South		



Table 1-3: YCDSB Review Areas – York Region

Elementary Review Area		Secondary Review Area	
Name	Region	Name	Region
CE01	King	CS01	Aurora, King, Newmarket
CE02A	Vaughan-Woodbridge	CS02	Vaughan Central, North
CE02B	Vaughan-Kleinburg	CS03	Richmond Hill
CE03A	Maple	CS04A	Vaughan, Thornhill
CE03B	Maple Vaughan Centre	CS04B	Markham, Thornhill
CE04A	Vaughan-Thornhill	CS05	Georgina, East Gwillimbury
CE04B	Markham-Thornhill	CS06	Markham, Whitchurch-Stouffville
CE05A	Newmarket West		
CE05B	Newmarket East		
CE06	Aurora		
CE07A	Richmond Hill		
CE07B	Oak Ridges		
CE08	Georgina		
CE09	East Gwillimbury		
CE10	Whitchurch-Stouffville		
CE11	Markham North		
CE12	Markham Centre		
CE13	Markham South		

The EDC, when calculated on a review area basis, assumes that the combined OTG capacity of the existing (and approved) facilities located within the review area is the total available capacity. Determining board needs on a review area basis is premised on the following:

- Available space is determined by subtracting the Year 15 existing community enrolment number from the current OTG capacity figure.
- EDC-eligible pupils must fill any available surplus OTG capacity first.
- 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 using EDCs; and
- New pupils residing in development areas that came from units built since the coming into force of the existing or most recently expired by-law and who are not accommodated in permanent structures identified in the previous background studies are to be identified as holding students and can now be included in



determining the review area's net growth-related pupil places. (O. Reg. 20/98 as amended, section 7 (1) paragraphs 3.1, 3.2, 3.3, and 3.4.)

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



Chapter 2

The EDC By-law



2. The EDC By-law

2.1 Imposition of an EDC

The passage of an EDC 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 five 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 O. Reg. 20/98 sets out the conditions that must be satisfied for a board to pass an EDC by-law, as follows:

- The Minister has approved the board's estimates of the total number of elementary and secondary pupils over each of the 15 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 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.
- The board has prepared a background study and given a copy of the EDC 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 area (i.e., York Region) to which the board proposes the EDC by-law is enforced and charges are imposed, is the same area that was subject to the EDC charge by-law in force on October 29, 2018; and
- The board provides any information regarding the calculation of the EDC if requested by the Minister upon the review of the background study.



2.2 The Background Study

An EDC 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.

Subsection 257.61 (1) of the Act requires that “before passing an education development charge by-law, the board shall complete an education development charge background study.”

Subsection 257.61 (2) of the Act and O. Reg. 20/98 subsections 9 (1) and (2) set out the following information that must be included in an EDC background study:

Subsection 9 (1):

- Estimates of the anticipated amount, type, and location of new dwelling units for each year of the 15-year forecast period in the area in which the charge is to be imposed.
- The number of projected new pupil places because 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.

Subsection 9 (2):

- 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.

The EDC Guidelines suggest that 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 one public meeting. The purpose of the 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 regarding the proposed by-law.

The board is required to provide at least 20 days' notice of the meeting and must make the background study and the new proposed by-law available to the public at least two weeks in advance of said 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.
- By publication in a newspaper that is, in the Secretary of the 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 needed to fulfil the necessary requirements of the policy review process. It should be noted that this policy review meeting can be addressed by the board during its EDC public meeting.

The Boards intend to hold joint public meetings to inform the public of the new proposed EDC by-laws. The first and second public meetings are scheduled to take place on



April 9, 2024, and a third public meeting for consideration and by-law enactment is scheduled to take place on May 21, 2024, as outlined within the following notice.



EDUCATION DEVELOPMENT CHARGES

Board Room
York Catholic District School Board
320 Bloomington Road West
Aurora, Ontario

Board Room
York Region District School Board
60 Wellington Street West
Aurora, Ontario

All interested parties are invited to attend the public meetings. Any person who wishes to make representations to the Boards at either of the dates of the EDC meetings listed above in respect of this matter should contact the persons at each Board listed below at least seven days in advance of the meeting at which they wish to make representations. Written submissions, filed seven days in advance of the meeting with the persons at each board listed below, will also be considered. Requests to address the Boards as a delegation and written submissions, or any comments or requests for further information regarding this matter, should be directed to:

Adam McDonald Manager, Accommodation Planning and Property York Catholic District School Board Telephone: 1.905.713.1211 Ext. 12379 E-mail: adam.mcdonald@ycdsb.ca	Gilbert Luk Planning & Property Development Services York Region District School Board Telephone: 1.905.727.0022 Ext. 2439 E-mail: gilbert.luk@yrdsb.ca
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Bill Cober
Director of Education



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 bring to light any potential issues, etc. It is essential that stakeholders are part of the process and that the discussions always remain transparent to help ensure a smooth passage of the EDC by-law.

The YRDSB and the YCDSB have worked together closely on the preparation of the EDC background study and by-laws to ensure consistency in the included 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 municipal and regional forecasts. The Boards initially notified area stakeholders of their intent to begin the EDC renewal process in the fall of 2023. A stakeholder information session was held on October 30, 2023. An additional stakeholder session was held with members of BILD on February 8, 2024 and further stakeholder information sessions are planned for both regional and municipal stakeholders as well as members of the development industry on March 21, 2024.

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 that has been destroyed. A



non-residential development that includes the enlargement of existing industrial space, up to 50% of the GFA 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. These types of exemptions may be for developments like seniors' housing, social housing, or recreational developments. 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 if the term of the by-law does not exceed five 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 coterminous 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.

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 EDC 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.

2.4 Appeals and Amendments

Appeals

The EDC 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 the appeal of the 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 a 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 Land Tribunal (OLT), formerly known as the Local Planning Appeal Tribunal (LPAT), and before that as 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 OLT within 30 days after the last day of the appeal period. In addition to the Notice of Appeal, 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 OLT 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 OLT 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 section 257.70 (2) of the Act, as follows:

“A board may not amend an education development charge by-law so as to 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.



Chapter 3

The Process and Methodology of Calculating an Education Development Charge



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 meet certain criteria to be eligible to impose EDCs. The first criterion 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 Criteria

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 the board's projected average daily enrolment over the proposed five-year term of the EDC by-law (2023/24 to 2027/28), as compared to the board's OTG capacity on both the elementary and secondary panels.

The board's OTG capacity for the EDC is based on the Ministry-approved permanent capacity according to the Education Capital Information System on the proposed date the new by-law is to come into force. 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 for which the school will be used after the transfer is complete. Boards must have passed a 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 is 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.
- Any schools that have been closed (in accordance with the board’s 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 **existing** capacity for the YRDSB is **96,893** on the elementary panel and **37,929** on the secondary panel. Excluded from the permanent existing capacity (but included within the EDC capacity) for the YRDSB are four new elementary school facilities and one new secondary school facility. The permanent existing capacity for the YCDSB is **41,704** spaces on the elementary panel and **18,570** on the secondary panel.

The YRDSB and the YCDSB meet the capacity trigger on the secondary panel. The YRDSB’s five-year average elementary projected enrolment is **87,806**, compared to the EDC capacity of **99,439** (including new facilities), resulting in a surplus of **11,633** spaces. The YCDSB’s five-year average elementary projected enrolment is **28,348**, compared to the EDC capacity of **41,704**, resulting in a surplus of **13,356** spaces.

On the secondary panel, the YRDSB five-year average projected enrolment is **45,657**, compared to the EDC capacity of **39,092**, resulting in a deficit of **6,565** spaces. For the YCDSB, the five-year average projected enrolment is **18,954**, compared to the EDC capacity of **18,570**, resulting in a deficit of **384** secondary spaces.

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 criterion with an amendment to O. Reg. 20/98 and came into force on March 12, 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:

- The board must 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.
- A repayment schedule outlining the elimination of the EDC financial obligation must be provided.

The EDC reserve fund must be estimated to the day before the new by-law passage is considered. Based on actual and estimated revenues and expenditures provided by the school board, the YRDSB will have an estimated outstanding financial obligation of **–\$9,488,737**. Based on actual and estimated revenues and expenditures provided by the school board, the YCDSB will have an estimated reserve fund balance of **\$36,945,541** at the time of bylaw renewal with existing commitments to purchase the aforementioned sites in CE09 and CE03B, both of which are identified on Form G of the EDC submission.

Form A from the EDC Ministry Submission for both Boards can be found as Figure 3-1 and Figure 3-2. Section A2 of the Ministry EDC forms outlines the Boards' proposed reserve fund balances at the time of by-law renewal.



Figure 3-1: York Region District School Board – Form A

York Region District School Board Education Development Charges Submission 2024 Form A - Eligibility to Impose an EDC							
<u>A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL</u>							
Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment less Capacity
	Year 1	Year 2	Year 3	Year 4	Year 5	Average Projected Enrolment Over Five Years	
	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029		
99,439	87,056	87,643	87,413	88,194	88,727	87,806	-11,633
<u>A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL</u>							
Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Projected Enrolment less Capacity
	Year 1	Year 2	Year 3	Year 4	Year 5	Average Projected Enrolment Over Five Years	
	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029		
39,092	44,958	44,991	45,959	45,902	46,477	45,657	6,565
<u>A.2: EDC FINANCIAL OBLIGATIONS</u>							
Total Outstanding EDC Financial Obligations (Reserve Fund Balance):				-\$ 9,488,737			



Figure 3-2: York Catholic District School Board – Form A

**York Catholic District School Board
Education Development Charges Submission 2024
Form A - Eligibility to Impose an EDC**

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment less Capacity
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
41,704.0	29,736	28,885	28,106	27,619	27,396	28,348	-13,356

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Projected Enrolment less Capacity
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
18,570.0	19,149	19,225	19,247	18,783	18,366	18,954	384

A.2: EDC FINANCIAL OBLIGATIONS

Total Outstanding EDC Financial Obligations (Reserve Fund Balance):	\$ 36,945,541
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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 municipal forecast available at the time of study. The 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

The number of new dwelling units in the area of the EDC by-law must be estimated for each of the next 15 years. The forecast is set out by three types of development, low density (single and semi-detached houses), 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 section 1.4.

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 developments typically produce greater numbers of school-aged children than do apartments; however, recent demographic data shows that gap is closing. 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 can charge a uniform EDC rate across all types of development – meaning that the EDC is one rate for a single detached unit or an apartment, or the Board can choose to charge separate rates depending on the type of development.

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



Existing Community Projections and Projections of New Pupils

The enrolment projections required 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 15 years based on the number of existing students today and assuming no additional new housing growth. The board's 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 who will be generated by a particular dwelling over the planning forecast and who 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 development 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.

Site Needs

The final "planning" or "forecasting" step in the EDC process is to determine the board's site needs, specifically the number, location, and size of sites for new growth-related schools. 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 on the following page.

While the calculations shown in 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.

Table 3-1: Elementary School Maximum Area to Pupils

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

Table 3-2: Secondary School Maximum Area to Pupils

Number of Pupils	Maximum Area (acres)
1 to 1,000	12
1,001 to 1,100	13
1,101 to 1,200	14
1,201 to 1,300	15
1,301 to 1,400	16
1,401 to 1,500	17
1,501 or more	18

Form G of the Ministry EDC Forms submission provides specific details on each site the board is 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 the board's long-term accommodation plans.



3.3 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 previous section determined the total growth-related pupil needs and 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; the methodologies used, and relevant data, can be found in Chapter 5 of this report. Servicing costs are based on historical costs provided by the 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 proposed new 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 include:

- Interest and borrowing costs related to site acquisition;
- Land escalation costs;
- Costs related to the preparation and distribution of EDC background studies;
- Costs related to studies of land being considered for acquisition (environmental assessments);
- Costs to service/prepare land for construction (grading, service lines, etc.); and,
- Alternative Projects.

Alternative Projects

In 2018 and 2019, the Government made substantial changes to parts of the legislation that governs EDC's. Some of those revisions, expanded the definition of what could be classified/included as EDC eligible costs. Historically, EDC eligible costs were the costs to acquire land and/or prepare that land for school construction but constructions costs



of the facility itself were not EDC eligible costs. The recent changes to the legislation provide for circumstances where some construction costs or other traditionally non-EDC eligible costs could be considered/included as EDC eligible costs. That eligibility is subject to certain conditions and approvals.

The More Homes More Choice Act, 2019 added the definition for “alternative projects” to the Education Act. Specifically, the Act was amended to add the following definition: “alternative projects” means a project, lease or other prescribed measure, approved by the Minister under section 257.53.1, that would address the needs of the board for pupil accommodation and would reduce the cost of acquiring land.

Section 257.53.1(1) states that;

Before an education development charge by-law is passed under subsection 257.54 (1), a board may request and the Minister may approve, in accordance with subsection (2), an allocation of revenue raised by charges imposed by the by-law towards an alternative project.

Minister’s approval

Section 257.53.1 (2) A board may allocate revenue raised by charges imposed by an education development charge by-law towards an alternative project if,

- (a) the board provides the Minister with the plans related to the proposed allocation of revenue towards the alternative project and any other information requested by the Minister that relates to the project; and
- (b) the Minister, after considering any prescribed criteria, approves of the proposed allocation.

In summary, the changes are providing a funding mechanism, where a school board could provide similar pupil accommodation on smaller and more compact school sites, thus reducing the cost of acquiring land, while recognizing that there are additional costs that would be incurred to do so, above and beyond existing capital funding grants.

As mentioned in above referenced legislation, a school board may request approval from the Minister of Education that EDC revenues be used towards an “alternative project. Some examples provided by the Ministry of Education in the Ministry’s EDC Guidelines Documents, April 2023 include, but are not limited to, alternative parking arrangements (i.e., underground parking), additional capital costs attributed to vertical



construction, alternative play area enhancements, purpose-built space within a larger development, etc.

School Boards must have Ministerial approval before proceeding with an Alternative Project. Approval can be requested in advance of the completion of an EDC Background Study, but EDC revenue can't be applied to the project until the EDC by-law that includes the alternative project, is in-force.

It is important to note, that alternative projects are a concept that has not been widely considered by many Ontario school boards to date. As such, there are limited examples in existing EDC Background Studies. In the case of this EDC analysis, there have been several alternative projects identified in the Background Study.

The YRDSB has included the identification of **11** possible alternative project opportunities on the elementary panel. The YCDSB has included the identification of two possible alternative project opportunities on the elementary panel.

All identified opportunities are in built up/high density areas of York Region, such as Vaughan Metropolitan Centre and Markham Centre. In all the identified areas, the estimated and appraised per acre land acquisition costs are significantly higher than board-wide average per acre costs. The proposed methodology that has been used to identify and incorporate these projects into the EDC study is similar in all cases with subtle differences being dictated by available costing information or status of site identification/designation.

For example, where compact smaller school sites have already been identified or designated, the actual site size was used. In areas where the site size was not known, it assumed at minimum a site size reduction of 1 acre compared with the legislated EDC eligible requirements. Similarly, to account for the alternative project costs, in some cases the school boards had actual cost estimates available and in others an assumption was made based on the available estimates. In all identified alternative projects or opportunities, the proposed alternative costs were less than the cost of acquiring additional land.



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 funds, established for the area to which the proposed by-laws will apply, is considered an outstanding financial obligation, and can be added to the total net education land costs. It should be noted that if the Boards have a positive balance in their EDC reserve funds, 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** as presented in Form H.

3.4 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. 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.

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 development. 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** (as presented in Form H).

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 15 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 board chooses to use a non-residential forecast of GFA, then the total



non-residential growth-related net education land costs are divided by the estimated GFA of proposed non-residential developments. The board 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.

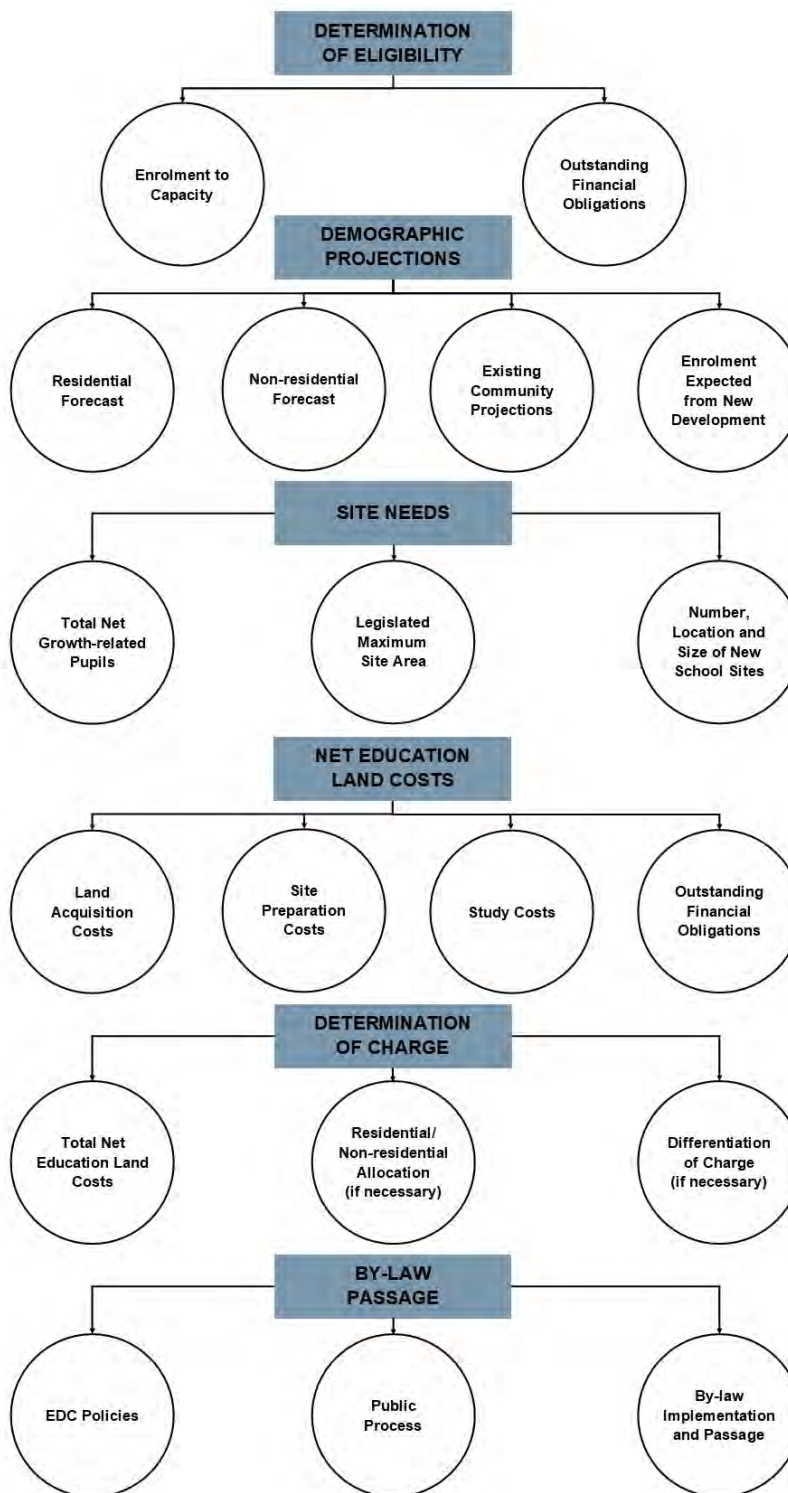
Once the residential charge is determined, it can be charged uniformly across all types of development or different rates can be charged depending on the types of units being built. If the EDC is applied in a uniform manner, then the total residential land costs are simply divided over the estimated net new dwelling units as described earlier. If the board chooses to impose a differentiated EDC, then the charges are apportioned based on different unit types producing different amounts of pupils. Boards may choose to define developments as they wish (i.e., low density, high density, condominiums, apartments, single family, etc.) but are encouraged to stay as consistent as possible with categories used by the 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 board. For example, if 100 students were from low-density developments, 50 from medium-density developments, and 10 from high-density developments, the distribution factors would be 62.5% for low density (100/160), 31.25% for medium density, and 6.25% for high density. 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**.

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





Chapter 4

Demographic Projections



4. Demographic Projections

As discussed earlier in this 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 and 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, and the results of those projections for York Region.

4.1 The Residential and Non-Residential Growth Forecast

4.1.1 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 board. 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 are 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- (singles/semis), medium- (townhouses) and high-density (apartments) allocations. O. Reg. 20/98 subsection 7 (1) 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, like singles, townhouses, and apartments, as well as developments that cater to specific lifestyles or age groups (retirement residences). Recent policy changes by the provincial government, such as the new *More Homes Built Faster Act (2022)*, mandate 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 accelerated economic change resulting from the coronavirus disease (COVID-19) pandemic have posed a set of unique



challenges for municipalities in the area to develop long-term population and housing projections.

The development projections contained in this study are derived from the 2022 York Regional Official Plan (Traffic Zone level data) with revisions made to the Vaughan Metropolitan Centre that outline population, housing, and employment growth to 2051. Municipal secondary plans, such as the Vaughan Metropolitan Centre (VMC) Secondary Plan in Vaughan and the Oak Ridges Secondary Plan in Richmond Hill, have been reviewed in the preparation of the growth forecasts. The anticipated growth from the secondary plans that has been included within the development projections are not fully representative of the secondary plan targets due to the timing, phasing, and servicing timelines relative to the 15-year forecast period. In addition to the above, sub-municipal level data was reviewed, outlining major transit station areas and other areas that are anticipating high levels of growth over the study period.

Over time and due to the rapidly changing planning landscape (change in local and provincial legislation), the Boards will continue to monitor growth-related metrics supplemented with other relevant data garnered from historical building permit issuance, small area development plans, and conversations/meetings with local planning departments, and will revise forecasts as needed.

According to information from municipal building permit data, York Region averaged approximately 7,483 occupancies from new units constructed between 2019 and 2023, which is a decrease from the 2014 to 2018 average of 7,904 units. Residential building activity in York Region has fluctuated over the last five years, ranging from a low of 4,606 in 2019 to a high of 9,840 occupancies in 2021 (range of 5,234 units). Prior to this peak, building permit issuance was slightly lower at 7,021 in 2018 and 5,980 in 2020. Similarly, in 2022, 5,959 building permits were issued for York Region, 3,881 fewer building permits than the year before.

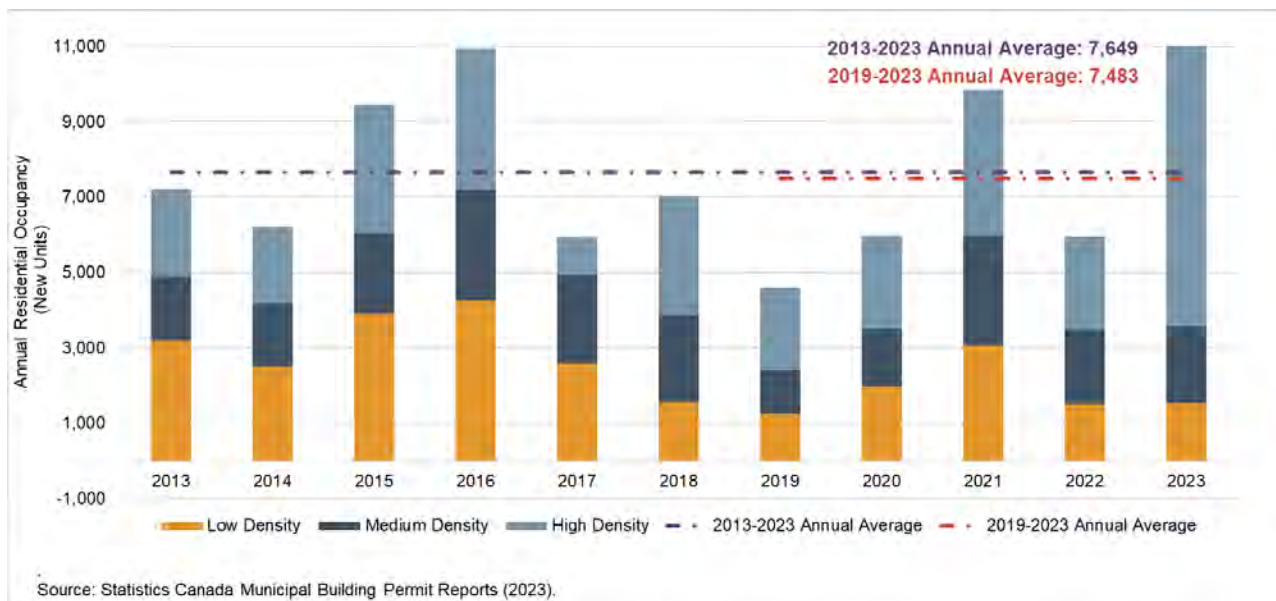


Table 4-1: York Region Historical Building Permit Occupancy (New Units)

Year	Area	Total
2013	York Region	7,204
2014	York Region	6,197
2015	York Region	9,441
2016	York Region	10,927
2017	York Region	5,935
2018	York Region	7,021
2019	York Region	4,606
2020	York Region	5,980
2021	York Region	9,840
2022	York Region	5,959
2023	York Region	11,032
	2013-2023 York Region Total	84,142
	2013-2023 Average	7,649
	2019-2023 Average	7,483

Source: Derived from Statistics Canada Municipal Building Permit Reports (2023).

Figure 4-1: York Region Residential Building Permit Occupancy (New Units) by Type, 2013 to 2023





The Region's growth forecasts project significant growth over the next few decades with an average of approximately **9,164** new dwelling units per year from 2023 to 2037 (15-year EDC forecast term). According to building permits reported by the Region between 2013 and 2023, approximately **33%** of all permits were for low-density type units (singles/semis), **27%** were for medium-density type units, and **41%** were for high-density type units. Future growth is anticipated to have **29%** of new development come from low-density type units, **27%** from medium-density type units, and **44%** from high-density development.

Table 4-2: York Region Residential Forecast, 2023-2037

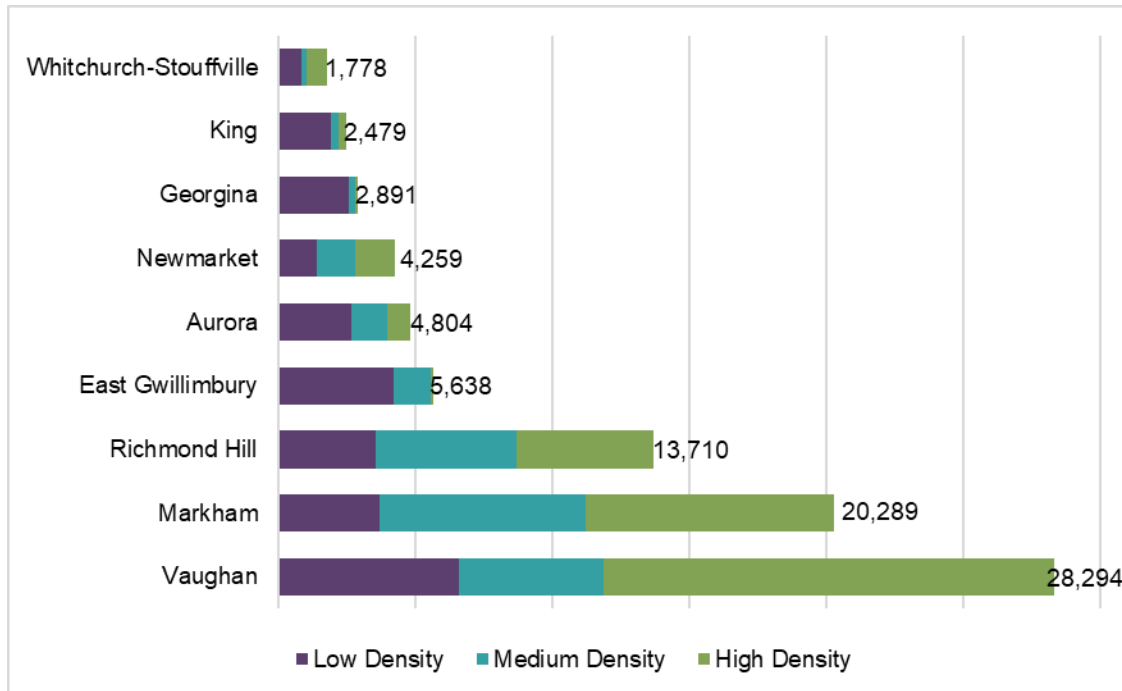
Unit Type	# of Units	% By Density
Low Density (Singles/Semis)	40,078	29%
Medium Density (Townhouses)	36,978	27%
High Density (Apartments)	60,405	44%
Total	137,460	100%

Source: Derived from the 2022 York Regional Official Plan with revisions made to the Vaughan Metropolitan Centre, by Watson & Associates Economists Ltd.

Over the last decade, growth across the Region has not been distributed equally across each local municipality. From 2013 to 2023, the City of Vaughan received 28,294 building permits or 34% of York Region's housing development, while, the Markham received 24% at 20,289 building permits, and Richmond Hill received 16% of all residential growth at 13,710 building permits respectively (Figure 4-2). Similar trends are expected throughout the 15-year projections, with the City of Vaughan anticipated to receive 30% of future residential unit development (through development of the Vaughan Metropolitan Centre Secondary Plan), Markham forecast to receive 27%, and Richmond Hill expected to receive 15% of York Region's residential units over the 2023 to 2037 time horizon (Figure 4-3).

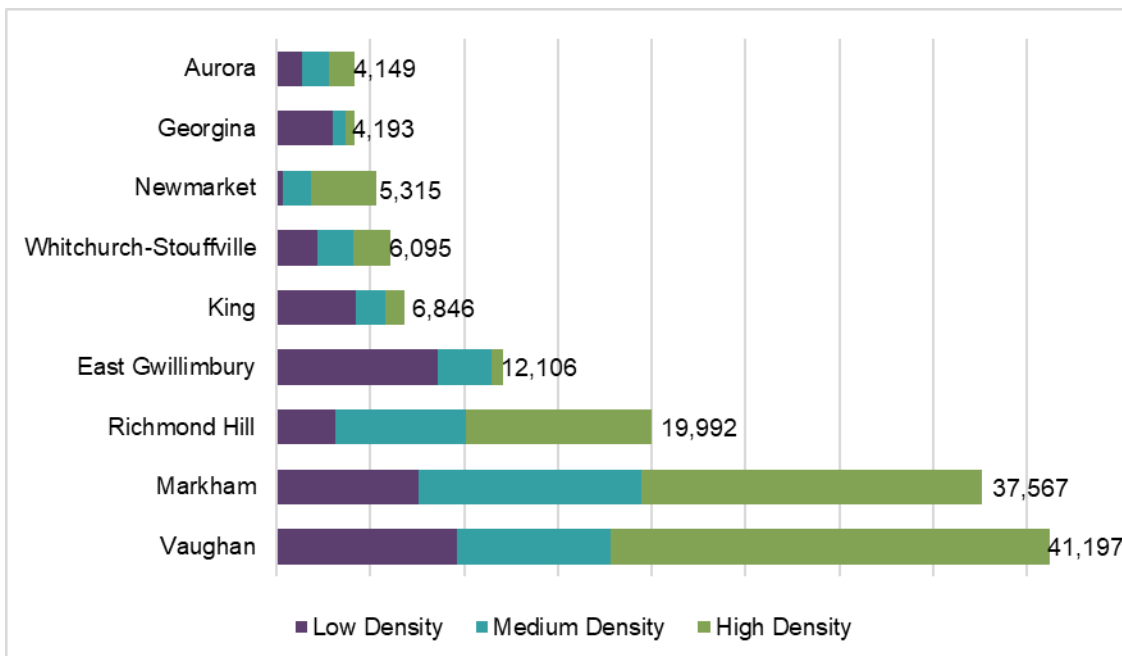


Figure 4-2: York Region Historical Building Permits by Municipality, 2013 to 2023



Source: Derived from Statistics Canada Municipal Building Permit Reports (2023).

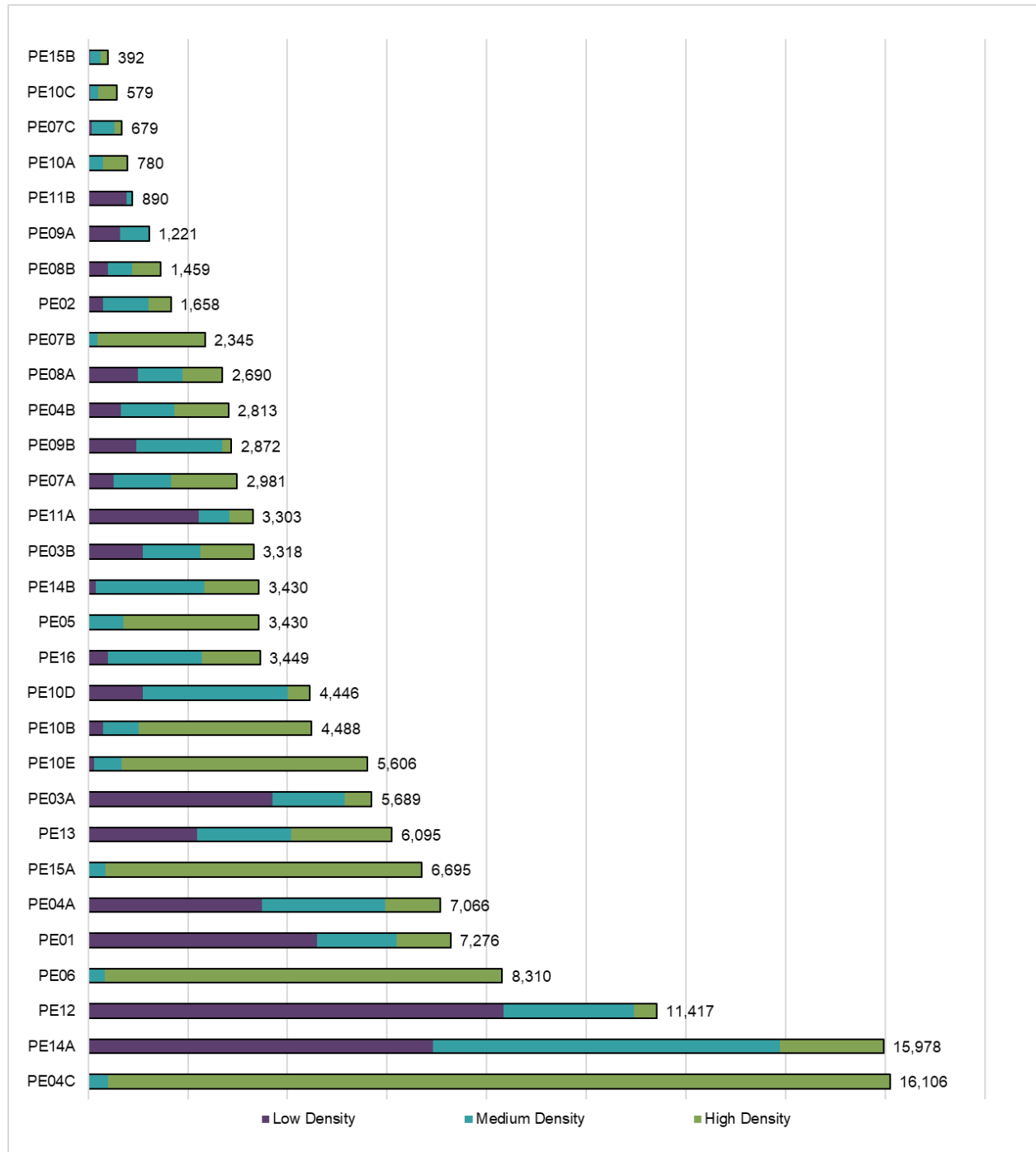
Figure 4-3: Residential Forecast, 2023 to 2037, by Municipality



Source: Derived from the 2022 York Regional Official Plan with revisions made to the Vaughan Metropolitan Centre, by Watson & Associates Economists Ltd.



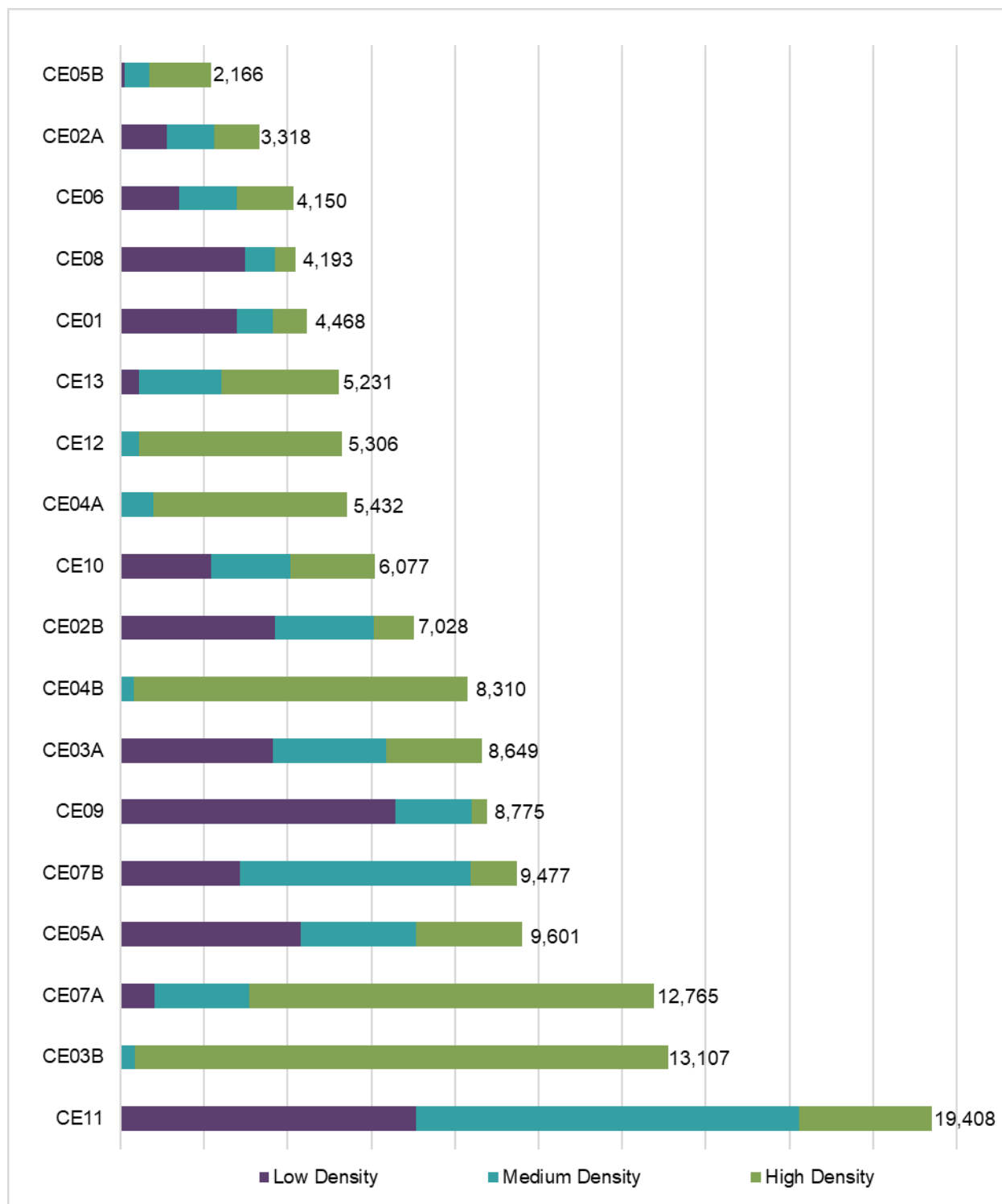
Figure 4-4: Residential Forecast, 2023 to 2037, by YRDSB Review Area



Source: Derived from the 2022 York Regional Official Plan with revisions made to the Vaughan Metropolitan Centre, by Watson & Associates Economists Ltd.



Figure 4-5: Residential Forecast, 2023 to 2037, by YCDSB Review Area



Source: Derived from the 2022 York Regional Official Plan with revisions made to the Vaughan Metropolitan Centre, Watson & Associates Economists Ltd.



As noted earlier, the final growth forecast for the EDC by-law for both the YRDSB and the YCDSB is based on the aforementioned data and totals **137,460** new units that are forecast to be built over the next 15 years. Of these new units, 29% are estimated to be low density, 27% medium density and 44% high density. While the forecast averages **9,164** units per year for the 15-year EDC term, the first five years of the forecast will average slightly lower new builds at **8,158** units per year. Forecasts for both Boards by elementary review area and density type can be found as part of the Ministry Forms package in Appendix A.

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 **135,673** net new units, as shown on Form C.

4.1.2 Non-residential

The non-residential growth forecast provides a basis for calculating a non-residential EDC, should boards elect to impose such a charge. O. Reg. 20/98 subsection 7 (11) states that, “If charges are to be imposed on non-residential development, the board shall determine the charges, which shall be expressed as a rate to be applied to the board-determined GFA of the development and shall satisfy the following requirements...” The non-residential forecasts contained in this report are projections of GFA and have been derived from 2022 York Region Development Charges Background Study.

The non-residential forecast totals **73,393,207** sq.ft. 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, **23,927,649** sq.ft. (approximately 33%) were exempt from this forecast and the total “net” new non-residential forecast totals **49,465,558** sq.ft. 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 project 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, hence the necessity of examining enrolment projections utilizing the two separate components.

Enrolment projections have been prepared for each review area within York Region. The existing community projections have been prepared for each Boards' 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 any students currently in a holding situation, attending 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 (e.g., are attending an outside school as part of a special 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 projection: 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 unreliable. 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 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 used a combination of the latter two methodologies – enrolment ratio and grade transition – in conjunction with robust demographic background data and historical Board enrolment to produce the enrolment forecast 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.

Pupils residing in development areas that are not accommodated in permanent structures identified in the previous background studies have been identified in Form F as “Pupils Holding for New Schools” and have been included in determining the review areas’ net growth-related pupil places.

Demographic Background

A demographic profile is compiled for each review area within the Boards’ jurisdictions using data from the 2001, 2006, 2011, 2016 and 2021 Censuses. 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.

Table 4-3 and Table 4-4 depict demographic and population trends for York Region. The total population of York Region grew by approximately 22.9% between 2001 and 2006. In comparison, the population of Ontario grew by 6.6%, while Canada grew by 5.4% over that same time period. Growth in York Region has slowed over the last four Census periods, a smaller population increase of 15.7% between 2006 and 2011. Between 2011 and 2016, the Region continued to grow at a slower rate than previously experienced, with a population increase of 7.5%, compared to 4.6% provincially and 5.0% nationally. More recently, between 2016 and 2021, Ontario and Canada grew by 5.8% and 5.2%, respectively; meanwhile, York Region continued to exceed the provincial and national averages and grew by 5.7% (Figure 4-3).

The elementary school-aged population (4-13 years) is especially important from a school board’s perspective – the size of this cohort followed overall population trends from 2001 to 2021, increasing by 13.1% between 2001 and 2006, and 7.9% between 2006 and 2011. The elementary school-aged population increased by 3.3% between 2011 and 2016, before declining by 0.8% between 2016 and 2021. Overall, this resulted in an absolute cohort population increase of 26,965 from 2001 to 2021. The secondary school-aged population cohort (14-18) has fluctuated over the last four



Census periods. The secondary school-aged population increased by 22.9% between 2001 and 2006 and then by 10.5% from 2006 to 2011. From 2011 to 2016, population within this age group decreased by 0.9%, and from 2016 to 2021 the secondary school-aged population grew slightly by 1.5%. This amounts to a net cohort population increase of 20,315 between 2001 and 2021.

In addition to the school-aged population, the pre-school-aged population and the number of females aged 25-44 are both important as they are excellent indicators of what is expected to happen in the school-aged population in the short to medium term. The pre-school-aged population will be entering the school system in the next few years, and females between 25 and 44 years of age are said to be in their prime child-bearing years. Examining these groups can provide insight into future births and the population of school-aged children. The pre-school-aged population grew by 16.7% from 2001 to 2006, and by 11.0% between 2006 and 2011. From 2011 to 2016, the size of this group declined by 4.3% and continued to decrease by 11.1% between 2016 and 2021. The number of females aged 25-44 showed overall growth, increasing by 14.4% between 2001 and 2006, with less of an increase between 2006 and 2011 at 7.2%. From 2011 and 2016, the number of females aged 25-44 decreased by 0.2% and then increased by 1.2% between 2016 and 2021.

Table 4-3: York Region Demographic Profile, 2001 to 2021

Cohort	2001 Census	2006 Census	2011 Census	2016 Census	2021 Census
Total Population	726,170	892,430	1,032,459	1,109,845	1,173,385
Pre-School Population (0-3)	36,100	42,115	46,757	44,740	39,785
Elementary School Population (4-13)	108,030	122,130	131,743	136,060	134,995
Secondary School Population (14-18)	55,430	68,125	75,263	74,595	75,745
Population Over 18 Years of Age	526,610	660,060	778,696	854,450	922,860
<i>Females Aged 25-44</i>	118,780	135,840	145,680	145,380	147,185

Source: Derived by Watson & Associates Economists Ltd., 2021, using Statistics Canada Census DA level Single Year of Age data.



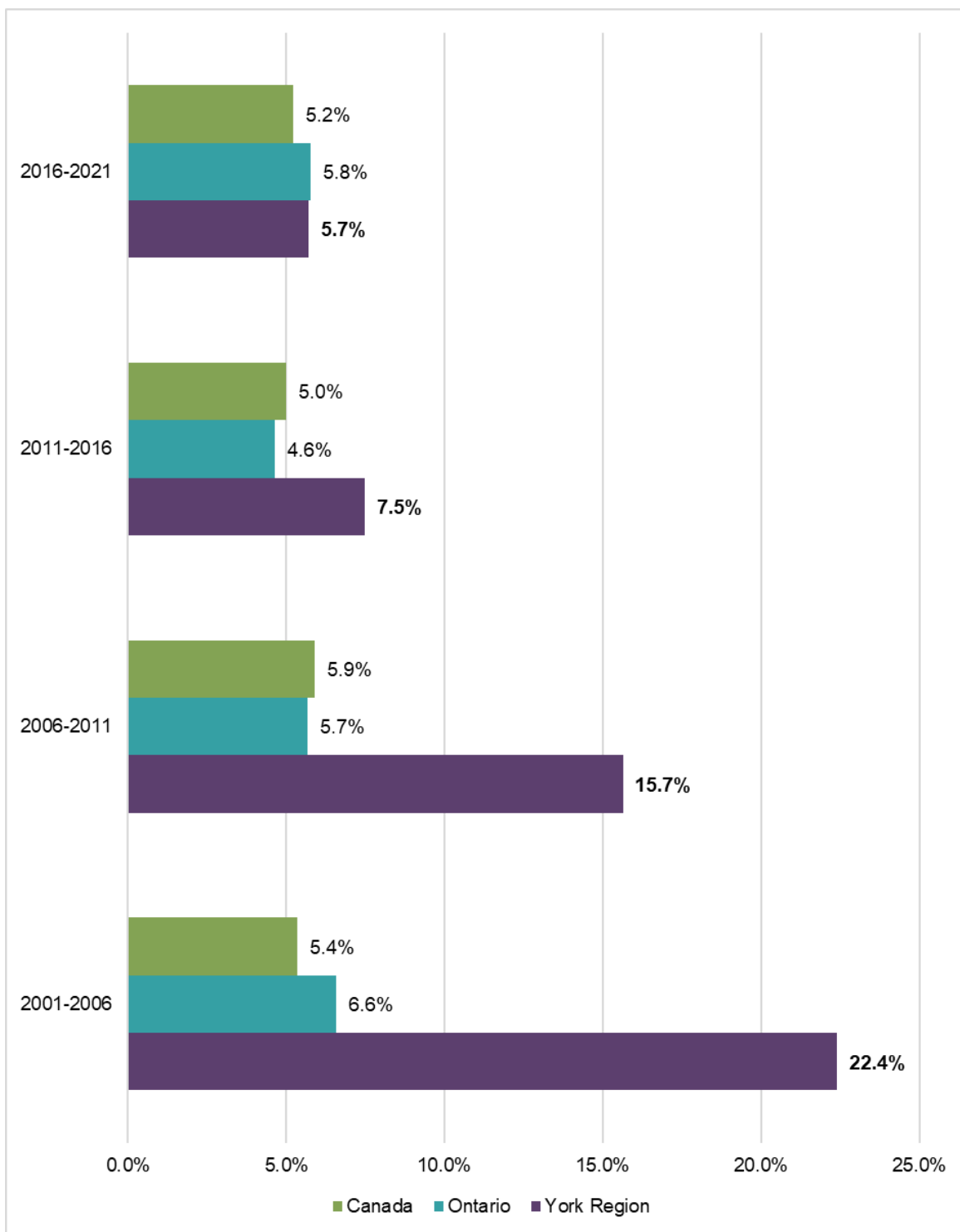
Table 4-4: York Region Population Change, 2001 to 2021

Cohort	2001-2006		2006-2011		2011-2016		2016-2021	
	Abs. Change	% Change	Abs. Change	% Change	Abs. Change	% Change	Abs. Change	% Change
Total Population	166,260	22.9%	140,029	15.7%	77,386	7.5%	63,540	5.7%
Pre-School Population (0-3)	6,015	16.7%	4,642	11.0%	-2,017	-4.3%	-4,955	-11.1%
Elementary School Population (4-13)	14,100	13.1%	9,613	7.9%	4,317	3.3%	-1,065	-0.8%
Secondary School Population (14-18)	12,695	22.9%	7,138	10.5%	-668	-0.9%	1,150	1.5%
Population Over 18 Years of Age	133,450	25.3%	118,636	18.0%	75,754	9.7%	68,410	8.0%
<i>Females Aged 25-44</i>	17,060	14.4%	9,840	7.2%	-300	-0.2%	1,805	1.2%

Source: Derived by Watson & Associates Economists Ltd., 2021, using Statistics Canada Census DA level Single Year of Age data.



Figure 4-6: Historical Growth Rates



Source: Derived by Watson & Associates Economists Ltd., from Statistics Canada Census Profiles [2001, 2006, 2011, 2016, 2021].



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 who attend elementary schools.
- Secondary (14-18) – represents the predominant age structure of the students who attend secondary schools.
- 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 for the junior kindergarten (JK) grade. Much of the overall projection relies on the assumptions made regarding pupils entering the system, which are based on a detailed review of historical births, pre-school-aged population (0-3 years old), and historical JK enrolment. The JK participation rate (that is, the proportion of the 4-year-old population that enters JK) is examined from one Census period to the next to determine future participation ratios.

In addition, a population forecast of the pre-school-aged and school-aged population (0-18 years) by single year of age was prepared for the study area. This forecast is based on the population trends of the 2001, 2006, 2011, 2016 and 2021 Census periods, as well as other relevant demographic trends of the area. Recent fertility and death rates are applied to the 2021 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 the 2001, 2006, 2011, 2016 and 2021 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 4-5 depicts an example of JK/elementary participation rates between 2011 and 2021.

Table 4-5: An Example of Junior Kindergarten/Elementary Participation Rates (2011 to 2021)

Single Year of Age	2011	2016	2021
0	286	261	274
1	317	291	274
2	316	296	290
3	315	355	297
4	340	288	285
5	362	328	305
6	363	391	358
7	356	350	374
8	324	372	387
9	321	364	393
10	327	378	334
11	388	365	448
12	336	350	409
13	346	323	384
JK Headcount Enrolment	172	150	145
Elementary Enrolment	1,567	1,591	1,760
JK Participation	51%	52%	51%
Elementary Participation	45%	45%	48%

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 senior kindergarten (SK) students to JK students is often higher in the more rural areas



and an indication that more students routinely enter the SK grade than would be expected, given the JK count from the previous year. Programs, such as French Immersion, can also have a significant impact on grade-to-grade retention. Table 4-6 provides a generic example of retention rate calculations based on historical enrolment.

Table 4-6: Retention Rate Example

				Historical					
Years		Grade		2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022
5	4	2	JK	1,484	1,562	1,539	1,559	1,605	1,730
111%	112%	110%	SK	1,720	1,611	1,745	1,750	1,696	1,797
110%	111%	112%	1	1,613	1,859	1,787	1,919	1,929	1,915
104%	103%	102%	2	1,847	1,682	1,949	1,866	1,947	1,994
104%	104%	104%	3	1,982	1,911	1,765	2,016	1,934	2,047
103%	103%	103%	4	1,971	2,004	1,953	1,846	2,067	1,990
103%	103%	103%	5	2,119	2,058	2,082	2,011	1,895	2,128
102%	102%	103%	6	2,151	2,145	2,093	2,123	2,051	1,953
101%	101%	102%	7	2,184	2,144	2,174	2,114	2,148	2,093
101%	102%	102%	8	2,120	2,210	2,194	2,178	2,145	2,193

Historical enrolment trends, overall participation rates/enrolment share, and 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 considering 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 board 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 grade (grade 9) for secondary schools involves the concept of open access. In Ontario, students are permitted to attend the secondary school of their choice, regardless of religious requirements and



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 being eliminated in 2003/04. The elimination of the fifth year of study does not mean that grade 12 students are not allowed to come back for a fifth year. There are still instances where grade 12 students may come back to finish the four-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 three-year average of grade 12 retention rates (putting greater emphasis on the last year or two) as well as input from the 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 like how enrolment changes compare with the changes in the school-aged populations in the same area, how different sized grade cohorts are moving through the system, and how enrolment has changed considering 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 (that is, the Grade Structure Ratio or GSR) for the YRDSB was 1.18 in 2011/12, remained at 1.18 for 2016/17, and then increased in 2021/22 to 1.32. Table 4-7 outlines historical enrolment and historical grade ratios for the YRDSB.

Table 4-7: YRDSB Historical Enrolment and Grade Ratios

GRADES	2011/12	2016/17	2021/22
JK	6,700	7,240	6,330
SK	6,821	7,267	7,113
1	7,806	8,175	8,040
2	8,054	8,485	8,398
3	7,942	8,630	8,436
4	8,168	9,089	9,378
5	8,183	8,793	8,855
6	8,345	8,778	9,197
7	8,389	8,979	9,472
8	8,456	8,905	9,707
SE	0	0	0
ALT/OTH	0	0	0
TOTAL	78,864	84,341	84,926
RATIO	1.18	1.18	1.32

Table 4-8 depicts the historical GSR for the YCDSB. It has increased throughout the years, increasing from 1.12 in 2011/12, to 1.21 in 2016/17, then rising to 1.47 in 2021/22.



Table 4-8: YCDSB Historical Enrolment and Grade Ratios

GRADES	2011/12	2016/17	2021/22
JK	3,299	3,031	2,247
SK	3,485	3,176	2,573
1	3,675	3,445	2,841
2	3,802	3,672	2,976
3	3,712	3,768	3,269
4	3,874	3,908	3,483
5	3,988	3,800	3,543
6	3,870	3,868	3,605
7	3,894	3,984	3,792
8	3,971	3,797	3,846
SE	0	0	0
ALT/OTH	0	0	0
TOTAL	37,570	36,449	32,175
RATIO	1.12	1.21	1.47

The Impact of Enrolment Share

Board enrolment share refers to the share or percentage of total enrolment a board receives between itself and its coterminous 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.

Table 4-9 displays the historical elementary enrolment shares for the YRDSB and the YCDSB. Between 2006 and 2021, enrolment share consistently favoured the public board. According to enrolment data, YRDSB received a 66% share of the elementary enrolment in 2006/07. In 2011/12, YRDSB received 68%, which further increased to 70% in 2016/17. In 2021/22, YRDSB's enrolment share increased again to 73%, resulting in YCDSB's enrolment share decreasing from 34% in 2006/07 to 27% in 2021/22.



Table 4-9: Elementary Historical Enrolment

ELEMENTARY PANEL				
SCHOOL BOARD	2006/07	2011/12	2016/17	2021/22
YCDSB TOTAL	37,402	37,570	36,449	32,175
YRDSB TOTAL	71,750	78,864	84,341	84,926
TOTAL OF BOTH BOARDS	109,152	116,434	120,790	117,101
YCDSB SHARE	34%	32%	30%	27%
YRDSB SHARE	66%	68%	70%	73%

The secondary enrolment share consistently favoured YRDSB between 2006 and 2021. Between 2006 and 2011, YRDSB received 69% of the enrolment share (Table 4-10). In 2016/17, YRDSB's enrolment share declined to 68%, then, in 2021/22, the YRDSB's secondary share returned to 69% and the YCDSB's share decreased to 31%.

Table 4-10: Secondary Historical Enrolment

SECONDARY PANEL				
SCHOOL BOARD	2006/07	2011/12	2016/17	2021/22
YCDSB TOTAL	16,623	18,349	18,378	18,414
YRDSB TOTAL	37,182	40,470	39,489	41,156
TOTAL OF BOTH BOARDS	53,805	58,819	57,867	59,570
YCDSB SHARE	31%	31%	32%	31%
YRDSB SHARE	69%	69%	68%	69%

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 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 by Statistics Canada. The Census data provides information with respect to the number of pre-school-aged and school-aged children that are currently living in certain types and ages of dwelling units. For example, the data can provide the number of children aged between 4 and 13 years who live in single detached dwellings that are between one and five years old for any Census tract 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 board. Using historical apportionment and population participation rates, the enrolment forecast is revised to capture the appropriate share for the board.

For the YRDSB, the total yields for the elementary panel range between 0.066 in Vaughan-Metropolitan Centre to 0.330 in Markham-North (Table 4-11). Comparably, on the secondary panel, yields range from 0.024 in Markham-Thornhill to 0.116 in East Gwillimbury. The YCDSB's total yields (Table 4-12) for the elementary panel range between 0.019 in Vaughan-Thornhill to 0.259 in Vaughan-Kleinburg, while secondary yields range from 0.016 in Georgina to 0.121 in Vaughan Central, North.

Figure 4-7 provides a flow chart outlining the process of projecting enrolment from new development.



Table 4-11: YRDSB – Elementary Growth-Related Pupil Yields

Form E – Growth-Related Pupils – Elementary Panel

Municipality	Dwelling Unit Type	Elementary Pupil Yield
King City and Township	Low Density	0.208
	Medium Density	0.121
	High Density	0.033
	Total	0.163
Vaughan-Vellore	Low Density	0.371
	Medium Density	0.288
	High Density	0.053
	Total	0.238
Vaughan-Kleinburg	Low Density	0.307
	Medium Density	0.221
	High Density	0.039
	Total	0.260
Vaughan-Woodbridge	Low Density	0.133
	Medium Density	0.135
	High Density	0.034
	Total	0.101
Vaughan-Maple	Low Density	0.274
	Medium Density	0.199
	High Density	0.049
	Total	0.213
Vaughan-Carrville	Low Density	0.474
	Medium Density	0.311
	High Density	0.069
	Total	0.255
Vaughan-Metropolitan Centre	Low Density	0.000
	Medium Density	0.321
	High Density	0.060
	Total	0.066
Vaughan-Thornhill	Low Density	0.366
	Medium Density	0.527
	High Density	0.075
	Total	0.129
Markham-Thornhill	Low Density	0.527
	Medium Density	0.353
	High Density	0.113
	Total	0.123
Newmarket-West	Low Density	0.499
	Medium Density	0.371
	High Density	0.079
	Total	0.262
Newmarket-Central	Low Density	0.457
	Medium Density	0.373
	High Density	0.080
	Total	0.104
Newmarket-East	Low Density	0.313
	Medium Density	0.294
	High Density	0.063
	Total	0.244

Municipality	Dwelling Unit Type	Elementary Pupil Yield
Aurora-East	Low Density	0.343
	Medium Density	0.196
	High Density	0.057
	Total	0.210
Aurora-West	Low Density	0.377
	Medium Density	0.242
	High Density	0.046
	Total	0.200
Oak Ridges Less Gormley Secondary Plan	Low Density	0.346
	Medium Density	0.256
	High Density	0.000
	Total	0.303
Richmond Hill-Northwest	Low Density	0.378
	Medium Density	0.279
	High Density	0.084
	Total	0.158
Richmond Hill-West	Low Density	0.322
	Medium Density	0.331
	High Density	0.107
	Total	0.155
Richmond Hill-East	Low Density	0.534
	Medium Density	0.435
	High Density	0.116
	Total	0.233
Richmond Hill-Northeast	Low Density	0.359
	Medium Density	0.309
	High Density	0.081
	Total	0.299
Richmond Hill-South	Low Density	0.450
	Medium Density	0.371
	High Density	0.102
	Total	0.135
Keswick	Low Density	0.363
	Medium Density	0.321
	High Density	0.082
	Total	0.315
Georgina	Low Density	0.268
	Medium Density	0.253
	High Density	0.078
	Total	0.262
East Gwillimbury	Low Density	0.324
	Medium Density	0.202
	High Density	0.054
	Total	0.286
Whitchurch-Stouffville	Low Density	0.444
	Medium Density	0.243
	High Density	0.073
	Total	0.259



Table 4-12: YRDSB – Elementary Growth-Related Pupil Yields (Continued)

Municipality	Dwelling Unit Type	Elementary Pupil Yield
Markham-North	Low Density	0.429
	Medium Density	0.301
	High Density	0.095
	Total	0.330
Markham-Cornell	Low Density	0.587
	Medium Density	0.416
	High Density	0.120
	Total	0.327
Markham-Centre West	Low Density	0.606
	Medium Density	0.368
	High Density	0.115
	Total	0.128
Markham-Centre East	Low Density	0.403
	Medium Density	0.255
	High Density	0.085
	Total	0.209
Markham-South	Low Density	0.539
	Medium Density	0.406
	High Density	0.087
	Total	0.311
Oak Ridges: Gormley Secondary Plan	Low Density	0.345
	Medium Density	0.246
	High Density	0.071
	Total	0.269



Table 4-13: YRDSB – Secondary Growth-Related Pupil Yields

Form E – Growth-Related Pupils – Secondary Panel

Municipality	Dwelling Unit Type	Secondary Pupil Yield
King	Low Density	0.142
	Medium Density	0.064
	High Density	0.021
	Total	0.106
Vaughan (Less Thornhill)	Low Density	0.133
	Medium Density	0.078
	High Density	0.016
	Total	0.058
Vaughan-Thornhill	Low Density	0.165
	Medium Density	0.094
	High Density	0.030
	Total	0.053
Markham-Thornhill	Low Density	0.112
	Medium Density	0.055
	High Density	0.022
	Total	0.024
Newmarket	Low Density	0.295
	Medium Density	0.165
	High Density	0.051
	Total	0.099
Aurora	Low Density	0.136
	Medium Density	0.076
	High Density	0.025
	Total	0.079
Richmond Hill	Low Density	0.132
	Medium Density	0.084
	High Density	0.028
	Total	0.066
Georgina	Low Density	0.114
	Medium Density	0.092
	High Density	0.029
	Total	0.100
East Gwillimbury	Low Density	0.133
	Medium Density	0.084
	High Density	0.025
	Total	0.116
Whitchurch-Stouffville	Low Density	0.122
	Medium Density	0.078
	High Density	0.027
	Total	0.077
Markham-North	Low Density	0.160
	Medium Density	0.089
	High Density	0.043
	Total	0.113
Markham Centre/South	Low Density	0.245
	Medium Density	0.136
	High Density	0.060
	Total	0.093



Table 4-14: YCDSB – Elementary Growth-Related Pupil Yields

Form E – Growth-Related Pupils – Elementary Panel

Municipality	Dwelling Unit Type	Elementary Pupil Yield
King	Low Density	0.231
	Medium Density	0.132
	High Density	0.035
	Total	0.177
Vaughan-Woodbridge	Low Density	0.351
	Medium Density	0.228
	High Density	0.051
	Total	0.212
Vaughan-Kleinburg	Low Density	0.337
	Medium Density	0.220
	High Density	0.050
	Total	0.259
Maple	Low Density	0.212
	Medium Density	0.138
	High Density	0.032
	Total	0.141
Maple Vaughan Centre	Low Density	0.000
	Medium Density	0.258
	High Density	0.045
	Total	0.050
Vaughan-Thornhill	Low Density	0.091
	Medium Density	0.058
	High Density	0.013
	Total	0.019
Markham-Thornhill	Low Density	0.107
	Medium Density	0.072
	High Density	0.022
	Total	0.024
Newmarket West	Low Density	0.115
	Medium Density	0.073
	High Density	0.019
	Total	0.078
Newmarket East	Low Density	0.159
	Medium Density	0.101
	High Density	0.026
	Total	0.052
Aurora	Low Density	0.109
	Medium Density	0.064
	High Density	0.018
	Total	0.064

Municipality	Dwelling Unit Type	Elementary Pupil Yield
Aurora	Low Density	0.109
	Medium Density	0.064
	High Density	0.018
	Total	0.064
Richmond Hill	Low Density	0.109
	Medium Density	0.084
	High Density	0.024
	Total	0.040
Oak Ridges	Low Density	0.093
	Medium Density	0.072
	High Density	0.020
	Total	0.073
Georgina	Low Density	0.063
	Medium Density	0.057
	High Density	0.015
	Total	0.056
East Gwillimbury	Low Density	0.102
	Medium Density	0.066
	High Density	0.017
	Total	0.091
Whitchurch-Stouffville	Low Density	0.193
	Medium Density	0.106
	High Density	0.022
	Total	0.109
Markham North	Low Density	0.081
	Medium Density	0.054
	High Density	0.017
	Total	0.057
Markham Centre	Low Density	0.179
	Medium Density	0.110
	High Density	0.035
	Total	0.042
Markham South	Low Density	0.082
	Medium Density	0.052
	High Density	0.016
	Total	0.035

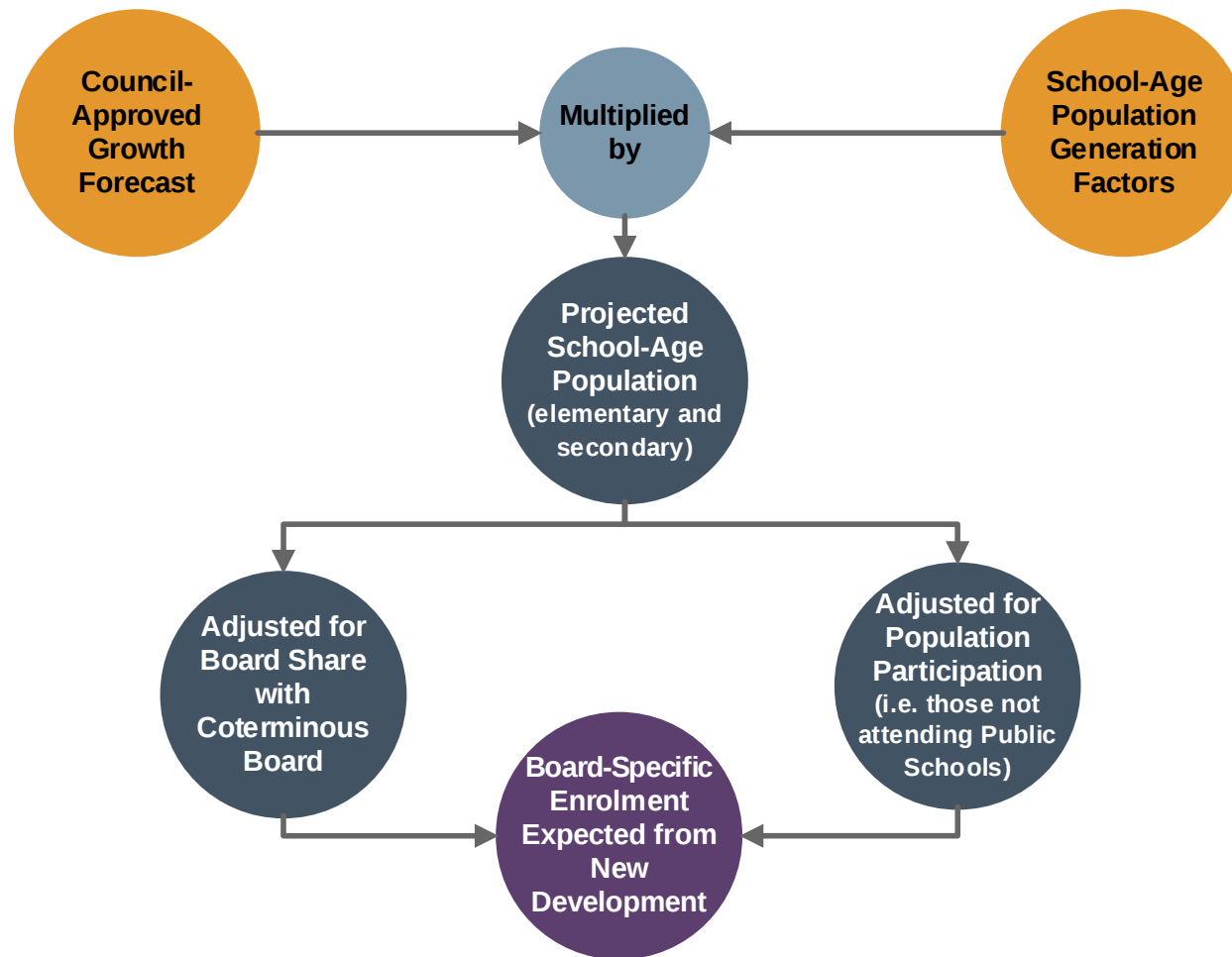


Table 4-15: YCDSB – Secondary Growth-Related Pupil Yields
Form E – Growth-Related Pupils – Secondary Panel

Municipality	Dwelling Unit Type	Secondary Pupil Yield
Aurora, King, Newmarket, East Gwillimbury	Low Density	0.060
	Medium Density	0.036
	High Density	0.012
	Total	0.043
Vaughan Central, North	Low Density	0.171
	Medium Density	0.103
	High Density	0.031
	Total	0.121
Richmond Hill	Low Density	0.082
	Medium Density	0.049
	High Density	0.016
	Total	0.038
Vaughan, Thornhill	Low Density	0.071
	Medium Density	0.045
	High Density	0.012
	Total	0.025
Markham, Thornhill	Low Density	0.147
	Medium Density	0.073
	High Density	0.030
	Total	0.033
Georgina	Low Density	0.018
	Medium Density	0.015
	High Density	0.005
	Total	0.016
Markham, Whitchurch- Stouffville	Low Density	0.066
	Medium Density	0.036
	High Density	0.015
	Total	0.037



Figure 4-7: Enrolment Expected from New Development





4.3 Summary of Projected Enrolment

The total EDC enrolment projections indicate that by the end of the 15-year forecast period (2038/39), the YRDSB will have a total elementary enrolment of approximately **106,235**. This represents a total increase of **19,760** from 2023/24, or approximately **22.9%**. On the secondary panel, enrolment is expected to increase by about **10.8%**, from the 2023/24 enrolment of **43,725** to around **48,429** by the end of the 15-year forecast term.

The YCDSB can expect a total elementary enrolment of **33,306** at the end of the forecast period, compared to the 2023/24 enrolment of **30,481** – a total increase of about **2,825** pupils, or **9.3%**. On the secondary panel, enrolment is expected to decline from **18,916** in 2023/24 to **16,811** at the end of the forecast period, for a total decrease of **2,105** pupils, or approximately **11.1%**.

A summary of the projected enrolment by Board, review area, and panel can be found on the following pages in Table 4-15 and Table 4-16.



Table 4-16: YRDSB Enrolment Projections

YRDSB Elementary Review Areas

Review Area	Year 1 2024/25	Year 5 2028/29	Year 10 2033/34	Year 15 2038/39
PE01	986	1,239	1,695	2,258
PE02	2,882	2,779	2,706	2,842
PE03A	897	1,213	1,778	2,364
PE03B	2,658	2,799	2,895	3,079
PE04A	3,288	3,364	3,688	4,285
PE04B	5,000	4,393	4,524	4,929
PE04C	219	537	952	1,388
PE05	3,538	3,315	3,338	3,535
PE06	2,907	2,973	3,062	3,725
PE07A	3,368	3,290	3,499	3,712
PE07B	1,791	1,778	1,784	1,958
PE07C	2,956	3,001	2,880	2,761
PE08A	2,277	2,253	2,469	2,803
PE08B	2,702	2,712	2,551	2,505
PE09A	4,188	3,873	3,932	4,219
PE09B	110	359	700	819
PE10A	1,459	1,385	1,232	1,200
PE10B	3,222	3,523	3,529	3,969
PE10C	2,533	2,281	2,162	2,228
PE10D	220	698	1,169	1,377
PE10E	2,579	2,967	3,299	3,518
PE11A	2,822	3,056	3,442	3,817
PE11B	1,196	1,307	1,423	1,527
PE12	2,661	3,355	4,494	5,693
PE13	4,542	4,719	5,046	5,605
PE14A	9,360	9,345	10,828	12,687
PE14B	2,623	2,948	3,218	3,564
PE15A	2,457	2,554	2,955	3,436
PE15B	3,860	3,518	3,343	3,245
PE16	7,751	7,185	7,110	7,186
Total	87,056	88,727	95,706	106,235

*Totals may not add due to rounding.

YRDSB Secondary Review Areas

Review Area	Year 1 2024/25	Year 5 2028/29	Year 10 2033/34	Year 15 2038/39
PS01	997	1,107	1,239	1,529
PS02	6,484	6,522	6,710	7,128
PS04A	2,223	2,081	1,970	1,899
PS04B	2,234	2,237	2,379	2,050
PS05	4,011	4,280	4,426	4,405
PS06	2,484	2,534	2,626	2,510
PS08	7,148	7,020	7,054	6,825
PS09	1,414	1,443	1,612	1,816
PS10	1,230	1,469	1,909	2,568
PS11	1,305	1,506	1,591	1,715
PS12	3,561	3,898	3,782	4,257
PS13	11,837	12,352	11,625	11,698
PS16	31	27	27	27
Total	44,958	46,476	46,952	48,429

*Totals may not add due to rounding.

Table 4-17: YCDSB Enrolment Projections

Review Area	Year 1 2024/25	Year 5 2028/29	Year 10 2033/34	Year 15 2038/39
CE01	1,486	1,469	1,688	2,089
CE02A	4,529	4,336	4,312	4,401
CE02B	3,722	3,377	3,596	4,223
CE03A	2,333	1,834	2,134	2,680
CE03B*	26	199	433	661
CE04A	974	895	907	978
CE04B	701	650	658	703
CE05A	1,111	1,005	1,128	1,427
CE05B	1,039	917	843	836
CE06	1,432	1,295	1,301	1,404
CE07A	2,408	2,018	1,892	2,151
CE07B	1,461	1,298	1,464	1,625
CE08	1,074	1,082	1,083	1,156
CE09	1,030	1,308	1,591	1,905
CE10	1,533	1,370	1,549	1,858
CE11	1,941	1,699	1,983	2,392
CE12	1,865	1,669	1,685	1,809
CE13	1,072	975	950	1,007
Overall Total	29,736	27,396	29,197	33,306

Review Area	Year 1 2024/25	Year 5 2028/29	Year 10 2033/34	Year 15 2038/39
CS01	3,694	3,621	3,493	3,726
CS02	4,200	3,606	3,453	3,639
CS03	2,788	2,598	2,072	1,828
CS04A	2,011	2,010	1,712	1,922
CS04B	1,758	1,572	1,346	1,321
CS05	315	347	383	360
CS06	4,383	4,612	3,849	4,015
Overall Total	19,149	18,366	16,307	16,811



Chapter 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, section 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 and the non-residential GFA forecasts that were used in the EDC analysis are explained in detail in section 4.1 and outlined below.

Residential Unit Forecasts

York Region	2023/24-2037/38
Total Projected Units	137,460
Total Net New Units	135,673

Non-Residential Unit Forecasts

York Region	2023/24-2037/38
Total Projected GFA	73,393,207 sq.ft.
Total Net GFA	49,465,558 sq.ft.

Net Growth-related Pupil Places

The projected school board enrolments and 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, found in Table 5-1 to Table 5-4, highlight the net number of units, the board pupil yields, and the growth-related pupils, by review area.

The YRDSB's projections forecast a total of **17,233** net growth-related elementary pupils and **8,610** net growth-related secondary pupils. The YCDSB enrolment projections forecast **2,293** net growth-related pupils on the elementary panel and **400** on the secondary panel.

In addition, Form F includes students holding in new schools. These students represent pupils residing in development areas who are not accommodated in permanent structures identified in the previous background studies, and who have been identified as students contributing to the net growth-related pupil places as per section 28 of the Education Development Charge and Site Acquisition Guidelines (November 1, 2019).



Table 5-2: YRDSB EDC Submission–Form E Secondary Growth-Related Pupils

Municipality	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
King	Low Density	4,209	0.142	599
	Medium Density	1,525	0.064	97
	High Density	1,035	0.021	22
	Total	6,769	0.106	718
Vaughan (Less Thornhill)	Low Density	9,130	0.133	1,216
	Medium Density	6,938	0.078	538
	High Density	19,741	0.016	320
	Total	35,809	0.058	2,074
Vaughan-Thornhill	Low Density	13	0.165	2
	Medium Density	450	0.094	42
	High Density	848	0.030	25
	Total	1,311	0.053	70
Markham-Thornhill	Low Density	108	0.112	12
	Medium Density	565	0.055	31
	High Density	10,060	0.022	218
	Total	10,733	0.024	261
Newmarket	Low Density	362	0.295	107
	Medium Density	1,422	0.165	235
	High Density	3,459	0.051	178
	Total	5,243	0.099	519
Aurora	Low Density	1,396	0.136	190
	Medium Density	1,314	0.076	100
	High Density	1,373	0.025	34
	Total	4,082	0.079	324
Richmond Hill	Low Density	3,953	0.132	520
	Medium Density	6,940	0.084	586
	High Density	9,929	0.028	275
	Total	20,822	0.066	1,381
Georgina	Low Density	2,995	0.114	342
	Medium Density	671	0.092	61
	High Density	493	0.029	14
	Total	4,159	0.100	418
East Gwillimbury	Low Density	8,576	0.133	1,144
	Medium Density	2,774	0.084	232
	High Density	615	0.025	15
	Total	11,965	0.116	1,391
Whitchurch-Stouffville	Low Density	2,178	0.122	266
	Medium Density	1,808	0.078	141
	High Density	2,018	0.027	55
	Total	6,003	0.077	462
Markham-North	Low Density	6,532	0.160	1,047
	Medium Density	6,422	0.089	568
	High Density	2,080	0.043	89
	Total	15,033	0.113	1,704
Markham Centre/South	Low Density	626	0.245	153
	Medium Density	4,363	0.136	595
	High Density	8,756	0.060	526
	Total	13,745	0.093	1,274
SUBTOTAL:				10,598
LESS: Available Pupil Places:				1,988
NET GROWTH RELATED PUPILS:				8,610



Table 5-3: YCDSB EDC Submission 2023 –Form E Elementary Growth-Related Pupils

Municipality	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
King	Low Density	2,795	0.231	646
	Medium Density	816	0.132	108
	High Density	816	0.035	28
	Total	4,427	0.177	782
Vaughan-Woodbridge	Low Density	1,101	0.351	387
	Medium Density	1,100	0.228	251
	High Density	1,061	0.051	54
	Total	3,262	0.212	691
Vaughan-Kleinburg	Low Density	3,706	0.337	1,249
	Medium Density	2,251	0.220	495
	High Density	956	0.050	48
	Total	6,914	0.259	1,792
Maple	Low Density	3,640	0.212	771
	Medium Density	2,574	0.138	355
	High Density	2,304	0.032	73
	Total	8,519	0.141	1,199
Maple Vaughan Centre	Low Density	-	0.000	-
	Medium Density	320	0.258	83
	High Density	12,770	0.045	578
	Total	13,090	0.050	661
Vaughan-Thornhill	Low Density	28	0.091	3
	Medium Density	731	0.058	42
	High Density	4,636	0.013	58
	Total	5,395	0.019	103
Markham-Thornhill	Low Density	19	0.107	2
	Medium Density	297	0.072	21
	High Density	7,979	0.022	179
	Total	8,295	0.024	202
Newmarket West	Low Density	4,317	0.115	498
	Medium Density	2,631	0.073	192
	High Density	2,520	0.019	48
	Total	9,468	0.078	738
Newmarket East	Low Density	113	0.159	18
	Medium Density	547	0.101	55
	High Density	1,478	0.026	39
	Total	2,138	0.052	112
Aurora	Low Density	1,397	0.109	153
	Medium Density	1,314	0.064	85
	High Density	1,373	0.018	25
	Total	4,083	0.064	262

Municipality	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
Richmond Hill	Low Density	817	0.109	89
	Medium Density	2,157	0.084	180
	High Density	9,681	0.024	231
	Total	12,655	0.040	501
Oak Ridges	Low Density	2,859	0.093	267
	Medium Density	5,252	0.072	379
	High Density	1,099	0.020	22
	Total	9,210	0.073	668
Georgina	Low Density	2,995	0.063	189
	Medium Density	671	0.057	38
	High Density	493	0.015	7
	Total	4,159	0.056	234
East Gwillimbury	Low Density	6,588	0.102	671
	Medium Density	1,726	0.066	113
	High Density	374	0.017	6
	Total	8,688	0.091	791
Whitchurch-Stouffville	Low Density	2,160	0.193	416
	Medium Density	1,808	0.106	191
	High Density	2,018	0.022	44
	Total	5,986	0.109	651
Markham North	Low Density	7,066	0.081	571
	Medium Density	8,713	0.054	466
	High Density	3,186	0.017	53
	Total	18,965	0.057	1,090
Markham Centre	Low Density	37	0.179	7
	Medium Density	397	0.110	44
	High Density	4,851	0.035	171
	Total	5,286	0.042	221
Markham South	Low Density	439	0.082	36
	Medium Density	1,885	0.052	99
	High Density	2,811	0.016	46
	Total	5,135	0.035	180
SUBTOTAL:				10,878
LESS: Available Pupil Places				8,584
NET GROWTH-RELATED PUPILS:				2,293



Table 5-4: YCDSB EDC Submission 2023 –Form E Secondary Growth-Related Pupils

By Secondary EDC Review Area	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
Aurora, King, Newmarket, East Gwillimbury	Low Density	16,213	0.060	966
	Medium Density	8,479	0.036	304
	High Density	6,616	0.012	77
	Total	31,308	0.043	1,347
Vaughan Central, North	Low Density	4,808	0.171	820
	Medium Density	3,351	0.103	346
	High Density	2,017	0.031	62
	Total	10,175	0.121	1,229
Richmond Hill	Low Density	2,189	0.082	180
	Medium Density	5,641	0.049	279
	High Density	7,416	0.016	115
	Total	15,245	0.038	574
Vaughan, Thornhill	Low Density	4,052	0.071	289
	Medium Density	3,626	0.045	163
	High Density	19,756	0.012	239
	Total	27,433	0.025	691
Markham, Thornhill	Low Density	119	0.147	18
	Medium Density	621	0.073	45
	High Density	11,241	0.030	336
	Total	11,981	0.033	399
Georgina	Low Density	2,995	0.018	55
	Medium Density	671	0.015	10
	High Density	493	0.005	2
	Total	4,159	0.016	67
Markham, Whitchurch-Stouffville	Low Density	9,702	0.066	643
	Medium Density	12,803	0.036	455
	High Density	12,866	0.015	194
	Total	35,372	0.037	1,291
SUBTOTAL:				5,598
LESS: Available Pupil Places				5,198
NET GROWTH-RELATED PUPILS:				400



5.2 Net Education Land Costs

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

O. Reg. 20/98, section 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 cash flowed 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 EDC background studies.
4. Interest on money borrowed to pay for costs described in paragraphs 1 and 2.
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 YRDSB and the YCDSB retained the appraisal firm of gsi Real Estate and Planning Advisors Inc. 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 five years) to apply to the current land values.

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 following tables set out the estimated EDC-eligible sites that the Boards will require in the 15-year analysis term and their appraised land values on a per acre basis. These values were calculated in 2023 and do not include escalation, site improvements, land transfer taxes, HST (net of rebate) or other associated acquisition costs.

Table 5-5: YRDSB Elementary Sites

ELEMENTARY PANEL				
Site	Cost Per Acre		Site	Cost Per Acre
PE01 Site # 1	Owned		PE10E Site # 2	\$19,800,000
PE01 Site # 2	\$3,020,000		PE11A Site # 1	\$2,150,000
PE02 Site # 1	Owned		PE12 Site # 1	Owned
PE03A Site # 1	\$5,150,000		PE12 Site # 2	\$3,020,000
PE03A Site # 2	\$5,150,000		PE12 Site # 3	\$3,020,000
PE03B Site # 1	\$5,150,000		PE12 Site # 4	\$3,020,000
PE04A Site # 1	\$5,150,000		PE13 Site # 1	\$4,340,000
PE04C Site # 1	\$9,800,000		PE13 Site # 2	\$4,340,000
PE04C Site # 2	\$9,800,000		PE14A Site # 1	\$5,780,000
PE06 Site # 1	\$19,800,000		PE14A Site # 2	\$5,780,000
PE06 Site # 2	\$19,800,000		PE14A Site # 3	\$5,780,000
PE07A Site # 1	\$7,600,000		PE14A Site # 4	\$5,780,000
PE09B Site # 1	\$6,130,000		PE14A Site # 5	\$5,780,000
PE09B Site # 2	\$6,130,000		PE14A Site # 6	\$5,780,000
PE10B Site # 1	\$19,800,000		PE14B Site # 1	\$7,600,000
PE10D Site # 1	Owned		PE14B Site # 2	\$5,780,000
PE10D Site # 2	\$6,140,000		PE15A Site # 1	Owned
PE10D Site # 3	\$6,140,000		PE15A Site # 2	\$19,600,000
PE10E Site # 1	\$19,800,000			

Source: gsi Real Estate and Planning Advisors Inc. Education Land Valuation Study for York Catholic District School Board and York Region District School Board (2023). It is important to note that the 2 sites listed above in PE04C did not use the gsi values contained in the above referenced report and instead are based on a site-specific appraisal that was prepared for the YCDSB.



Table 5-6: YRDSB Secondary Sites

SECONDARY PANEL	
Site	Cost Per Acre
PS02 Site # 1	Owned
PS02 Site # 2	\$4,680,000
PS10 Site # 1	\$2,730,000
PS10 Site # 2	\$2,730,000
PS12 Site # 1	Owned
PS12 Site # 2	\$5,720,000
PS13 Site # 1	\$6,310,000
PS13 Site # 2	\$6,310,000

Source: gsi Real Estate and Planning Advisors Inc. Education Land Valuation Study for York Catholic District School Board and York Region District School Board (2023).

Table 5-7: YCDSB Elementary Sites

ELEMENTARY PANEL	
Site	Cost Per Acre
CE01 Site #1	\$3,020,000
CE03B Site #1	\$9,800,000
CE03B Site #2	\$9,800,000
CE09 Site #1	\$3,020,000
CE09 Site #2	\$3,020,000

Source: gsi Real Estate and Planning Advisors Inc. Education Land Valuation Study for York Catholic District School Board and York Region District School Board (2023). It is important to note that the 2 sites listed above in PE04C did not use the gsi values contained in the above referenced report and instead are based on a site specific appraisal that was prepared for the YCDSB.

Table 5-8: YCDSB Secondary Sites

SECONDARY PANEL	
Site	Cost Per Acre
CS01 Site #1	\$2,730,000

Source: gsi Real Estate and Planning Advisors Inc. Education Land Valuation Study for York Catholic District School Board and York Region District School Board (2023).



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 to sustain the likely site acquisition costs over the next five 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 negotiations with developers on a site-specific basis.

Notwithstanding the individual nature of these transactions, it is important to recognize the perception that the health and stability of the economy as a whole has been downgraded, with impacts felt in virtually all sectors, including residential land sales.

Having regard for all the above, the appraisers concluded escalation factors of 9.0% for low-density subject areas and 7.5% for high-density subject areas per annum for the first year through to the final year are reasonable for the purposes of projecting the land values over the five-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.



Site preparation costs have been estimated at **\$147,616** per acre for both the YRDSB and the YCDSB. Using historical economic data and construction cost indices, an escalation factor of **8.6%** per annum was applied to the assumed per acre site preparation costs. Site preparation costs are escalated for the term of the by-law.

Total Land Costs

The total growth-related 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, and the associated financing costs and study costs, are projected to be approximately **\$1.93 billion** for the YRDSB. The YCDSB is projected to incur total growth-related net education land costs of approximately **\$131.5 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. 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 for 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 summarizes the EDC collections (both actual and estimated), the EDC costs that have been expended (both actual and estimated), and the estimated EDC reserve fund balance. It is based on the Ministry of Education Appendix D1 and



D2 Forms that are prepared and submitted to the Ministry by all school boards with EDC by-laws in place. The balance from the most recent Appendix D1/D2 is used as the base point. The EDC reserve fund must also include certain estimates respecting revenues and expenditures to account for the most recent actual balance and the balance estimated to the new EDC by-law date.

Incorporating actual collections and expenditures, as well as estimates to the proposed new by-law inception date, the new reserve fund balance for the YRDSB is estimated at **-\$9,488,737**. For the YCDSB, the new reserve fund balance is estimated at **+\$36,945,541**.

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 development, as well as differentiating the charge by development type, if necessary. The existing EDC by-laws for the YRDSB and the YCDSB are based on a 90% residential charge/10% non-residential charge. The EDCs are a uniform rate across all types of development. The proposed charge in this background study is premised on the same assumptions. In addition, a differentiated residential charge is also presented as part of the EDC Forms package contained in Appendix A.

The final net education land costs that have been apportioned to residential development are divided over the net new units from the dwelling forecast to determine a final EDC rate per dwelling unit. The remainder was apportioned to non-residential development and was divided over the net GFA.

The growth-related net education land costs for the residential portion of the YRDSB's by-law are estimated to be **\$1,739,684,089** and the number of net new units in the EDC forecast is projected to be **135,673**, resulting in a rate of **\$12,823** per dwelling unit. The non-residential portion of the YRDSB's by-law is estimated to be **\$193,298,232** and the net new GFA in the EDC forecast is projected to be **49,465,558 sq.ft.**, resulting in a rate of **\$3.91** per sq.ft.

The growth-related net education land costs for the residential portion of the YCDSB's by-law are estimated to be **\$118,368,043** and the number of net new units in the EDC



forecast is projected to be **135,673**, resulting in a rate of **\$872** per dwelling unit. The non-residential portion of the YCDSB's by-law is estimated to be **\$13,152,005** and the net new GFA in the EDC forecast is projected to be **49,465,558 sq.ft.**, resulting in a rate of **\$0.27** per sq.ft.

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.

YRDSB – York Region EDC
Calculation of Uniform 90% Residential

Residential Growth-Related Net Education Land Costs	\$1,739,684,089
Net New Dwelling Units (Form C)	135,673
Uniform Residential EDC Per Dwelling Unit	\$12,823

YRDSB – York Region EDC
Calculation of Uniform 10% Non-Residential

Non-Residential Growth-Related Net Education Land Costs	\$193,298,232
Net Estimated Board-Determined GFA (Form D)	49,465,558 sq.ft.
Uniform Non-Residential EDC Per Sq.ft. of GFA	\$3.91



YCDSB – York Region EDC
Calculation of Uniform 90% Residential

Residential Growth-Related Net Education Land Costs	\$118,368,043
Net New Dwelling Units (Form C)	135,673
Uniform Residential EDC Per Dwelling Unit	\$872

YCDSB – York Region EDC
Calculation of Uniform 10% Non-Residential

Non-Residential Growth-Related Net Education Land Costs	\$13,152,005
Net Estimated Board-Determined GFA (Form D)	49,465,558 sq.ft.
Uniform Non-Residential EDC Per Sq.ft. of GFA	\$0.27

EDC Rate Phase-In

As described earlier in the report, the final step in the EDC calculation is to determine the permitted phase-in of EDC rates. The existing in-force EDC rates for the YRDSB are **\$6,964** per residential unit and **\$1.15** per sq.ft. of non-residential GFA. As described above, the residential EDC rate can increase by **\$300** per year over the existing rate or 5% (whichever is greater), and upon passage of a new by-law would equal **\$7,312** per unit. This would increase to **\$7,678** in Year 2, **\$8,062** in Year 3, **\$8,465** in Year 4 and **\$8,888** in Year 5. The new proposed phased-in rate for non-residential development would increase by the maximum of **\$0.10** per year over the existing rate to **\$1.25** per sq.ft. of GFA. The rate would increase to **\$1.25** in Year 1, **\$1.35** in Year 2, **\$1.45** in Year 3, **\$1.55** in Year 4, and **\$1.65** in Year 5. The maximum residential EDC rate of **\$12,823** per dwelling unit and the maximum non-residential EDC rate of **\$3.91** per sq.ft. would not be achieved over the term of the by-law.

The existing Year 5 in-force EDC rates for the YCDSB are **\$1,463** per residential unit and **\$0.22** per sq.ft. of GFA. Upon passage of a new by-law the rate would equal **\$872** per unit. The residential rate would remain at **\$872** in Year 2, Year 3, Year 4, and Year 5 of the proposed by-law. The new proposed phased-in rate for non-residential development could increase by the maximum of **\$0.10** per year over the existing rate of **\$0.22** per sq. ft. of GFA. The rate would increase to **\$0.27** in Year 1 and remain at **\$0.27** for the duration of the proposed by-law. The maximum residential EDC rate of **\$872** per dwelling unit is achieved in the first year of the by-law term. The non-residential rate of **\$0.27** per sq.ft. is also achieved in the first year of the by-law term.



The following tables provide a summary of the existing EDC rates, the proposed phase-in of rates, and the new maximum rate.

Table 5-9: YRDSB Phase in Rates

Type of Development	Existing EDC Rate (2023)	Year 1	Year 2	Year 3	Year 4	Year 5	MAXIMUM RATE
Residential	\$6,964	\$7,312	\$7,678	\$8,062	\$8,465	\$8,888	\$12,823
Non-Residential	\$1.15	\$1.25	\$1.35	\$1.45	\$1.55	\$1.65	\$3.91

Table 5-10: YCDSB Phase in Rates

Type of Development	Existing EDC Rate (2023)	Year 1	Year 2	Year 3	Year 4	Year 5	MAXIMUM RATE
Residential	\$1,463	\$872	\$872	\$872	\$872	\$872	\$872
Non-Residential	\$0.22	\$0.27	\$0.27	\$0.27	\$0.27	\$0.27	\$0.27

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, financing 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.



Site Acquisition Escalation Rate (Low Density)	Yr. 1 – 9%, Yr. 2 – 9%, Yr. 3 – 9%, Yr. 4 – 9%, Yr. 5 – 9%
Site Acquisition Escalation Rate (High Density)	Yr. 1 – 7.5%, Yr. 2 – 7.5%, Yr. 3 – 7.5%, Yr. 4 – 7.5%, Yr. 5 – 7.5%
Site Preparation Escalation Rate	8.6% per annum
EDC Reserve Fund Interest Earnings	1.5%
Short Term Debt (term/rate)	5 years at 6.5%

Description of Cashflow

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

1. The first component deals with any debt the Boards incur. The total debt issuance for any given year will be identified in Lines 1 or 2 of the cashflow.
2. The second component deals with the actual expected collections through the imposition of the EDC incorporating the annual net new dwelling unit forecast and non-residential forecast (if available). Projected EDC collections by year can be found on Lines 3, 4 and 5 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 7 of the analysis and are escalated for up to a five-year period (term of the by-law).
- Site preparation/development costs are found on Line 8 of the cashflow and have also been escalated for the term of the by-law.
- Study costs (Line 9) are based on actual and projected board data and are included for each expected subsequent by-law renewal (every five years).
- Financing costs (debt carrying costs) are found on Line 10 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.



Cashflows for each Board (and by-law) are included in Tables 5-9 and 5-10 on the following pages.



Table 5-11: YRDSB 15-Year Cashflow
York Region EDC By-law

York Region District School Board
Education Development Charge 2024
15 Year Cash Flow Analysis

Cash Flow Assumptions	
A. Reserve Fund Interest Rate	1.50%
B. Borrowing Rate	6.50%
C. Borrowing Term (Years)	10

		Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
Projected Revenues																
1	Long Term Financing		\$0	\$30,600,000	\$37,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$24,400,000	\$135,600,000	\$12,200,000	\$0	\$0
2	Subtotal Financing		\$0	\$30,600,000	\$37,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$24,400,000	\$135,600,000	\$12,200,000	\$0	\$0
3	Education Development Charge Revenue (Residential)	0.90	12.823	per unit	\$95,284,352	\$99,850,122	\$110,606,151	\$110,606,151	\$110,606,151	\$128,179,142	\$128,179,142	\$128,179,142	\$128,179,142	\$128,179,142	\$125,386,515	\$125,386,515
4	Education Development Charge Revenue (Non-Residential)	0.10	3.91	per sq.ft	\$12,886,549	\$12,886,549	\$12,886,549	\$12,886,549	\$12,886,549	\$12,886,549	\$12,886,549	\$12,886,549	\$12,886,549	\$12,886,549	\$12,886,549	\$12,886,549
5	Subtotal EDC Revenue (3 + 4)				\$108,170,901	\$112,736,671	\$123,492,700	\$123,492,700	\$123,492,700	\$123,492,700	\$141,065,690	\$141,065,690	\$141,065,690	\$141,065,690	\$138,273,064	\$138,273,064
6	Total Revenue (2 + 5)				\$108,170,901	\$143,336,671	\$149,736,671	\$123,492,700	\$123,492,700	\$123,492,700	\$141,065,690	\$141,065,690	\$165,465,690	\$276,665,690	\$153,265,690	\$138,273,064
Education Development Charge Expenditures																
7	Site acquisition costs (Escalation Rates Included)		\$53,594,369	\$175,689,925	\$143,685,375	\$40,016,396	\$116,606,921	\$56,682,906	\$159,419,835	\$119,076,540	\$121,114,044	\$37,725,564	\$328,431,617	\$259,081,903	\$121,942,747	\$4,206,980
8	Site preparation costs (Escalation Rates Included)		\$7,826,114	\$5,211,882	\$1,740,983	\$1,134,424	\$821,323	\$1,337,936	\$4,571,281	\$3,997,306	\$3,170,615	\$1,570,712	\$4,129,032	\$4,835,208	\$3,927,364	\$85,980
9	Projected Future Study Costs		\$150,000				\$150,000					\$150,000				
10	Long Term Debt Costs		\$0	\$0	\$4,256,604	\$9,403,477	\$9,403,477	\$9,403,477	\$9,403,477	\$9,403,477	\$9,403,477	\$9,403,477	\$9,403,477	\$12,797,631	\$27,403,624	\$23,953,828
11	Total Expenditures (7 through 10)		\$61,570,483	\$180,901,807	\$149,682,962	\$50,554,297	\$126,981,721	\$67,424,319	\$173,394,593	\$132,477,323	\$133,688,136	\$48,849,753	\$341,964,126	\$276,714,742	\$153,273,735	\$28,246,788
Cashflow Analysis:																
12	Revenues Minus Expenditures (6 - 11)		\$46,600,418	\$37,565,136	\$53,710	\$72,938,403	\$3,489,021	\$56,068,381	\$49,901,893	\$8,984,623	\$7,377,554	\$92,215,937	\$176,498,436	\$49,052	\$8,045	\$66,683,981
13	Opening Balance (previous year's closing balance)		\$0	-\$9,488,737	\$37,668,356	\$104,768	\$160,855	\$74,195,747	\$71,767,327	\$129,753,244	\$81,049,121	\$73,145,465	\$81,730,864	\$176,556,003	\$58,431	\$9,520
14	Sub total (12 + 13)		\$0	\$37,111,681	\$103,220	\$158,478	\$73,099,258	\$70,706,726	\$127,835,708	\$79,851,351	\$72,064,498	\$80,523,019	\$173,946,801	\$57,567	\$9,379	\$110,027,773
15	Interest Earnings		\$556,675	\$1,548	\$2,377	\$1,096,489	\$1,060,601	\$1,917,536	\$1,197,770	\$1,080,967	\$1,207,845	\$2,609,202	\$864	\$141	\$22	\$1,650,417
16	Closing Balance (14 + 15)		-\$9,488,737	\$37,668,356	\$104,768	\$160,855	\$74,195,747	\$71,767,327	\$129,753,244	\$81,049,121	\$73,145,465	\$81,730,864	\$176,556,003	\$58,431	\$9,520	\$181,037,604

1 Land acquisition costs have been escalated by between 7.5% and 9% compounded for the term of the bylaw. Escalation rates for site preparation costs are also applied for the term of the bylaw and are escalated by 8.6% compounded annually.

Long Term Borrowing (Total of Line 2):	\$239,800,000
Total Debt Payments (current \$, Total of Lines 10 + Outstanding Debt):	\$333,573,047
Outstanding Debt At End Of Forecast(15 years):	\$165,979,716
Outstanding Debt Will Be Fully Funded In:	2046



Table 5-12: YCDSB 15-Year Cashflow

York Catholic District School Board
Education Development Charge 2024
15 Year Cash Flow Analysis

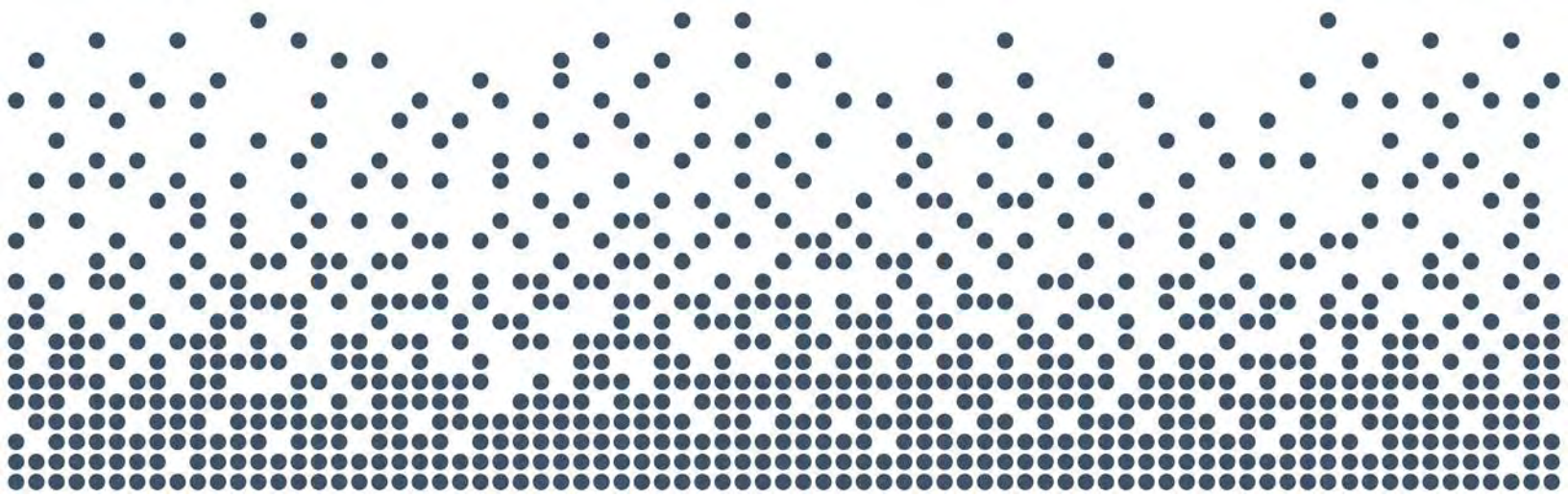
Cash Flow Assumptions	
A. Reserve Fund Interest Rate	1.50%
B. Borrowing Rate	6.50%
C. Borrowing Term (Years)	10

		Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
Projected Revenues																
1	Long Term Financing	\$19,400,000														
2	Subtotal Financing	\$19,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500,000	\$0	\$0	\$0	\$10,200,000	\$0	\$0
3	Education Development Charge Revenue (Residential) 0.90 872 per unit	\$6,483,144	\$6,793,799	\$6,793,799	\$7,525,639	\$7,525,639	\$7,525,639	\$7,525,639	\$7,525,639	\$8,721,304	\$8,721,304	\$8,721,304	\$8,721,304	\$8,721,304	\$8,531,294	\$8,531,294
4	Education Development Charge Revenue (Non-Residential) 0.10 0.27 per sq.ft	\$876,800	\$876,800	\$876,800	\$876,800	\$876,800	\$876,800	\$876,800	\$876,800	\$876,800	\$876,800	\$876,800	\$876,800	\$876,800	\$876,800	\$876,800
5	Subtotal EDC Revenue (3 + 4)	\$7,359,944	\$7,670,599	\$7,670,599	\$8,402,439	\$8,402,439	\$8,402,439	\$8,402,439	\$8,402,439	\$9,598,104	\$9,598,104	\$9,598,104	\$9,598,104	\$9,598,104	\$9,408,094	\$9,408,094
6	Total Revenue (2 + 5)	\$26,759,944	\$7,670,599	\$7,670,599	\$8,402,439	\$8,402,439	\$8,402,439	\$8,402,439	\$8,402,439	\$12,098,104	\$9,598,104	\$9,598,104	\$9,598,104	\$19,798,104	\$9,408,094	\$9,408,094
Education Development Charge Expenditures																
7	Site acquisition costs (Escalation Rates Included) ¹	\$52,011,003	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,711,393	\$0	\$9,625,359	\$0	\$31,398,992	\$0	\$0
8	Site preparation costs (Escalation Rates Included) ¹	\$1,528,169	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,289,637	\$0	\$510,982	\$0	\$387,448	\$0	\$0
9	Projected Future Study Costs	\$150,000				\$150,000					\$150,000					
10	Long Term Debt Costs	\$0	\$2,698,631	\$2,698,631	\$2,698,631	\$2,698,631	\$2,698,631	\$2,698,631	\$2,698,631	\$2,698,631	\$3,046,393	\$3,046,393	\$347,762	\$347,762	\$1,766,630	\$1,766,630
11	Total Expenditures (7 through 10)	\$63,689,172	\$2,698,631	\$2,698,631	\$2,698,631	\$2,848,631	\$2,698,631	\$2,698,631	\$2,698,631	\$52,699,661	\$3,196,393	\$13,182,734	\$347,762	\$32,134,202	\$1,766,630	\$1,766,630
Cashflow Analysis:																
12	Revenues Minus Expenditures (6 - 11)	\$36,929,228	\$4,971,968	\$4,971,968	\$5,703,808	\$5,553,808	\$5,703,808	\$5,703,808	\$5,703,808	\$40,601,556	\$6,401,712	\$3,584,629	\$9,250,343	\$12,336,097	\$7,641,465	\$7,641,465
13	Opening Balance (previous year's closing balance)	\$0	\$36,945,541	\$16,558	\$5,063,354	\$10,185,852	\$16,128,005	\$22,007,040	\$28,126,511	\$34,337,774	\$40,642,206	\$41,260	\$6,539,617	\$2,999,313	\$12,433,401	\$98,764
14	Sub total (12 + 13)	\$0	\$16,313	\$4,988,526	\$10,035,322	\$15,889,660	\$21,681,813	\$27,710,848	\$33,830,319	\$40,041,582	\$40,650	\$6,442,972	\$2,954,988	\$12,249,656	\$97,304	\$7,740,229
15	Interest Earnings		\$245	\$74,828	\$150,530	\$238,345	\$325,227	\$415,663	\$507,455	\$600,624	\$610	\$96,645	\$44,325	\$183,745	\$1,460	\$116,103
16	Closing Balance (14 + 15)	\$36,945,541	\$16,558	\$5,063,354	\$10,185,852	\$16,128,005	\$22,007,040	\$28,126,511	\$34,337,774	\$40,642,206	\$41,260	\$6,539,617	\$2,999,313	\$12,433,401	\$98,764	\$7,856,332

1 Land acquisition costs have been escalated by between 7.5% and 9% compounded for the term of the bylaw. Escalation rates for site preparation costs are also applied for the term of the bylaw and are escalated by 8.6% compounded annually.

Long Term Borrowing (Total of Line 2):
Total Debt Payments (current \$, Total of Lines 10 + Outstanding Debt):
Outstanding Debt At End Of Forecast(15 years):
Outstanding Debt Will Be Fully Funded In:

\$32,100,000
\$44,652,606
\$12,741,990
2046



Appendices



Appendix A

Education Development Charges Ministry of Education Forms Submission



Appendix A: Education Development Charges Ministry of Education Forms Submission

The Ministry of Education has prepared a set of standard forms that are required to form part of the Education Development Charge (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 On-The-Ground (OTG) capacity for each panel as well as the projected five-year enrolment. If the average five-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 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. Like 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

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 Boards are 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.



York Region District School Board
Education Development Charge Forms Submission
York Region

York Region District School Board
Education Development Charges Submission 2024
Form A - Eligibility to Impose an EDC

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment less Capacity
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
99,439.0	87,056	87,643	87,413	88,194	88,727	87,806	-11,633

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Projected Enrolment less Capacity
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
39,092.0	44,958	44,991	45,959	45,902	46,477	45,657	6,565

A.2: EDC FINANCIAL OBLIGATIONS

Total Outstanding EDC Financial Obligations (Reserve Fund Balance):	-\$ 9,488,737
---	---------------

Markham-Centre West																
Low Density	2	2	2	4	4	4	4	4	0	0	0	0	0	1	1	29
Medium Density	18	18	18	16	16	16	16	16	16	16	16	16	16	49	49	313
High Density	353	353	353	464	464	464	464	464	433	433	433	433	433	404	404	6,353
																0
																0
Total	373	373	373	484	484	484	484	484	450	450	450	450	450	453	453	6,695
Markham-Centre East																
Low Density	2	2	2	3	3	3	3	3	4	4	4	4	4	0	0	44
Medium Density	5	5	5	5	5	5	5	5	18	18	18	18	18	38	38	207
High Density	8	8	8	0	0	0	0	0	0	0	0	0	0	58	58	141
																0
																0
Total	16	16	16	8	8	8	8	8	23	23	23	23	23	96	96	392
Markham-South																
Low Density	69	69	69	25	25	25	25	25	11	11	11	11	11	6	6	403
Medium Density	136	136	136	122	122	122	122	122	119	119	119	119	119	132	132	1,878
High Density	90	90	90	89	89	89	89	89	68	68	68	68	68	55	55	1,168
																0
																0
Total	295	295	295	237	237	237	237	237	199	199	199	199	199	192	192	3,449
Oak Ridges: Gormley Secondary Plan																
Low Density	55	55	55	137	137	137	137	137	16	16	16	16	16	13	13	959
Medium Density	139	139	139	140	140	140	140	140	99	99	99	99	99	60	60	1,731
High Density	11	11	11	17	17	17	17	17	0	0	0	0	0	32	32	182
																0
																0
Total	204	204	204	294	294	294	294	294	116	116	116	116	116	105	105	2,872
Total Jurisdiction																
Low Density	2,545	2,545	2,545	2,500	2,500	2,500	2,500	2,500	2,891	2,891	2,891	2,891	2,891	2,744	2,744	40,078
Medium Density	2,077	2,089	2,089	2,415	2,415	2,415	2,415	2,415	2,646	2,646	2,646	2,646	2,646	2,710	2,710	36,978
High Density	2,909	3,254	3,254	3,828	3,828	3,828	3,828	3,828	4,588	4,588	4,588	4,588	4,588	4,456	4,456	60,405
																0
																0
Total	7,531	7,888	7,888	8,743	8,743	8,743	8,743	8,743	10,124	10,124	10,124	10,124	10,124	9,910	9,910	137,460

York Region District School Board
Education Development Charges Submission 2024
Form C - Net New Dwelling Units - By-Law Summary

Review Areas/Municipalities	Number of Units
King City and Township	7,276
0	0
Vaughan-Vellore	1,658
Vaughan-Kleinburg	5,689
Vaughan-Woodbridge	3,318
Vaughan-Maple	7,066
Vaughan-Carrville	2,813
Vaughan-Metropolitan Centre	16,106
Vaughan-Thornhill	3,430
Markham-Thornhill	8,310
Newmarket-West	2,981
Newmarket-Central	2,345
Newmarket-East	679
Aurora-East	2,690
Aurora-West	1,459
Oak Ridges Less Gormley Secondary Plan	1,221
Richmond Hill-Northwest	780
Richmond Hill-West	4,488
Richmond Hill-East	579
Richmond Hill-Northeast	4,446
Richmond Hill-South	5,606
Keswick	3,303
Georgina	890
East Gwillimbury	11,417
Whitchurch-Stouffville	6,095
Markham-North	15,978
Markham-Cornell	3,430
Markham-Centre West	6,695
Markham-Centre East	392
Markham-South	3,449
Oak Ridges: Gormley Secondary Plan	2,872
Less: Statutorily Exempt Units In By-Law Area	137,460
Less: Statutorily Exempt Units In By-Law Area	1,787
York Region District School Board	135,673

**York Region District School Board
Education Development Charges Submission 2024
Form D - Non-Residential Development**

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

Total Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years From Date of By-Law Passage:	73,393,207
Less: Board-Determined Gross Floor Area From Exempt Development:	23,927,649
Net Estimated Board-Determined Gross Floor Area:	49,465,558

York Region District School Board
Education Development Charges Submission 2024
Form E - Growth Related Pupils - Elementary Panel

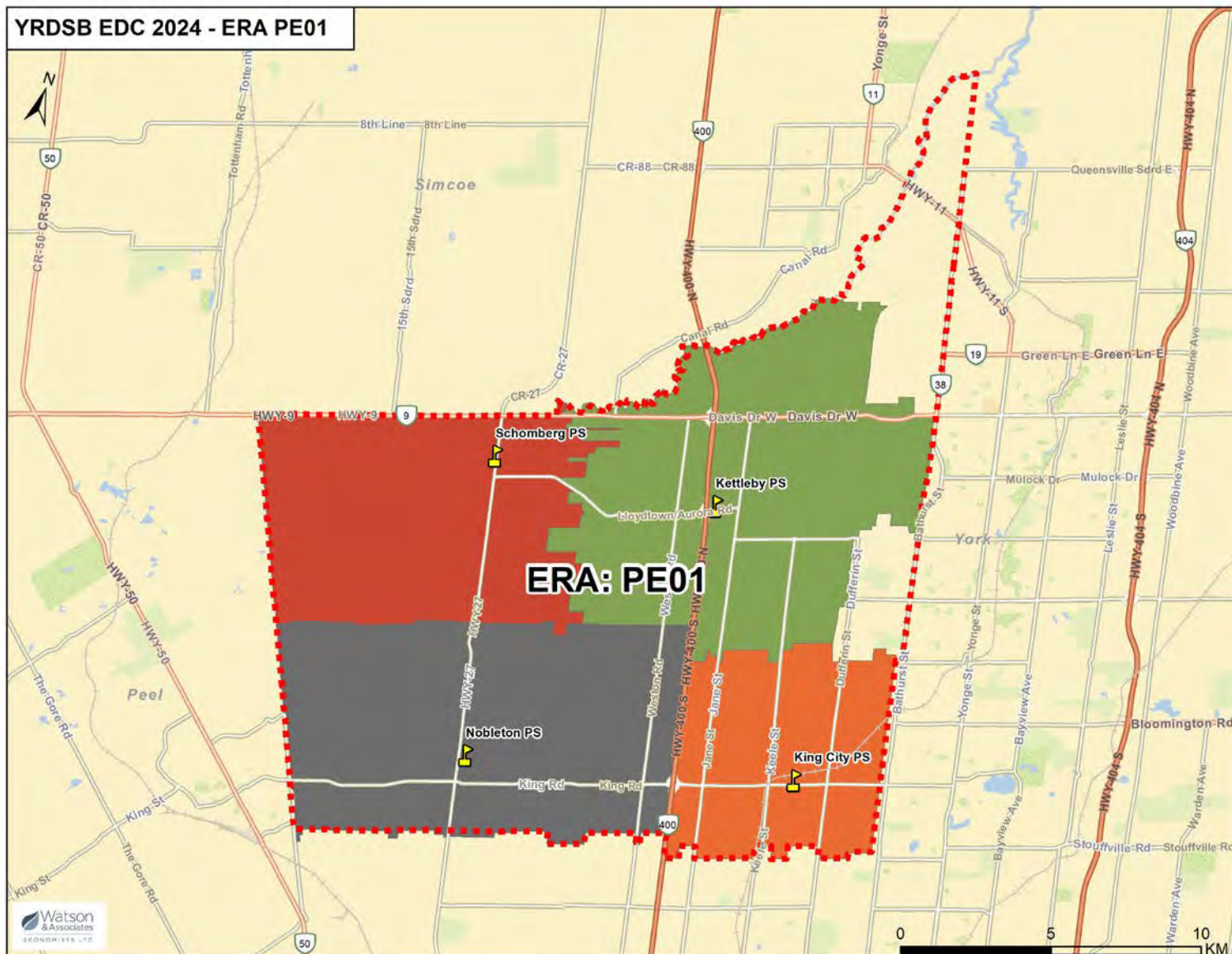
Municipality	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
King City and Township	Low Density	4,592	0.208	956
	Medium Density	1,525	0.121	184
	High Density	1,081	0.033	36
	Total	7,198	0.163	1,176
Vaughan-Vellore	Low Density	297	0.371	110
	Medium Density	867	0.288	250
	High Density	450	0.053	24
	Total	1,614	0.238	384
Vaughan-Kleinburg	Low Density	3,697	0.307	1,134
	Medium Density	1,384	0.221	306
	High Density	538	0.039	21
	Total	5,619	0.260	1,461
Vaughan-Woodbridge	Low Density	1,101	0.133	147
	Medium Density	1,100	0.135	148
	High Density	1,061	0.034	36
	Total	3,262	0.101	331
Vaughan-Maple	Low Density	3,487	0.274	956
	Medium Density	2,362	0.199	470
	High Density	1,097	0.049	54
	Total	6,946	0.213	1,480
Vaughan-Carrville	Low Density	651	0.474	309
	Medium Density	1,034	0.311	321
	High Density	1,075	0.069	75
	Total	2,761	0.255	705
Vaughan-Metropolitan Centre	Low Density	-	0.000	-
	Medium Density	375	0.321	120
	High Density	15,712	0.060	936
	Total	16,087	0.066	1,056
Vaughan-Thornhill	Low Density	28	0.366	10
	Medium Density	648	0.527	225
	High Density	2,722	0.075	205
	Total	3,398	0.129	440
Markham-Thornhill	Low Density	19	0.527	10
	Medium Density	297	0.353	105
	High Density	7,979	0.113	902
	Total	8,295	0.123	1,016
Newmarket-West	Low Density	507	0.499	253
	Medium Density	1,108	0.371	411
	High Density	1,310	0.079	103
	Total	2,924	0.262	766
Newmarket-Central	Low Density	29	0.457	13
	Medium Density	154	0.373	57
	High Density	2,154	0.080	171
	Total	2,337	0.104	242
Newmarket-East	Low Density	64	0.313	20
	Medium Density	447	0.294	131
	High Density	145	0.063	9
	Total	656	0.244	160
Aurora-East	Low Density	999	0.343	343
	Medium Density	852	0.196	167
	High Density	795	0.057	45
	Total	2,646	0.210	555
Aurora-West	Low Density	397	0.377	150
	Medium Density	461	0.242	111
	High Density	578	0.046	27
	Total	1,436	0.200	288
Oak Ridges Less Gormley Secondary Plan	Low Density	633	0.346	219
	Medium Density	560	0.256	143
	High Density	-	0.000	-
	Total	1,193	0.303	362
Richmond Hill-Northwest	Low Density	14	0.378	5
	Medium Density	271	0.279	76
	High Density	482	0.084	40
	Total	767	0.158	121
Richmond Hill-West	Low Density	301	0.322	97
	Medium Density	675	0.331	224
	High Density	3,478	0.107	372
	Total	4,454	0.155	692
Richmond Hill-East	Low Density	43	0.534	23
	Medium Density	153	0.435	66
	High Density	375	0.116	43
	Total	571	0.233	133

Form E - Growth Related Pupils - Secondary Panel

Municipality	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
King	Low Density	4,209	0.142	599
	Medium Density	1,525	0.064	97
	High Density	1,035	0.021	22
	Total	6,769	0.106	718
Vaughan (Less Thornhill)	Low Density	9,130	0.133	1,216
	Medium Density	6,938	0.078	538
	High Density	19,741	0.016	320
	Total	35,809	0.058	2,074
Vaughan-Thornhill	Low Density	13	0.165	2
	Medium Density	450	0.094	42
	High Density	848	0.030	25
	Total	1,311	0.053	70
Markham-Thornhill	Low Density	108	0.112	12
	Medium Density	565	0.055	31
	High Density	10,060	0.022	218
	Total	10,733	0.024	261
Newmarket	Low Density	362	0.295	107
	Medium Density	1,422	0.165	235
	High Density	3,459	0.051	178
	Total	5,243	0.099	519
Aurora	Low Density	1,396	0.136	190
	Medium Density	1,314	0.076	100
	High Density	1,373	0.025	34
	Total	4,082	0.079	324
Richmond Hill	Low Density	3,953	0.132	520
	Medium Density	6,940	0.084	586
	High Density	9,929	0.028	275
	Total	20,822	0.066	1,381
Georgina	Low Density	2,995	0.114	342
	Medium Density	671	0.092	61
	High Density	493	0.029	14
	Total	4,159	0.100	418
East Gwillimbury	Low Density	8,576	0.133	1,144
	Medium Density	2,774	0.084	232
	High Density	615	0.025	15
	Total	11,965	0.116	1,391
Whitchurch-Stouffville	Low Density	2,178	0.122	266
	Medium Density	1,808	0.078	141
	High Density	2,018	0.027	55
	Total	6,003	0.077	462
Markham-North	Low Density	6,532	0.160	1,047
	Medium Density	6,422	0.089	568
	High Density	2,080	0.043	89
	Total	15,033	0.113	1,704
Markham Centre/South	Low Density	626	0.245	153
	Medium Density	4,363	0.136	595
	High Density	8,756	0.060	526
	Total	13,745	0.093	1,274

Richmond Hill-Northeast	Low Density	1,096	0.359	394
	Medium Density	2,774	0.309	858
	High Density	435	0.081	35
	Total	4,305	0.299	1,287
Richmond Hill-South	Low Density	112	0.450	50
	Medium Density	537	0.371	199
	High Density	4,931	0.102	504
	Total	5,579	0.135	754
Keswick	Low Density	2,223	0.363	806
	Medium Density	578	0.321	185
	High Density	473	0.082	39
	Total	3,274	0.315	1,030
Georgina	Low Density	772	0.268	207
	Medium Density	93	0.253	24
	High Density	20	0.078	2
	Total	885	0.262	232
East Gwillimbury	Low Density	8,339	0.324	2,698
	Medium Density	2,487	0.202	503
	High Density	465	0.054	25
	Total	11,290	0.286	3,226
Whitchurch-Stouffville	Low Density	2,178	0.444	966
	Medium Density	1,808	0.243	439
	High Density	2,018	0.073	147
	Total	6,003	0.259	1,553
Markham-North	Low Density	6,917	0.429	2,965
	Medium Density	6,632	0.301	1,993
	High Density	2,093	0.095	198
	Total	15,641	0.330	5,156
Markham-Cornell	Low Density	149	0.587	88
	Medium Density	2,082	0.416	867
	High Density	1,094	0.120	132
	Total	3,324	0.327	1,086
Markham-Centre West	Low Density	29	0.606	18
	Medium Density	298	0.368	110
	High Density	6,353	0.115	728
	Total	6,680	0.128	856
Markham-Centre East	Low Density	44	0.403	18
	Medium Density	197	0.255	50
	High Density	141	0.085	12
	Total	382	0.209	80
Markham-South	Low Density	403	0.539	217
	Medium Density	1,788	0.406	725
	High Density	1,168	0.087	102
	Total	3,358	0.311	1,044
Oak Ridges: Gormley Secondary Place	Low Density	959	0.345	330
	Medium Density	1,647	0.246	406
	High Density	182	0.071	13
	Total	2,788	0.269	749
		SUBTOTAL:		28,421
		LESS: Available Pupil Places:		11,188
		NET GROWTH RELATED PUPILS		17,233

SUBTOTAL:	10,598
LESS: Available Pupil Places:	1,988
NET GROWTH RELATED PUPILS	8,610



Panel: Elementary Panel

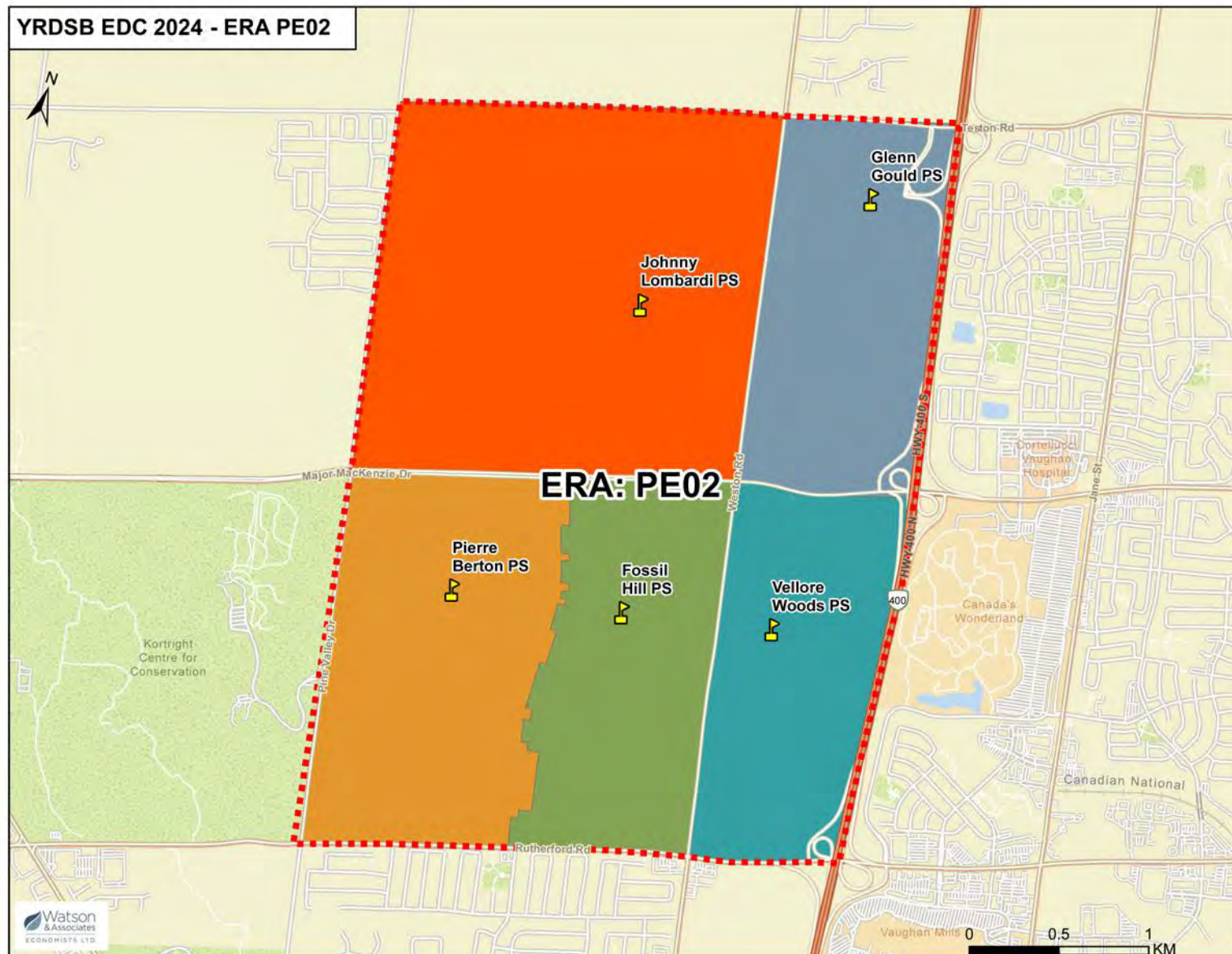
Review Area: PE01 King City and Township

REQUIREMENTS OF EXISTING COMMUNITY

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)														
15 Year Projections (Assumes Full Day JK/SK)														
Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
34	69	103	160	217	277	337	398	503	608	720	832	943	1060	1176

1	Requirements of New Development (Pupil Places)	1176
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	348
4	Net Growth-Related Pupil Place Requirements (1+2-3)	827

NOTES



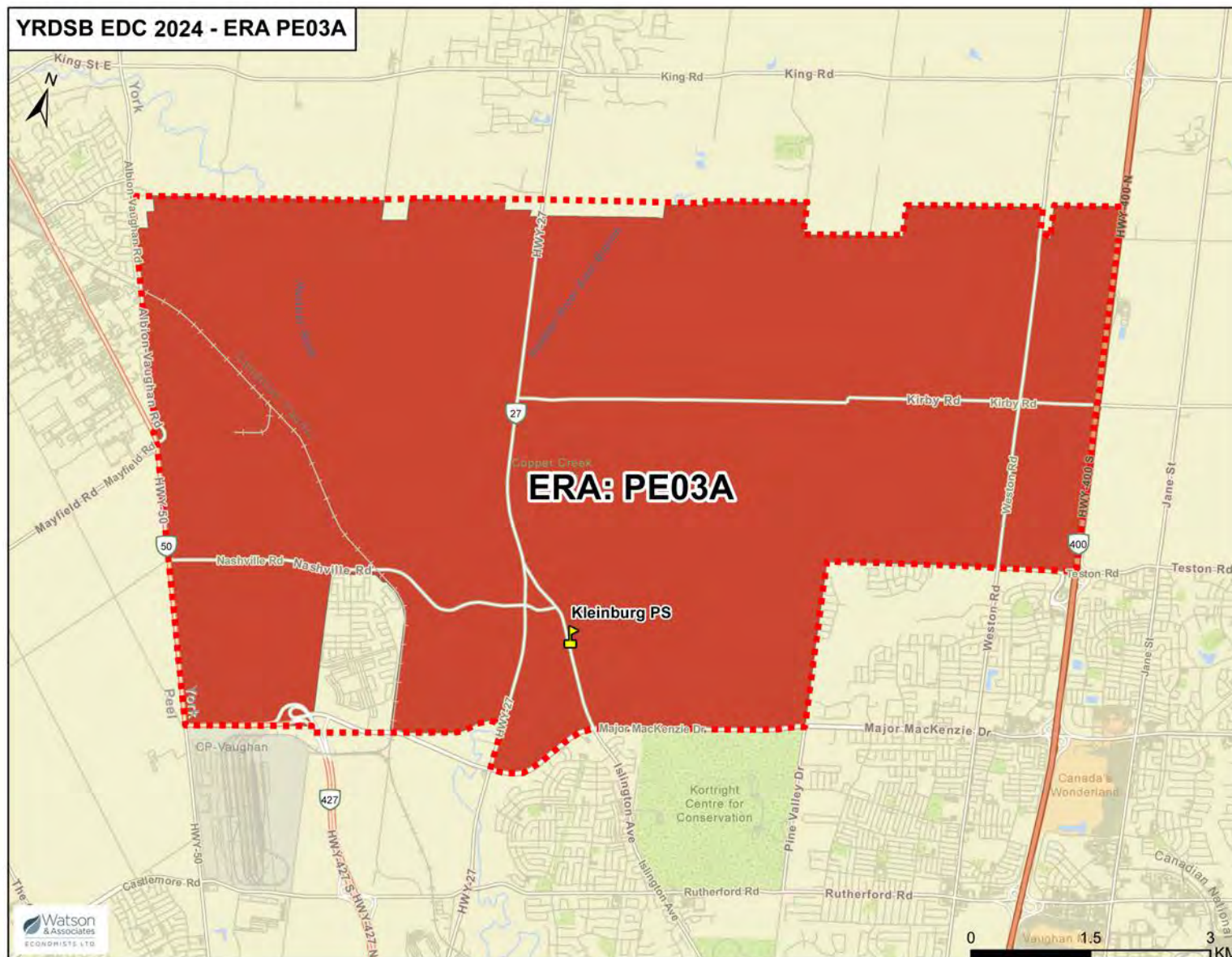
PE02 Vaughan-Vellore

[illegible]

		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
		2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/	2036/	2037/	2038/
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
		36	71	107	123	140	169	199	229	250	271	294	318	341	362	384

1	Requirements of New Development (Pupil Places)	384
2	Pupils Holding For New Schools	236
3	Available Pupil Places in Existing Facilities	571
4	Net Growth-Related Pupil Place Requirements (1+2-3)	49

NOTES



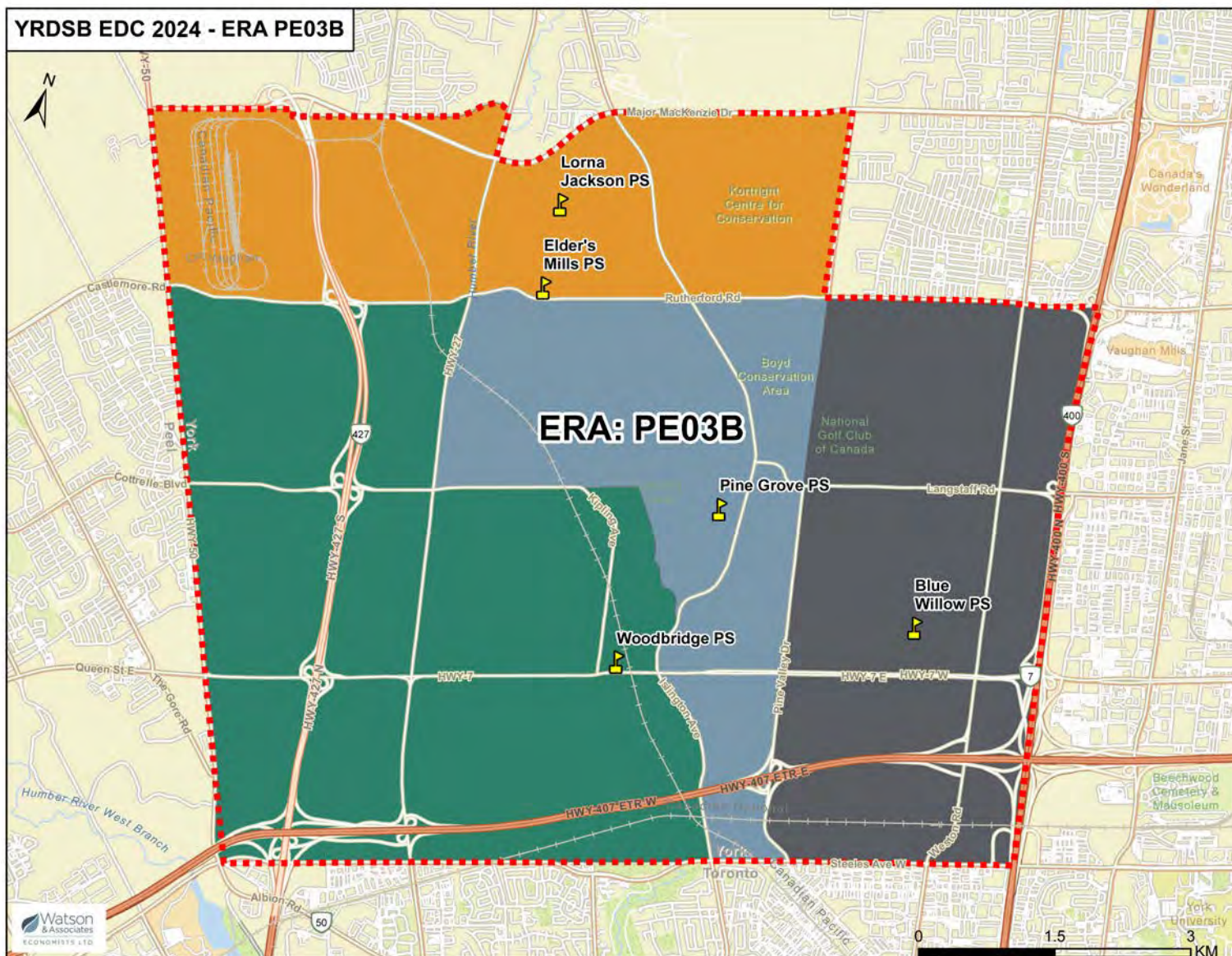
PE03A Vaughan-Kleinburg

[illegible]

		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
		2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	
		81	163	248	311	376	456	538	621	743	868	986	1105	1223	1342	1461

1	Requirements of New Development (Pupil Places)	1461
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	309
4	Net Growth-Related Pupil Place Requirements (1+2-3)	1152

NOTES



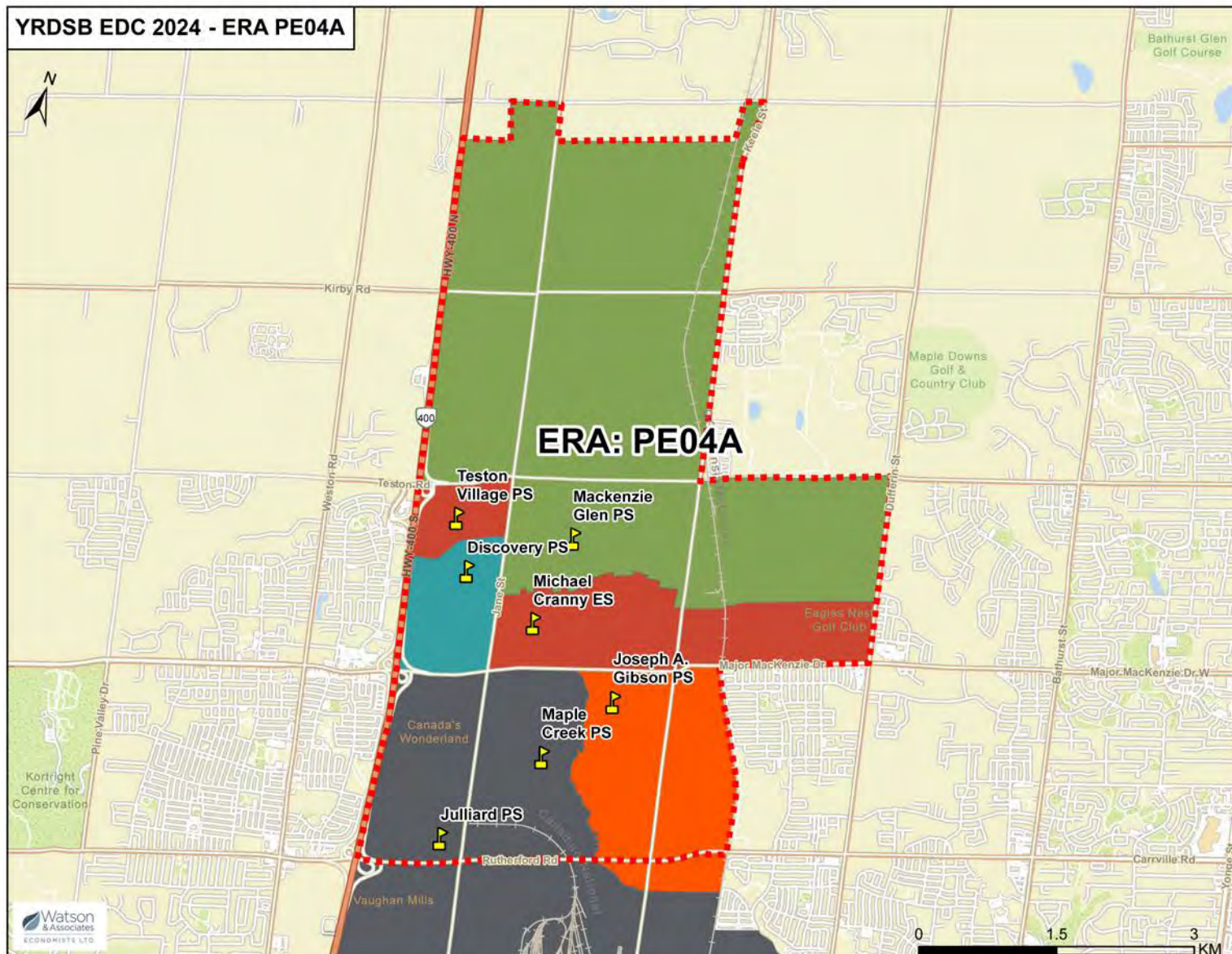
PE03B Vaughan-Woodbridge

[illegible]

		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
		2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039
		11	22	33	47	61	80	99	117	146	174	204	234	265	298	331

1	Requirements of New Development (Pupil Places)	331
2	Pupils Holding For New Schools	92
3	Available Pupil Places in Existing Facilities	157
4	Net Growth-Related Pupil Place Requirements (1+2-3)	266

NOTES



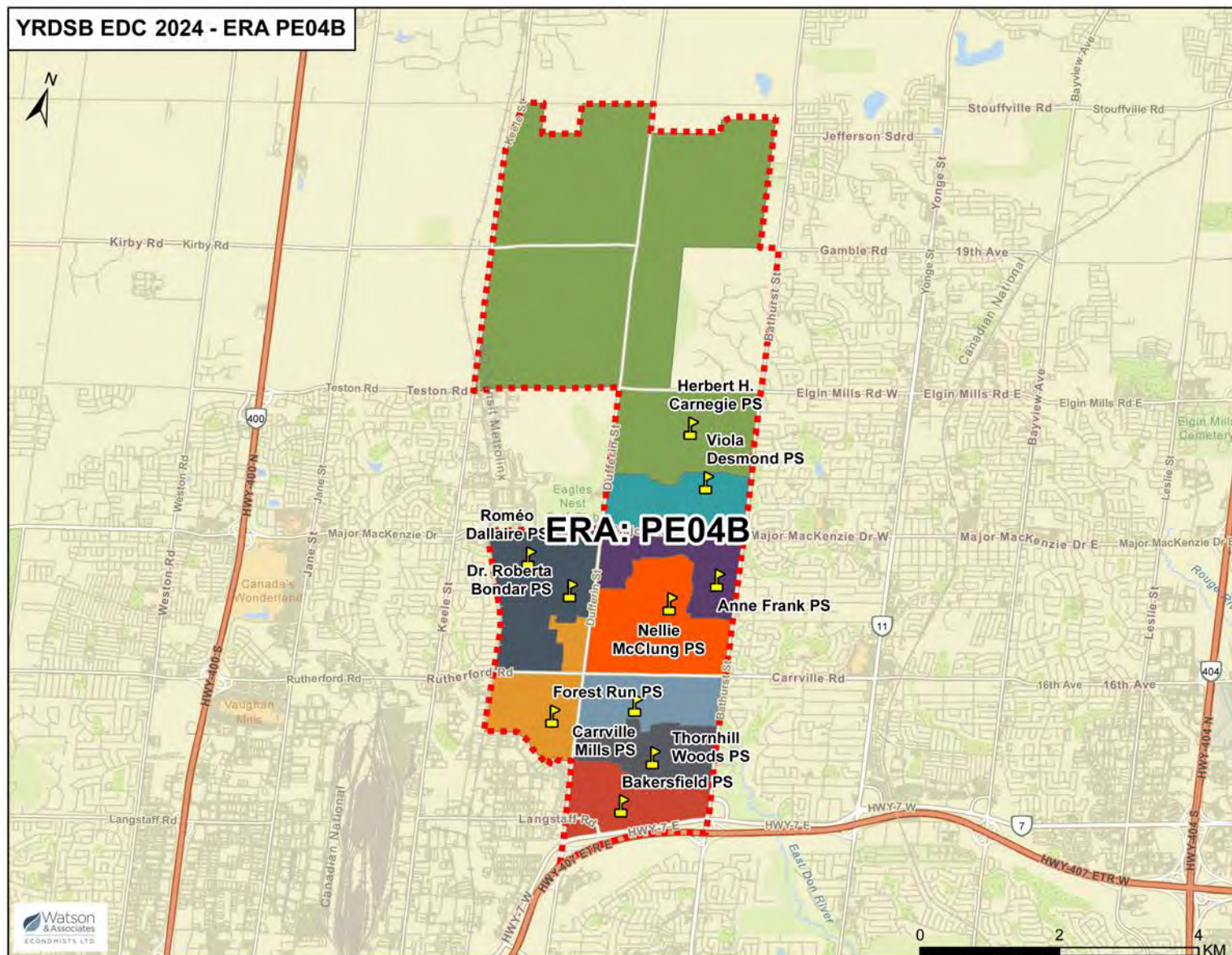
PE04A Vaughan-Maple

[illegible]

		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
		2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	
		28	56	85	173	261	355	450	544	674	804	936	1068	1201	1340	1480

1	Requirements of New Development (Pupil Places)	1480
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	925
4	Net Growth-Related Pupil Place Requirements (1+2-3)	555

NOTES



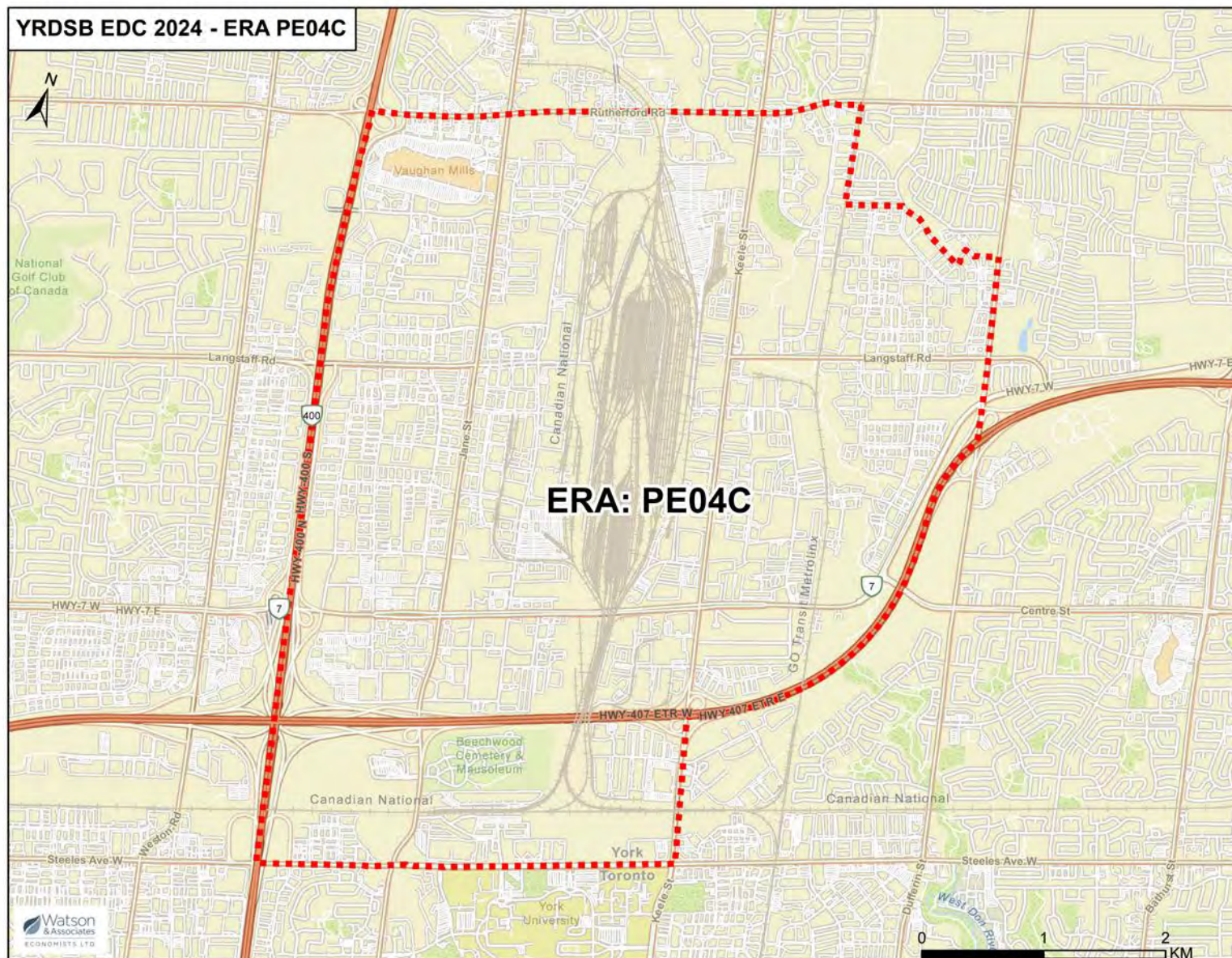
PE04B Vaughan-Carrville

[illegible]

		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
		2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039
		58	115	173	207	241	304	367	430	472	514	554	594	633	669	705

1	Requirements of New Development (Pupil Places)	705
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	2469
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



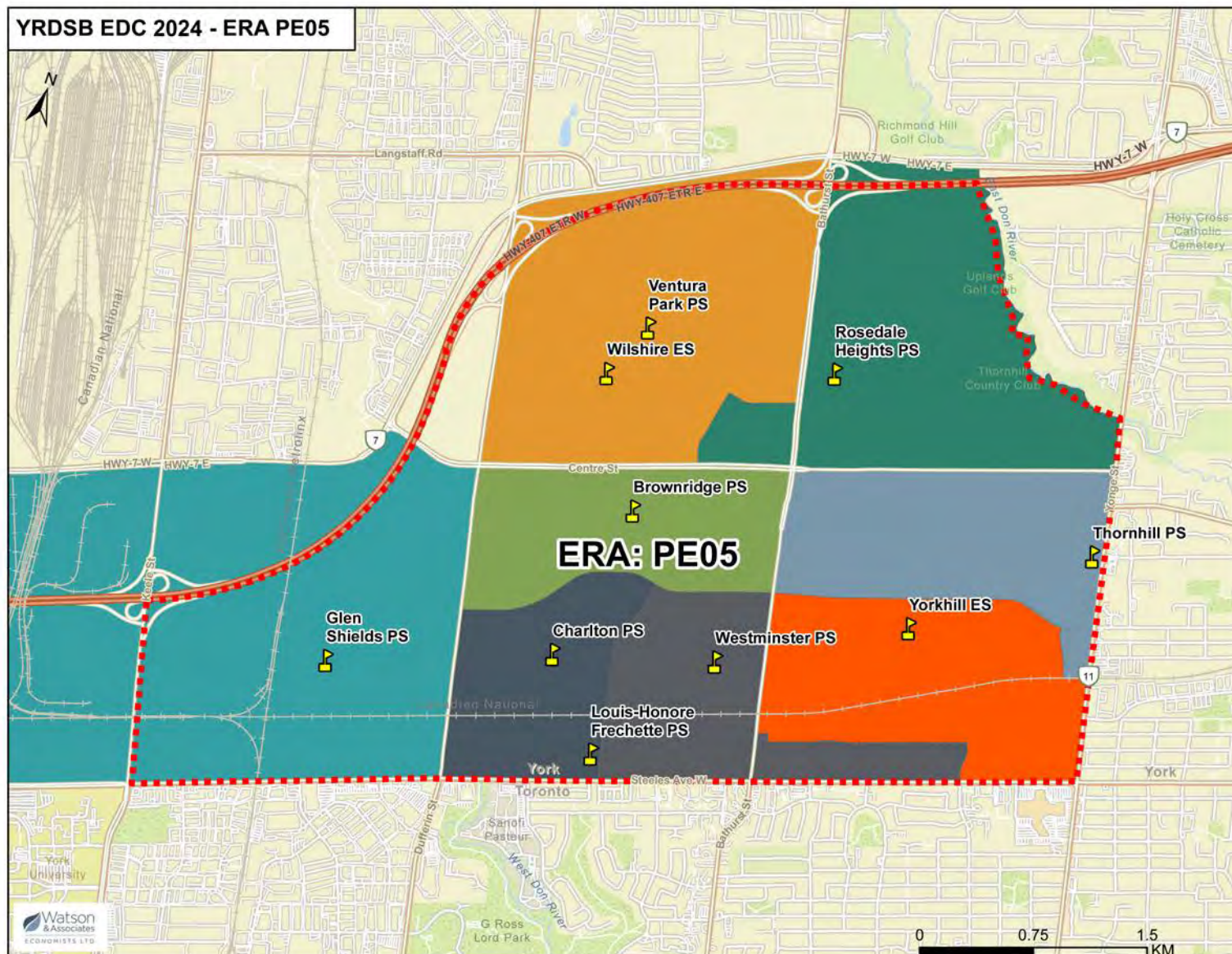
PE04C Vaughan-Metropolitan Centre

[illegible]

		15 Year Projection of Average Daily Enrollments														
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039	
	43	106	169	236	302	377	454	531	598	666	746	830	915	986	1056	

1	Requirements of New Development (Pupil Places)	1056
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	0
4	Net Growth-Related Pupil Place Requirements (1+2-3)	1056

NOTES

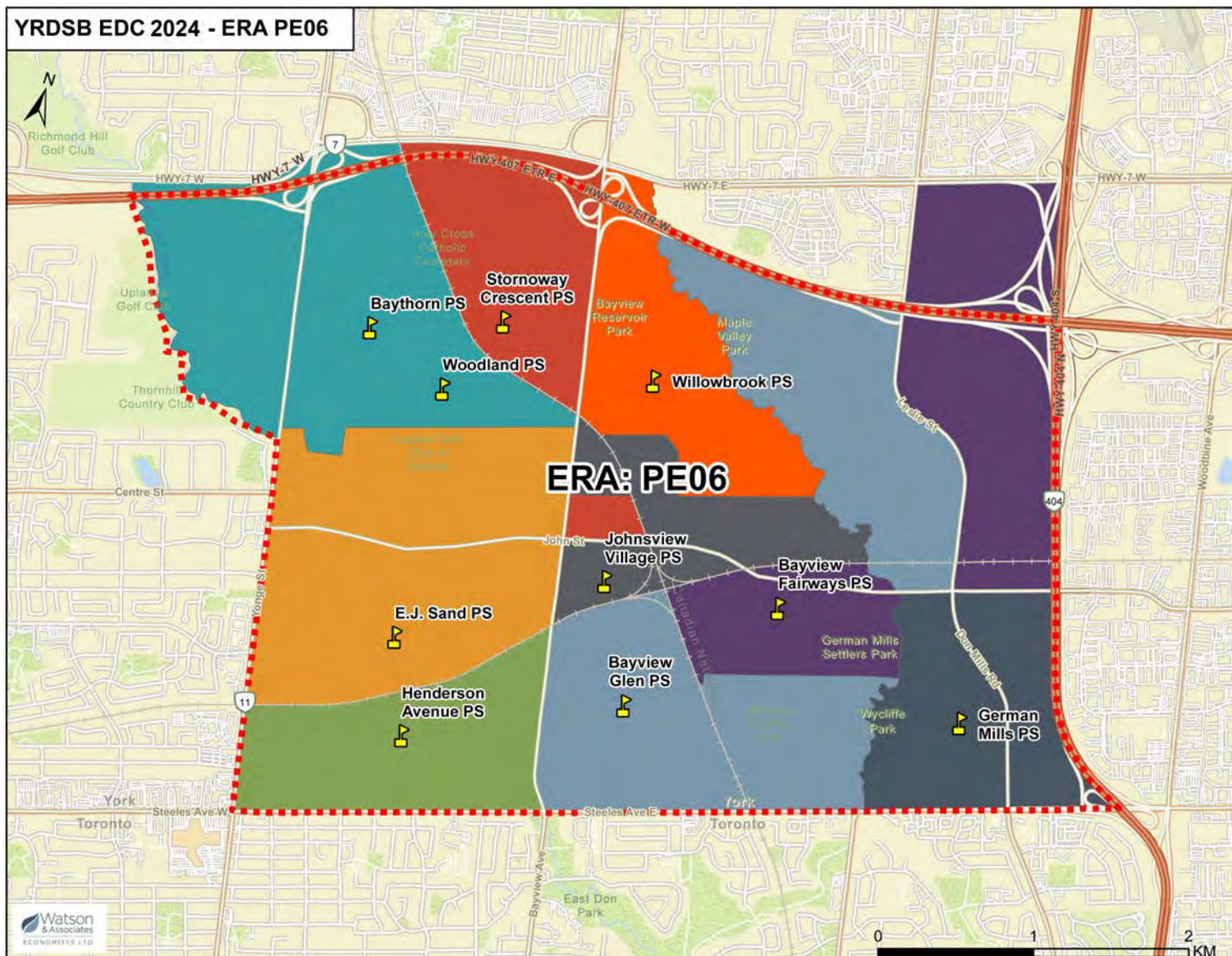


PE05 Vaughan-Thornhill

[illegible]

		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
		2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039
		20	41	61	86	111	141	171	201	233	265	299	333	367	403	440

1	Requirements of New Development (Pupil Places)	440
2	Pupils Holding For New Schools	320
3	Available Pupil Places in Existing Facilities	2033
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0
NOTES		



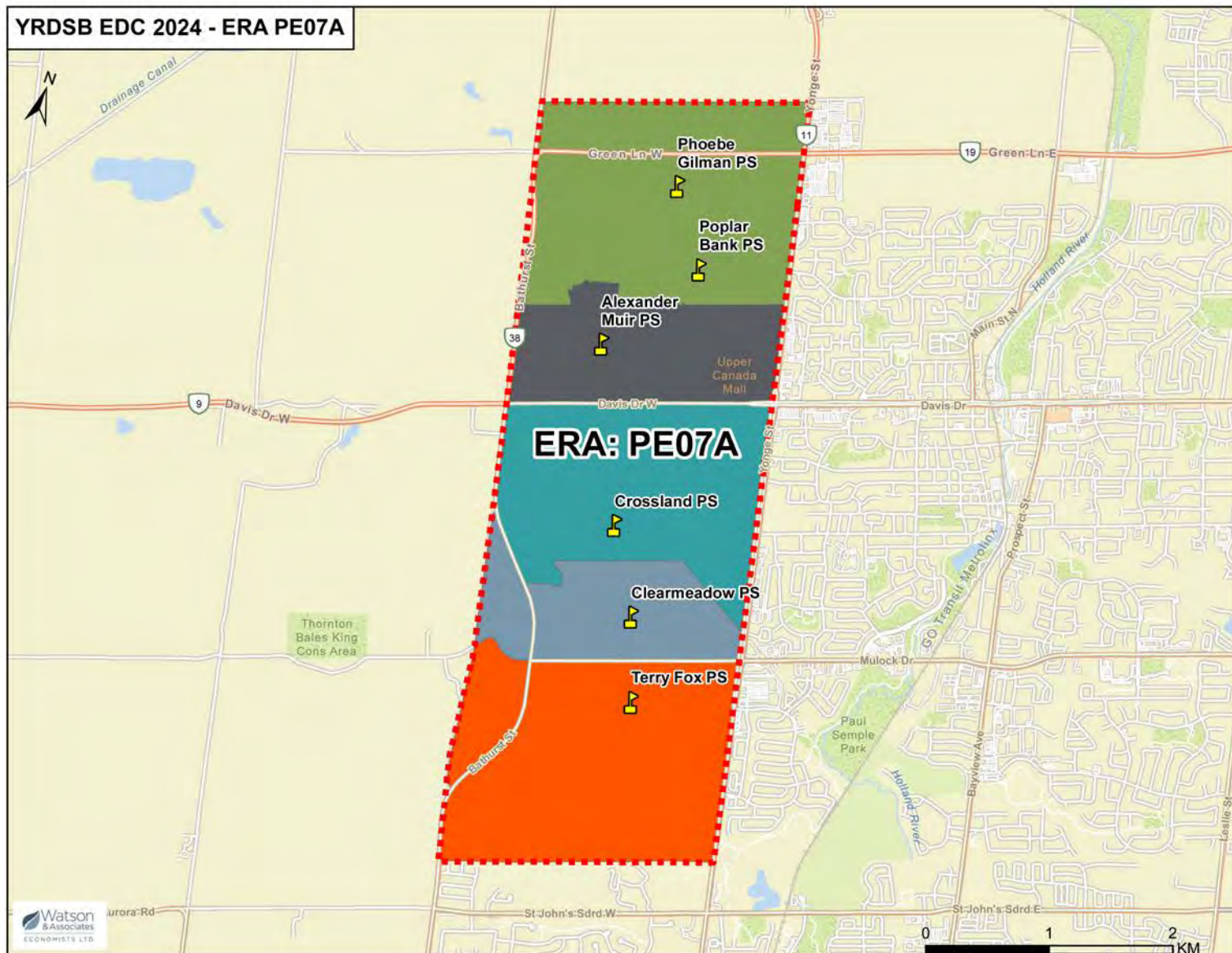
PE06 Markham-Thornhill

[illegible]

		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
		2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	
		24	48	73	139	206	272	339	407	495	584	671	758	845	931	1016

1	Requirements of New Development (Pupil Places)	1016
2	Pupils Holding For New Schools	209
3	Available Pupil Places in Existing Facilities	311
4	Net Growth-Related Pupil Place Requirements (1+2-3)	915

NOTES



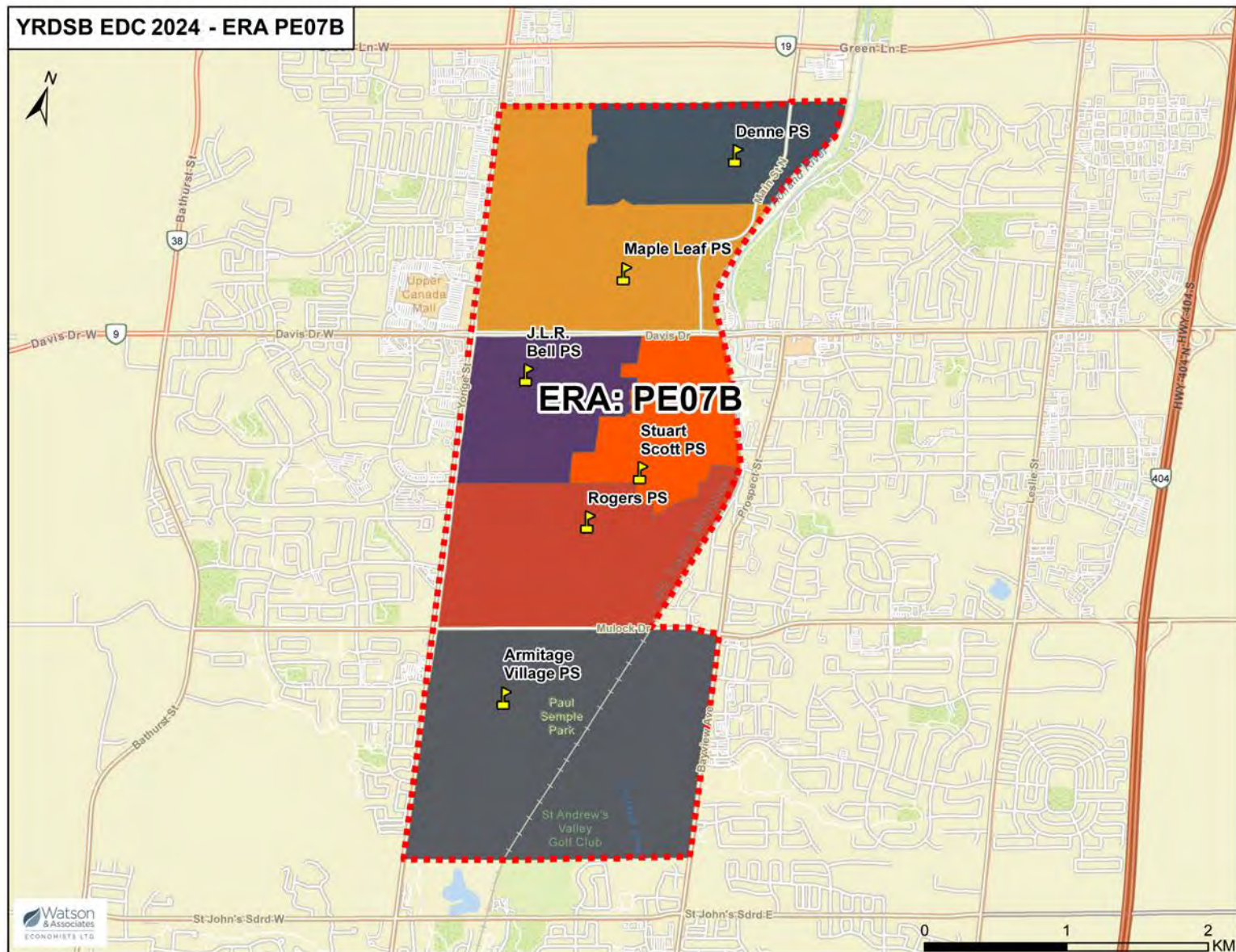
PE07A Newmarket-West

[illegible]

		15 Year Projection of Average Daily Enrolments														
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039	
	48	97	145	203	261	320	378	437	481	525	577	629	681	724	766	

1	Requirements of New Development (Pupil Places)	766
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	725
4	Net Growth-Related Pupil Place Requirements (1+2-3)	41

NOTES



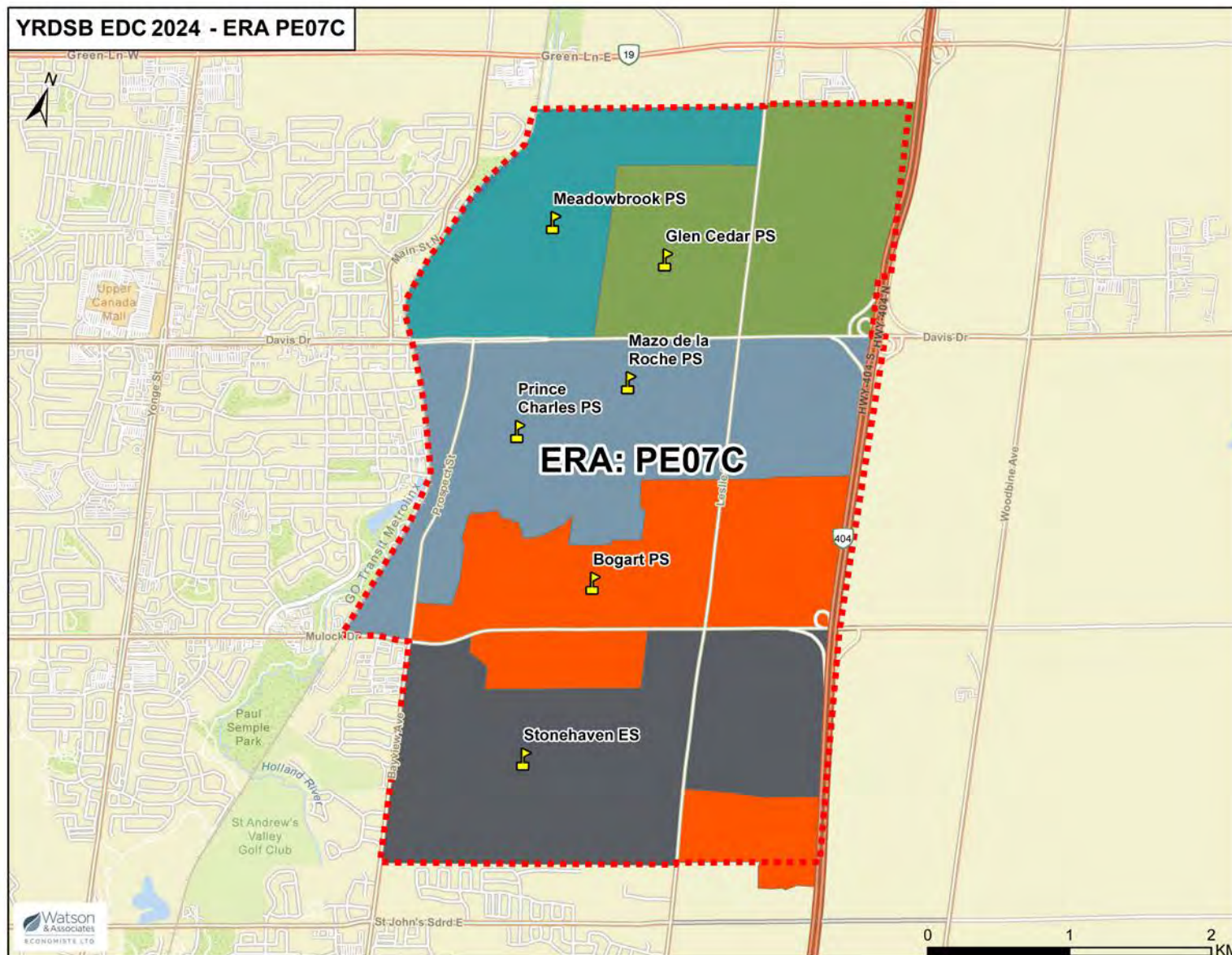
PE07B Newmarket-Central

[illegible]

		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
		2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	
		19	37	56	72	88	102	116	130	145	161	180	198	216	229	242

1	Requirements of New Development (Pupil Places)	242
2	Pupils Holding For New Schools	225
3	Available Pupil Places in Existing Facilities	642
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



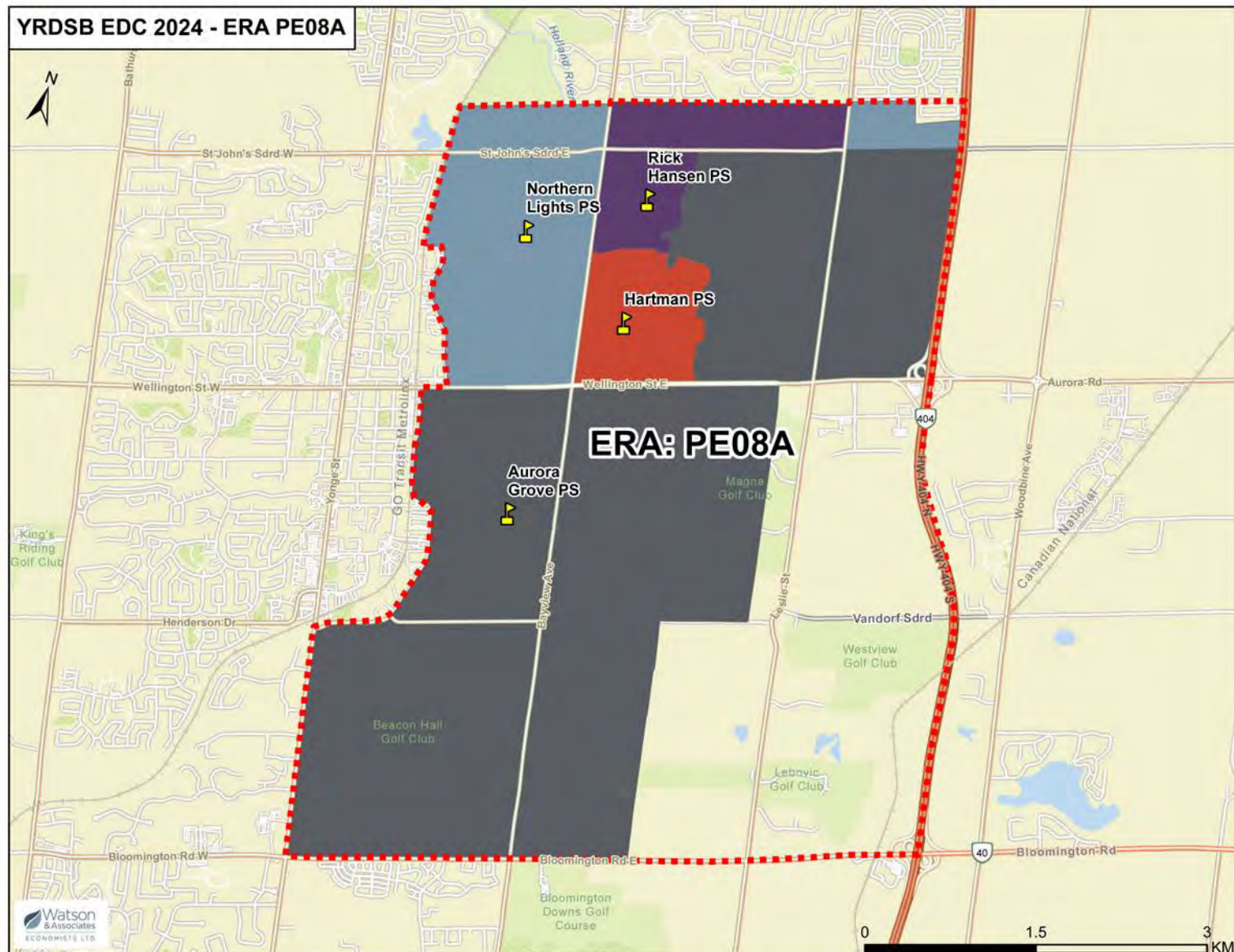
PE07C Newmarket-East

[illegible]

		15 Year Projection of Average Daily Enrollments														
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039	
	12	23	35	48	60	72	83	95	103	111	120	128	137	149	160	

1	Requirements of New Development (Pupil Places)	160
2	Pupils Holding For New Schools	122
3	Available Pupil Places in Existing Facilities	521
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



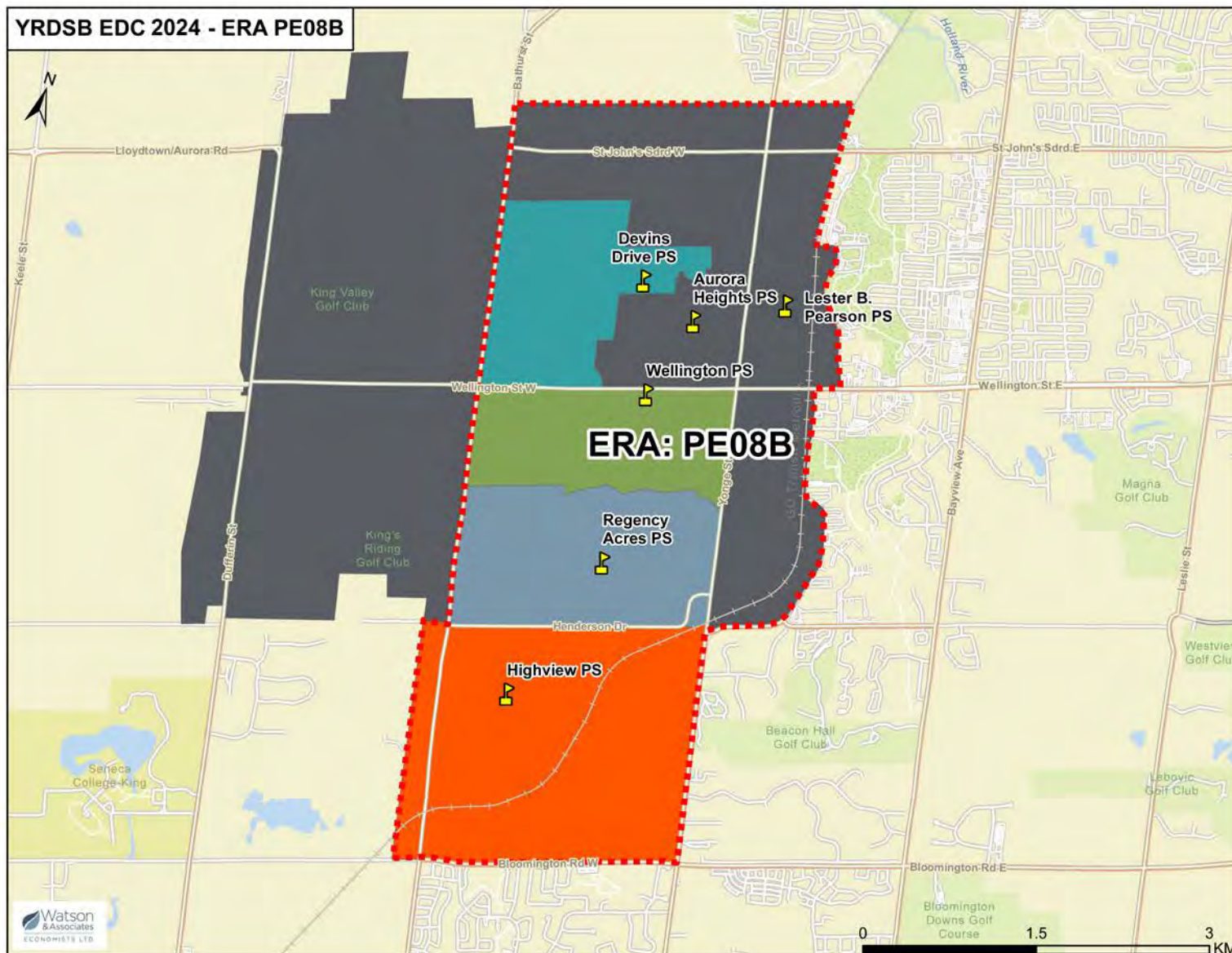
PE08A Aurora-East

[illegible]

		15 Year Projection of Average Daily Enrolments														
		Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
		34	68	102	136	170	208	245	282	321	361	402	443	484	520	555

1	Requirements of New Development (Pupil Places)	555
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	642
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



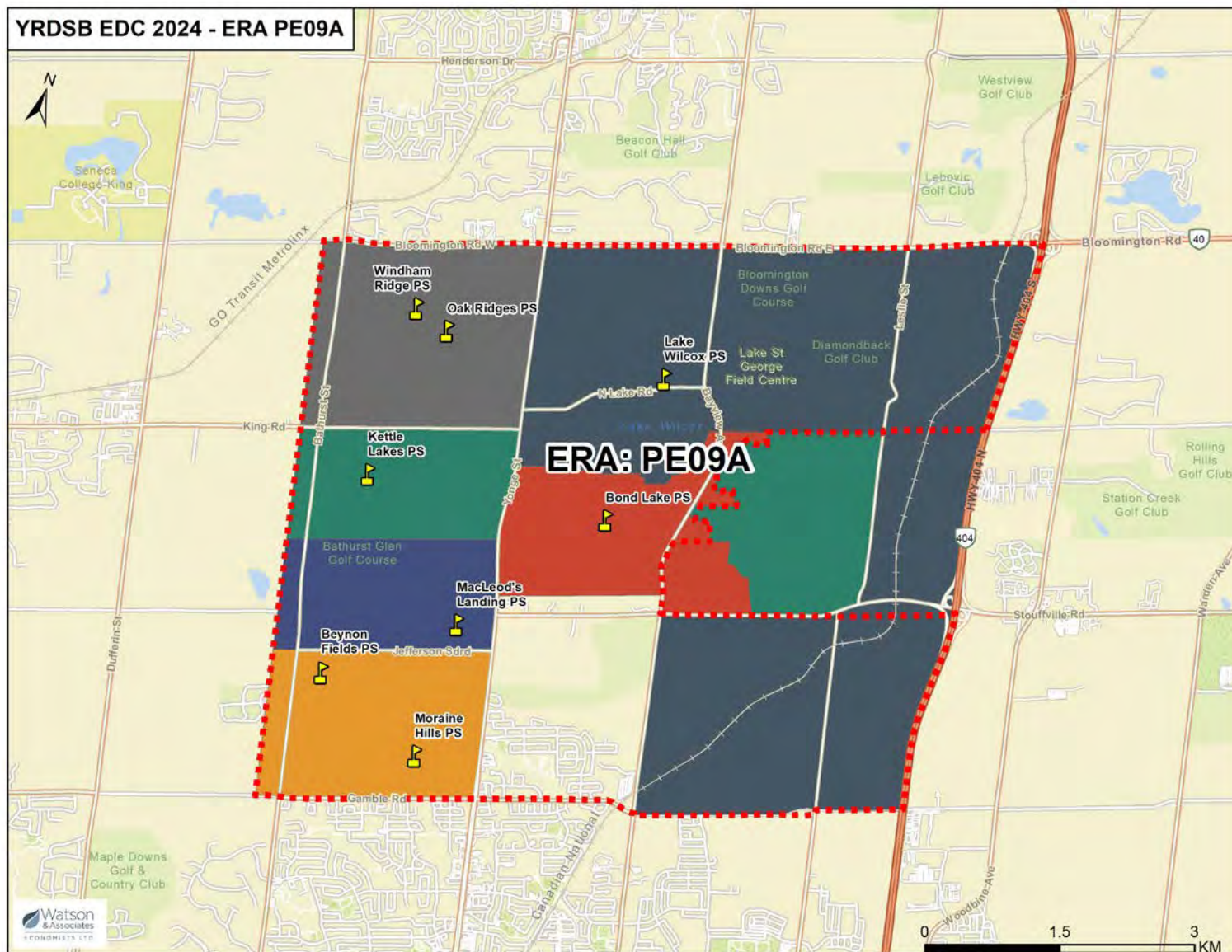
PE08B Aurora-West

[illegible]

		15 Year Projection of Average Daily Enrolments														
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039	
	17	34	52	74	95	119	143	167	188	208	226	243	261	274	288	

1	Requirements of New Development (Pupil Places)	288
2	Pupils Holding For New Schools	407
3	Available Pupil Places in Existing Facilities	1025
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



PE09A Oak Ridges Less Gormley Secondary Plan

[illegible]

				15 Year Projection of Average Daily Enrollments														
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
				2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039
				57	114	170	196	223	251	279	308	321	333	344	355	366	364	362

1	Requirements of New Development (Pupil Places)	362
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	1055
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



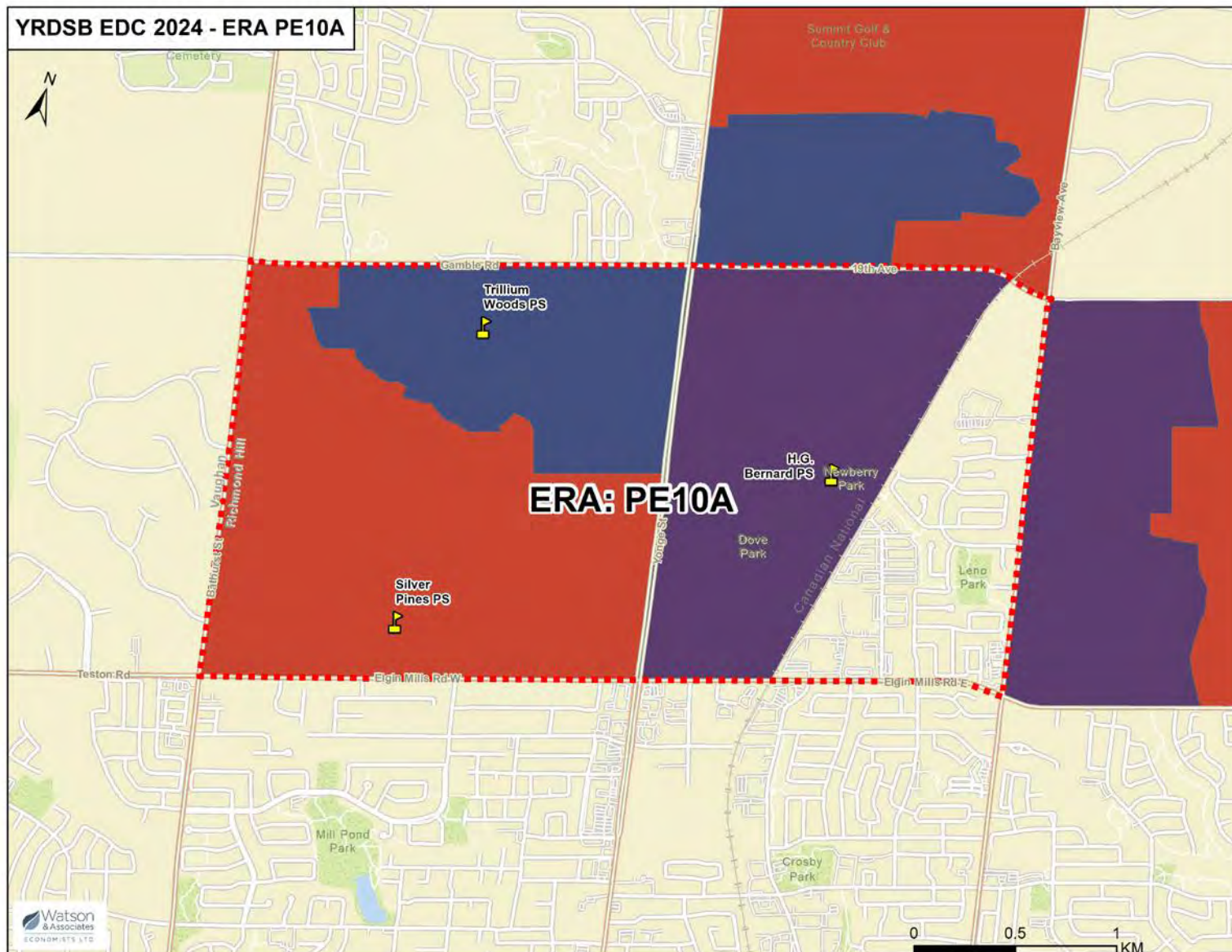
PE09B Oak Ridges: Gormley Secondary Plan

[illegible]

		15 Year Projection of Average Daily Enrollments														
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
		2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039
		47	94	141	217	293	381	469	557	594	630	658	685	712	731	749

1	Requirements of New Development (Pupil Places)	749
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	0
4	Net Growth-Related Pupil Place Requirements (1+2-3)	749

NOTES



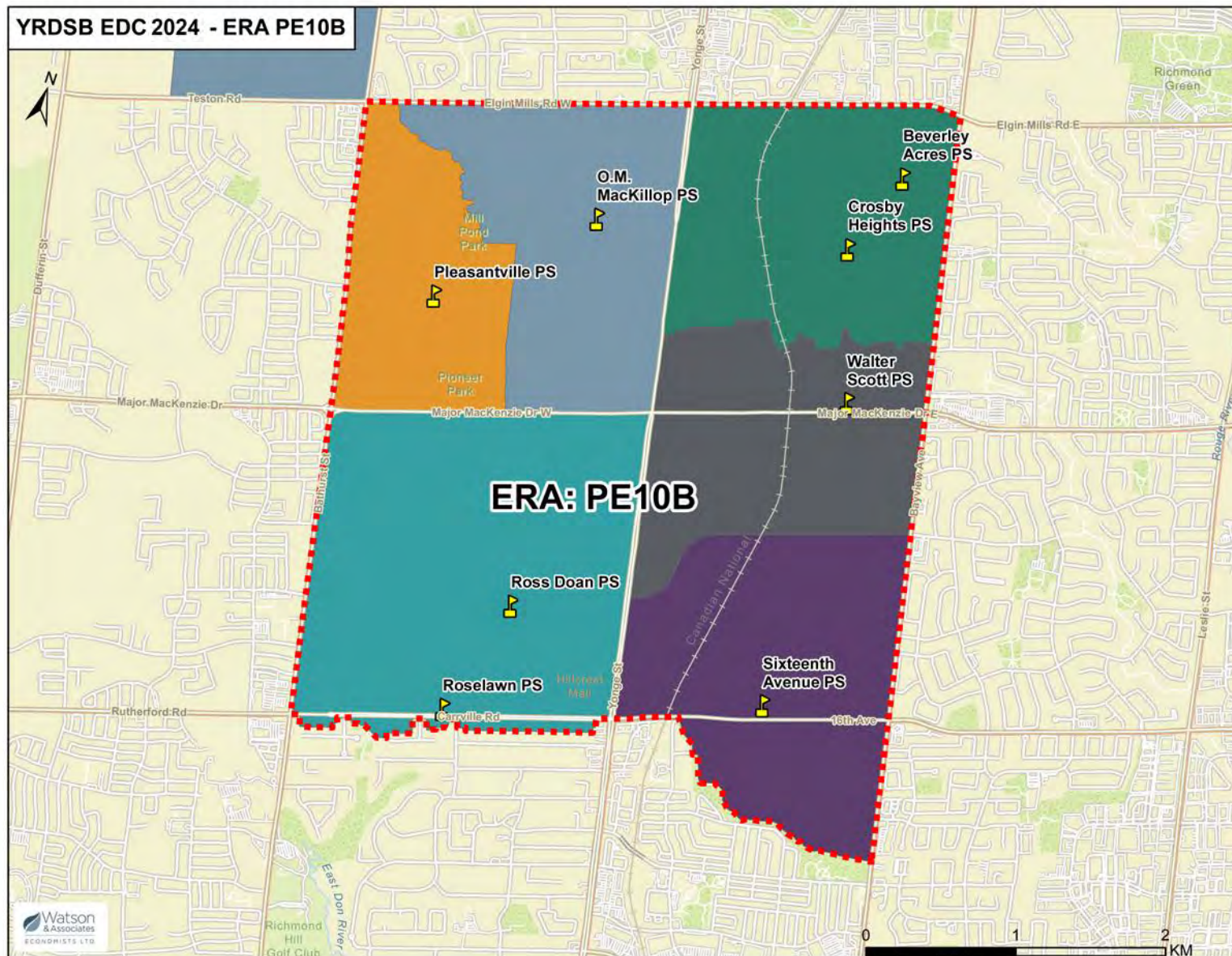
PE10A Richmond Hill-Northwest

[illegible]

		15 Year Projection of Average Daily Enrollments														
		Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
		5	10	16	26	36	47	57	68	75	81	87	94	100	111	121

1	Requirements of New Development (Pupil Places)	121
2	Pupils Holding For New Schools	477
3	Available Pupil Places in Existing Facilities	832
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



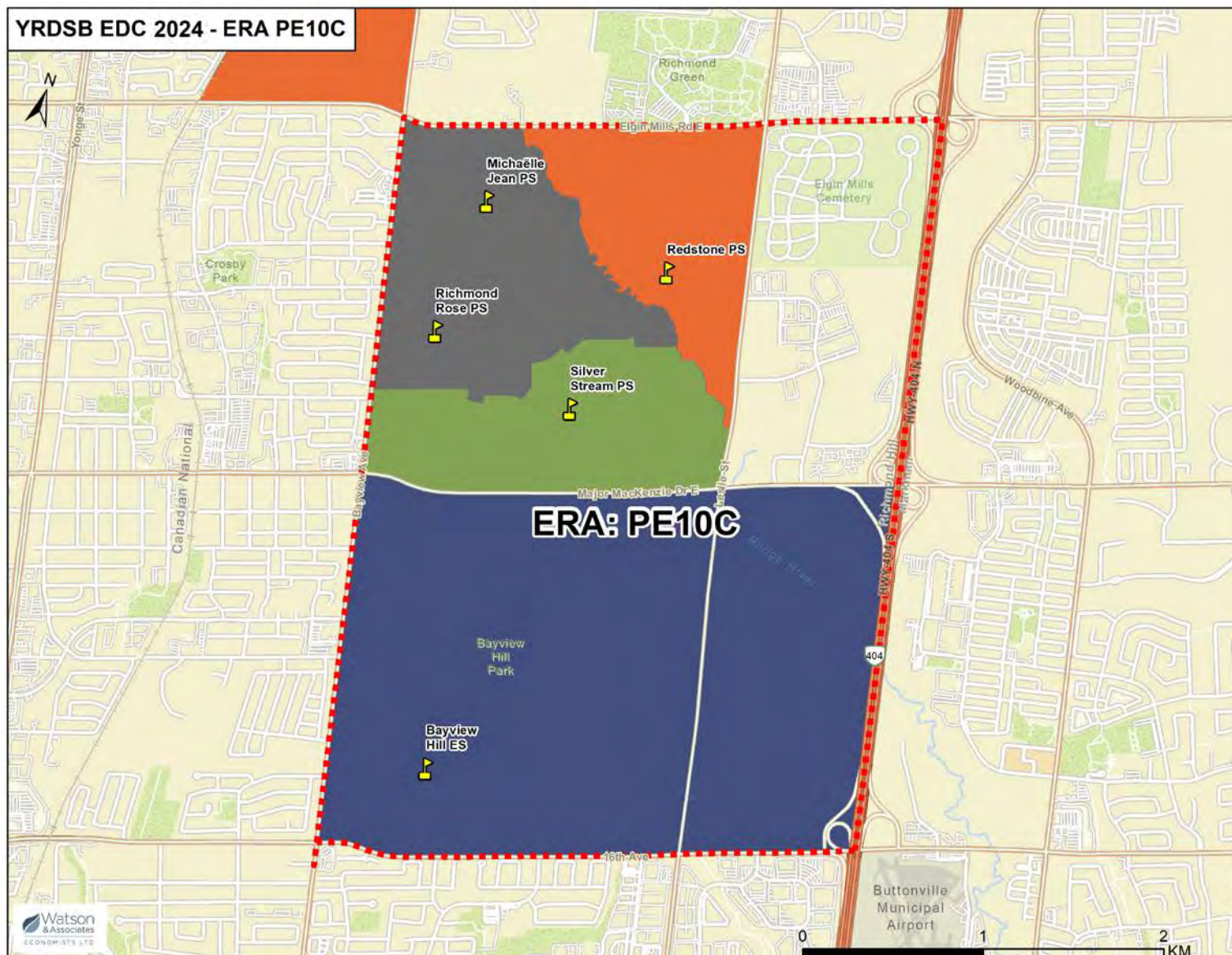
PE10B Richmond Hill-West

[illegible]

		15 Year Projection of Average Daily Enrollments														
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/	2036/	2037/	2038/	
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
	51	103	154	192	230	265	300	335	382	428	477	525	573	633	692	

1	Requirements of New Development (Pupil Places)	692
2	Pupils Holding For New Schools	76
3	Available Pupil Places in Existing Facilities	619
4	Net Growth-Related Pupil Place Requirements (1+2-3)	149

NOTES



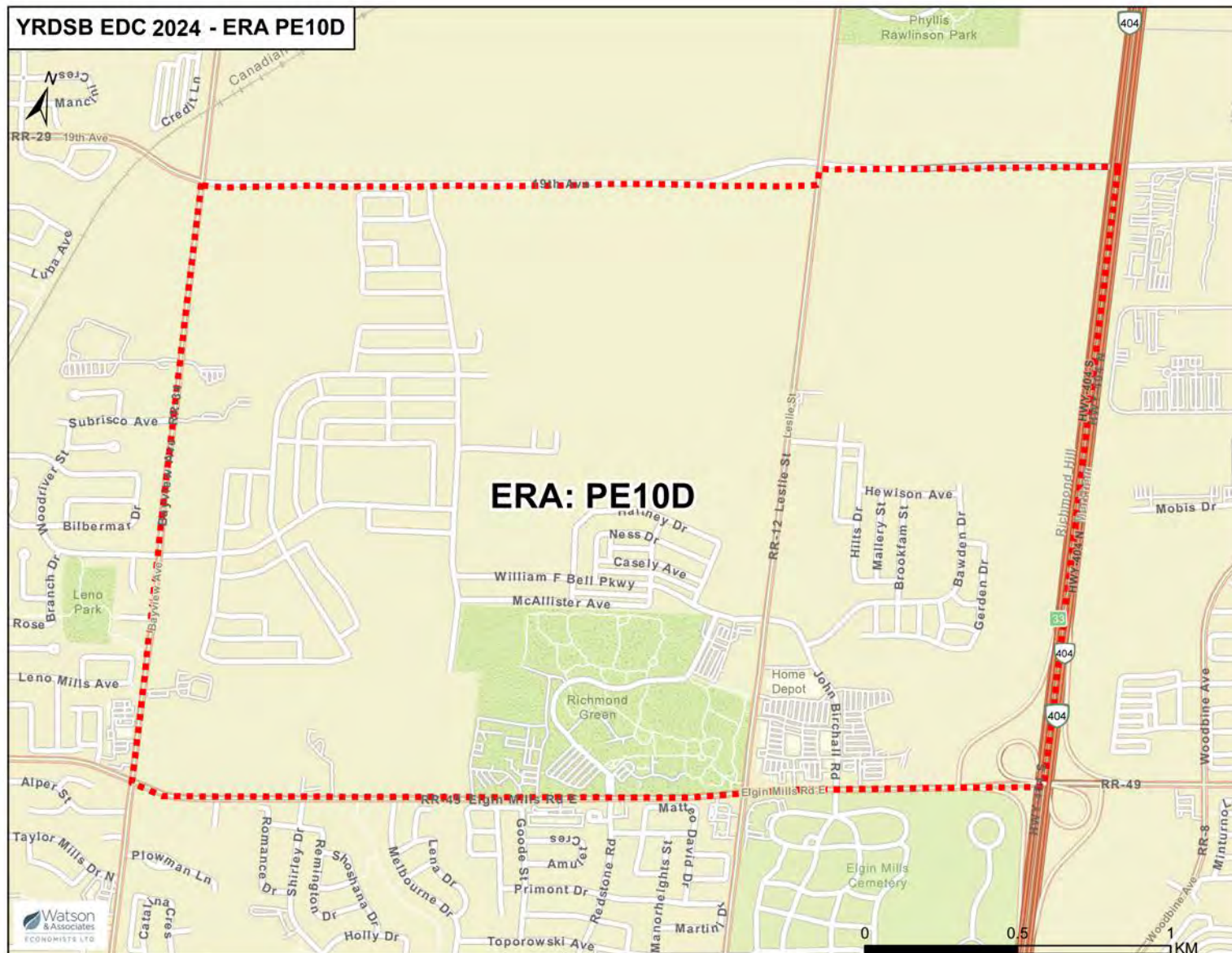
PE10C Richmond Hill-East

[illegible]

		15 Year Projection of Average Daily Enrollments														
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
		2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039
		1	3	4	12	19	27	36	44	55	67	78	90	102	117	133

1	Requirements of New Development (Pupil Places)	133
2	Pupils Holding For New Schools	348
3	Available Pupil Places in Existing Facilities	887
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



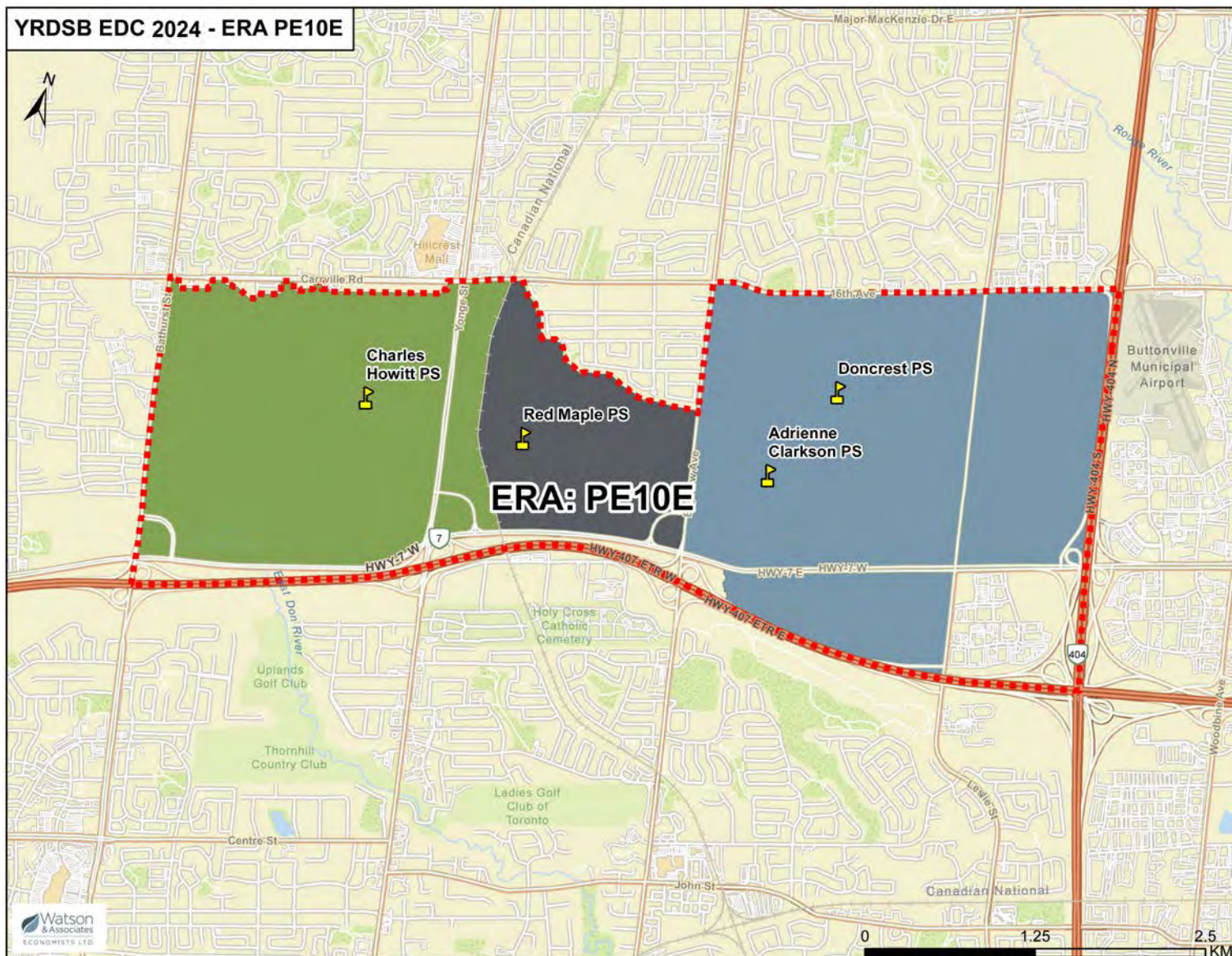
PE10D Richmond Hill-Northeast

[illegible]

		15 Year Projection of Average Daily Enrollments														
		Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
		151	303	454	535	616	719	822	925	1002	1079	1127	1175	1223	1255	1287

1	Requirements of New Development (Pupil Places)	1287
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	0
4	Net Growth-Related Pupil Place Requirements (1+2-3)	1287

NOTES



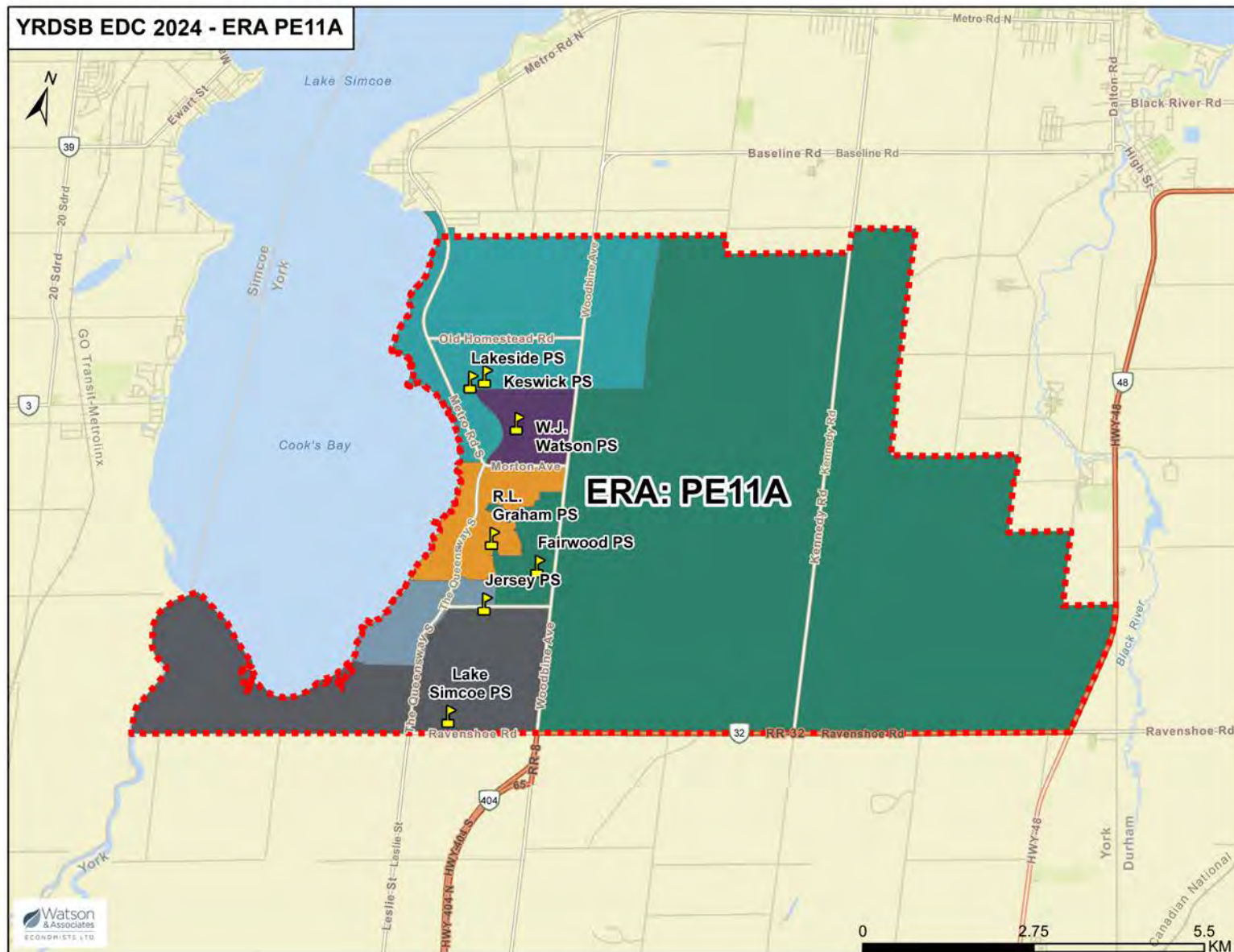
PE10E Richmond Hill-South

[illegible]

		15 Year Projection of Average Daily Enrollments														
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
		2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039
		44	89	133	167	201	228	255	283	356	429	504	580	655	704	754

1	Requirements of New Development (Pupil Places)	754
2	Pupils Holding For New Schools	190
3	Available Pupil Places in Existing Facilities	0
4	Net Growth-Related Pupil Place Requirements (1+2-3)	944

NOTES



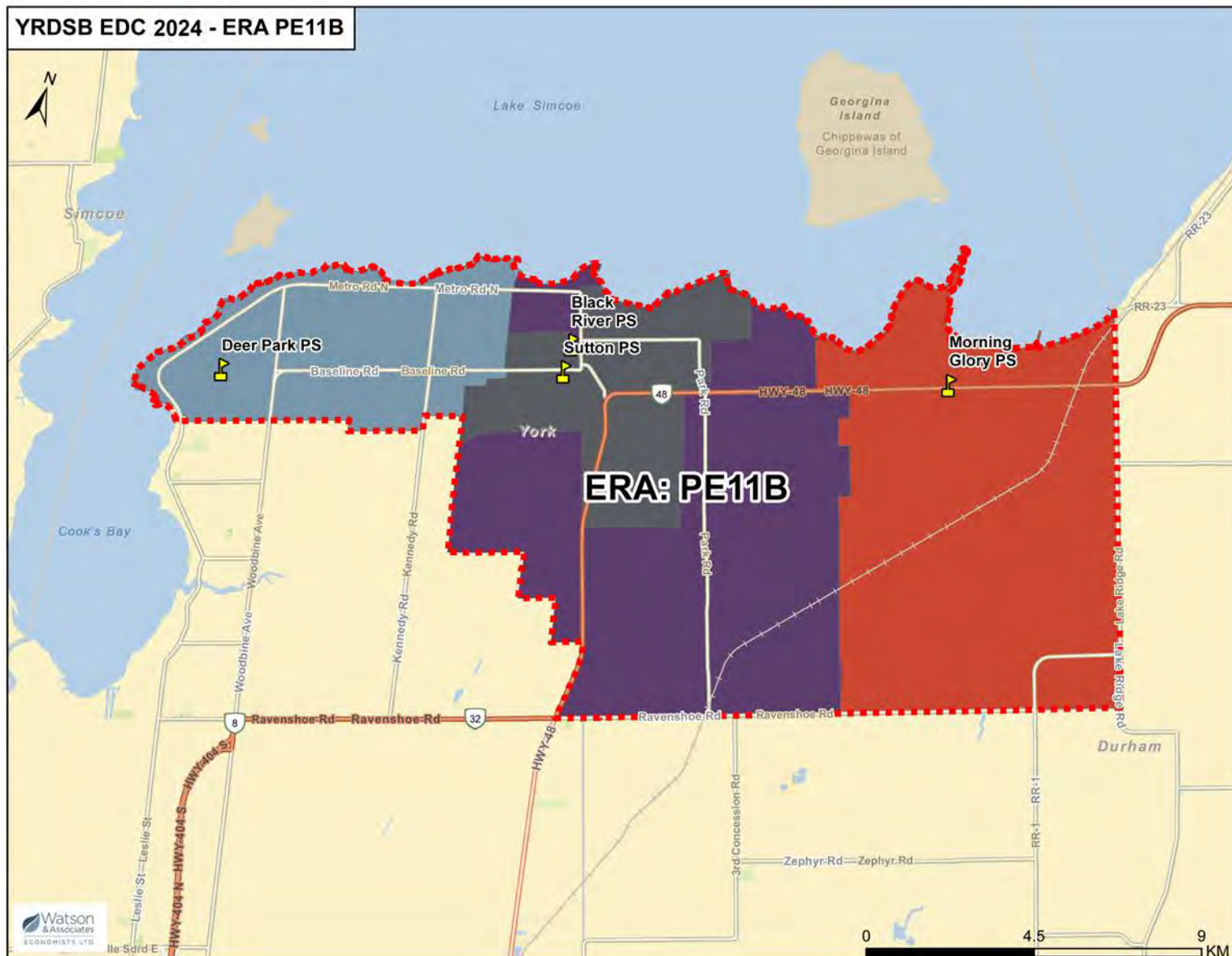
PE11A Keswick

[illegible]

		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
		2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039
		53	107	161	230	299	370	442	514	586	658	747	835	924	977	1030

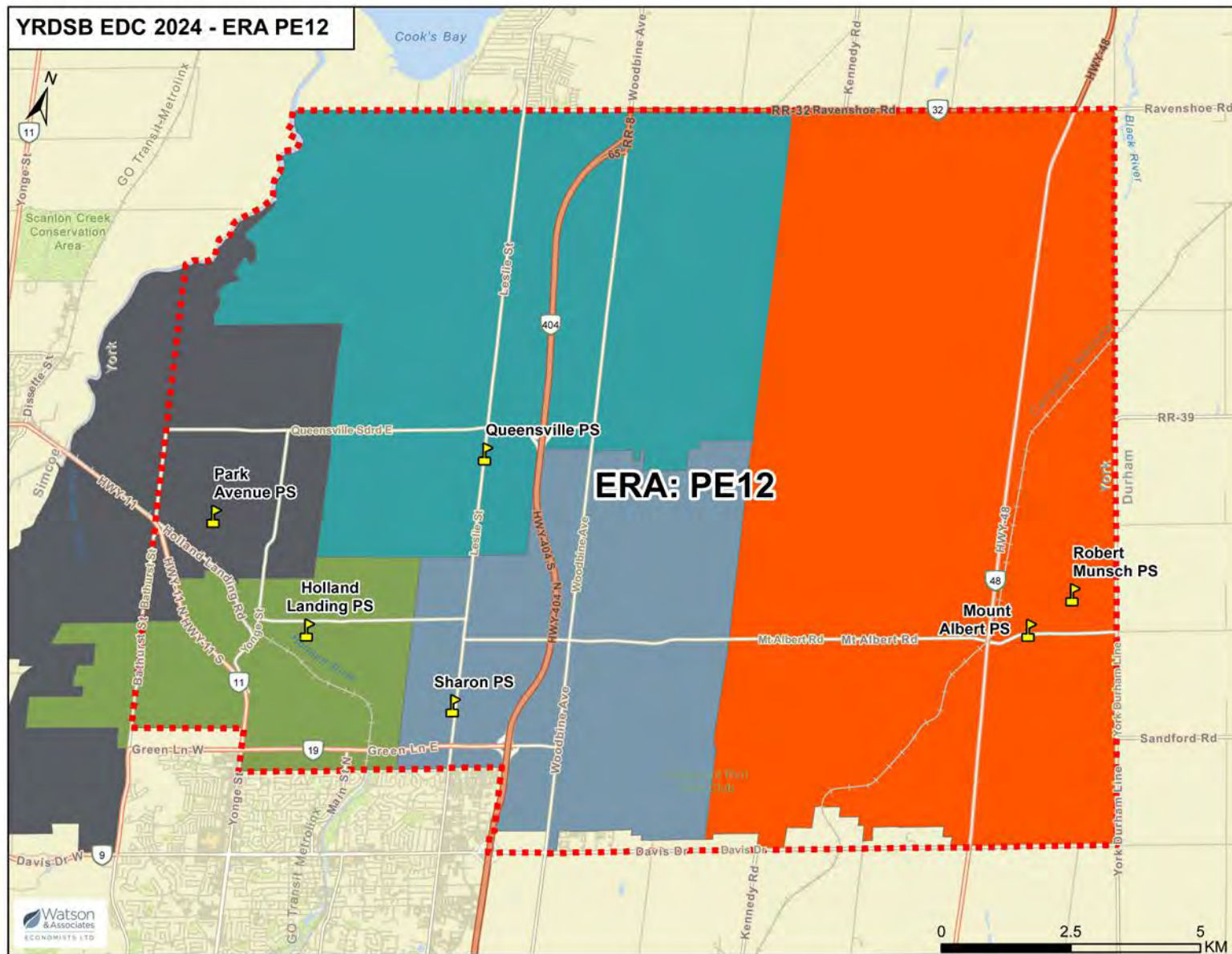
1	Requirements of New Development (Pupil Places)	1030
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	655
4	Net Growth-Related Pupil Place Requirements (1+2-3)	375

NOTES



PE11B Georgina

NOTES



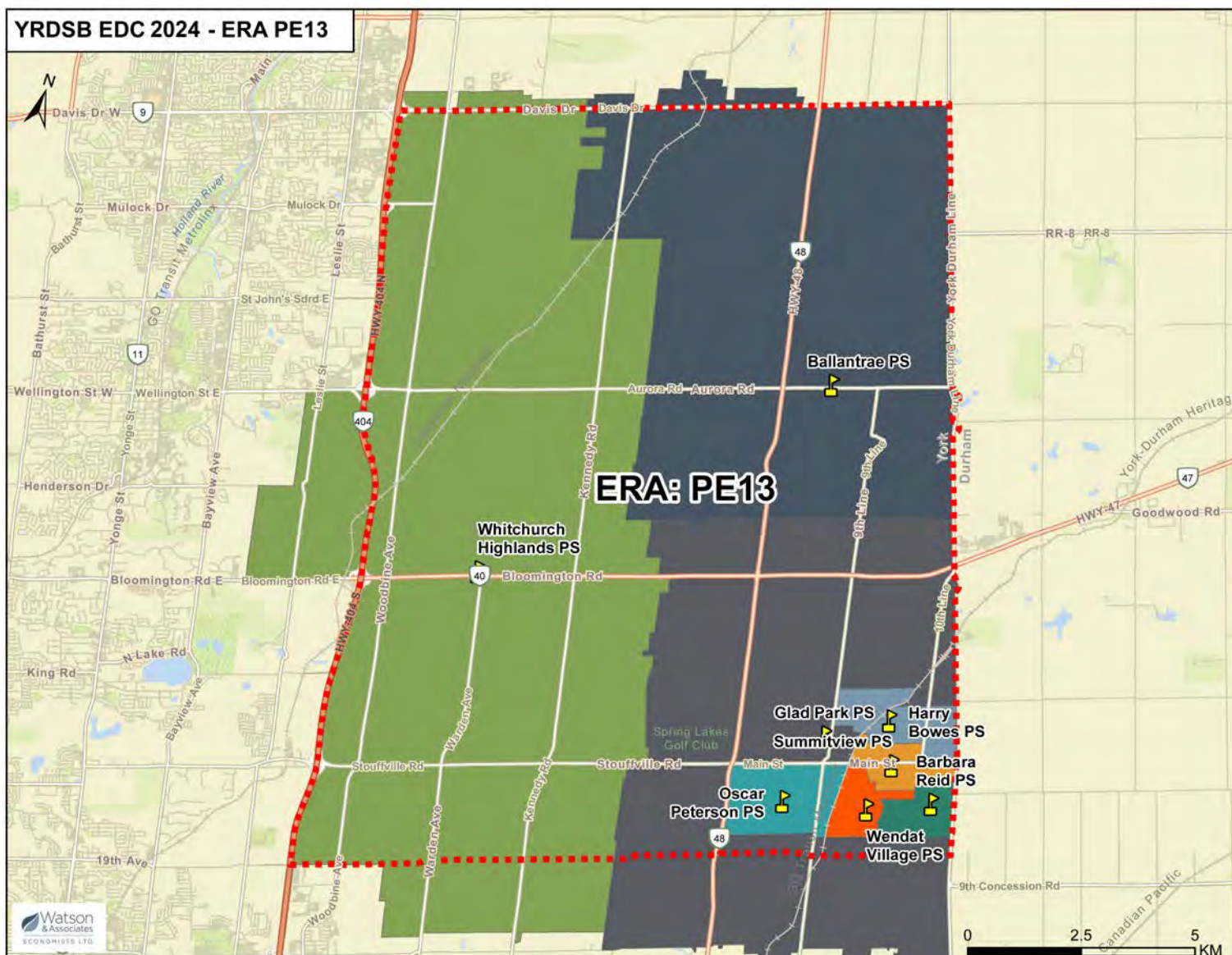
PE12 East Gwillimbury

[illegible]

		15 Year Projection of Average Daily Enrollments														
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
		2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039
		143	287	430	598	766	971	1176	1381	1656	1931	2187	2442	2698	2962	3226

1	Requirements of New Development (Pupil Places)	3226
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	796
4	Net Growth-Related Pupil Place Requirements (1+2-3)	2431

NOTES



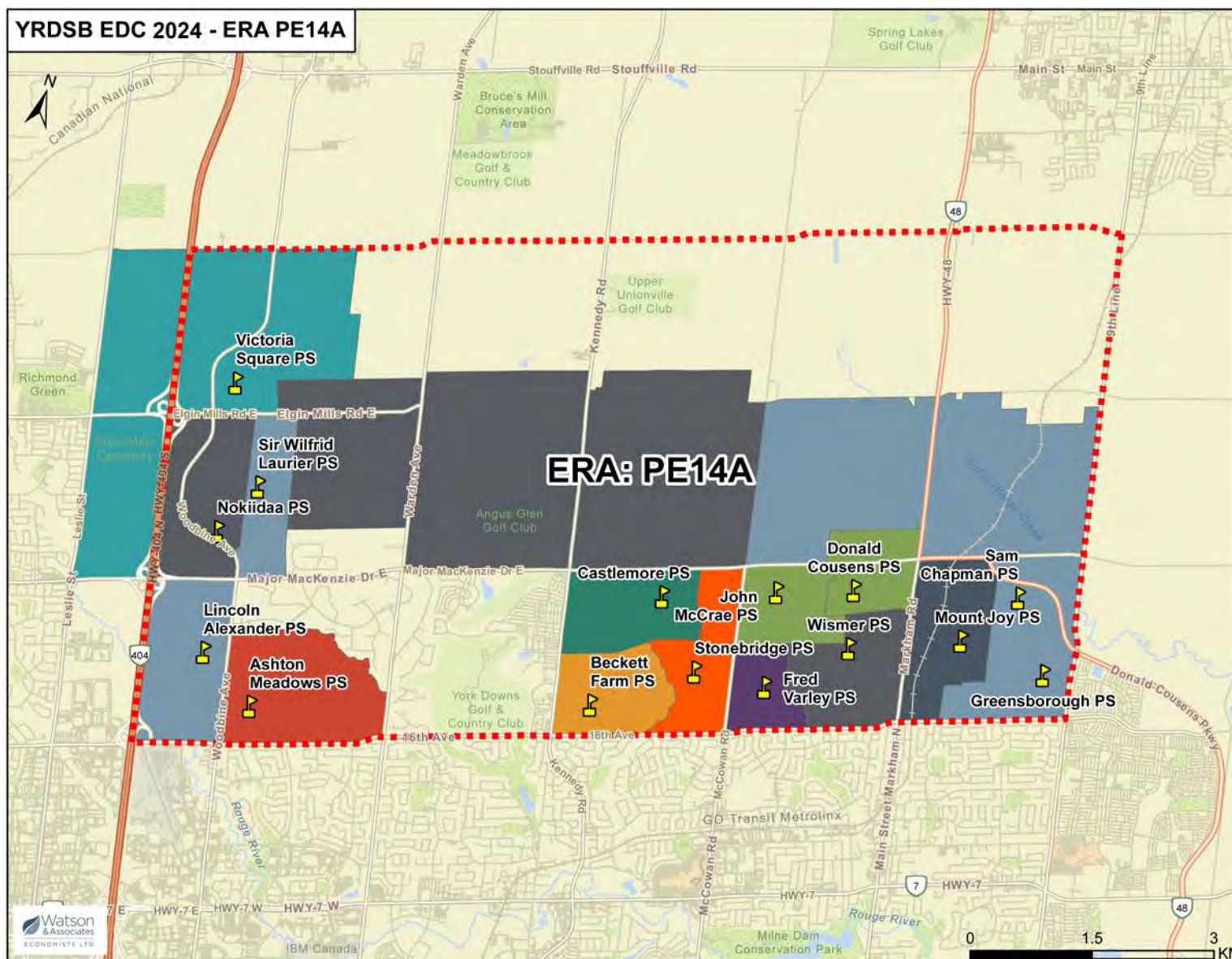
PE13 Whitchurch-Stouffville

[illegible]

		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	
	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	
	70	140	210	295	380	479	579	678	801	925	1052	1179	1306	1429	1553	

1	Requirements of New Development (Pupil Places)	1553
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	831
4	Net Growth-Related Pupil Place Requirements (1+2-3)	722

NOTES



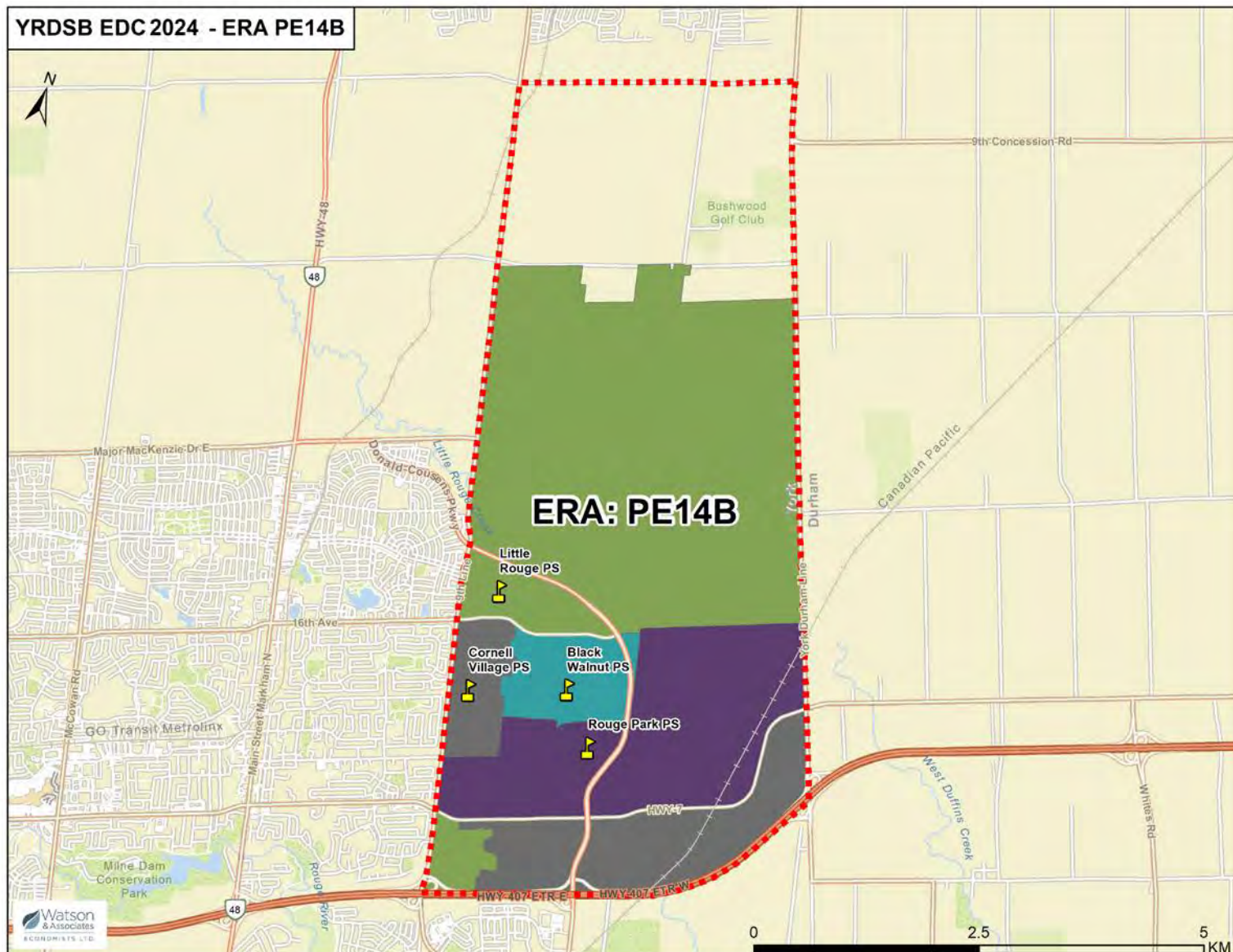
PE14A Markham-North

[illegible]

		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
		2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039
		275	551	826	1140	1454	1811	2167	2524	2924	3325	3699	4073	4448	4802	5156

1	Requirements of New Development (Pupil Places)	5156
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	1540
4	Net Growth-Related Pupil Place Requirements (1+2-3)	3616

NOTES



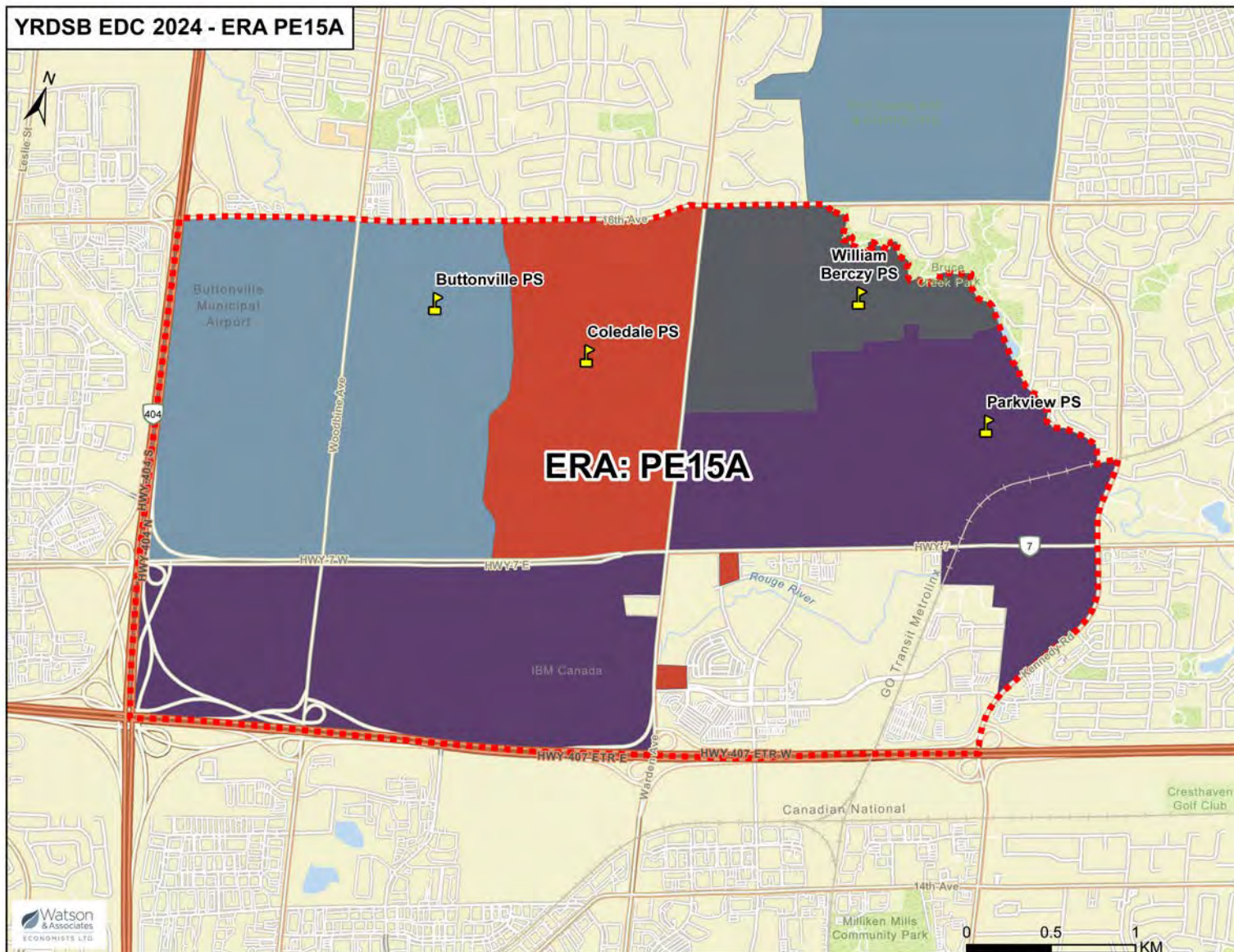
PE14B Markham-Cornell

[illegible]

		15 Year Projection of Average Daily Enrollments														
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
		2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039
		70	140	211	282	353	434	516	599	662	726	765	805	844	965	1086

1	Requirements of New Development (Pupil Places)	1086
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	0
4	Net Growth-Related Pupil Place Requirements (1+2-3)	1086

NOTES



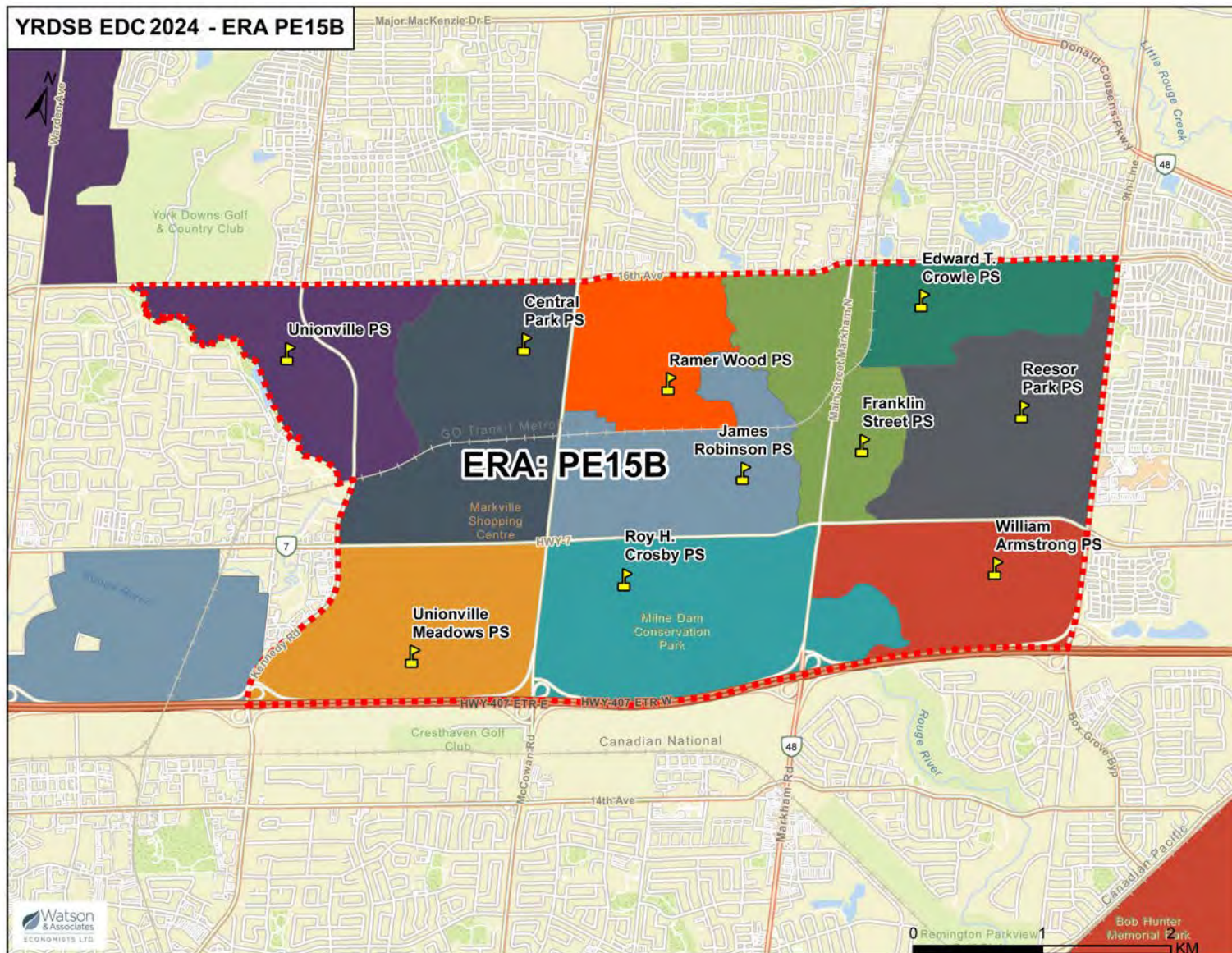
PE15A Markham-Centre West

[illegible]

		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
		2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039
		41	82	124	177	231	288	346	404	458	512	576	641	705	780	856

1	Requirements of New Development (Pupil Places)	856
2	Pupils Holding For New Schools	250
3	Available Pupil Places in Existing Facilities	93
4	Net Growth-Related Pupil Place Requirements (1+2-3)	1013

NOTES



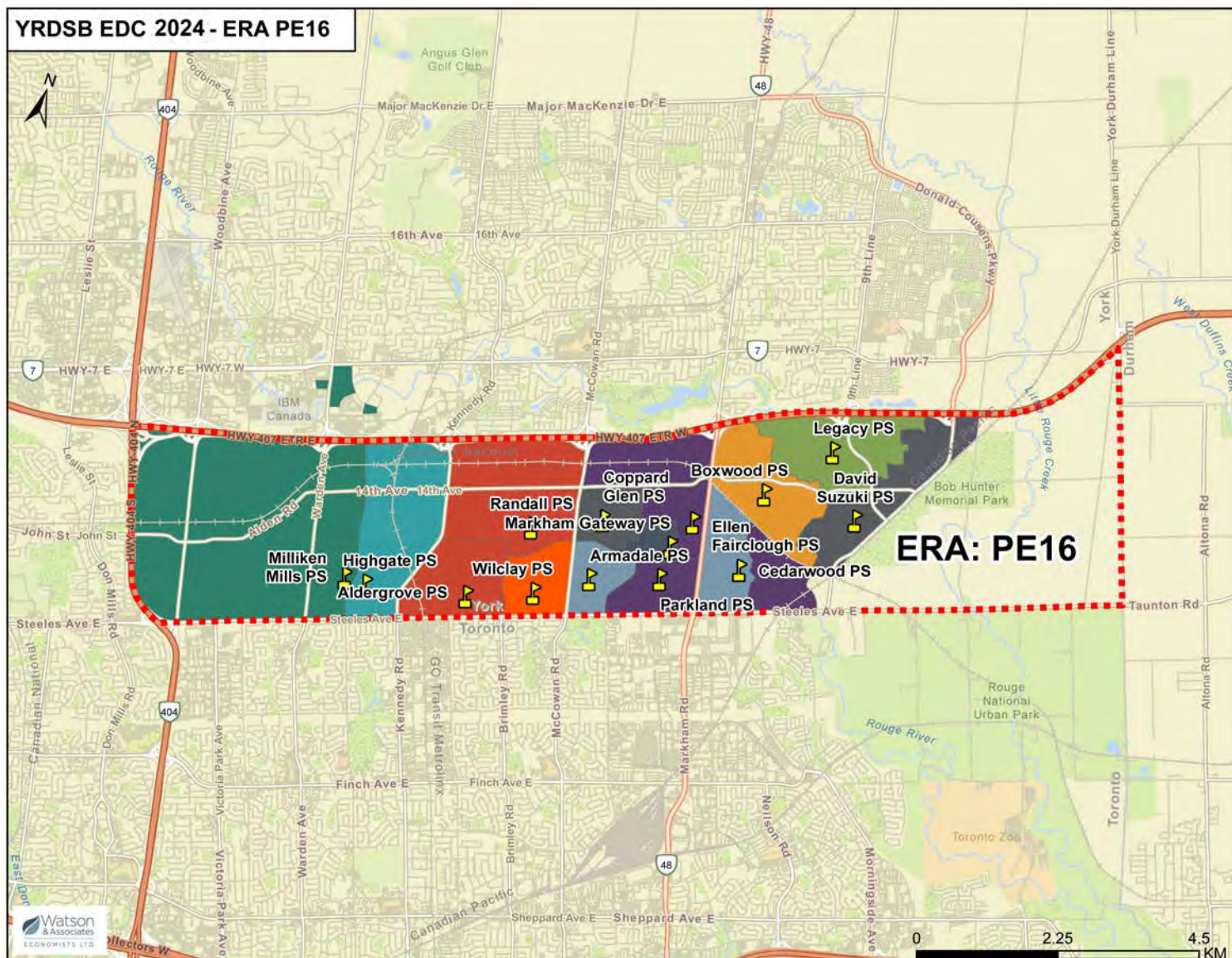
PE15B Markham-Centre East

[illegible]

		15 Year Projection of Average Daily Enrolments														
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039	
	3	6	9	11	14	16	19	22	28	34	40	46	52	66	80	

1	Requirements of New Development (Pupil Places)	80
2	Pupils Holding For New Schools	506
3	Available Pupil Places in Existing Facilities	694
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



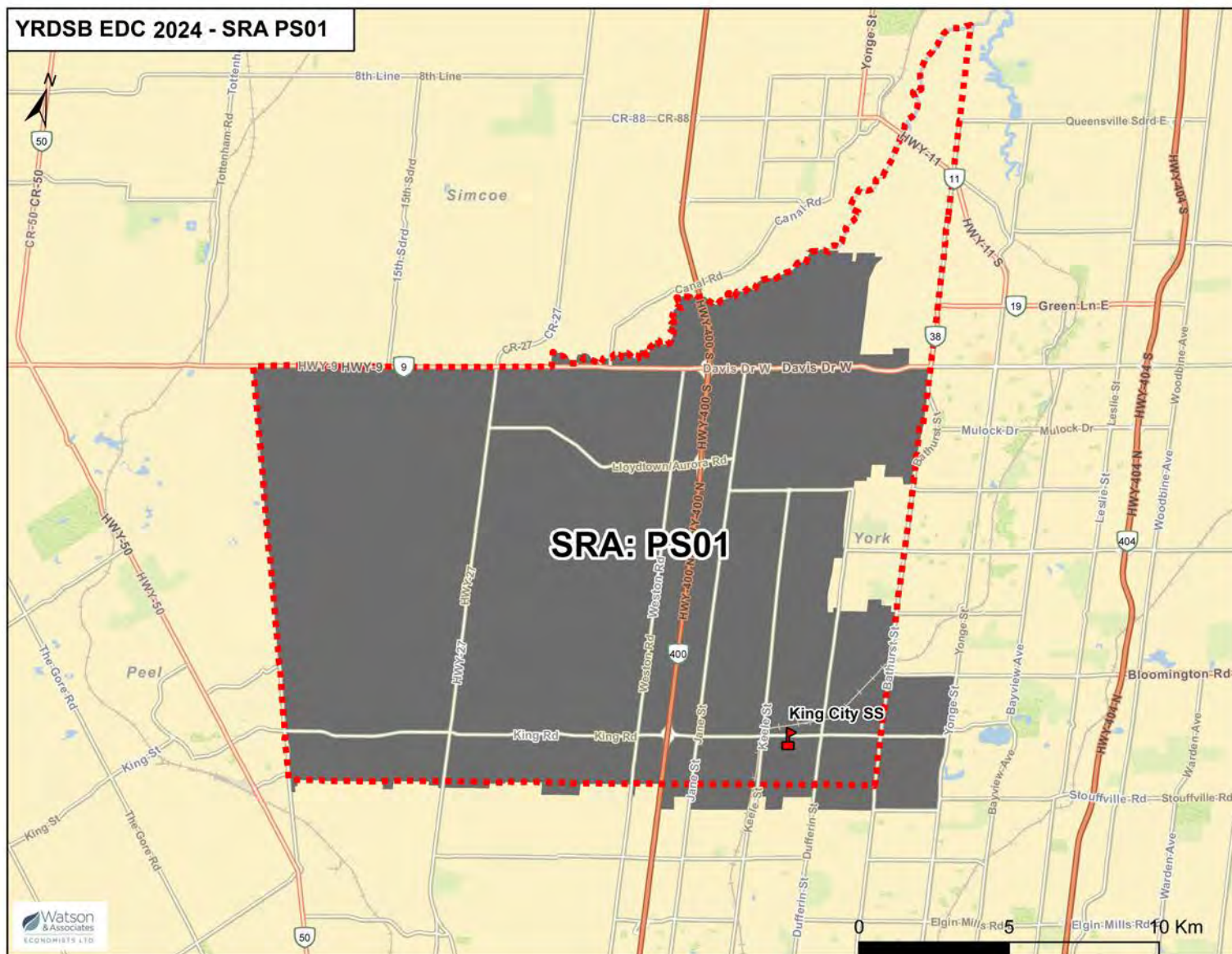
PE16 Markham-South

[illegible]

		15 Year Projection of Average Daily Enrollments														
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/	2036/	2037/	2038/	
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
	71	141	212	261	311	404	496	589	662	734	796	858	921	982	1044	

1	Requirements of New Development (Pupil Places)	1044
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	3364
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



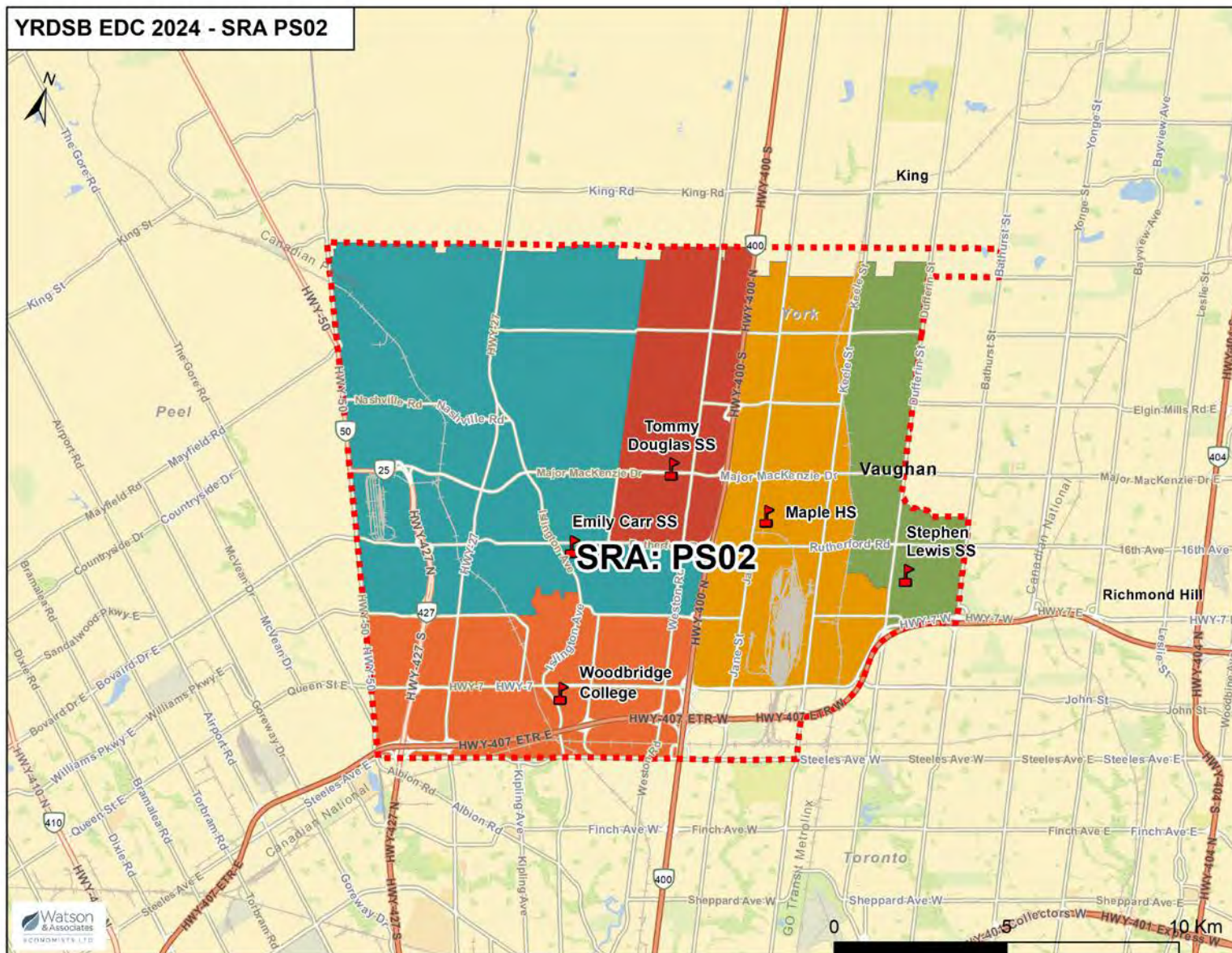
Panel:	<u>Secondary Panel</u>	
Review Area:	<u>PS01</u>	<u>King</u>
REQUIREMENTS OF EXISTING COMMUNITY		

[illegible]

	15 Year Projection of Average Daily Enrolments																	
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039			
	26	52	78	124	169	211	253	295	359	424	488	553	617	668	718			
	996.57				1,107.25					1,239.33					1,529.42			

1	Requirements of New Development (Pupil Places)	718
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	296
4	Net Growth-Related Pupil Place Requirements (1+2-3)	422

NOTES



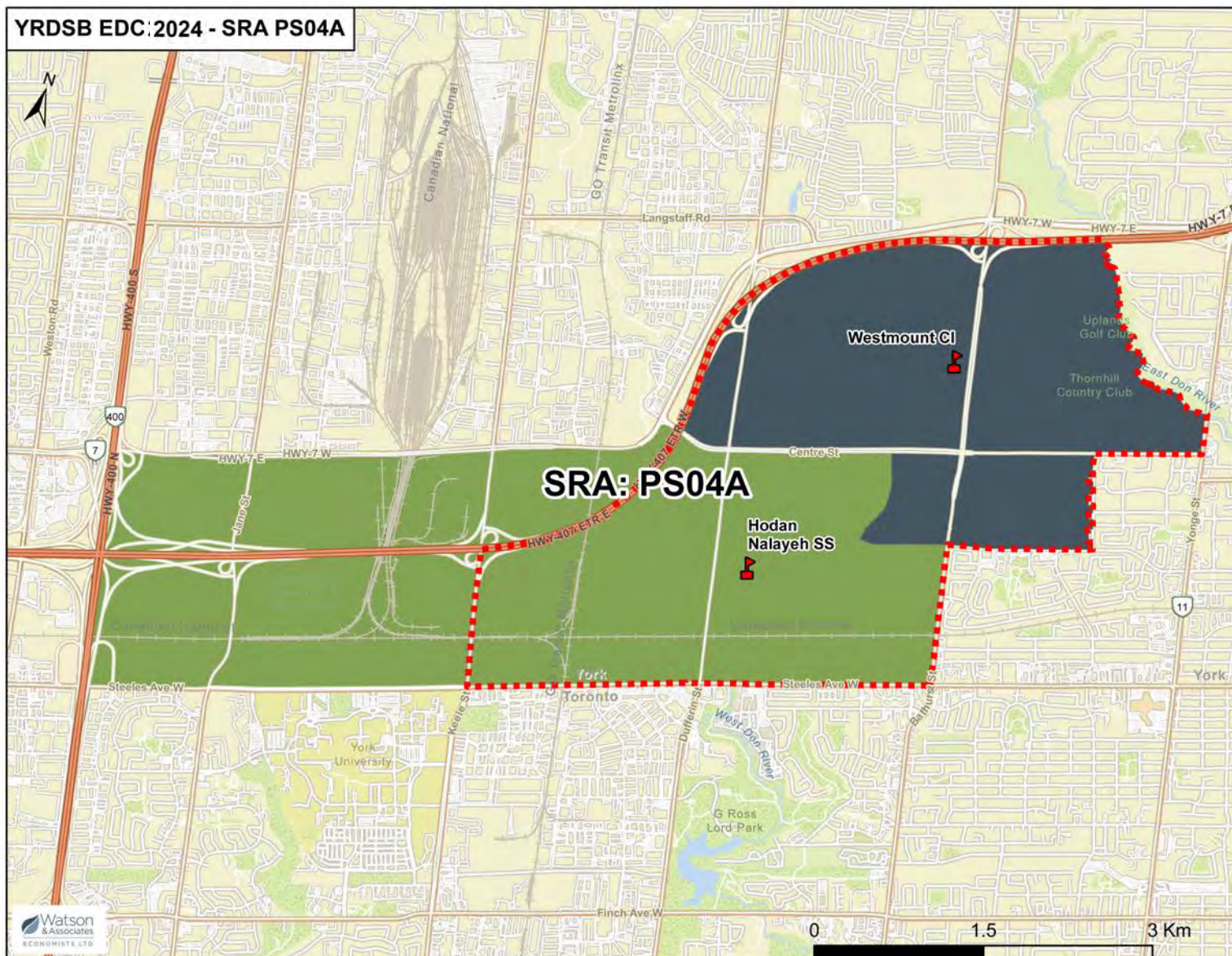
PS02 Vaughan (Less Thornhill)

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2023/ 2024	15 Year Projection of Average Daily Enrolments																			
				Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039					
Emily Carr SS	1,155.0	0	954	942	880	873	906	870	826	801	797	819	810	817	798	776	777	769					
Maple HS	1,158.0	0	1,542	1,536	1,496	1,455	1,386	1,350	1,356	1,348	1,335	1,357	1,322	1,258	1,202	1,172	1,154	1,155					
Stephen Lewis SS	1,251.0	0	1,761	1,710	1,607	1,594	1,501	1,476	1,466	1,449	1,354	1,214	1,096	985	922	895	928	917					
Woodbridge College	708.0	0	592	604	606	593	585	571	604	610	629	676	644	644	634	612	624	627					
Tommy Douglas SS	1,356.0	0	1,729	1,775	1,809	1,863	1,926	1,947	1,923	1,878	1,906	1,884	1,866	1,903	1,783	1,778	1,761	1,751					
Students Holding At Stephen Lewis SS Returned To PS08				- 172	- 177	- 180	- 165	- 165	- 165	- 165	- 165	- 165	- 165	- 165	- 165	- 165	- 165	- 165					

	15 Year Projection of Average Daily Enrolments														
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
	89	183	277	375	474	591	710	828	983	1,137	1,320	1,504	1,687	1,881	2,074

1	Requirements of New Development (Pupil Places)	2074
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	574
4	Net Growth-Related Pupil Place Requirements (1+2-3)	1500

NOTES



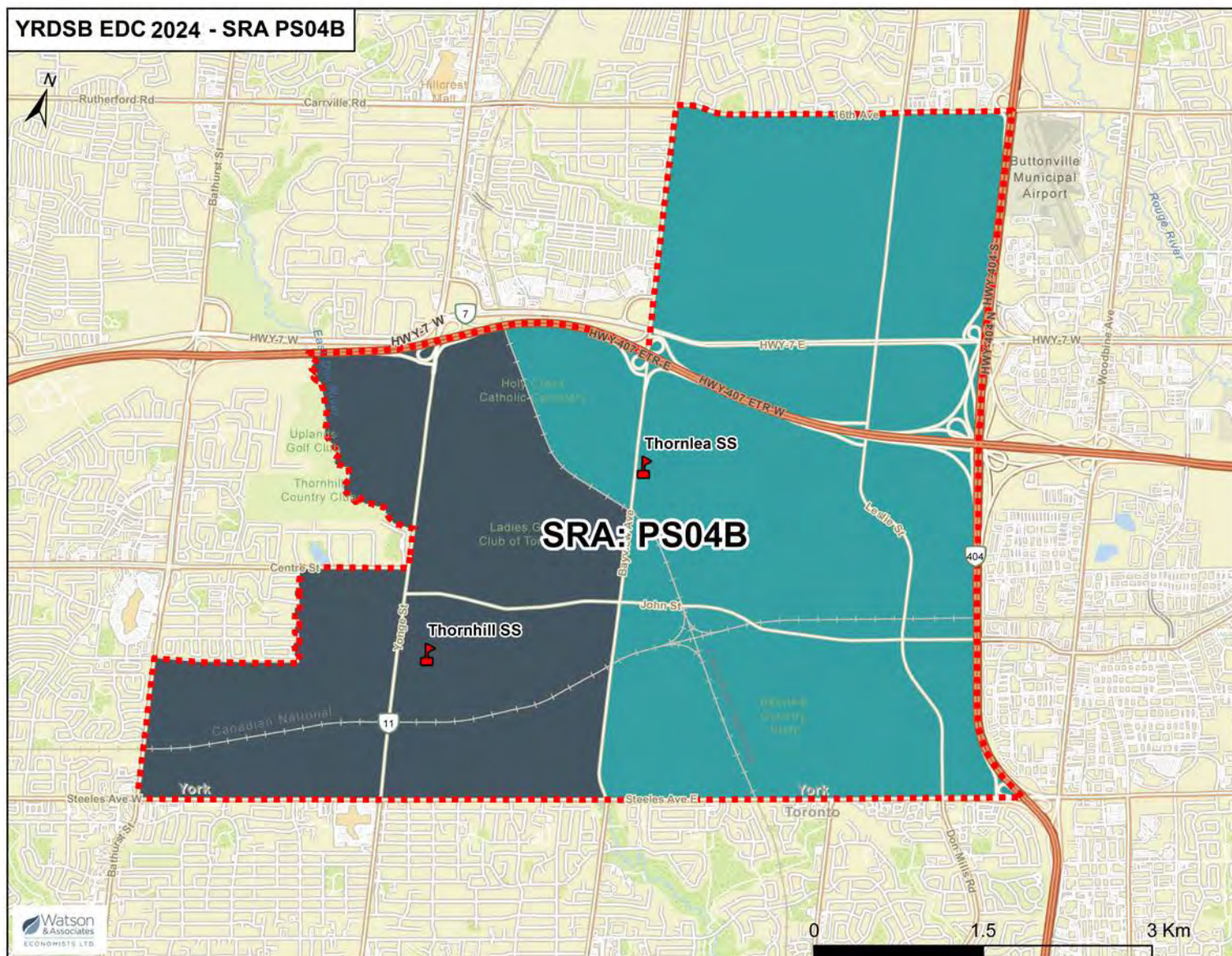
PS04A Vaughan-Thornhill

[illegible]

		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	
	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/	2036/	2037/	2038/	
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
	6	13	19	23	27	32	38	43	47	50	54	58	63	66	70	

1	Requirements of New Development (Pupil Places)	70
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	100
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



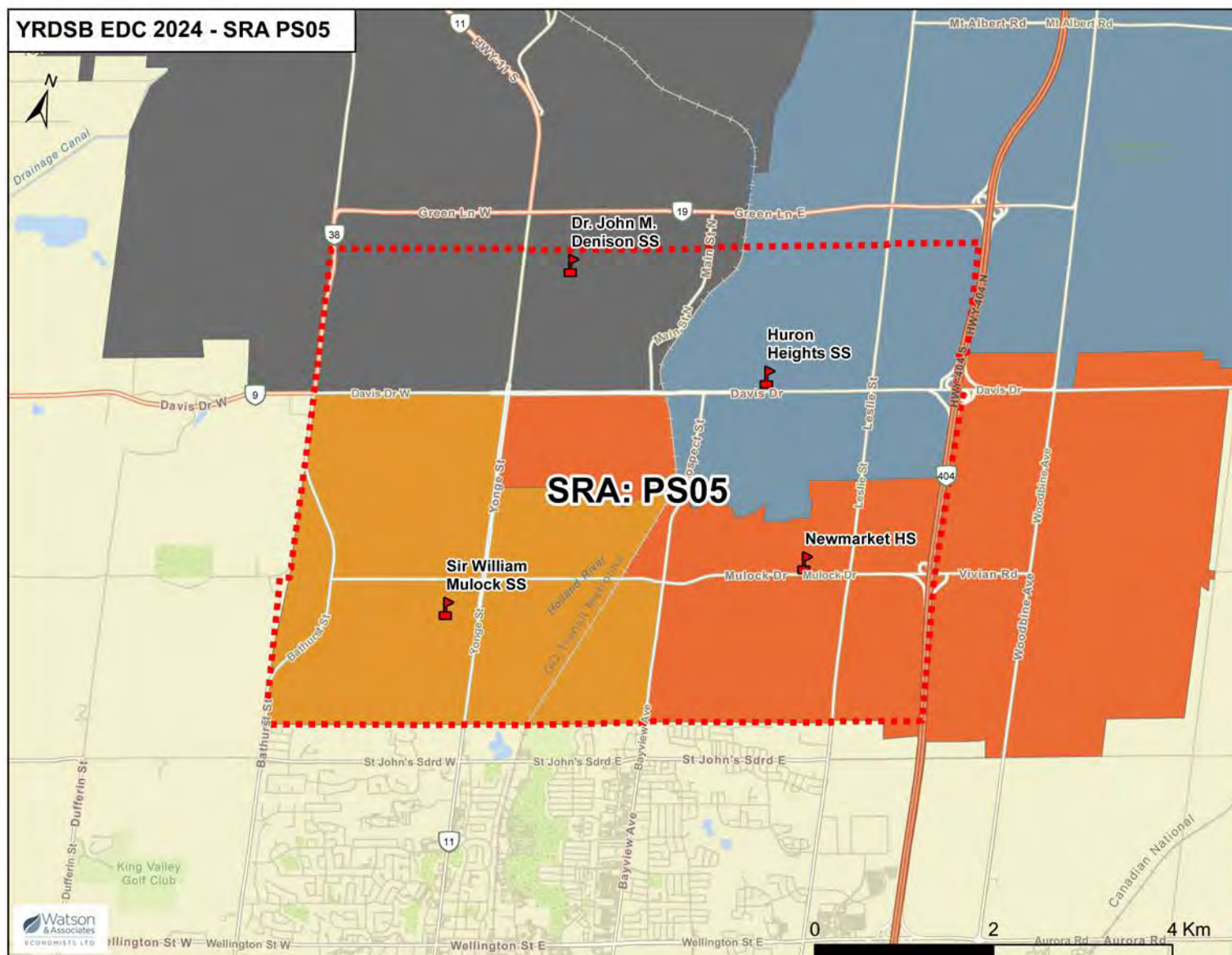
PS04B Markham-Thornhill

[illegible]

	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
	2034/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/	2036/	2037/	2038/
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
	5	10	15	30	44	60	76	92	113	135	158	181	204	233	261
	2,234.49				2,237.19				2,379.28				2,050.11		

1	Requirements of New Development (Pupil Places)	261
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	506
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



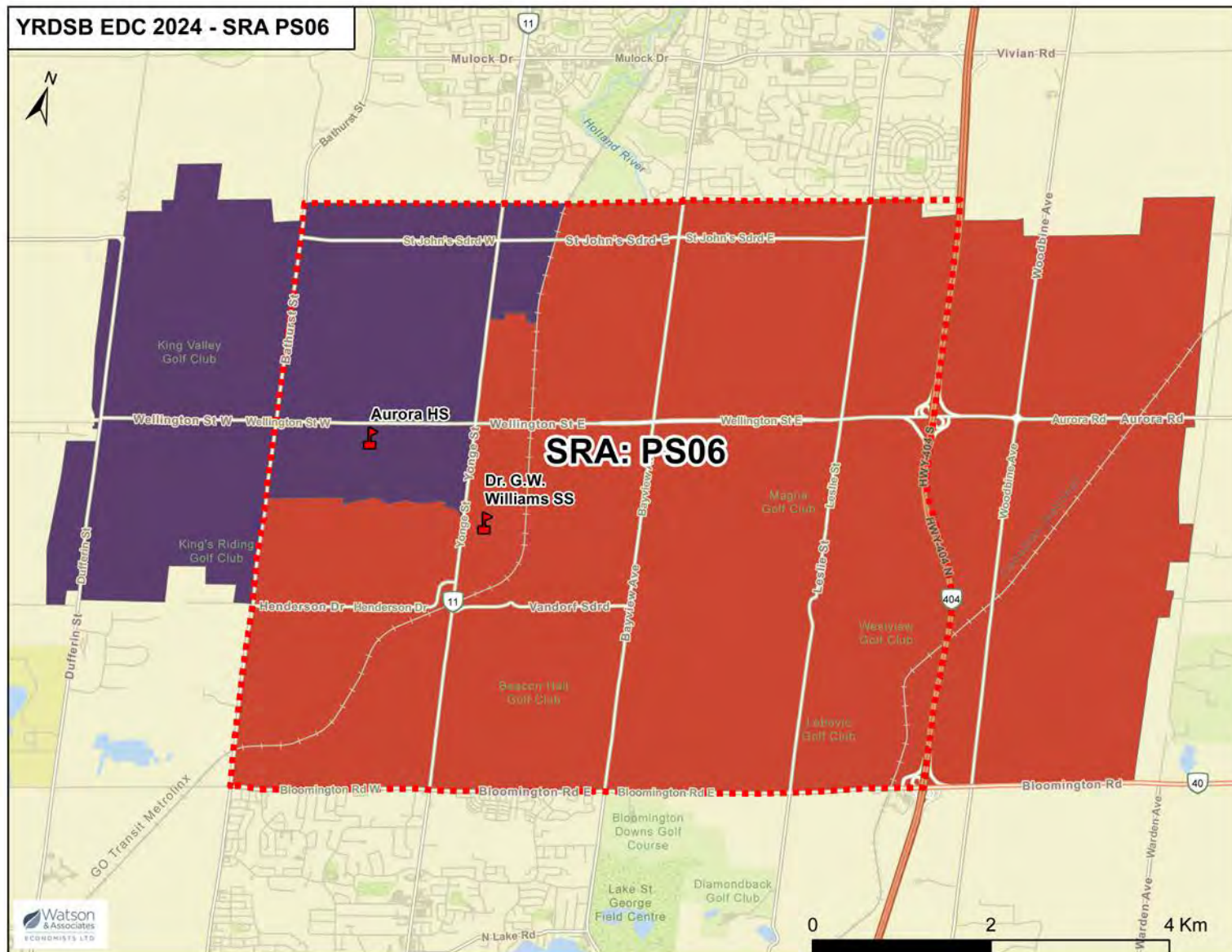
PS05 Newmarket

[illegible]

		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	
	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/	2036/	2037/	2038/	
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
	31	62	93	119	145	179	213	247	281	316	359	402	445	482	519	

1	Requirements of New Development (Pupil Places)	519
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	620
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



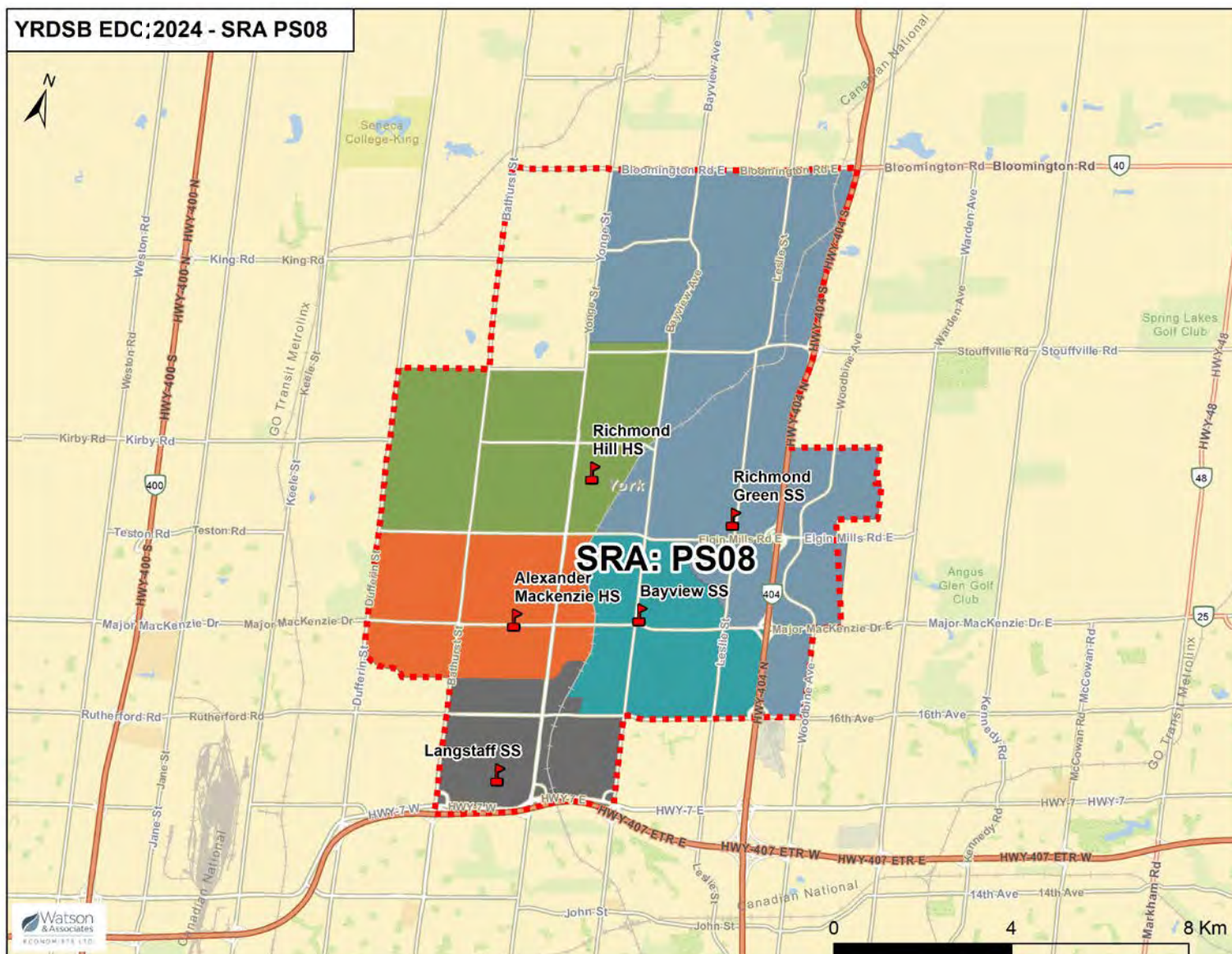
PS06 Aurora

[illegible]

	15 Year Projection of Average Daily Enrolments														
	Year 1 2034/ 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Year 7 2031	Year 8 2032	Year 9 2033	Year 10 2034	Year 11 2035	Year 12 2036	Year 13 2037	Year 14 2038	Year 15 2039
	16	31	47	65	82	101	120	139	159	179	210	241	271	297	324
	2,484.01				2,534.41					2,626.39					2,510.43

1	Requirements of New Development (Pupil Places)	324
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	0
4	Net Growth-Related Pupil Place Requirements (1+2-3)	324

NOTES



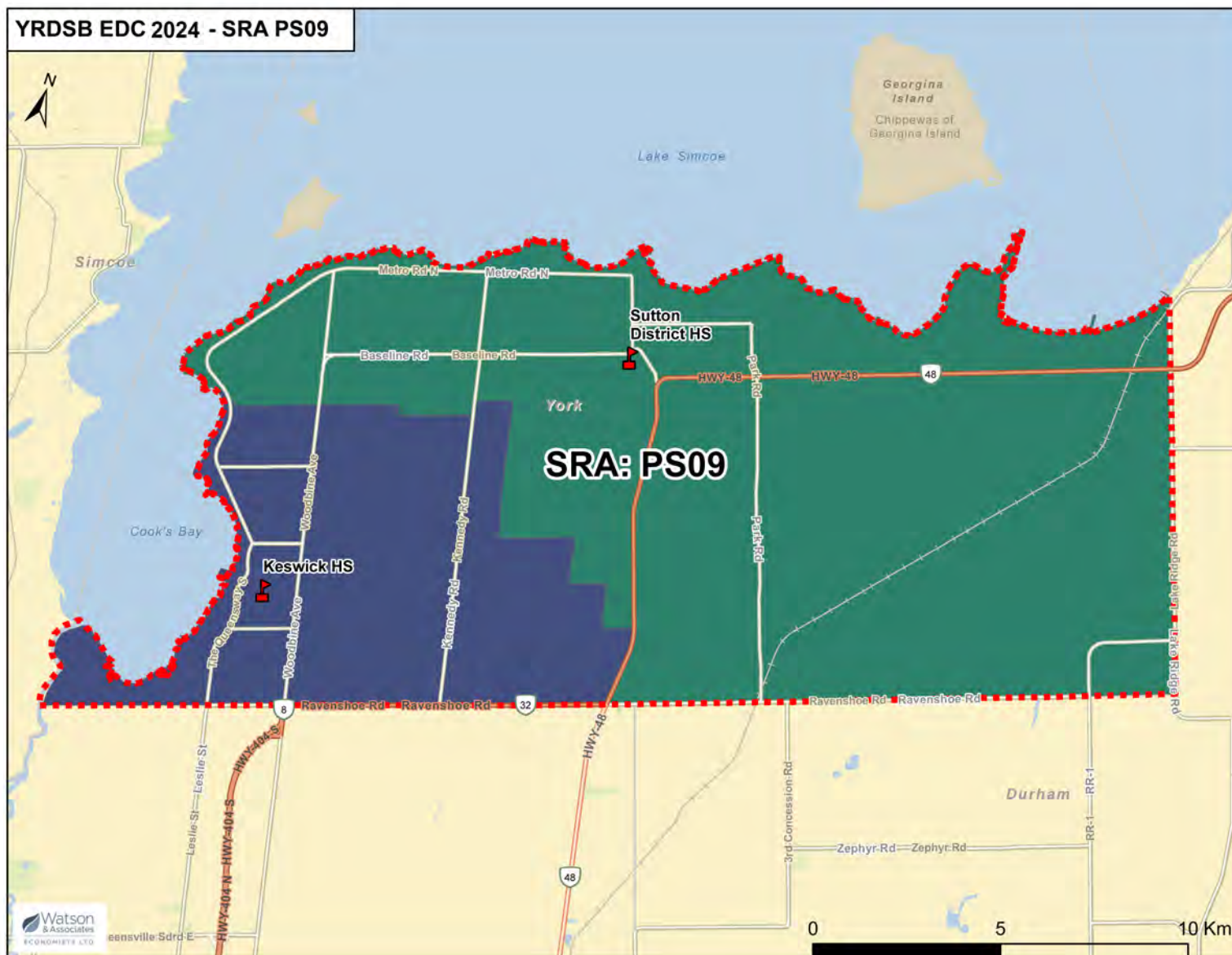
PS08 Richmond Hill

[illegible]

	15 Year Projection of Average Daily Enrolments														
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
	98	196	294	364	434	540	645	750	824	897	1,002	1,107	1,212	1,296	1,381

1	Requirements of New Development (Pupil Places)	1381
2	Pupils Holding For New Schools	246
3	Available Pupil Places in Existing Facilities	1263
4	Net Growth-Related Pupil Place Requirements (1+2-3)	364

NOTES



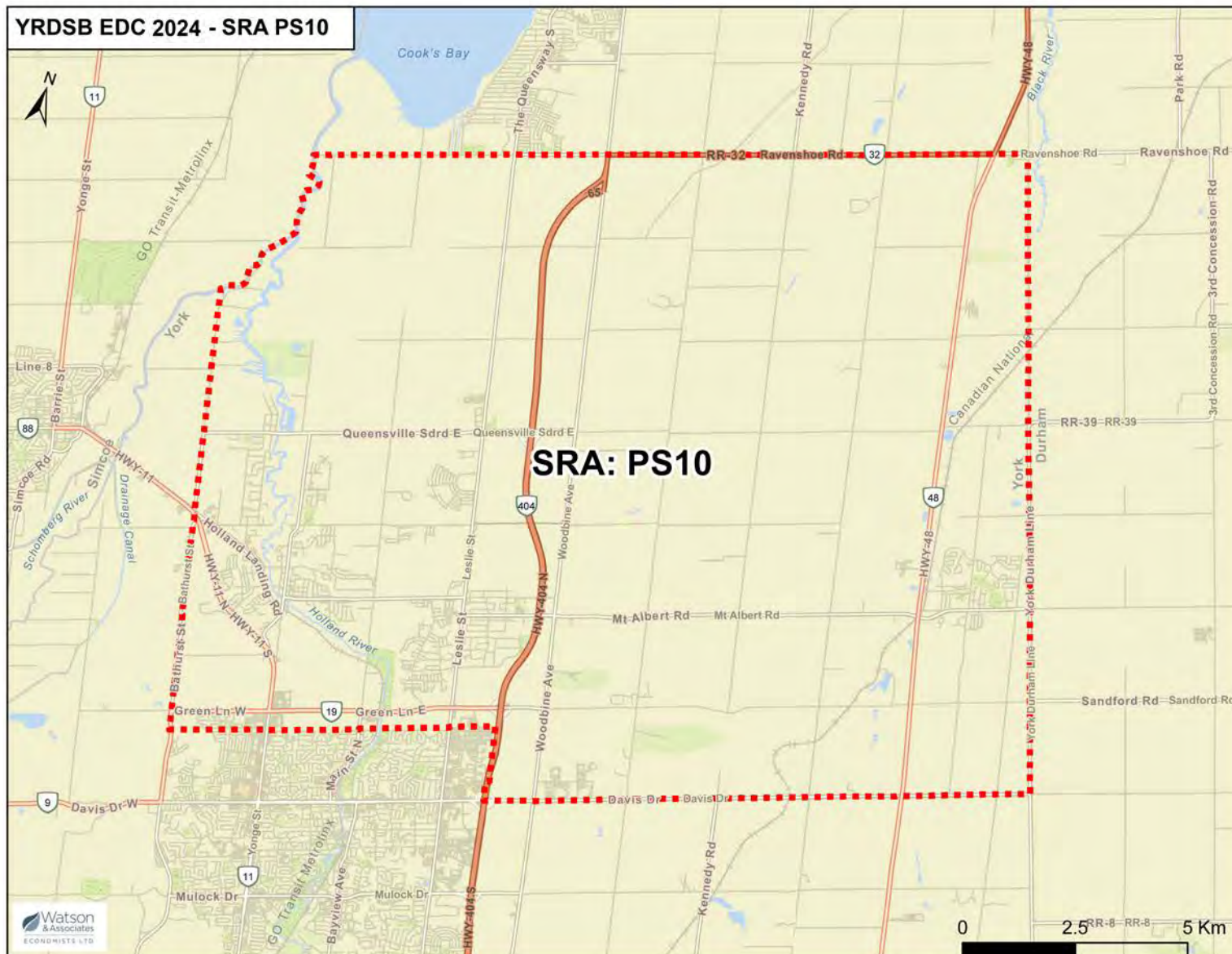
PS09 Georgina

[illegible]

	15 Year Projection of Average Daily Enrolments														
	Year 1 2034/ 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Year 7 2031	Year 8 2032	Year 9 2033	Year 10 2034	Year 11 2035	Year 12 2036	Year 13 2037	Year 14 2038	Year 15 2039
	26	51	77	104	132	153	174	195	226	257	293	330	366	392	418
	1,413.61			1,443.35			1,612.43			1,815.74					

1	Requirements of New Development (Pupil Places)	418
2	Pupils Holding For New Schools	11
3	Available Pupil Places in Existing Facilities	690
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



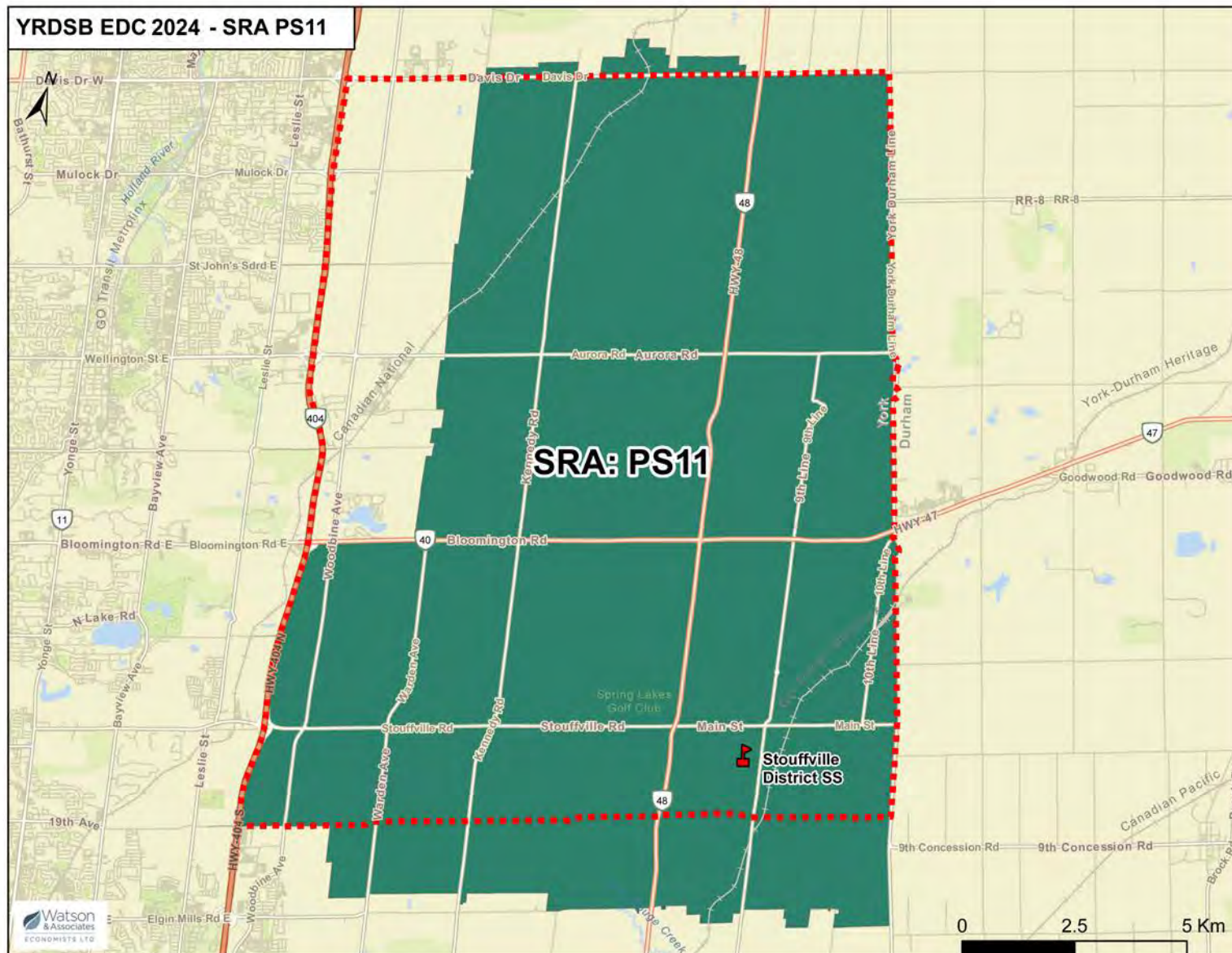
PS10 East Gwillimbury

[illegible]

	15 Year Projection of Average Daily Enrolments														
	Year 1 2034/ 2025	Year 2 2035/ 2026	Year 3 2036/ 2027	Year 4 2037/ 2028	Year 5 2038/ 2029	Year 6 2039/ 2030	Year 7 2040/ 2031	Year 8 2041/ 2032	Year 9 2042/ 2033	Year 10 2043/ 2034	Year 11 2044/ 2035	Year 12 2045/ 2036	Year 13 2046/ 2037	Year 14 2047/ 2038	Year 15 2048/ 2039
	53	106	158	225	292	370	450	529	631	732	859	986	1,113	1,252	1,391
	1,229.75				1,468.60					1,909.32					2,568.33

1	Requirements of New Development (Pupil Places)	1391
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	0
4	Net Growth-Related Pupil Place Requirements (1+2-3)	1391

NOTES



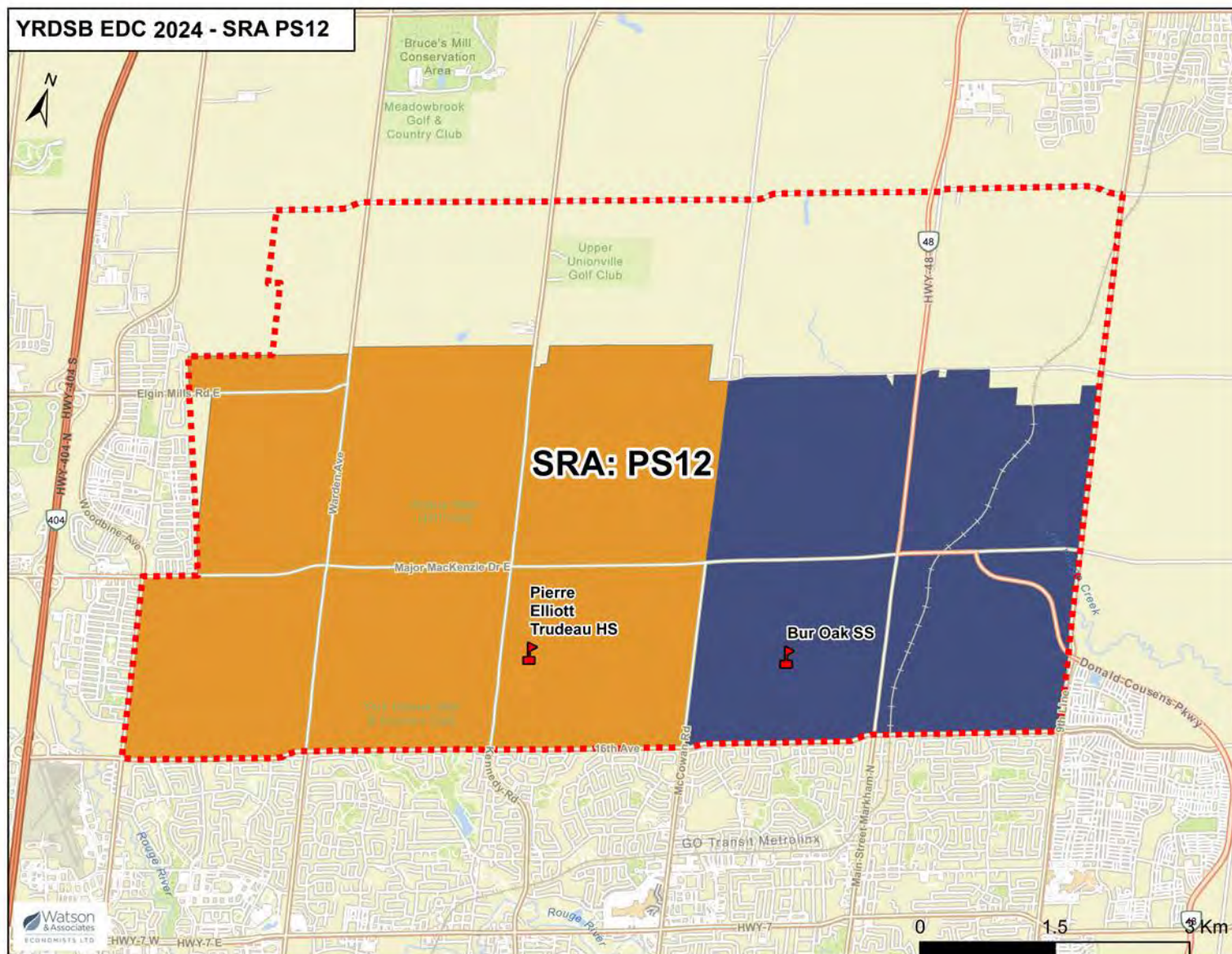
PS11 Whitchurch-Stouffville

[illegible]

	15 Year Projection of Average Daily Enrolments																
	Year 1 2034/ 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039		
	19	39	58	83	107	136	165	194	230	267	306	345	384	423	462		
	1,305.32		1,505.68					1,591.12					1,715.33				

1	Requirements of New Development (Pupil Places)	462
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	0
4	Net Growth-Related Pupil Place Requirements (1+2-3)	462

NOTES



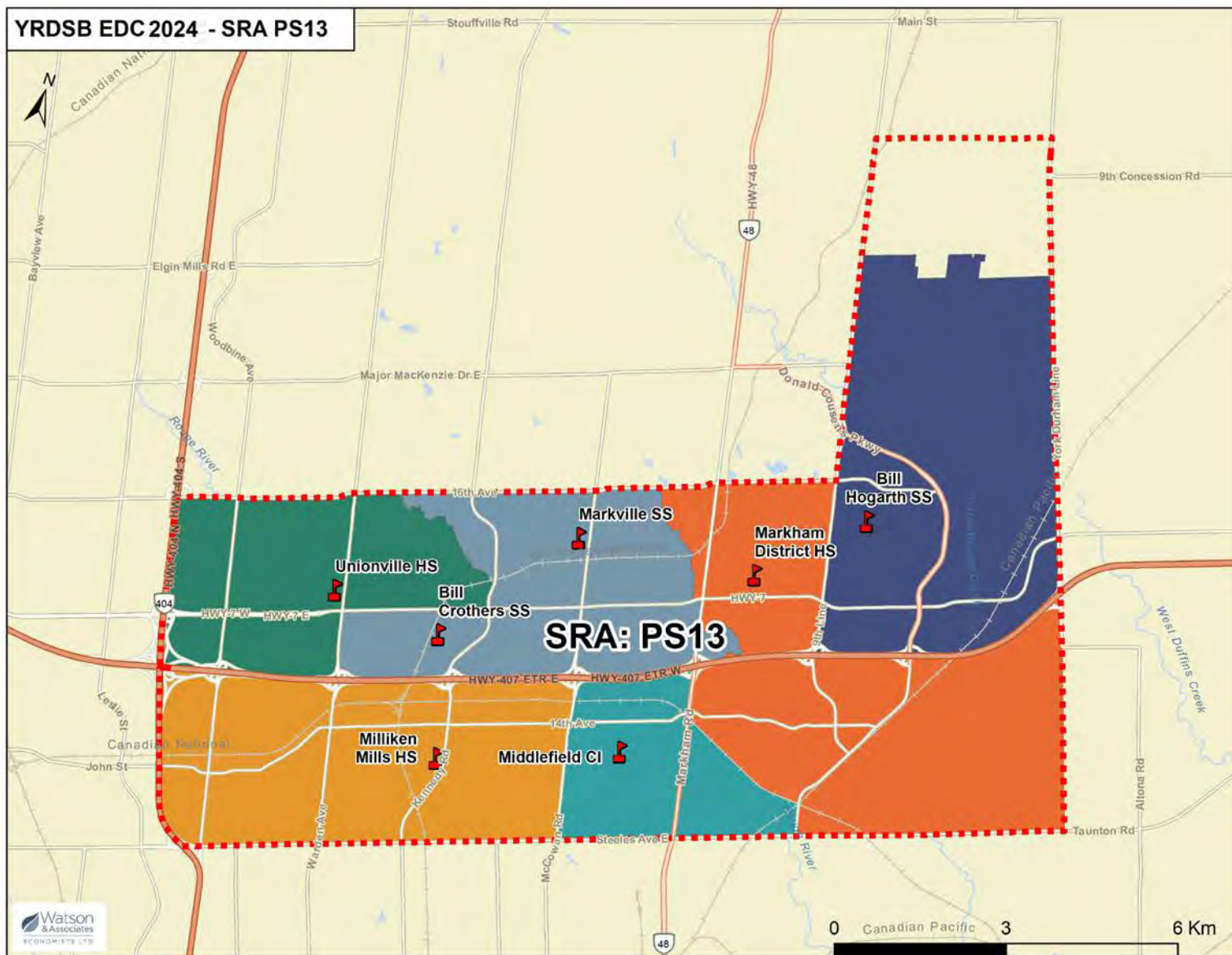
PS12 Markham-North

[illegible]

	15 Year Projection of Average Daily Enrolments														
	Year 1 2034/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
	74	148	222	319	415	527	640	752	881	1,010	1,146	1,282	1,418	1,561	1,704
	3,561.06			3,897.93						3,781.92			4,256.94		

1	Requirements of New Development (Pupil Places)	1704
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	144
4	Net Growth-Related Pupil Place Requirements (1+2-3)	1560

NOTES



PS13 Markham Centre/South

[illegible]

	15 Year Projection of Average Daily Enrolments														
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
	75	149	224	289	354	441	528	615	700	785	873	961	1,050	1,162	1,274

1	Requirements of New Development (Pupil Places)	1274
2	Pupils Holding For New Schools	1312
3	Available Pupil Places in Existing Facilities	0
4	Net Growth-Related Pupil Place Requirements (1+2-3)	2586

NOTES

York Region District School Board
Education Development Charges Submission 2024
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) *	Acres To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	EDC Eligible Alternative Costs	Eligible Site Preparation Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
PE01	Owned	2024	NEW SCHOOL: King City and Township	638	638	100.00%	6.00	6.00	\$ -	\$ -		\$ 885,699	\$ -	\$ 45,403	\$ 931,102
PE01	Designated	2036	NEW SCHOOL: King City and Township	189	638	29.62%	6.00	1.78	\$ 3,020,000	\$ 5,367,837		\$ 396,348	\$ 2,891,246	\$ 443,699	\$ 9,099,130
PE02	Owned	2024	NEW SCHOOL: Vaughan-Vellore	49	638	7.68%	6.00	0.46	\$ -	\$ -		\$ 73,874	\$ -	\$ 3,787	\$ 77,661
PE03A	Designated	2027	NEW SCHOOL: Vaughan-Kleinburg	638	638	100.00%	6.00	6.00	\$ 5,150,000	\$ 30,900,000		\$ 1,134,424	\$ 9,116,396	\$ 2,109,495	\$ 43,260,315
PE03A	Designated	2034	NEW SCHOOL: Vaughan-Kleinburg	514	638	80.56%	6.00	4.83	\$ 5,150,000	\$ 24,894,357		\$ 1,077,898	\$ 13,408,697	\$ 2,018,767	\$ 41,399,719
PE03B	Alternative Project Opportunity	2036	NEW SCHOOL: Vaughan-Woodbridge	266	500	53.20%	5.00	2.66	\$ 5,150,000	\$ 13,699,000		\$ 593,151	\$ 7,378,610	\$ 1,110,898	\$ 22,781,659
PE04A	Designated	2032	NEW SCHOOL: Vaughan-Maple	555	638	86.99%	6.00	5.22	\$ 5,150,000	\$ 26,880,094		\$ 1,163,878	\$ 14,478,263	\$ 2,179,798	\$ 44,702,033
PE04C	ALT PROJECT	2024	NEW SCHOOL: Vaughan-Metropolitan Centre	638	638	100.00%	3.53	3.53	\$ 9,800,000	\$ 34,618,500	\$ 11,801,386	\$ 566,300	\$ -	\$ 2,408,631	\$ 49,394,817
PE04C	ALT PROJECT	2031	NEW SCHOOL: Vaughan-Metropolitan Centre	418	500	83.60%	3.50	2.93	\$ 9,800,000	\$ 28,674,800	\$ 14,903,505	\$ 652,467	\$ 12,491,584	\$ 2,907,732	\$ 59,630,088
PE06	ALT PROJECT	2028	NEW SCHOOL: Markham-Thornhill	500	500	100.00%	4.00	4.00	\$ 19,800,000	\$ 79,200,000	\$ 10,837,765	\$ 821,323	\$ 26,569,156	\$ 6,019,670	\$ 123,447,914
PE06	ALT PROJECT	2035	NEW SCHOOL: Markham-Thornhill	415	500	83.00%	4.00	3.32	\$ 19,800,000	\$ 65,736,000	\$ 8,995,345	\$ 740,324	\$ 28,636,529	\$ 5,336,850	\$ 109,445,048
PE07A	Designated	2037	NEW SCHOOL: Newmarket-West	41	638	6.43%	6.00	0.39	\$ 7,600,000	\$ 2,930,408		\$ 85,980	\$ 1,276,572	\$ 270,068	\$ 4,515,028
PE10B	ALT PROJECT	2034	NEW SCHOOL: Richmond Hill-West	149	500	29.80%	4.00	1.19	\$ 19,800,000	\$ 23,601,600	\$ 3,229,654	\$ 265,803	\$ 10,281,549	\$ 1,916,122	\$ 39,294,728
PE10D	Purchasing	2025	NEW SCHOOL: Richmond Hill-Northeast	638	638	100.00%	6.00	6.00	\$ -	\$ -		\$ 961,869	\$ -	\$ 49,308	\$ 1,011,177
PE10D	Designated	2029	NEW SCHOOL: Richmond Hill-Northeast	638	638	100.00%	6.00	6.00	\$ 6,140,000	\$ 36,840,000		\$ 1,337,936	\$ 19,842,906	\$ 2,974,296	\$ 60,995,138
PE10D	Designated	2038	NEW SCHOOL: Richmond Hill-Northeast	11	638	1.72%	6.00	0.10	\$ 6,140,000	\$ 635,172		\$ 23,068	\$ 342,119	\$ 51,281	\$ 1,051,640
PE10E	ALT PROJECT	2026	NEW SCHOOL: Richmond Hill-South	500	500	100.00%	4.00	4.00	\$ 19,800,000	\$ 79,200,000	\$ 8,461,557	\$ 696,393	\$ 12,325,500	\$ 5,161,289	\$ 105,844,739
PE10E	ALT PROJECT	2034	NEW SCHOOL: Richmond Hill-South	444	500	88.80%	4.00	3.55	\$ 19,800,000	\$ 70,329,600	\$ 9,623,935	\$ 792,058	\$ 30,637,636	\$ 5,709,787	\$ 117,093,016
PE11A	Optioned	2035	NEW SCHOOL: Keswick	375	638	58.78%	6.00	3.53	\$ 2,150,000	\$ 7,582,288		\$ 786,404	\$ 4,084,002	\$ 638,357	\$ 13,091,051
PE12	Purchasing	2024	NEW SCHOOL: East Gwillimbury	638	638	100.00%	6.00	6.00	\$ -	\$ -		\$ 961,869	\$ -	\$ 49,308	\$ 1,011,177
PE12	Designated	2030	NEW SCHOOL: East Gwillimbury	638	638	100.00%	6.00	6.00	\$ 3,020,000	\$ 18,120,000		\$ 1,337,936	\$ 9,759,866	\$ 1,497,779	\$ 30,715,581
PE12	Designated	2033	NEW SCHOOL: East Gwillimbury	638	638	100.00%	6.00	6.00	\$ 3,020,000	\$ 18,120,000		\$ 1,337,936	\$ 9,759,866	\$ 1,497,779	\$ 30,715,581
PE12	Identified	2036	NEW SCHOOL: East Gwillimbury	517	638	81.03%	6.00	4.86	\$ 3,020,000	\$ 14,683,448		\$ 1,084,189	\$ 7,908,857	\$ 1,213,717	\$ 24,890,211
PE13	Designated	2030	NEW SCHOOL: Whitchurch-Stouffville	638	638	100.00%	6.00	6.00	\$ 4,340,000	\$ 26,040,000		\$ 1,337,936	\$ 14,025,768	\$ 2,122,459	\$ 43,526,163
PE13	Identified	2038	NEW SCHOOL: Whitchurch-Stouffville	64	638	13.17%	6.00	0.79	\$ 4,340,000	\$ 3,428,464		\$ 176,155	\$ 1,846,653	\$ 279,446	\$ 5,730,128
PE14A	Designated	2025	NEW SCHOOL: Markham-North	638	638	100.00%	6.00	6.00	\$ 5,780,000	\$ 34,680,000		\$ 961,869	\$ 3,121,200	\$ 1,987,093	\$ 40,750,162
PE14A	Designated	2030	NEW SCHOOL: Markham-North	638	638	100.00%	6.00	6.00	\$ 5,780,000	\$ 34,680,000		\$ 1,337,936	\$ 18,679,479	\$ 2,803,928	\$ 57,501,343
PE14A	Designated	2032	NEW SCHOOL: Markham-North	638	638	100.00%	6.00	6.00	\$ 5,780,000	\$ 34,680,000		\$ 1,337,936	\$ 18,679,479	\$ 2,803,928	\$ 57,501,343
PE14A	Designated	2034	NEW SCHOOL: Markham-North	638	638	100.00%	6.00	6.00	\$ 5,780,000	\$ 34,680,000		\$ 1,337,936	\$ 18,679,479	\$ 2,803,928	\$ 57,501,343
PE14A	Identified	2036	NEW SCHOOL: Markham-North	638	638	100.00%	6.00	6.00	\$ 5,780,000	\$ 34,680,000		\$ 1,337,936	\$ 18,679,479	\$ 2,803,928	\$ 57,501,343
PE14A	Identified	2038	NEW SCHOOL: Markham-North	426	638	66.77%	6.00	4.01	\$ 5,780,000	\$ 23,156,238		\$ 893,355	\$ 12,472,504	\$ 1,872,215	\$ 38,394,312
PE14B	ALT PROJECT	2030	NEW SCHOOL: Markham-Cornell	500	500	100.00%	2.50	2.50	\$ 7,600,000	\$ 19,000,000	\$ 10,837,765	\$ 557,473	\$ 8,276,957	\$ 1,982,435	\$ 40,654,630
PE14B	Optioned	2025	NEW SCHOOL: Markham-Cornell	586	638	91.85%	6.00	5.51	\$ 5,780,000	\$ 31,853,417		\$ 883,472	\$ 2,866,808	\$ 1,825,136	\$ 37,428,833
PE15A	Purchasing /ALT PROJECT	2024	NEW SCHOOL: Markham-Centre West	638	638	100.00%	3.30	3.30	\$ -	\$ -	\$ 7,174,483	\$ 529,028	\$ -	\$ 394,902	\$ 8,098,413
PE15A	ALT PROJECT	2034	NEW SCHOOL: Markham-Centre West	375	638	58.78%	5.00	2.94	\$ 19,600,000	\$ 57,601,881	\$ 6,370,160	\$ 655,337	\$ 25,093,069	\$ 4,599,298	\$ 94,319,745
PE09B	Optioned	2026	NEW SCHOOL: Oak Ridges: Gormley Secondary Plan	638	638	100.00%	6.00	6.00	\$ 6,130,000	\$ 36,780,000		\$ 1,044,590	\$ 6,918,318	\$ 2,293,635	\$ 47,036,543
PE09B	Identified	2033	NEW SCHOOL: Oak Ridges: Gormley Secondary Plan	111	638	17.40%	6.00	1.04	\$ 6,130,000	\$ 6,399,028		\$ 232,776	\$ 3,446,670	\$ 516,648	\$ 10,595,122
Total:				17,233	22,502		199	150		\$ 959,672,133	\$ 92,235,555	\$ 30,400,862	\$ 373,975,216	\$ 74,652,799	\$ 1,530,936,565

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)	Acres To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	EDC Eligible Alternative Costs	Eligible Site Preparation Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
PS01			Accommodated In Existing Facilities, Additions Or Temporary Space	422						\$ -		\$ -	\$ -		
PS02	OWNED	2024	NEW SCHOOL: Vaughan (Less Thornhill)	1,300	1300	100.00%	15.00	15.00	\$ -	\$ -		\$ 2,404,672	\$ -	\$ 123,270	\$ 2,527,942
PS02	Designated	2036	NEW SCHOOL: Vaughan (Less Thornhill)	200	1300	15.42%	15.00	2.31	\$ 4,680,000	\$ 10,824,133		\$ 515,740	\$ 5,830,137	\$ 880,178	\$ 18,050,188
PS06			Accommodated In Existing Facilities, Additions Or Temporary Space	324											
PS08			Accommodated In Existing Facilities, Additions Or Temporary Space	364											
PS10	Identified	2031	NEW SCHOOL: East Gwillimbury	1,300	1300	100.00%	15.00	15.00	\$ 2,730,000	\$ 40,950,000		\$ 3,344,839	\$ 22,056,651	\$ 3,401,346	\$ 69,752,836
PS10	Identified	2038	NEW SCHOOL: East Gwillimbury	91	1300	7.03%	15.00	1.05	\$ 2,730,000	\$ 2,876,944		\$ 234,992	\$ 1,549,591	\$ 238,962	\$ 4,900,489
PS11			Accommodated In Existing Facilities, Additions Or Temporary Space	462											
PS12	OWNED	2024	NEW SCHOOL: Markham-North	1,300	1300	100.00%	15.00	15.00	\$ -	\$ -		\$ 2,404,672	\$ -	\$ 123,270	\$ 2,527,942
PS12	DESIGNATED	2032	NEW SCHOOL: Markham-North	260	1300	20.00%	15.00	3.00	\$ 5,720,000	\$ 17,155,724		\$ 668,801	\$ 9,240,484	\$ 1,387,421	\$ 28,452,430
PS13	TBD	2025	NEW SCHOOL: Markham Centre/South	1300	1300	100.00%	15.00	15.00	\$ 6,310,000	\$ 94,650,000		\$ 2,404,672	\$ 8,518,500	\$ 5,411,949	\$ 110,985,121
PS13	TBD	2035	NEW SCHOOL: Markham Centre/South	1286	1300	98.91%	15.00	14.84	\$ 6,310,000	\$ 93,621,147		\$ 3,308,480	\$ 50,426,592	\$ 7,553,853	\$ 154,910,072
Total:				8,610	10,400		120.00	81.20		\$ 260,077,948		\$ 15,286,868	\$ 97,621,955	\$ 19,120,248	\$ 392,107,019

York Region District School Board
Education Development Charges Submission 2024
Form H1 - EDC Calculation - Uniform Residential and Non-Residential

Determination of Total Growth-Related Net Education Land Costs

Total:	Education Land Costs (Form G)	\$ 1,923,043,584
Add:	EDC Financial Obligations (Form A2)	\$ 9,488,737
Subtotal:	Growth-Related Net Education Land Costs	\$ 1,932,532,321
Add:	EDC Study Costs	\$ 450,000
Total:	Growth-Related Net Education Land Costs	\$ 1,932,982,321

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%)	10%	\$ 193,298,232
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	90%	\$ 1,739,684,089

Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	\$ 1,739,684,089
Net New Dwelling Units (Form C)	135,673
Uniform Residential EDC per Dwelling Unit	\$ 12,823

Calculation of Non-Residential Charge - Board Determined GFA

Non-Residential Growth-Related Net Education Land Costs	\$ 193,298,232
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GFA Method:	Non-Exempt Board-Determined GFA (Form D)	49,465,558
	Non-Residential EDC per Square Foot of GFA	\$ 3.91

York Region District School Board
Education Development Charges Submission 2024
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)	\$ 1,923,043,584
Add:	EDC Financial Obligations (Form A2)	\$ 9,488,737.30
Subtotal:	Net Education Land Costs	\$ 1,932,532,321
Less:	Operating Budget Savings	
	Positive EDC Reserve Fund Balance	
Subtotal:	Growth-Related Net Education Land Costs	\$ 1,932,532,321
Add:	EDC Study Costs	\$ 450,000.00
Total:	Growth-Related Net Education Land Costs	\$ 1,932,982,321

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%)	10%	\$ 193,298,232
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	90%	\$ 1,739,684,089

York Region District School Board
Education Development Charges Submission 2024
Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 2 of 2)

Residential Growth-Related Net Education Land Costs:	\$ 1,739,684,089
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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	40,078	0.337	13,510	47.5%	0.140	5,598	53%	19,108	49%
Medium Density	35,191	0.281	9,875	34.7%	0.092	3,228	30%	13,103	34%
High Density	60,405	0.083	5,036	17.7%	0.029	1,771	17%	6,807	17%
Total	135,673	0.2095	28,421	100%	0.0781	10,598	100%	39,018	100%

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	\$ 851,956,813	40,078	\$ 21,258
Medium Density	\$ 584,210,304	35,191	\$ 16,601
High Density	\$ 303,516,972	60,405	\$ 5,025



York Catholic District School Board
Education Development Charge Forms Submission
York Region

York Catholic District School Board
Education Development Charges Submission 2024
Form A - Eligibility to Impose an EDC

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment less Capacity
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
41,704.0	29,736	28,885	28,106	27,619	27,396	28,348	-13,356

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Projected Enrolment less Capacity
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
18,570.0	19,149	19,225	19,247	18,783	18,366	18,954	384

A.2: EDC FINANCIAL OBLIGATIONS

Total Outstanding EDC Financial Obligations (Reserve Fund Balance):	\$ 36,945,541
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York Catholic District School Board
Education Development Charges Submission 2024
Form B - Dwelling Unit Summary

PROJECTION OF GROSS NEW DWELLING UNITS BY MUNICIPALITY

	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039	Total All Units
King																
Low Density	141	141	141	172	172	172	172	172	201	201	201	201	201	253	253	2,795
Medium Density	42	42	42	52	52	52	52	52	70	70	70	70	70	61	61	858
High Density	58	58	58	17	17	17	17	17	64	64	64	64	64	117	117	816
																0
																0
Total	242	242	242	241	241	241	241	241	335	335	335	335	335	432	432	4,468
Vaughan-Woodbridge																
Low Density	37	37	37	74	74	74	74	74	91	91	91	91	91	84	84	1,101
Medium Density	51	51	51	64	64	64	64	64	92	92	92	92	92	112	112	1,155
High Density	79	79	79	29	29	29	29	29	107	107	107	107	107	73	73	1,061
																0
																0
Total	167	167	167	166	166	166	166	166	289	289	289	289	289	269	269	3,318
Vaughan-Kleinburg																
Low Density	359	359	359	187	187	187	187	187	267	267	267	267	267	180	180	3,706
Medium Density	113	113	113	132	132	132	132	132	196	196	196	196	196	193	193	2,365
High Density	101	101	101	40	40	40	40	40	64	64	64	64	64	68	68	956
																0
																0
Total	573	573	573	359	359	359	359	359	526	526	526	526	526	442	442	7,028
Maple																
Low Density	110	110	110	228	228	228	228	228	316	316	316	316	316	295	295	3,640
Medium Density	93	93	93	165	165	165	165	165	218	218	218	218	218	254	254	2,705
High Density	230	230	230	119	119	119	119	119	120	120	120	120	120	210	210	2,304
																0
																0
Total	433	433	433	513	513	513	513	513	654	654	654	654	654	759	759	8,649
Maple Vaughan Centre																
Low Density	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Density	50	62	62	29	29	29	29	29	0	0	0	0	0	8	8	337
High Density	479	824	824	999	999	999	999	999	890	890	890	890	890	600	600	12,770
																0
																0
Total	529	886	886	1,028	1,028	1,028	1,028	1,028	890	890	890	890	890	608	608	13,107
Vaughan-Thornhill																
Low Density	5	5	5	2	2	2	2	2	0	0	0	0	0	0	0	28
Medium Density	24	24	24	54	54	54	54	54	63	63	63	63	63	54	54	768
High Density	202	202	202	294	294	294	294	294	352	352	352	352	352	398	398	4,636
																0
																0
Total	232	232	232	350	350	350	350	350	416	416	416	416	416	453	453	5,432
Markham-Thornhill																
Low Density	2	2	2	1	1	1	1	1	0	0	0	0	0	0	4	4
Medium Density	3	3	3	23	23	23	23	23	25	25	25	25	25	33	33	312
High Density	203	203	203	522	522	522	522	522	693	693	693	693	693	646	646	7,979
																0
																0
Total	208	208	208	546	546	546	546	546	718	718	718	718	718	683	683	8,310
Newmarket West																
Low Density	30	30	30	330	330	330	330	330	398	398	398	398	398	295	295	4,317
Medium Density	127	127	127	132	132	132	132	132	240	240	240	240	240	262	262	2,765
High Density	83	83	83	144	144	144	144	144	235	235	235	235	235	189	189	2,520
																0
																0
Total	239	239	239	606	606	606	606	606	873	873	873	873	873	746	746	9,601
Newmarket East																
Low Density	9	9	9	12	12	12	12	12	3	3	3	3	3	6	6	113
Medium Density	42	42	42	44	44	44	44	44	32	32	32	32	32	34	34	575
High Density	48	48	48	75	75	75	75	75	134	134	134	134	134	144	144	1,478
																0
																0
Total	99	99	99	131	131	131	131	131	169	169	169	169	169	184	184	2,166
Aurora																
Low Density	118	118	118	76	76	76	76	76	99	99	99	99	99	83	83	1,397
Medium Density	54	54	54	129	129	129	129	129	84	84	84	84	84	77	77	1,380
High Density	29	29	29	104	104	104	104	104	107	107	107	107	107	117	117	1,373
																0
																0
Total	201	201	201	308	308	308	308	308	290	290	290	290	290	277	277	4,150

Richmond Hill																
Low Density	104	104	104	53	53	53	53	53	40	40	40	40	40	19	19	817
Medium Density	113	113	113	119	119	119	119	119	177	177	177	177	177	223	223	2,267
High Density	655	655	655	542	542	542	542	542	721	721	721	721	721	700	700	9,681
																0
																0
Total	873	873	873	714	714	714	714	714	939	939	939	939	939	941	941	12,765
Oak Ridges																
Low Density	442	442	442	256	256	256	256	256	41	41	41	41	41	25	25	2,859
Medium Density	421	421	421	409	409	409	409	409	360	360	360	360	360	207	207	5,519
High Density	11	11	11	143	143	143	143	143	42	42	42	42	42	71	71	1,099
																0
																0
Total	875	875	875	807	807	807	807	807	442	442	442	442	442	303	303	9,477
Georgina																
Low Density	177	177	177	183	183	183	183	183	242	242	242	242	242	170	170	2,995
Medium Density	32	32	32	40	40	40	40	40	58	58	58	58	58	59	59	705
High Density	7	7	7	17	17	17	17	17	55	55	55	55	55	55	55	493
																0
																0
Total	217	217	217	240	240	240	240	240	356	356	356	356	356	283	283	4,193
East Gwillimbury																
Low Density	421	421	421	303	303	303	303	303	535	535	535	535	535	567	567	6,588
Medium Density	110	110	110	116	116	116	116	116	111	111	111	111	111	175	175	1,814
High Density	0	0	0	0	0	0	0	0	47	47	47	47	47	70	70	374
																0
																0
Total	531	531	531	418	418	418	418	418	693	693	693	693	693	812	812	8,775
Whitchurch-Stouffville																
Low Density	132	132	132	135	135	135	135	135	168	168	168	168	168	127	127	2,160
Medium Density	79	79	79	113	113	113	113	113	147	147	147	147	147	182	182	1,899
High Density	36	36	36	143	143	143	143	143	171	171	171	171	171	170	170	2,018
																0
																0
Total	247	247	247	390	390	390	390	390	486	486	486	486	486	479	479	6,077
Markham North																
Low Density	385	385	385	456	456	456	456	456	474	474	474	474	474	629	629	7,066
Medium Density	563	563	563	652	652	652	652	652	618	618	618	618	618	558	558	9,156
High Density	235	235	235	87	87	87	87	87	285	285	285	285	285	310	310	3,186
																0
																0
Total	1,183	1,183	1,183	1,196	1,196	1,196	1,196	1,196	1,377	1,377	1,377	1,377	1,377	1,497	1,497	19,408
Markham Centre																
Low Density	3	3	3	4	4	4	4	4	1	1	1	1	1	1	1	37
Medium Density	23	23	23	21	21	21	21	21	23	23	23	23	23	65	65	417
High Density	313	313	313	345	345	345	345	345	323	323	323	323	323	288	288	4,851
																0
																0
Total	339	339	339	369	369	369	369	369	347	347	347	347	347	355	355	5,306
Markham South																
Low Density	71	71	71	29	29	29	29	29	15	15	15	15	15	6	6	439
Medium Density	136	136	136	122	122	122	122	122	131	131	131	131	131	153	153	1,980
High Density	139	139	139	209	209	209	209	209	179	179	179	179	179	228	228	2,811
																0
																0
Total	345	345	345	360	360	360	360	360	325	325	325	325	325	386	386	5,231
Total Jurisdiction																
Low Density	2,545	2,545	2,545	2,500	2,500	2,500	2,500	2,500	2,891	2,891	2,891	2,891	2,891	2,744	2,744	40,078
Medium Density	2,077	2,089	2,089	2,415	2,415	2,415	2,415	2,415	2,646	2,646	2,646	2,646	2,646	2,710	2,710	36,978
High Density	2,909	3,254	3,254	3,828	3,828	3,828	3,828	3,828	4,588	4,588	4,588	4,588	4,588	4,456	4,456	60,405
																0
																0
Total	7,531	7,888	7,888	8,743	8,743	8,743	8,743	8,743	10,124	10,124	10,124	10,124	10,124	9,910	9,910	137,460

York Catholic District School Board
Education Development Charges Submission 2024
Form C - Net New Dwelling Units - By-Law Summary

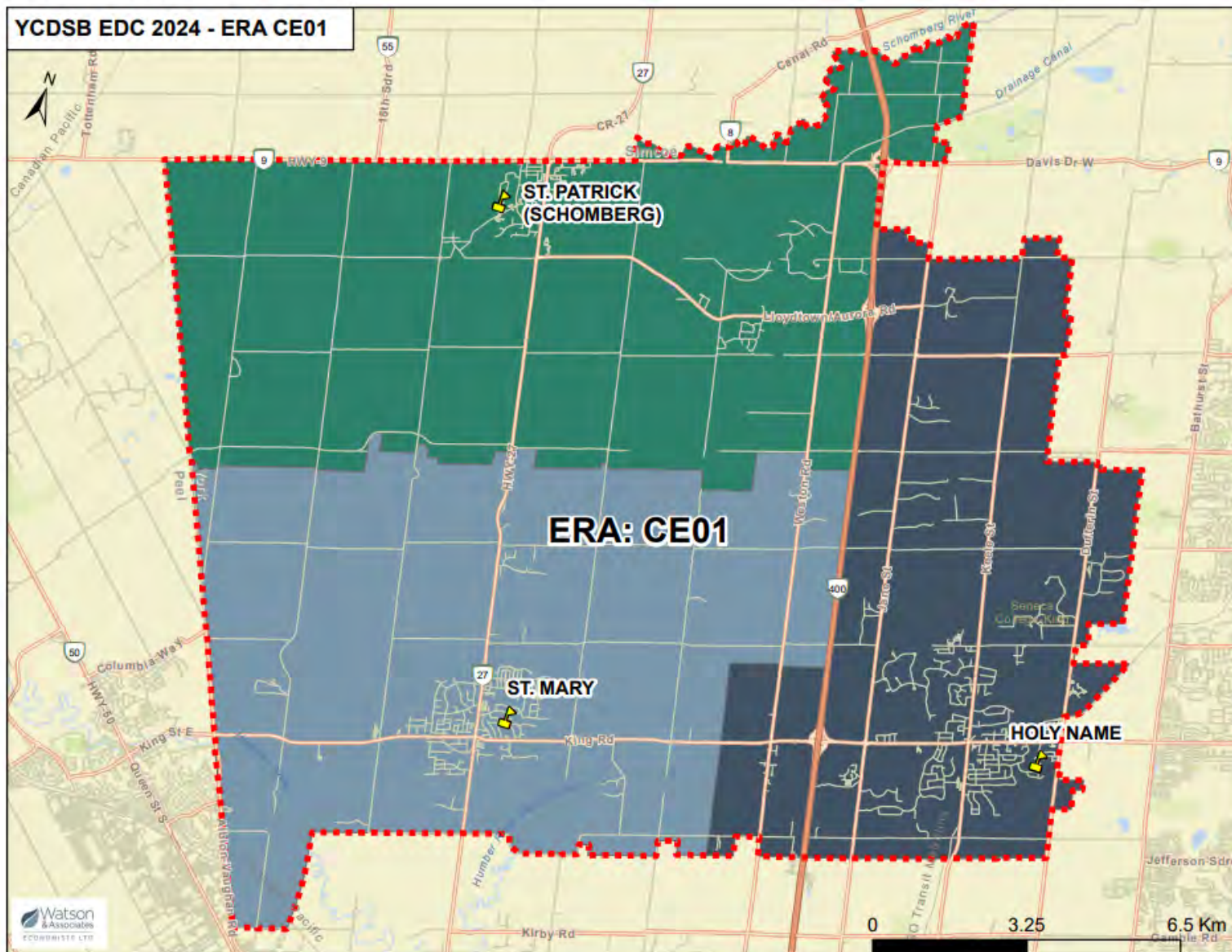
Municipality	Number of Units
King	4,468
Vaughan-Woodbridge	3,318
Vaughan-Kleinburg	7,028
Maple	8,649
Maple Vaughan Centre	13,107
Vaughan-Thornhill	5,432
Markham-Thornhill	8,310
Newmarket West	9,601
Newmarket East	2,166
Aurora	4,150
Richmond Hill	12,765
Oak Ridges	9,477
Georgina	4,193
East Gwillimbury	8,775
Whitchurch-Stouffville	6,077
Markham North	19,408
Markham Centre	5,306
Markham South	5,231
Grand Total Gross New Units In By-Law Area	137,460
Less: Statutorily Exempt Units In By-Law Area	1,787
Total Net New Units In By-Law Area	135,673

**York Catholic District School Board
Education Development Charges Submission 2024
Form D - Non-Residential Development**

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

Total Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years From Date of By-Law Passage:	73,393,207
Less: Board-Determined Gross Floor Area From Exempt Development:	23,927,649
Net Estimated Board-Determined Gross Floor Area:	49,465,558

Municipality	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils	By Secondary EDC Review Area	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
King	Low Density	2,795	0.231	646	Aurora, King, Newmarket, East Gwillimbury	Low Density	16,213	0.060	966
	Medium Density	816	0.132	108		Medium Density	8,479	0.036	304
	High Density	816	0.035	28		High Density	6,616	0.012	77
	Total	4,427	0.177	782		Total	31,308	0.043	1,347
Vaughan-Woodbridge	Low Density	1,101	0.351	387	Vaughan Central, North	Low Density	4,808	0.171	820
	Medium Density	1,100	0.228	251		Medium Density	3,351	0.103	346
	High Density	1,061	0.051	54		High Density	2,017	0.031	62
	Total	3,262	0.212	691		Total	10,175	0.121	1,229
Vaughan-Kleinburg	Low Density	3,706	0.337	1,249	Richmond Hill	Low Density	2,189	0.082	180
	Medium Density	2,251	0.220	495		Medium Density	5,641	0.049	279
	High Density	956	0.050	48		High Density	7,416	0.016	115
	Total	6,914	0.259	1,792		Total	15,245	0.038	574
Maple	Low Density	3,640	0.212	771	Vaughan, Thornhill	Low Density	4,052	0.071	289
	Medium Density	2,574	0.138	355		Medium Density	3,626	0.045	163
	High Density	2,304	0.032	73		High Density	19,756	0.012	239
	Total	8,519	0.141	1,199		Total	27,433	0.025	691
Maple Vaughan Centre	Low Density	-	0.000	-	Markham, Thornhill	Low Density	119	0.147	18
	Medium Density	320	0.258	83		Medium Density	621	0.073	45
	High Density	12,770	0.045	578		High Density	11,241	0.030	336
	Total	13,090	0.050	661		Total	11,981	0.033	399
Vaughan-Thornhill	Low Density	28	0.091	3	Georgina	Low Density	2,995	0.018	55
	Medium Density	731	0.058	42		Medium Density	671	0.015	10
	High Density	4,636	0.013	58		High Density	493	0.005	2
	Total	5,395	0.019	103		Total	4,159	0.016	67
Markham-Thornhill	Low Density	19	0.107	2	Markham, Whitchurch-Stouffville	Low Density	9,702	0.066	643
	Medium Density	297	0.072	21		Medium Density	12,803	0.036	455
	High Density	7,979	0.022	179		High Density	12,866	0.015	194
	Total	8,295	0.024	202		Total	35,372	0.037	1,291
Newmarket West	Low Density	4,317	0.115	498					
	Medium Density	2,631	0.073	192					
	High Density	2,520	0.019	48					
	Total	9,468	0.078	738					
Newmarket East	Low Density	113	0.159	18					
	Medium Density	547	0.101	55					
	High Density	1,478	0.026	39					
	Total	2,138	0.052	112					
Aurora	Low Density	1,397	0.109	153					
	Medium Density	1,314	0.064	85					
	High Density	1,373	0.018	25					
	Total	4,083	0.064	262					
Richmond Hill	Low Density	817	0.109	89					
	Medium Density	2,157	0.084	180					
	High Density	9,681	0.024	231					
	Total	12,655	0.040	501					
Oak Ridges	Low Density	2,859	0.093	267					
	Medium Density	5,252	0.072	379					
	High Density	1,099	0.020	22					
	Total	9,210	0.073	668					
Georgina	Low Density	2,995	0.063	189					
	Medium Density	671	0.057	38					
	High Density	493	0.015	7					
	Total	4,159	0.056	234					
East Gwillimbury	Low Density	6,588	0.102	671					
	Medium Density	1,726	0.066	113					
	High Density	374	0.017	6					
	Total	8,688	0.091	791					
Whitchurch-Stouffville	Low Density	2,160	0.193	416					
	Medium Density	1,808	0.106	191					
	High Density	2,018	0.022	44					
	Total	5,986	0.109	651					
Markham North	Low Density	7,066	0.081	571					
	Medium Density	8,713	0.054	466					
	High Density	3,186	0.017	53					
	Total	18,965	0.057	1,090					
Markham Centre	Low Density	37	0.179	7					
	Medium Density	397	0.110	44					
	High Density	4,851	0.035	171					
	Total	5,286	0.042	221					
Markham South	Low Density	439	0.082	36					
	Medium Density	1,885	0.052	99					
	High Density	2,811	0.016	46					
	Total	5,135	0.035	180					
SUBTOTAL:				10,878	SUBTOTAL:				5,598
LESS: Available Pupil Places					LESS: Available Pupil Places				
PLUS: EDC Eligible Holding Students				8,584	PLUS: EDC Eligible Holding Students				5,198
NET GROWTH-RELATED PUPILS:				2,293	NET GROWTH-RELATED PUPILS:				400



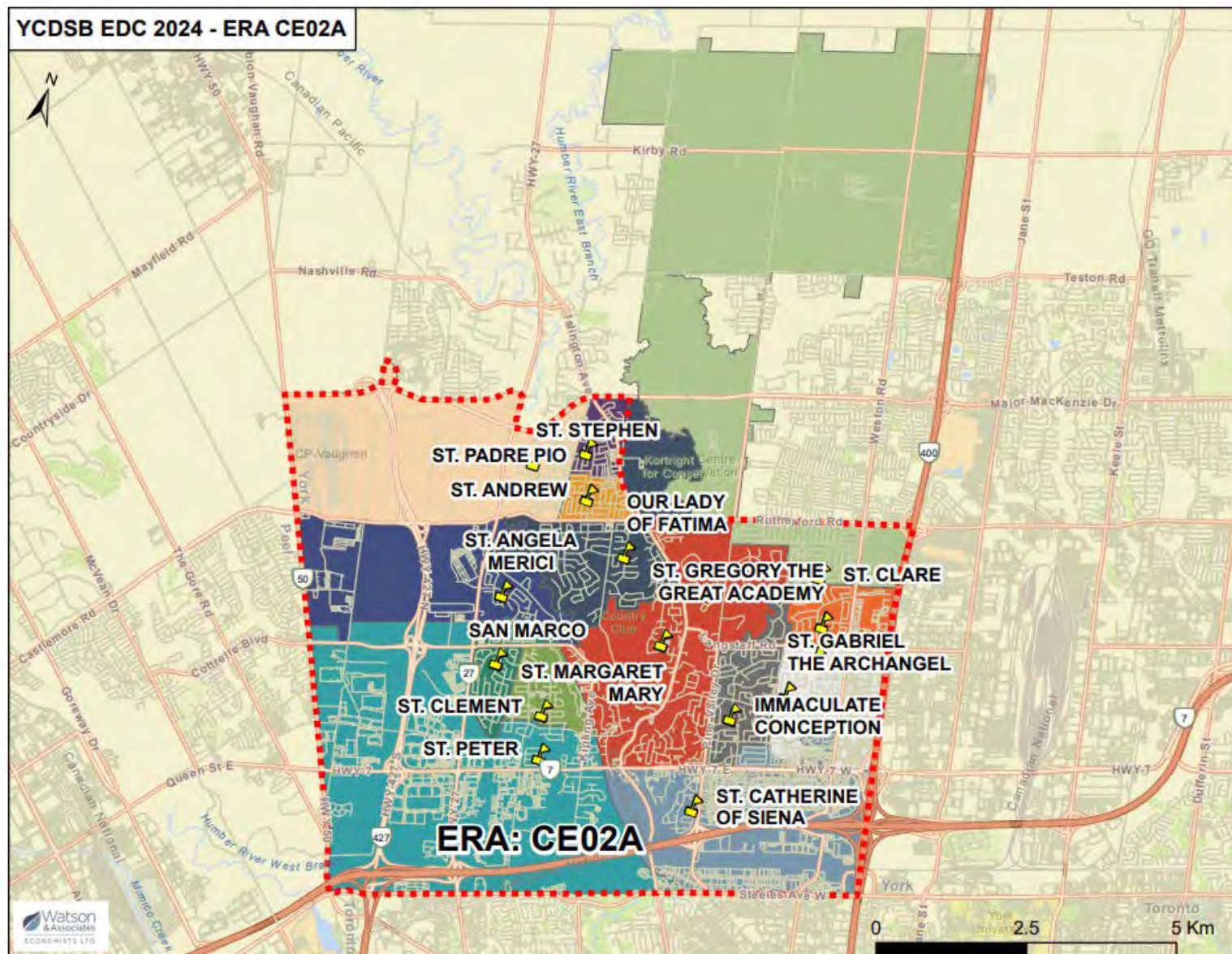
Panel:	<u>Elementary Panel</u>	
Review Area:	CE01	King

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	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
	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039
	35	71	106	147	188	234	280	326	382	438	501	565	628	705	782

1	Requirements of New Development (Pupil Places)	782
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	94
4	Net Growth-Related Pupil Place Requirements (1+2-3)	688

NOTES



Review Area: CE02A Vaughan-Woodbridge

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2023/ 2024	15 Year Projections (Assumes Full Day JK/SK)														
				Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
Immaculate Conception	527	0	357	346	336	321	296	294	279	257	254	240	219	208	202	198	195	192
Our Lady of Fatima	602	0	466	454	451	431	416	406	390	375	352	345	329	324	315	316	319	322
San Marco	487	0	276	285	291	296	303	298	308	304	307	300	293	290	290	288	287	286
St. Andrew	522	0	278	266	258	240	239	231	224	208	206	188	191	186	184	183	180	178
St. Angela Merici	340	0	267	254	238	222	209	198	185	174	166	161	163	158	155	153	151	148
St. Catherine of Siena	294	0	231	228	222	217	218	215	217	215	219	216	219	219	221	222	222	223
St. Clare Catholic	455	0	155	147	152	154	159	170	172	183	188	191	196	197	191	186	179	175
St. Clement	384	0	336	325	319	311	299	308	290	283	276	279	272	270	268	265	263	260
St. Gabriel the Archangel	510	0	373	356	349	330	325	301	289	288	285	283	274	264	256	250	244	238
St. Gregory the Great	476	0	284	261	256	265	263	266	271	264	274	273	281	296	285	274	262	251
St. John Bosco	484	0	285	259	256	246	232	236	236	233	234	234	230	226	224	218	214	209
St. Margaret Mary	487	0	319	312	310	310	309	311	311	312	312	295	303	301	301	297	294	290
St. Padre Pio	553	0	376	354	349	328	314	310	305	301	310	303	303	303	304	304	304	304
St. Peter	369	0	261	245	251	238	241	242	242	240	243	242	245	248	245	241	237	233
St. Stephen	548	0	415	416	395	404	408	417	415	422	428	417	417	409	410	408	404	401
Students Holding in Review Area CE02A Returned To Review Area CE02B (OUT)					100	100	100	100	100	100	100	100	100	100	100	100	100	100
TOTAL:	7,038.0	0	4,679	4,607	4,533	4,414	4,332	4,303	4,234	4,159	4,153	4,068	4,034	4,000	3,951	3,904	3,853	3,810
AVAILABLE PUPIL PLACES:																		3,228

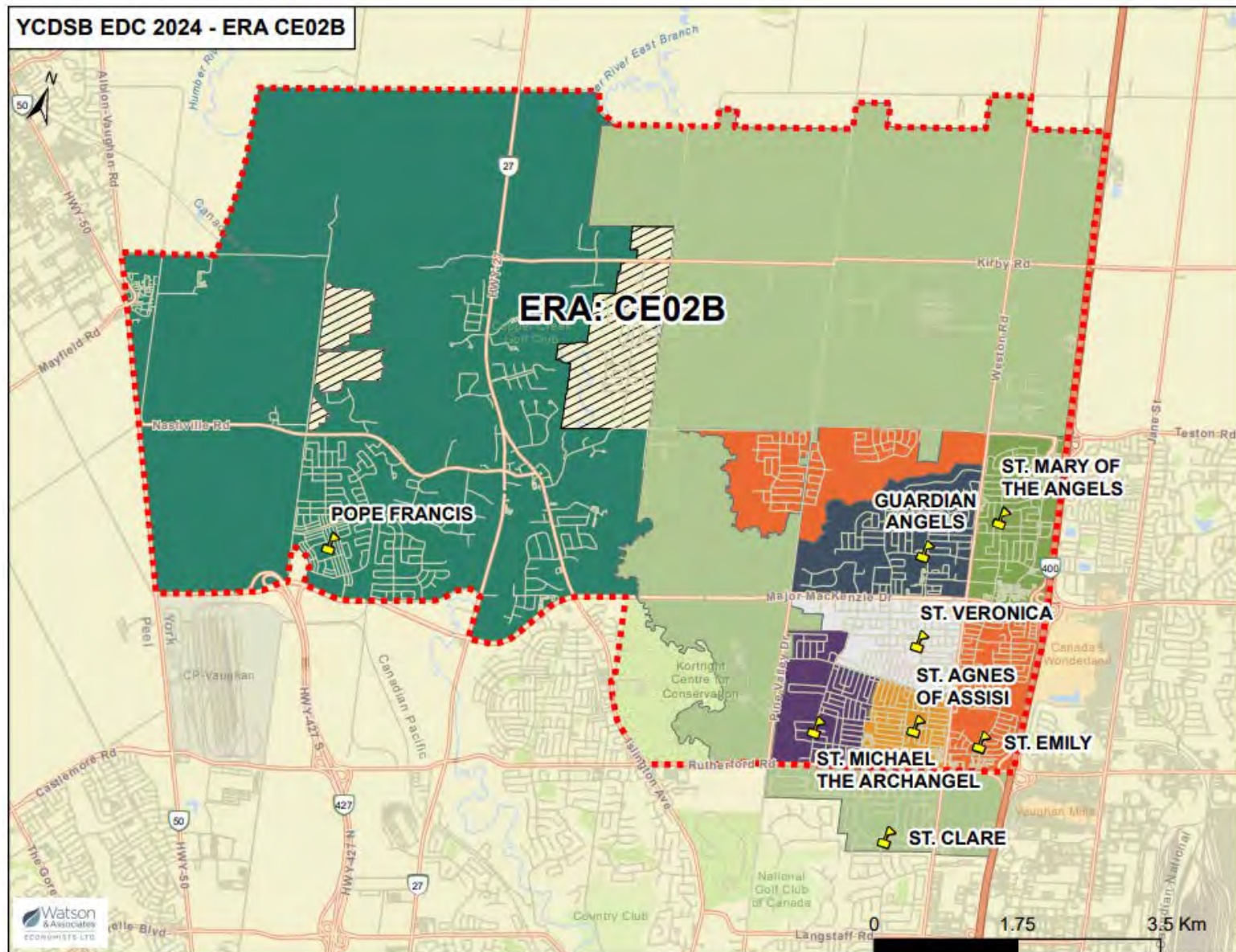
REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	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	
2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/	2036/	2037/	2038/	
2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
	22	45	67	100	133	175	217	259	318	378	439	501	563	627	691

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1) Requirements of New Development (Pupil Places)	691
2) Pupils Holding For New Schools	0
3) Available Pupil Places in Existing Facilities	3228
4) Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



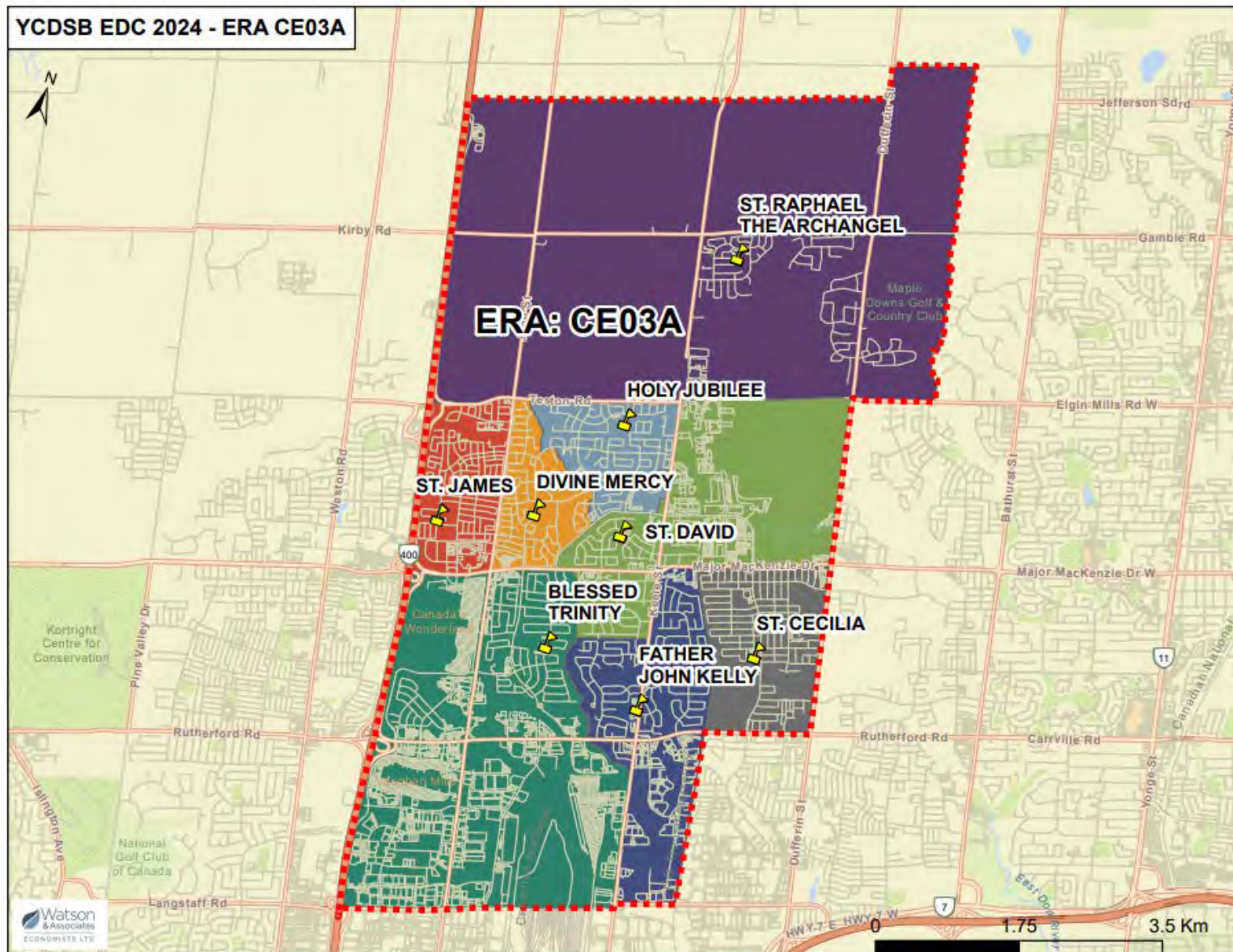
CE02B Vaughan-Kleinburg

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	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
	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039
	124	249	373	448	522	639	756	873	1010	1147	1278	1410	1541	1666	1792

1	Requirements of New Development (Pupil Places)	1792
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	2127
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



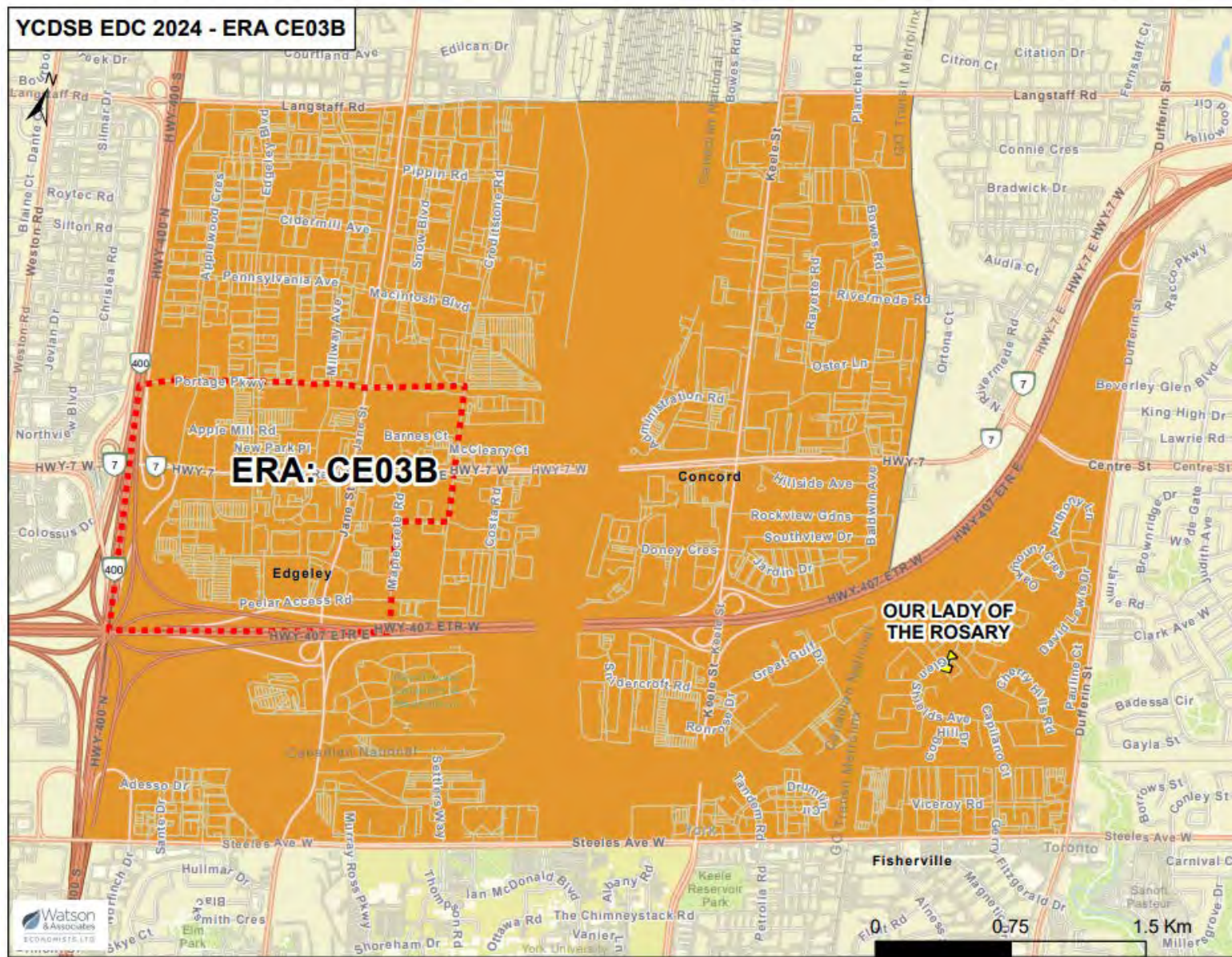
CE03A Maple

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		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	
	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/	2036/	2037/	2038/	
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
	35	70	105	165	225	297	370	442	546	650	756	863	969	1084	1199	

1	Requirements of New Development (Pupil Places)	1199
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	3506
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



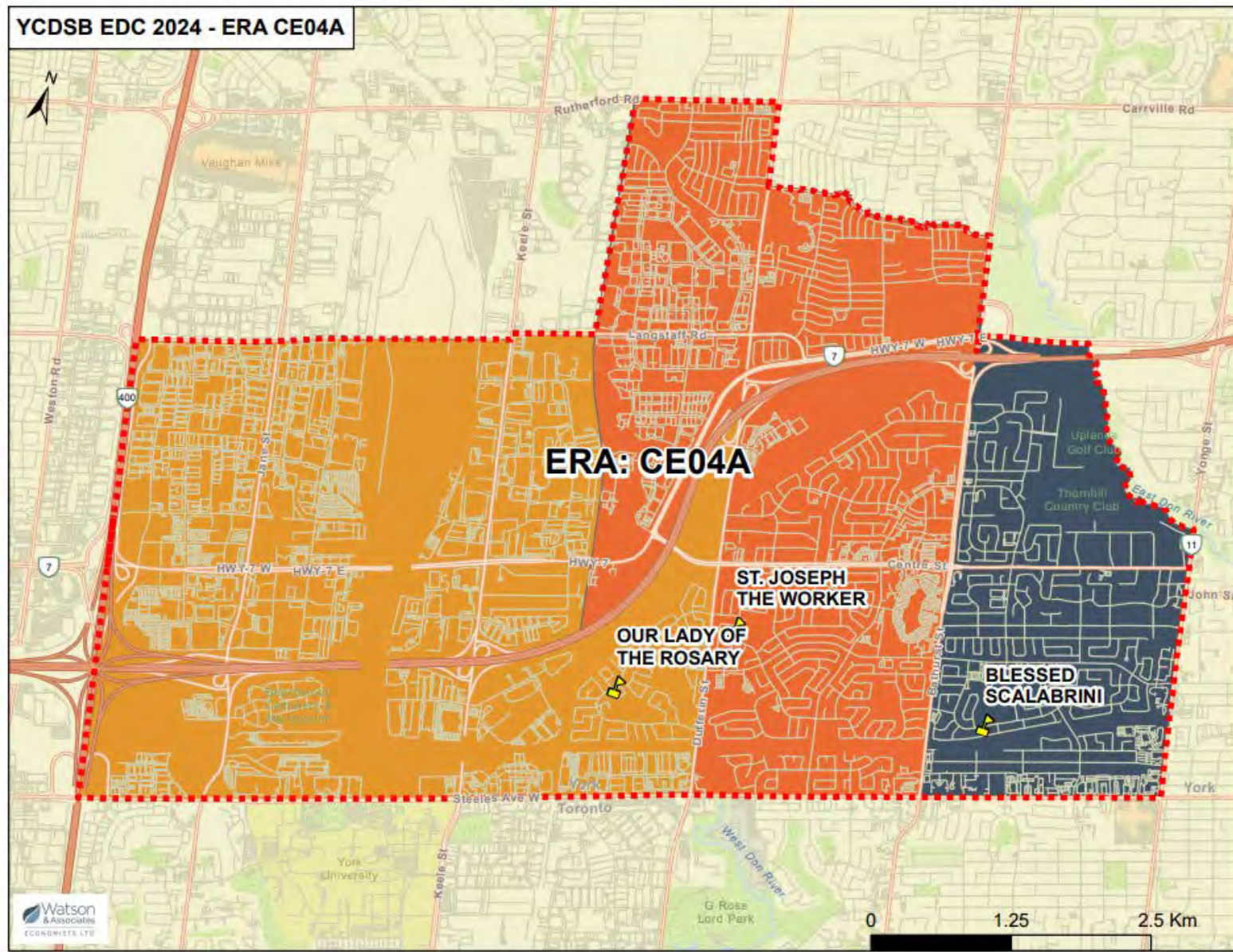
CE03B Maple Vaughan Centre

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		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	
	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/	2036/	2037/	2038/	
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
	26	68	109	154	199	249	300	352	393	433	481	532	584	622	661	

1	Requirements of New Development (Pupil Places)	661
2	Pupils Holding For New Schools	83
3	Available Pupil Places in Existing Facilities	0
4	Net Growth-Related Pupil Place Requirements (1+2-3)	744

NOTES



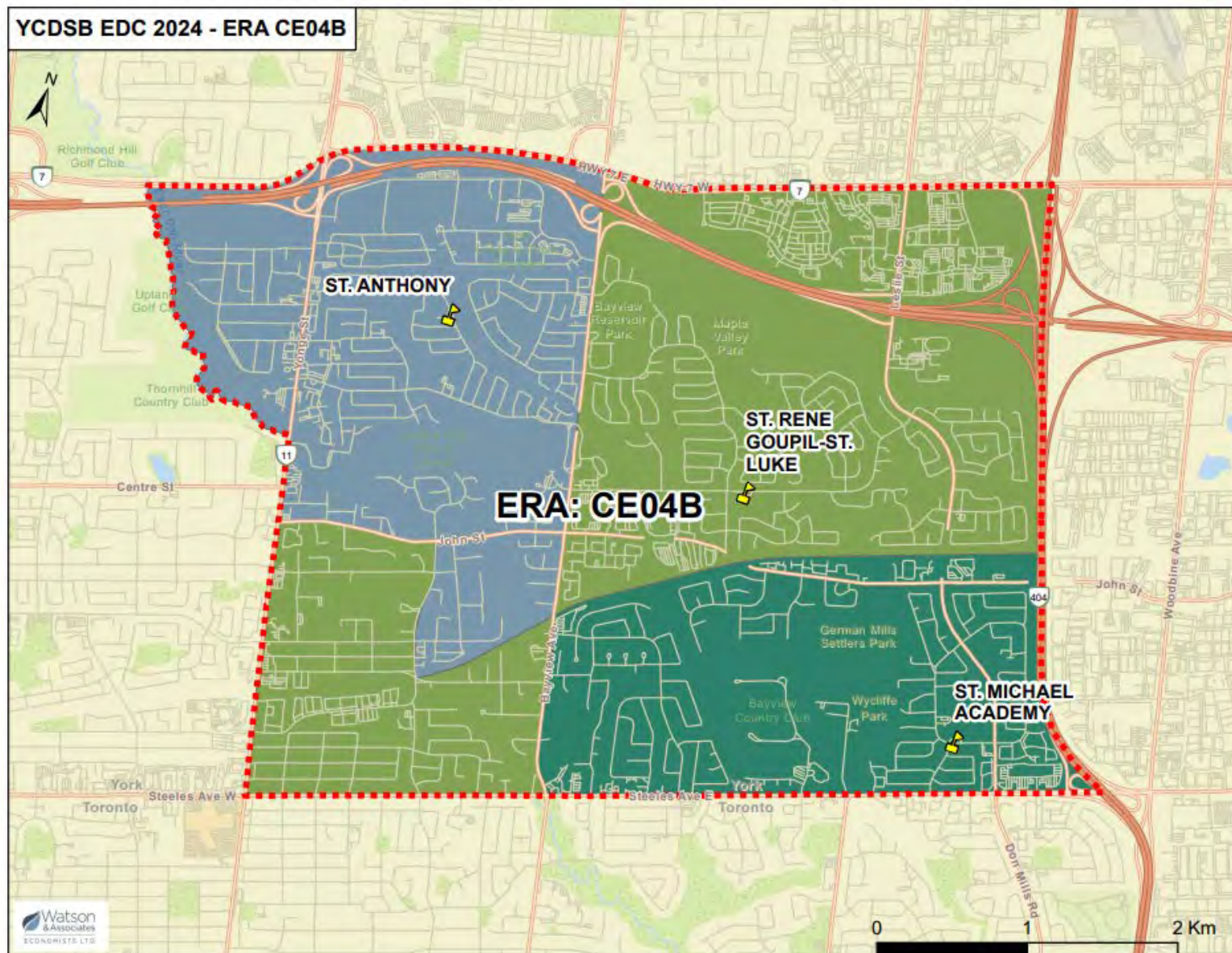
CE04A Vaughan-Thornhill

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	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
	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039
	4	7	11	16	22	28	34	41	49	57	65	74	83	93	103

1	Requirements of New Development (Pupil Places)	103
2	Pupils Holding For New Schools	43
3	Available Pupil Places in Existing Facilities	446
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



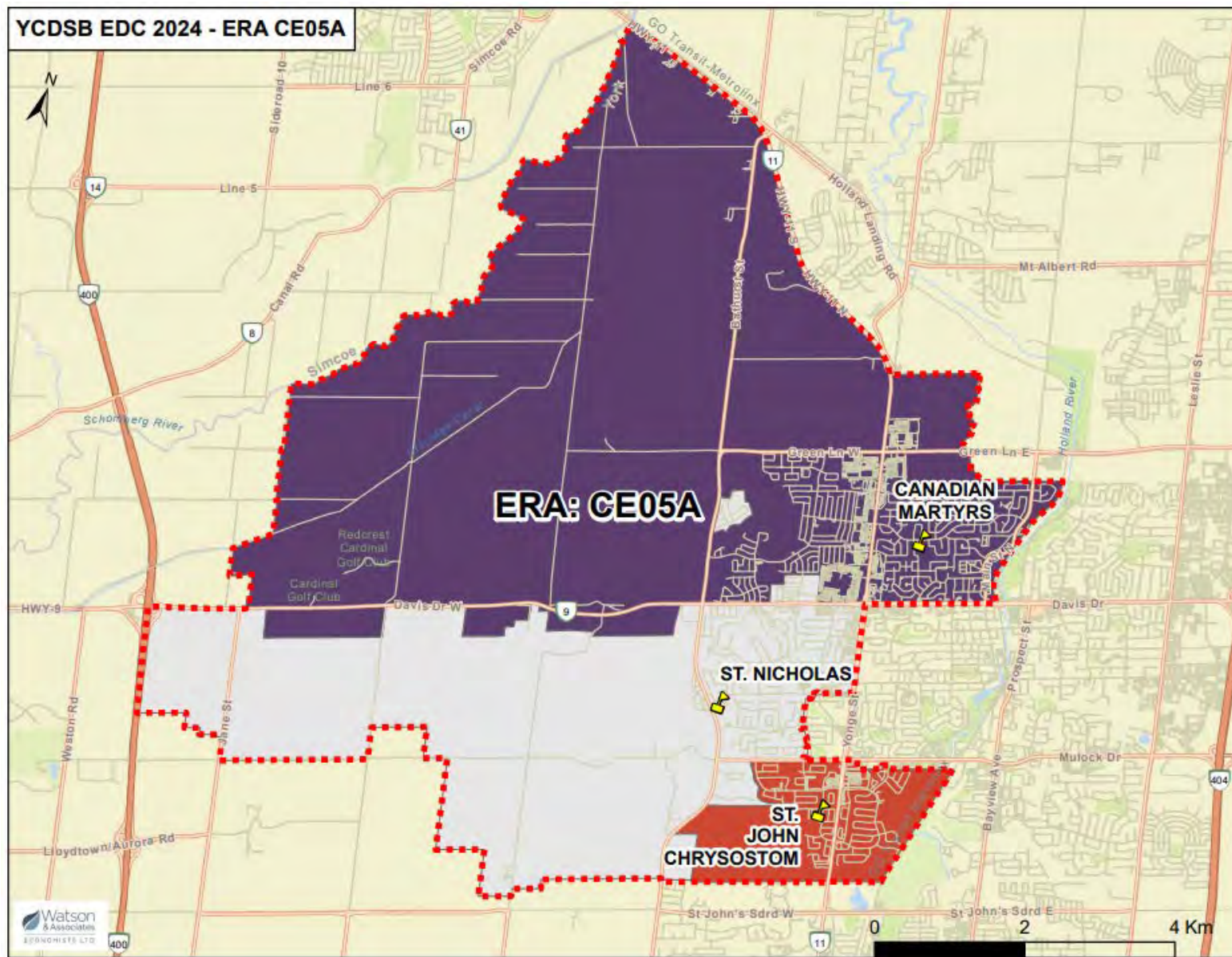
CE04B Markham-Thornhill

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	15 Year Projection of Average Daily Enrolments														
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
	5	10	16	29	43	57	70	83	100	116	134	151	168	185	202

1	Requirements of New Development (Pupil Places)	202
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	512
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



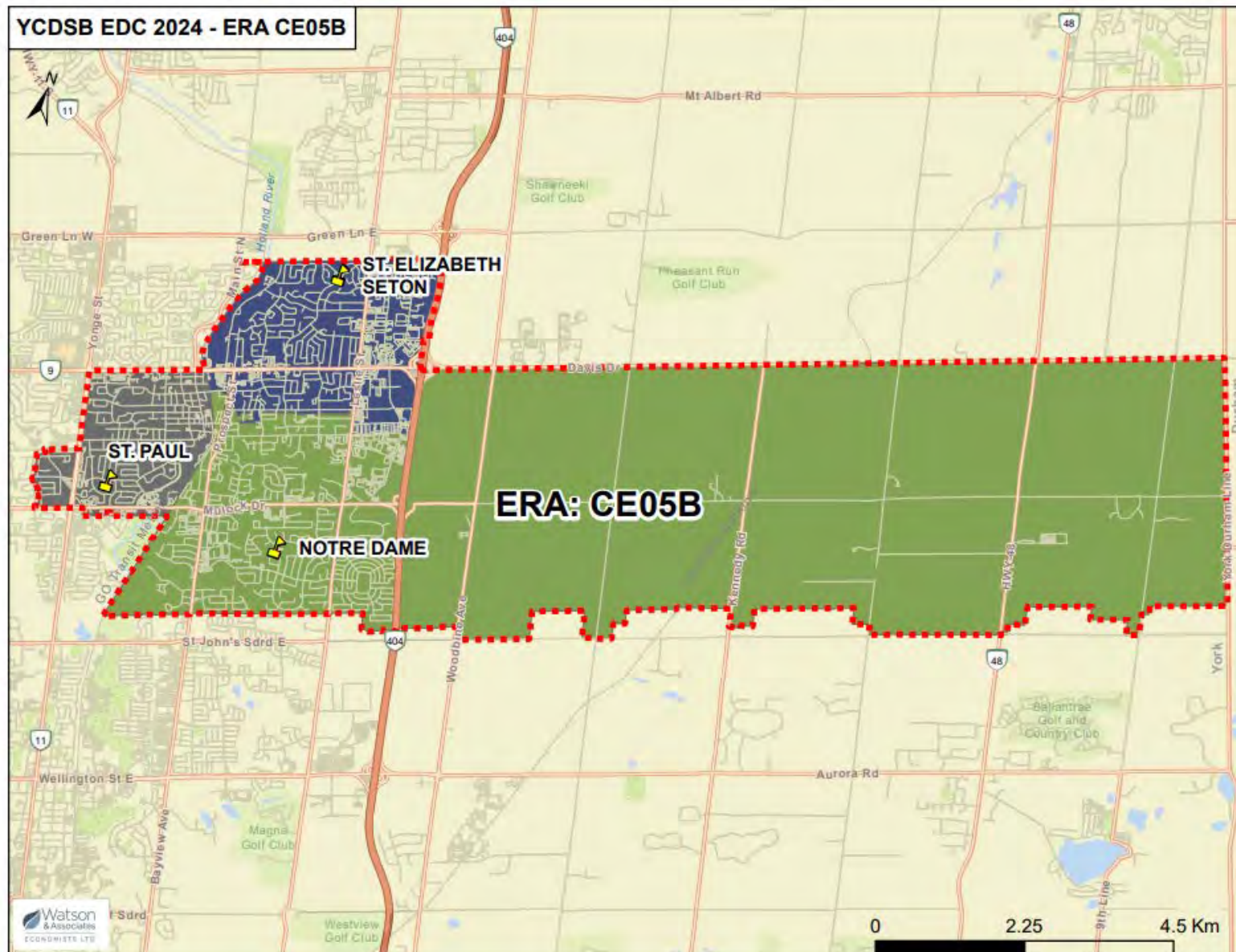
CE05A Newmarket West

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		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	
	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/	2036/	2037/	2038/	
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
	14	28	41	89	136	182	228	274	341	409	479	550	620	679	738	

1	Requirements of New Development (Pupil Places)	738
2	Pupils Holding For New Schools	51
3	Available Pupil Places in Existing Facilities	725
4	Net Growth-Related Pupil Place Requirements (1+2-3)	64

NOTES



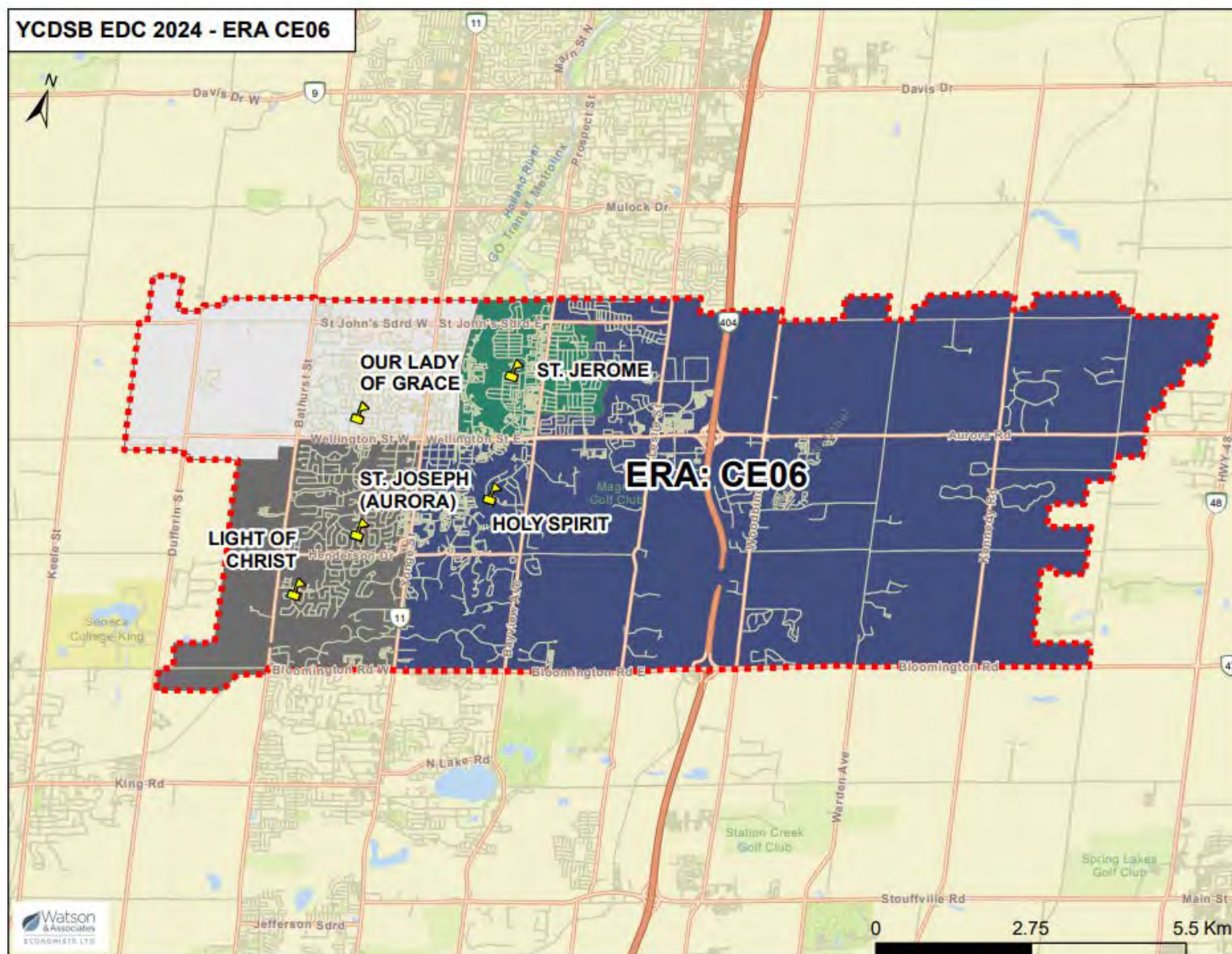
CE05B Newmarket East

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2023/ 2024	15 Year Projection of Average Daily Enrolments															
				Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039	
Notre Dame	582	0	439	427	428	410	400	395	397	398	391	390	390	388	389	395	397	399	
St. Elizabeth Seton	444	0	501	477	435	413	395	367	347	325	308	301	298	281	272	264	257	247	
St. Paul	291	0	129	129	127	128	128	123	109	103	100	88	85	84	83	82	80	79	
TOTAL:	1,317.0	0	1,069	1,033	990	951	922	884	853	827	799	779	772	753	744	741	734	725	
AVAILABLE PUPIL PLACES:																			592

		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	
	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/	2036/	2037/	2038/	
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
	6	12	18	26	33	41	49	57	64	71	79	87	95	103	112	

1	Requirements of New Development (Pupil Places)	112
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	592
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



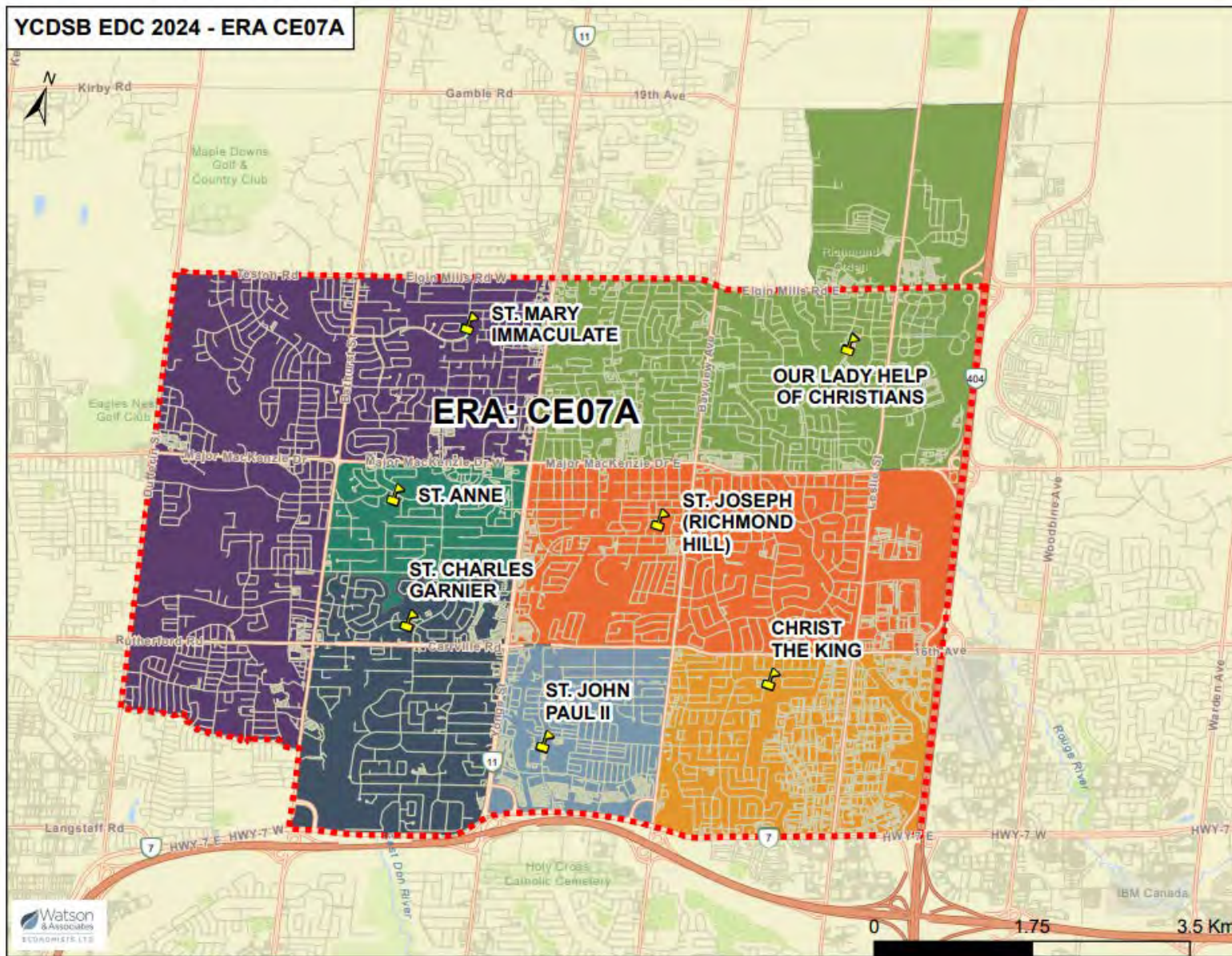
CE06 Aurora

[illegible]

	15 Year Projection of Average Daily Enrolments														
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
	15	30	45	60	76	94	111	129	149	168	188	209	229	246	262

1	Requirements of New Development (Pupil Places)	262
2	Pupils Holding For New Schools	83
3	Available Pupil Places in Existing Facilities	1295
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



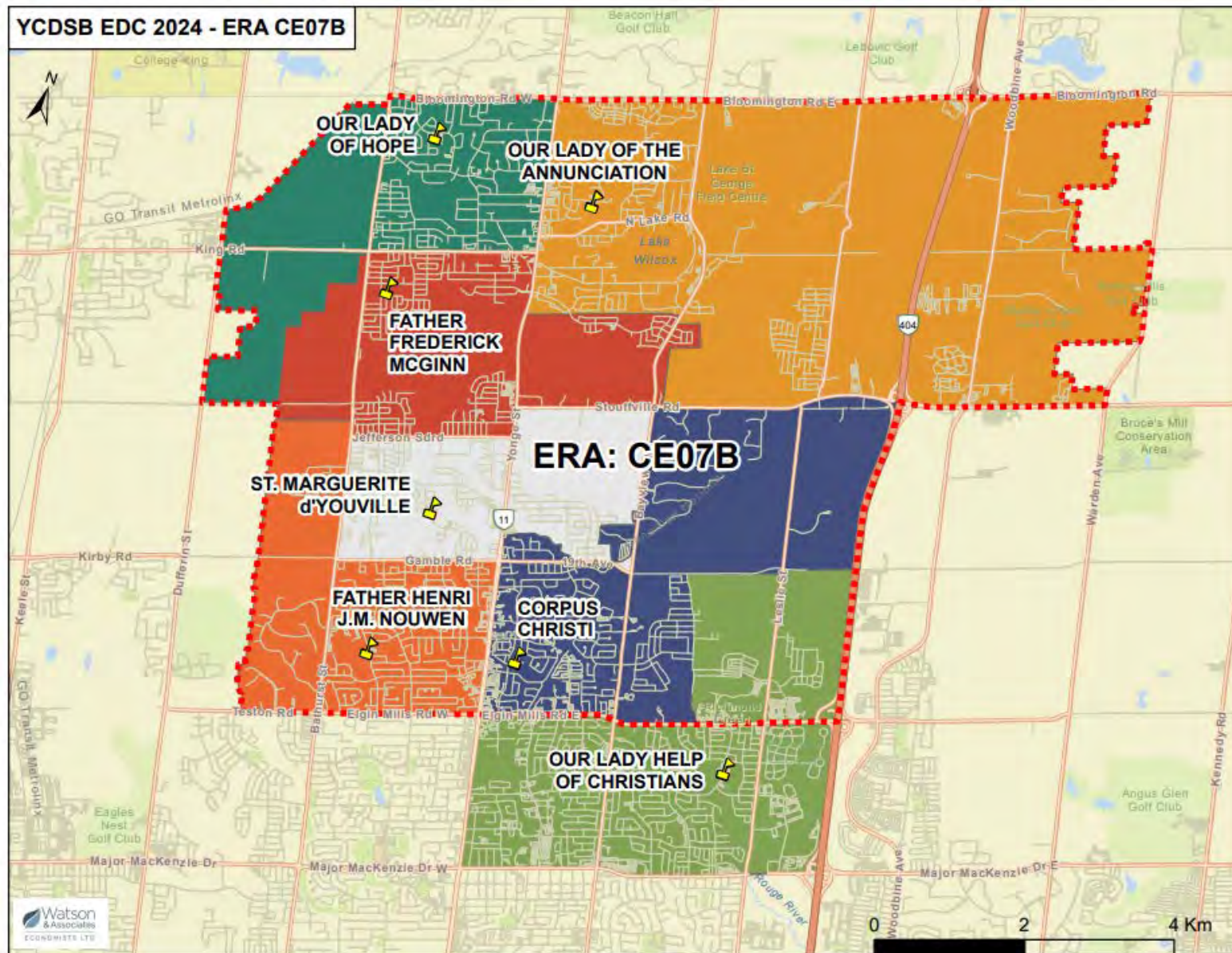
CE07A Richmond Hill

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	15 Year Projection of Average Daily Enrolments														
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
	36	72	108	136	164	192	220	248	284	320	356	392	428	464	501

1	Requirements of New Development (Pupil Places)	501
2	Pupils Holding For New Schools	116
3	Available Pupil Places in Existing Facilities	1515
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



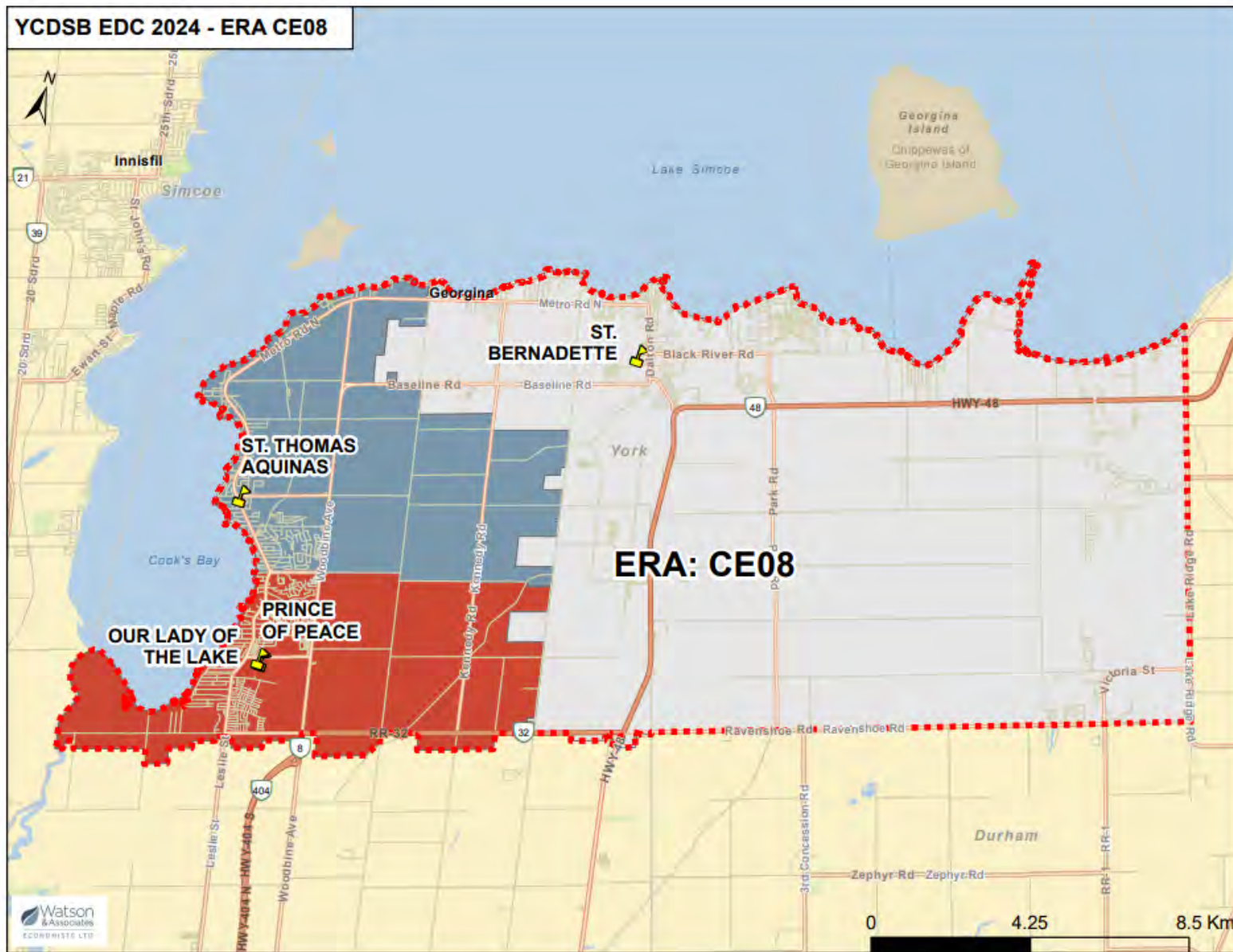
CE07B Oak Ridges

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	15 Year Projection of Average Daily Enrolments														
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
	65	129	194	245	295	356	418	479	515	550	578	606	634	651	668

1	Requirements of New Development (Pupil Places)	668
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	2027
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



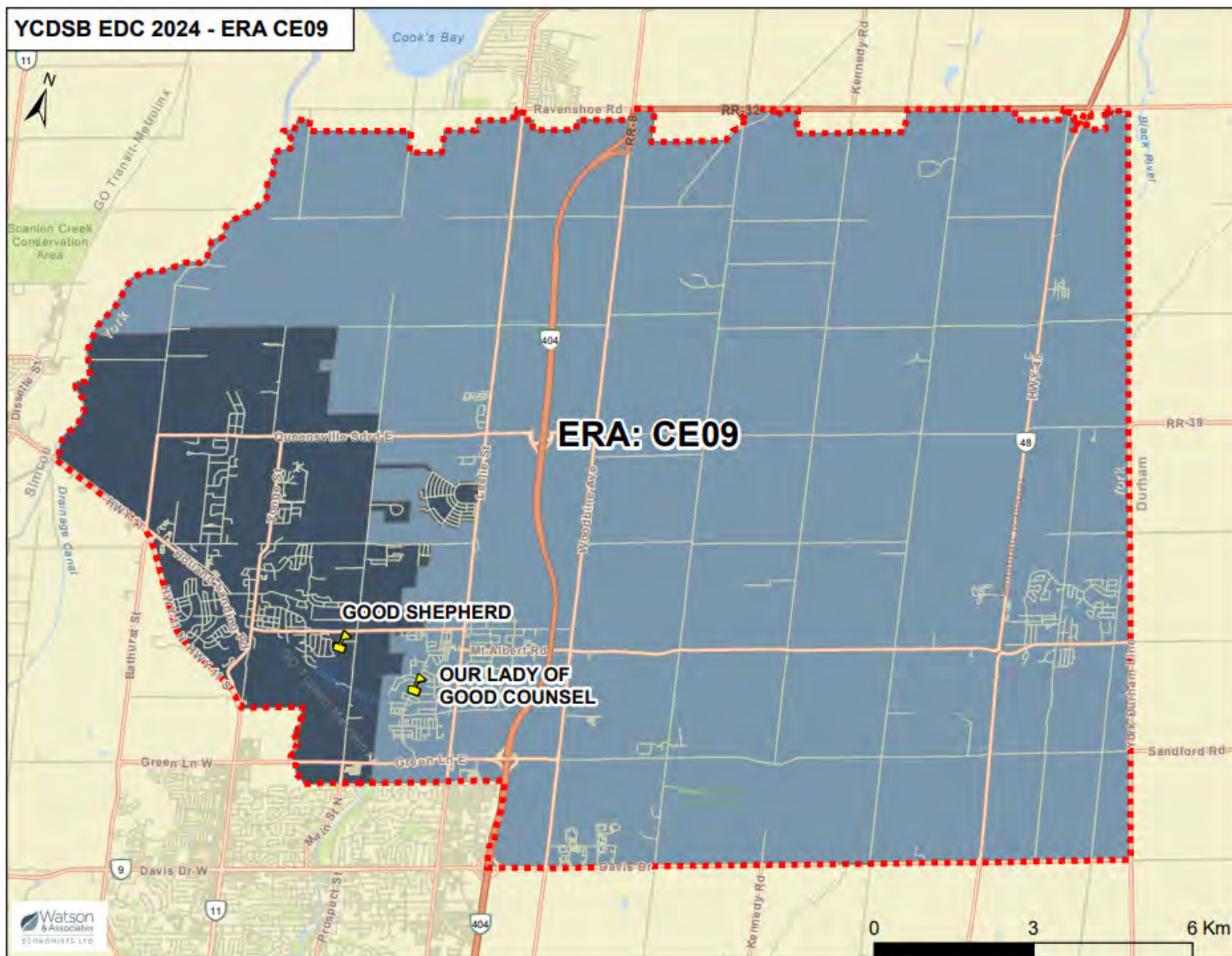
CE08 Georgina

[illegible]

		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	
	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/	2036/	2037/	2038/	
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
	11	23	34	46	58	73	88	103	122	142	161	181	201	217	234	

1	Requirements of New Development (Pupil Places)	234
2	Pupils Holding For New Schools	43
3	Available Pupil Places in Existing Facilities	438
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



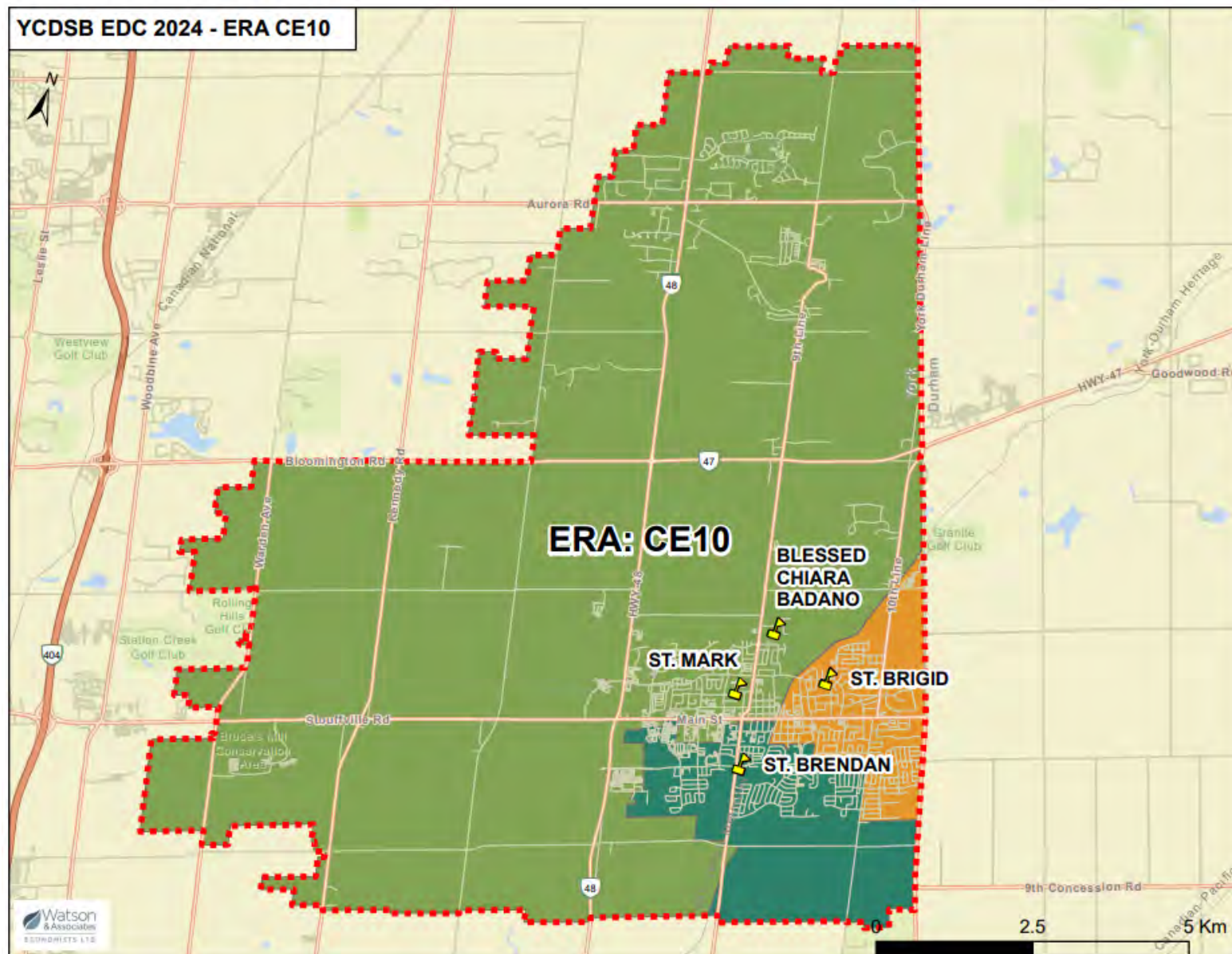
CE09 East Gwillimbury

[illegible]

		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	
	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/	2036/	2037/	2038/	
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
	44	88	132	165	199	245	290	336	402	469	528	587	647	719	791	

1	Requirements of New Development (Pupil Places)	791
2	Pupils Holding For New Schools	7
3	Available Pupil Places in Existing Facilities	0
4	Net Growth-Related Pupil Place Requirements (1+2-3)	798

NOTES



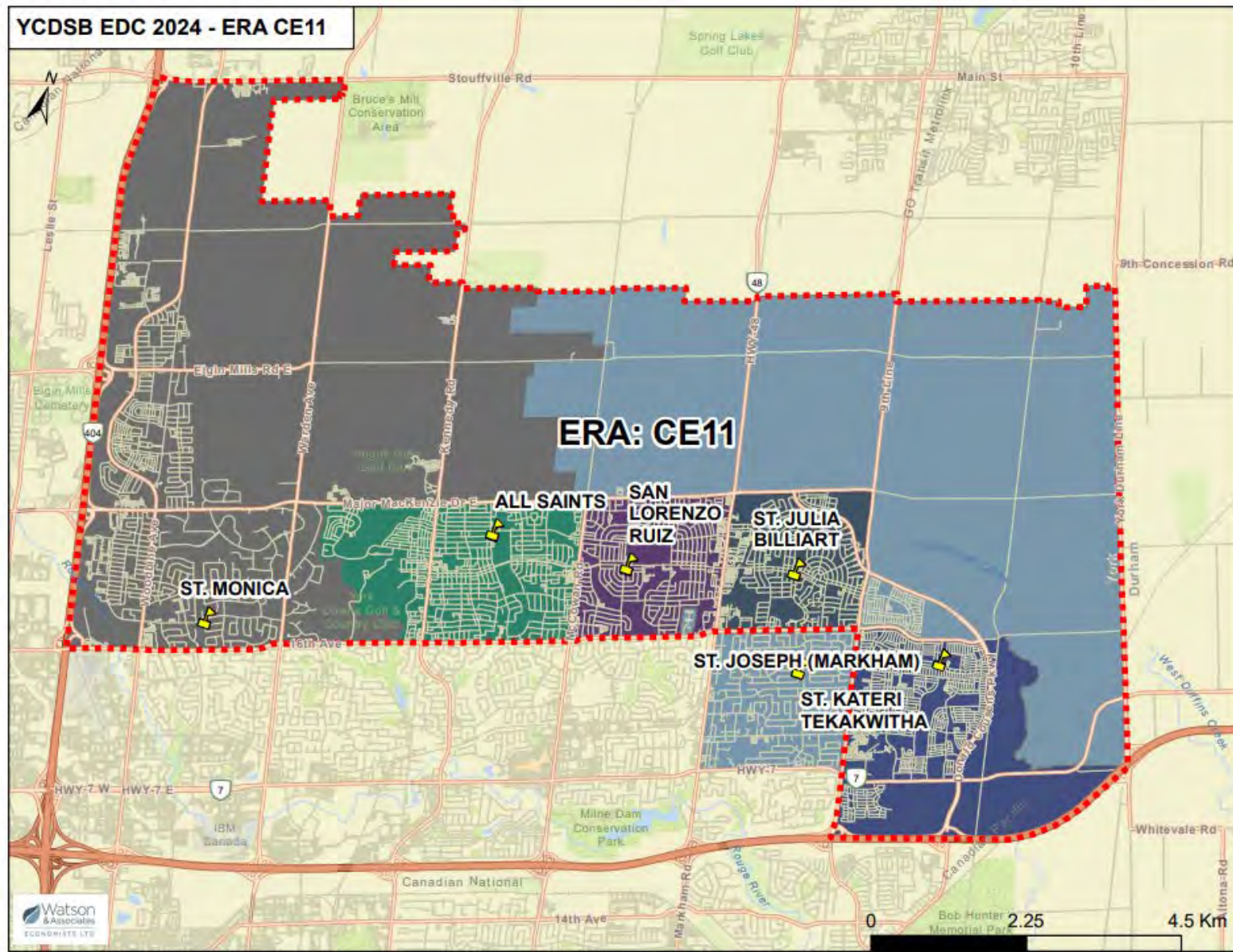
CE10 Whitchurch-Stouffville

[illegible]

		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	
	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/	2036/	2037/	2038/	
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
	30	61	91	128	164	206	248	290	340	390	442	494	547	599	651	

1	Requirements of New Development (Pupil Places)	651
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	764
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



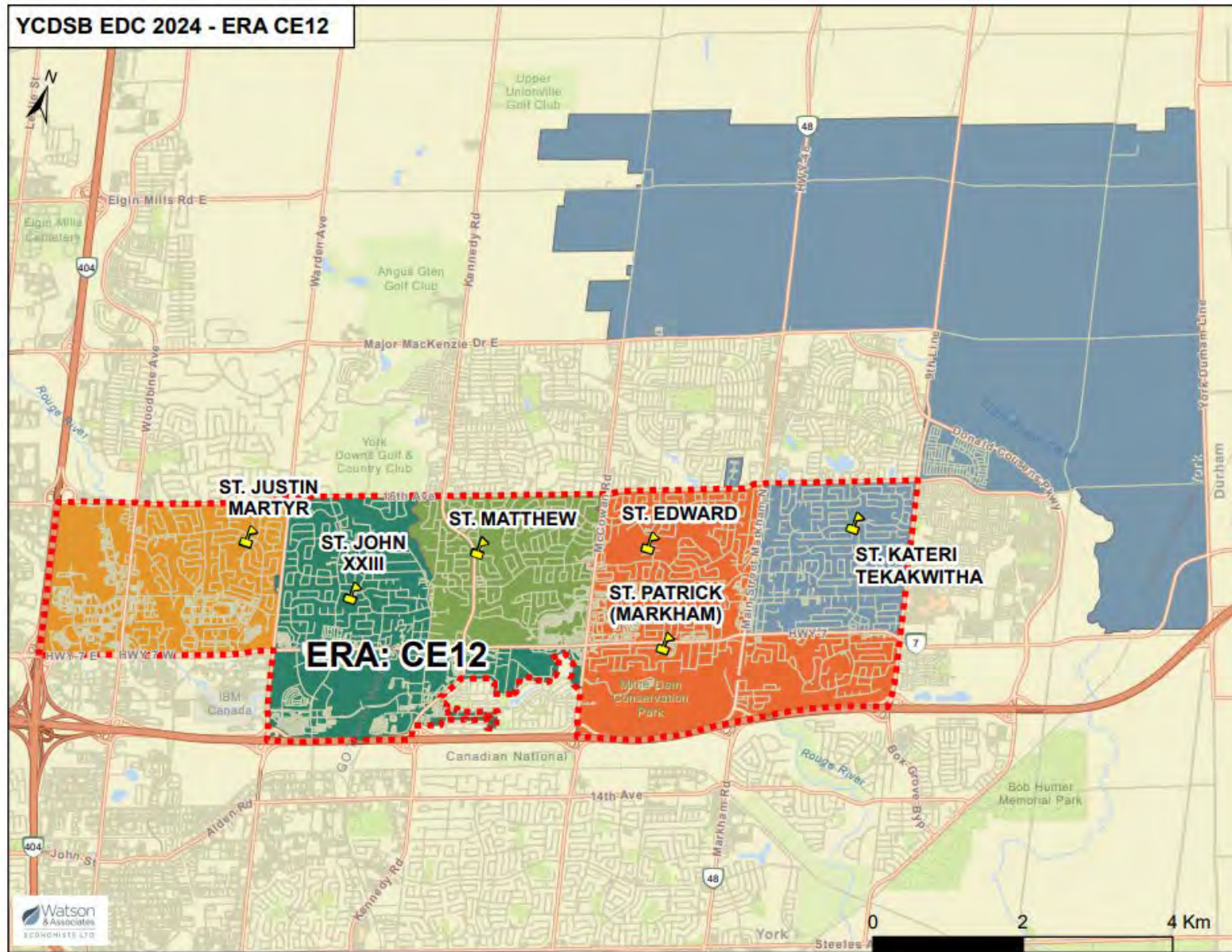
CE11 Markham North

[illegible]

	15 Year Projection of Average Daily Enrolments														
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
	55	111	166	227	289	367	444	522	607	691	768	845	923	1006	1090

1	Requirements of New Development (Pupil Places)	1090
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	1468
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



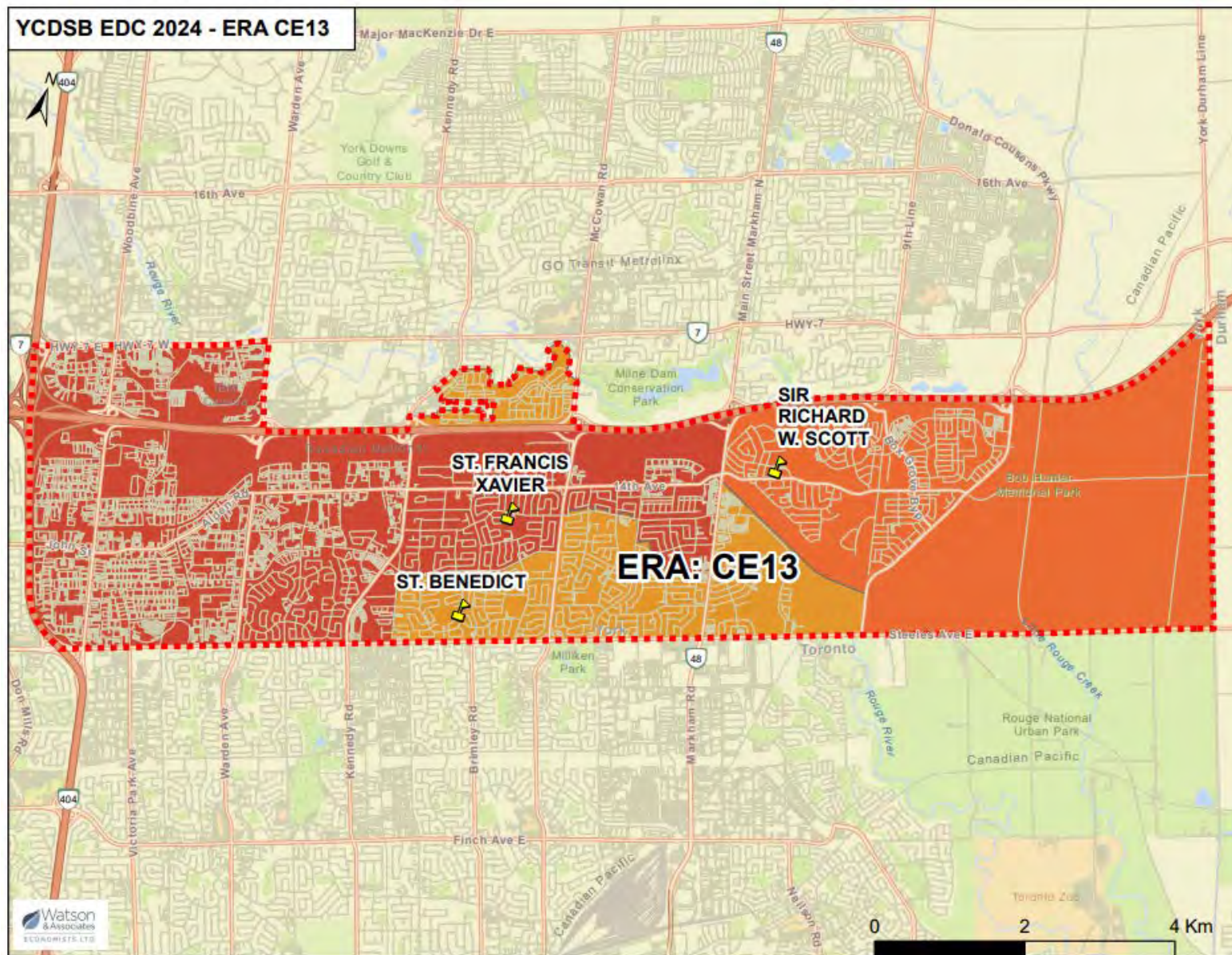
CE12 Markham Centre

[illegible]

		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	
	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/	2036/	2037/	2038/	
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
	14	28	43	58	73	88	102	117	130	144	158	173	187	204	221	

1	Requirements of New Development (Pupil Places)	221
2	Pupils Holding For New Schools	23
3	Available Pupil Places in Existing Facilities	450
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



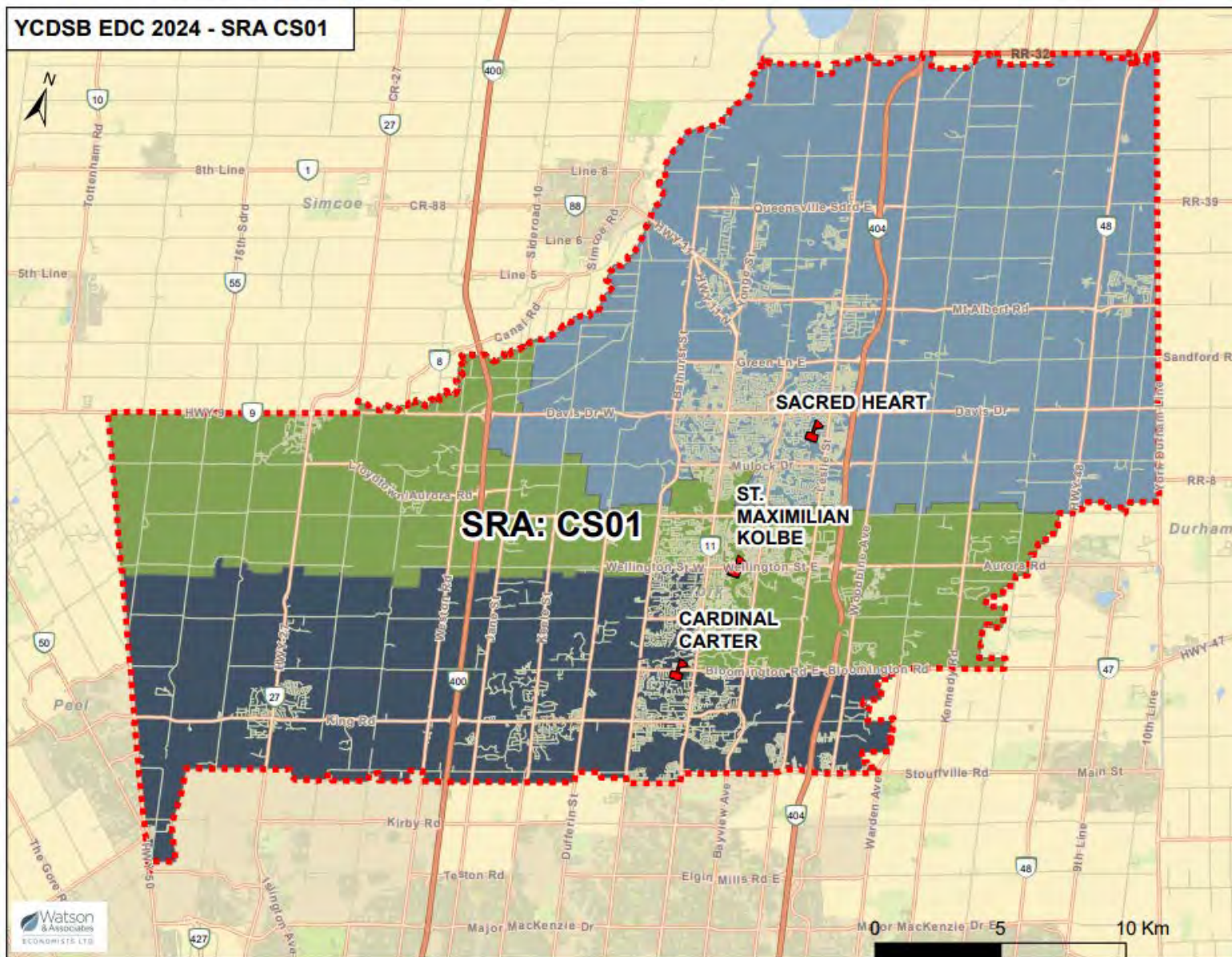
CE13 Markham South

[illegible]

		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	
	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	
	13	26	39	50	61	74	88	102	114	126	136	146	156	168	180	

1 Requirements of New Development (Pupil Places)	180
2 Pupils Holding For New Schools	60
3 Available Pupil Places in Existing Facilities	472
4 Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



Panel: Secondary Panel

Review Area: CS01 Aurora, King, Newmarket, East Gwillimbury

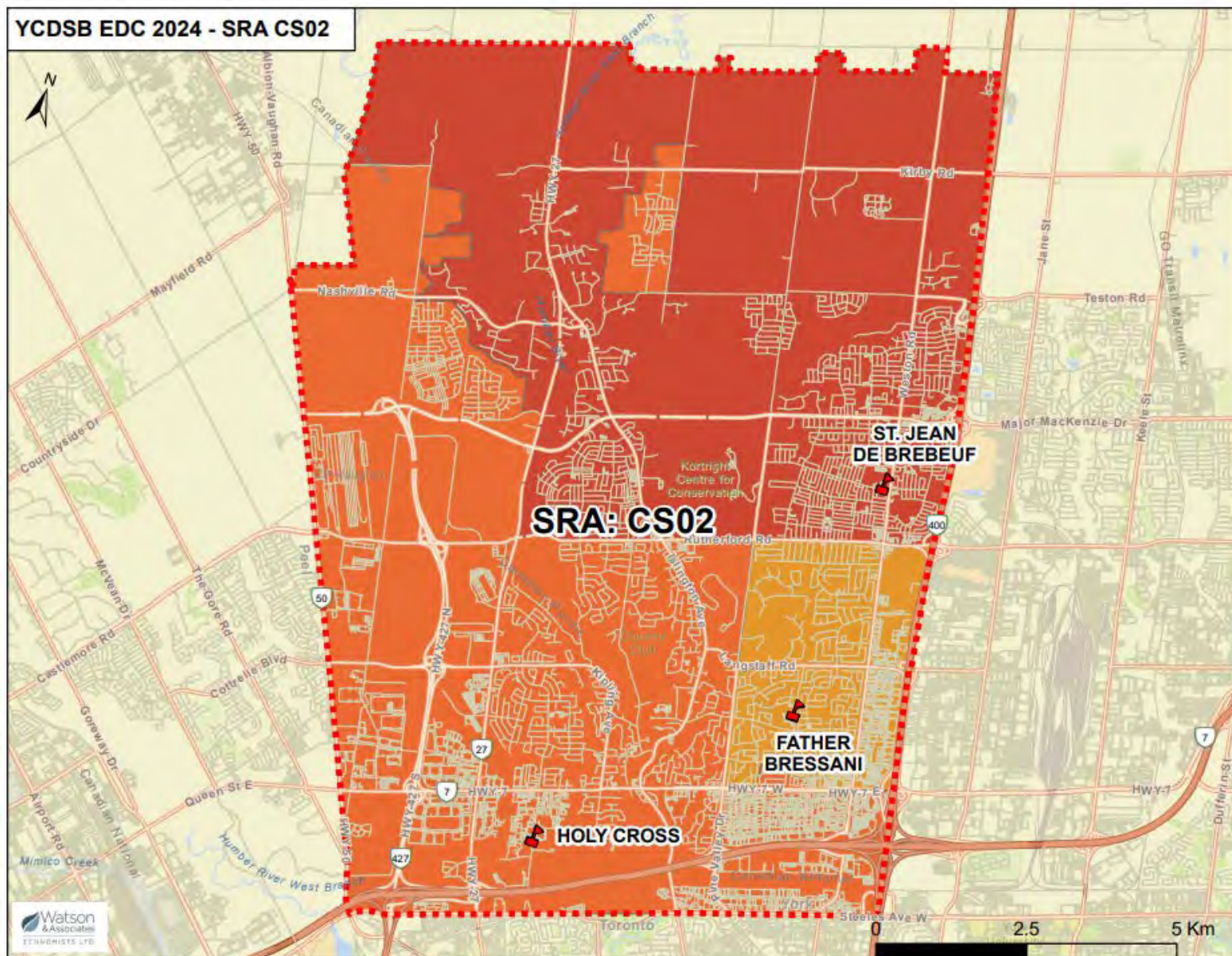
REQUIREMENTS OF EXISTING COMMUNITY

[illegible]

	15 Year Projection of Average Daily Enrolments														
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
	63	125	188	262	336	419	502	584	681	777	891	1,004	1,118	1,233	1,347

1	Requirements of New Development (Pupil Places)	1347
2	Pupils Holding For New Schools	276
3	Available Pupil Places in Existing Facilities	1440
4	Net Growth-Related Pupil Place Requirements (1+2-3)	183

NOTES



CS02 Vaughan Central, North

REQUIREMENTS OF EXISTING COMMUNITY

[illegible]

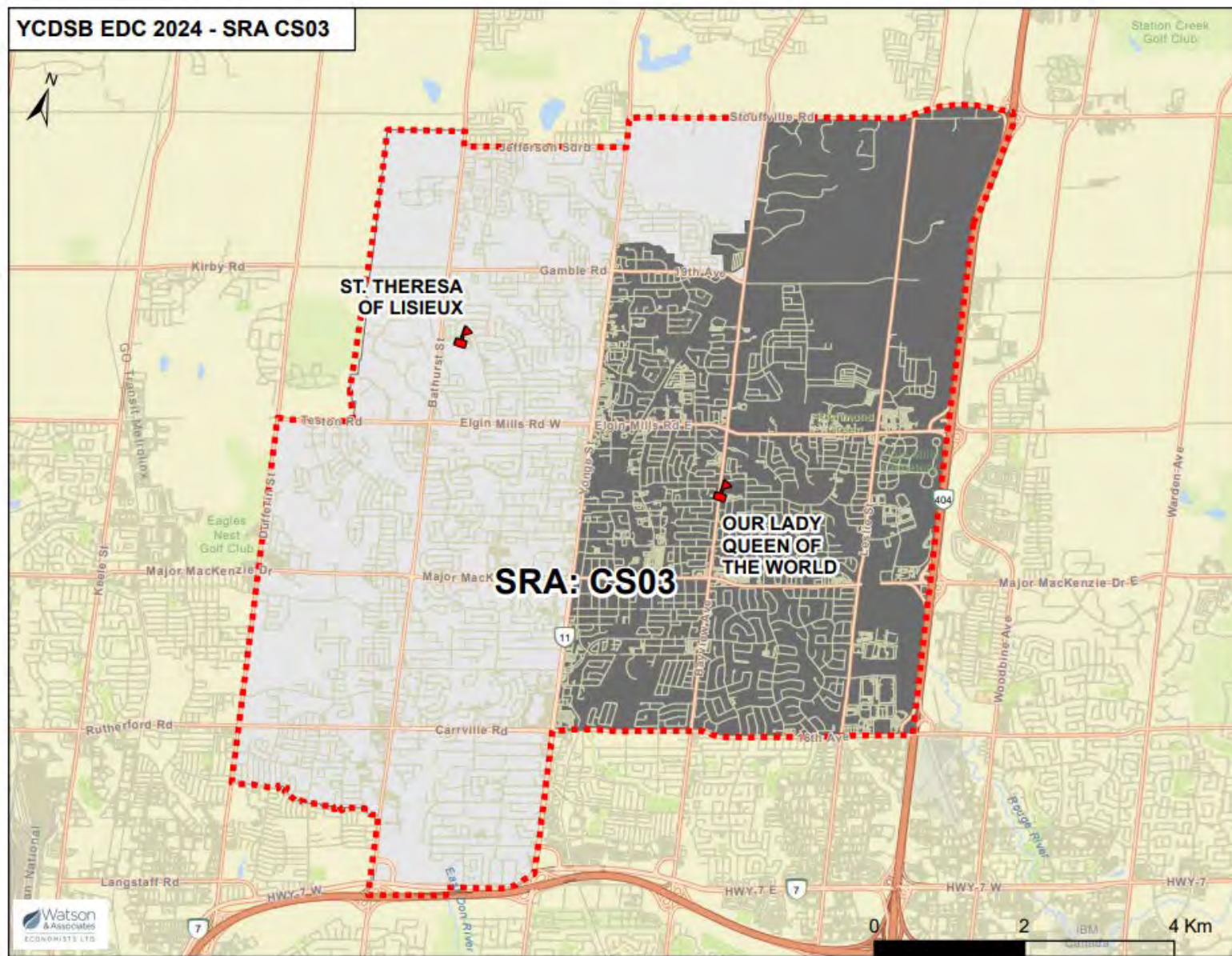
REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projection of Average Daily Enrolments														
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
	73	146	219	273	327	397	467	537	624	712	819	926	1,034	1,131	1,229

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	1229
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	1364
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



CS03 Richmond Hill

REQUIREMENTS OF EXISTING COMMUNITY

[illegible]

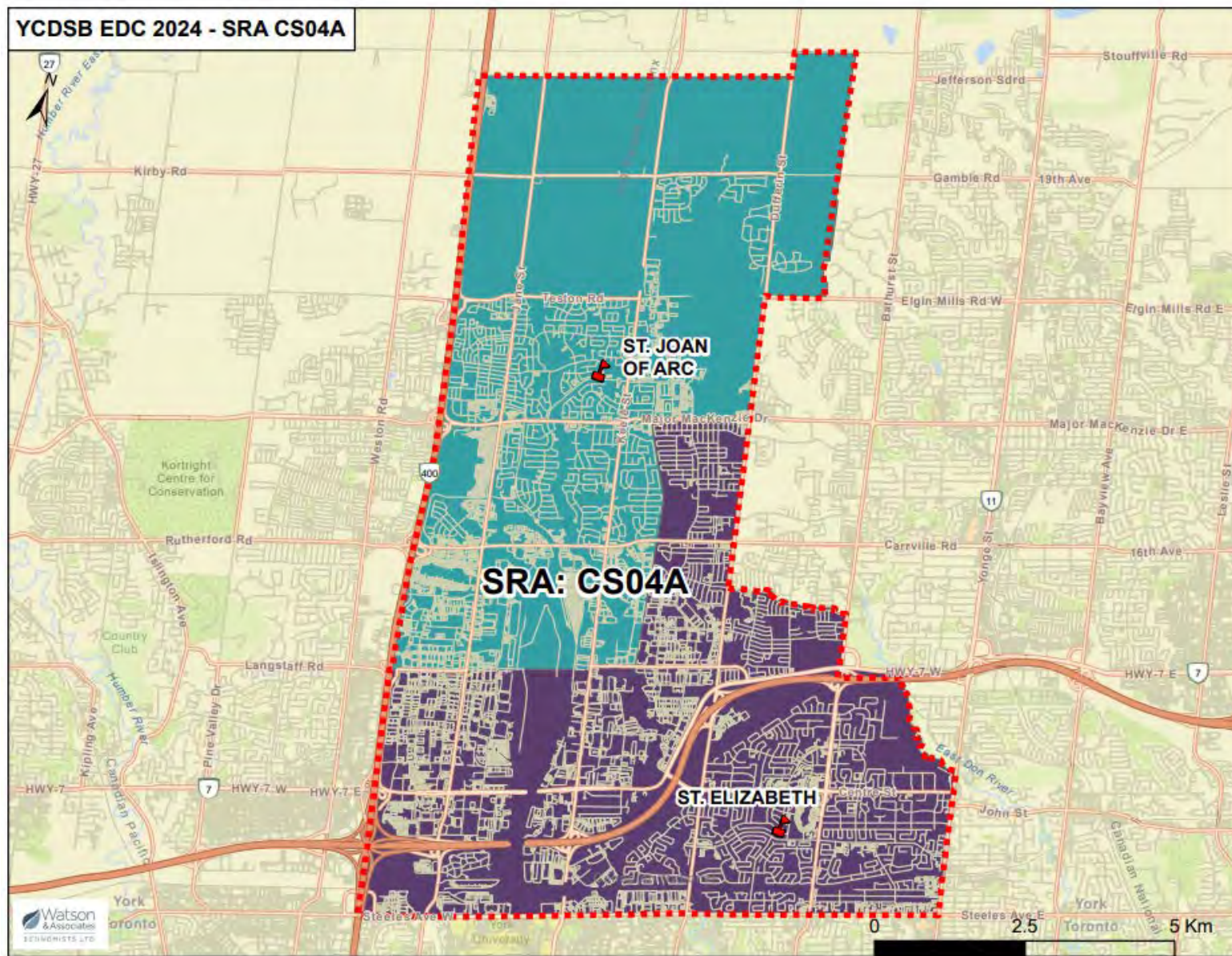
REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projection of Average Daily Enrollments														
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
	40	80	120	149	178	222	266	310	342	373	416	458	500	537	574

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	574
2	Pupils Holding For New Schools	349
3	Available Pupil Places in Existing Facilities	966
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



CS04A Vaughan, Thornhil

REQUIREMENTS OF EXISTING COMMUNITY

[illegible]

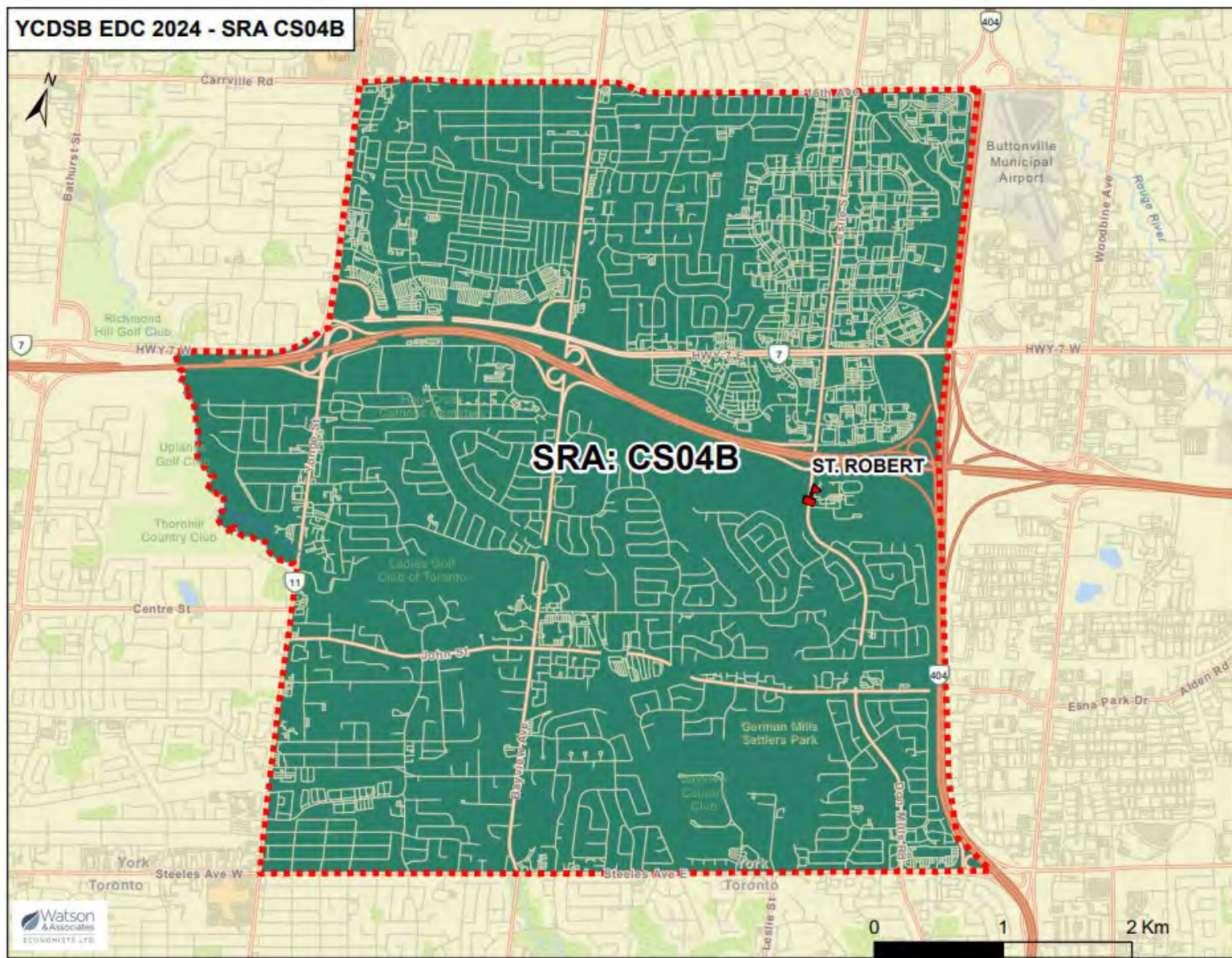
REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

		15 Year Projection of Average Daily Enrollments														
		Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
		22	47	73	109	146	188	231	274	327	381	440	499	557	624	691

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	691
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	1754
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES

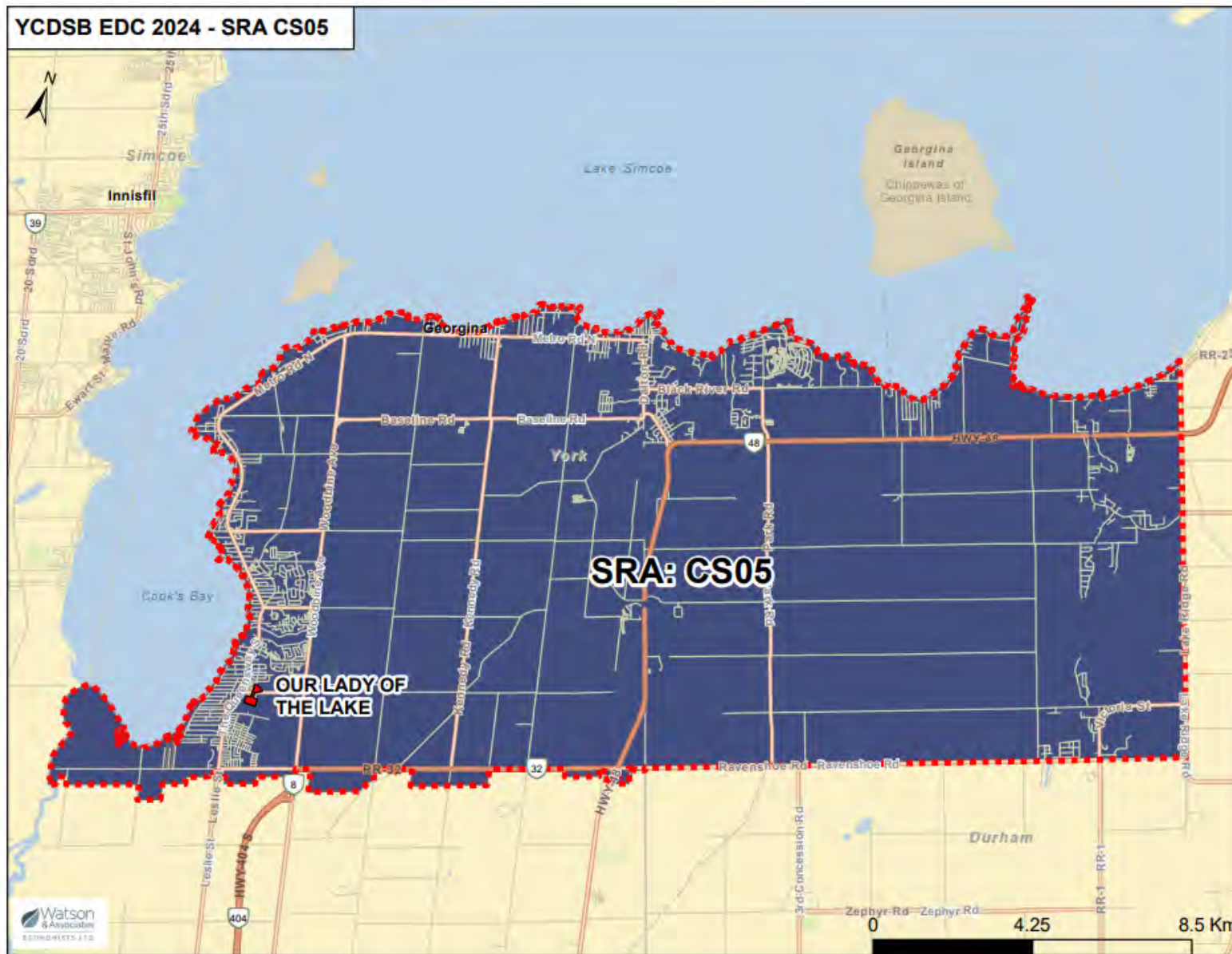


REQUIREMENTS OF EXISTING COMMUNITY

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

NOTES



CS05 Georgina

REQUIREMENTS OF EXISTING COMMUNITY

[illegible]

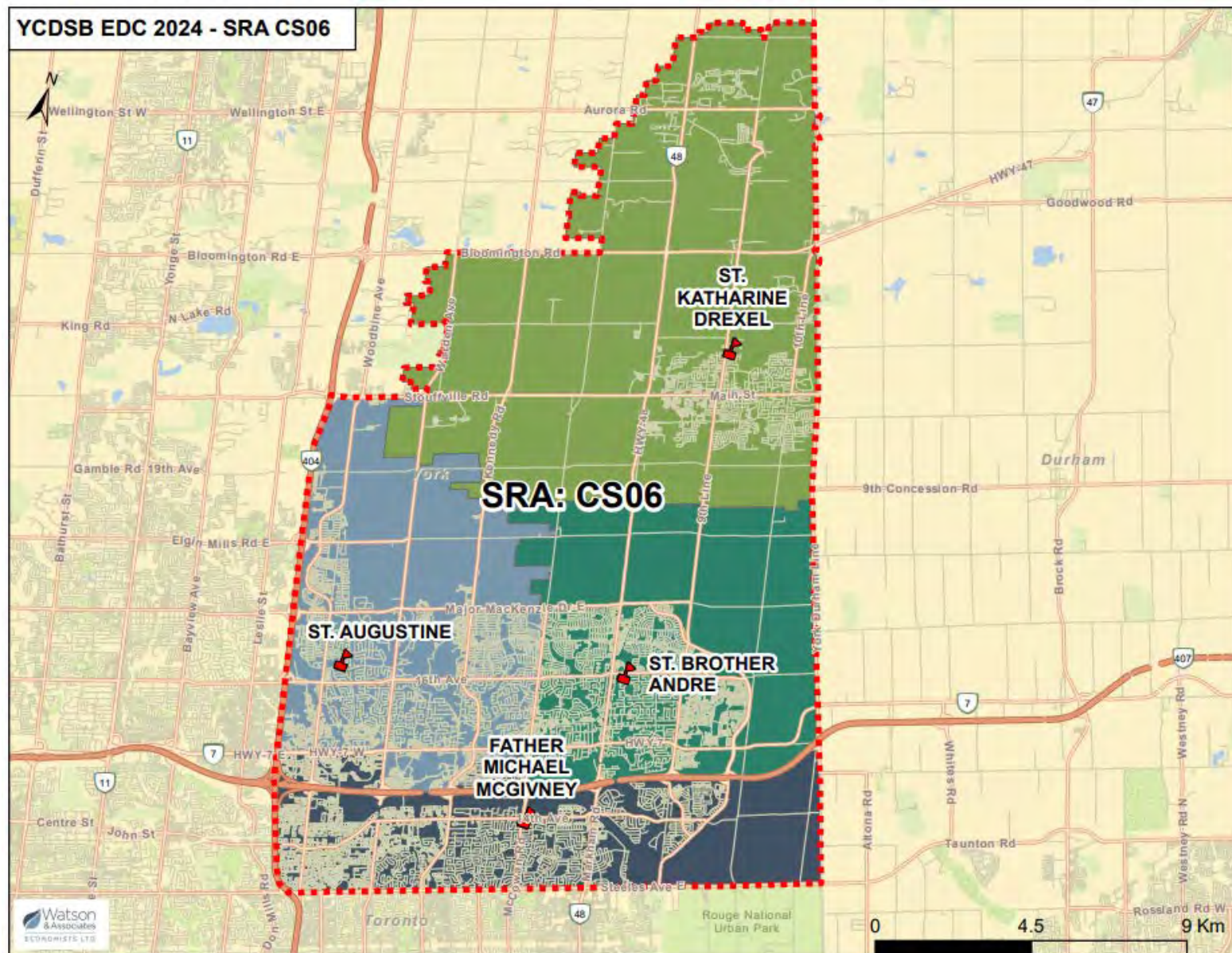
REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projection of Average Daily Enrolments														
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
	4	8	12	17	21	25	28	31	36	41	47	53	59	63	67

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	67
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	187
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



CS06 Markham, Whitchurch-Stouffville

REQUIREMENTS OF EXISTING COMMUNITY

[illegible]

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projection of Average Daily Enrolments														
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
	65	131	196	267	338	423	508	592	683	774	873	973	1,073	1,182	1,291

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	1291
2	Pupils Holding For New Schools	96
3	Available Pupil Places in Existing Facilities	1464
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES

York Catholic District School Board
Education Development Charges Submission 2024
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) *	Acreeage To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Alternative Project Costs	Eligible Site Preparation Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
CE01	TBD	2032	NEW SCHOOL: King	530	530	100.00%	6.00	6.00	\$ 3,020,000	\$ 18,120,000		\$ 1,337,936	\$ 9,759,866	\$ 2,359,144	\$ 31,576,946
CE01			Accommodated Through Existing Facilities, Temporary Accommodation Or Additions	158											
CE03B	APS In Progress/Alt Project	2024	NEW SCHOOL: Maple Vaughan Centre ¹	497	497	100.00%	3.53	3.53	\$ 9,800,000	\$ 34,618,500	\$ 9,272,503	\$ 566,300	\$ -	\$ 3,589,633	\$ 48,046,936
CE03B	Designated/Alt Project	2036	NEW SCHOOL: Maple Vaughan Centre ¹	247	497	49.64%	3.50	1.74	\$ 9,800,000	\$ 17,027,675	\$ 6,953,562	\$ 387,448	\$ 7,417,754	\$ 2,566,544	\$ 34,352,984
CE05A			Accommodated Through Existing Facilities, Temporary Accommodation Or Additions	64											
CE09	APS In Progress	2024	NEW SCHOOL: East Gwillimbury ²	421	421	100.00%	6.00	6.00	\$ 3,020,000	\$ 18,120,000		\$ 961,869	\$ -	\$ 1,540,734	\$ 20,622,603
CE09	Designated	2032	NEW SCHOOL: East Gwillimbury	377	530	71.13%	6.00	4.27	\$ 3,020,000	\$ 12,889,132		\$ 951,701	\$ 6,942,395	\$ 1,678,108	\$ 22,461,336
Total:				2,293	2,475		25.0	21.5		\$ 100,775,307	\$ 16,226,065	\$ 4,205,254	\$ 24,120,015	\$ 11,734,163	\$ 157,060,805

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)	Acreeage To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Alternative Project Costs	Eligible Site Preparation Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
CS01	Designated	2034	NEW SCHOOL: Aurora, King, Newmarket, East Gwillimbury	183	1200	15.28%	15.00	2.29	\$ 2,730,000	\$ 6,255,823		\$ 510,982	\$ 3,369,536	\$ 818,442	\$ 10,954,783
CS04B			Accommodated Through Existing Facilities, Temporary Accommodation Or Additions	217											
Total:				400	1,200		15.00	2.29		\$ 6,255,823		\$ 510,982	\$ 3,369,536	\$ 818,442	\$ 10,954,783

¹ These sites are identified as Alternative Projects and EDC eligible Alternative Project Costs have been assigned to these projects.

² The Board has identified the need for a 6 acre site and longer term plans have assumed an addition that would bring this East Gwillimbury school to an OTG capacity of over 500 pupil places.

York Catholic District School Board
Education Development Charges Submission 2024
Form H1 - EDC Calculation - Uniform Residential and Non-Residential

Determination of Total Growth-Related Net Education Land Costs

Total:	Education Land Costs (Form G)	\$ 168,015,589
Add:	EDC Financial Obligations (Form A2)	-\$ 36,945,541
Subtotal:	Growth-Related Net Education Land Costs	\$ 131,070,048
Add:	EDC Study Costs	\$ 450,000
Total:	Growth-Related Net Education Land Costs	\$ 131,520,048

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%)	10%	\$ 13,152,005
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	90%	\$ 118,368,043

Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	\$ 118,368,043
Net New Dwelling Units (Form C)	135,673
Uniform Residential EDC per Dwelling Unit	\$ 872

Calculation of Non-Residential Charge - Board Determined GFA

Non-Residential Growth-Related Net Education Land Costs	\$ 13,152,005
---	---------------

GFA Method:	Non-Exempt Board-Determined GFA (Form D)	49,465,558
	Non-Residential EDC per Square Foot of GFA	\$ 0.27

York Catholic District School Board
Education Development Charges Submission 2024
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)	\$ 168,015,589
Add:	EDC Financial Obligations (Form A2)	-\$ 36,945,541
Subtotal:	Growth-Related Net Education Land Costs	\$ 131,070,048
Add:	EDC Study Costs	\$ 450,000
Total:	Growth-Related Net Education Land Costs	\$ 131,520,048

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%)	10%	\$ 13,152,005
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	90%	\$ 118,368,043

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

Non-Residential Growth-Related Net Education Land Costs	\$ 13,152,005
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GFA Method:	Non-Exempt Board-Determined GFA (Form D)	49,465,558
	Non-Residential EDC per Square Foot of GFA	\$ 0.27

York Catholic District School Board
Education Development Charges Submission 2024
Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 2 of 2)

Residential Growth-Related Net Education Land Costs:	\$ 118,368,043
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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	40,078	0.149	5,972	54.9%	0.074	2,971	53%	8,942	54%
Medium Density	35,191	0.091	3,196	29.4%	0.046	1,602	29%	4,798	29%
High Density	60,405	0.028	1,710	15.7%	0.017	1,025	18%	2,735	17%
Total	135,673	0.0802	10,878	100%	0.0413	5,598	100%	16,476	100%

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	\$ 64,247,163	40,078	\$ 1,603
Medium Density	\$ 34,472,659	35,191	\$ 980
High Density	\$ 19,648,220	60,405	\$ 325



Appendix B

YRDSB EDC By-Law

**YORK REGION DISTRICT SCHOOL BOARD
EDUCATION DEVELOPMENT CHARGES BY-LAW NO. ●**

A by-law for the imposition of education development charges in York Region.

PREAMBLE

1. Section 257.54(1) of the *Education Act* (the "**Act**") enables a district school board to pass by-laws for the imposition of education development charges against land if there is residential development in its area of jurisdiction that would increase education land costs.
2. York Region District School Board (the "**Board**") has determined that the residential development of land to which this by-law applies increases education land costs.
3. Pursuant to section 257.57 of the Act, this by-law applies to all lands in the corporate limits of the Regional Municipality of York;
4. The Board has conducted a review of its education development charge policies and held a public meeting on April 9, 2024, in accordance with section 257.60 of the Act;
5. The Board has given notice and held public meetings on April 9, 2024 and May 21, 2024, in accordance with section 257.63(1) of the Act, and permitted any person who attended the public meeting to make representations in respect of the proposed education development charges;
6. The estimated average number of secondary school pupils of the Board over the five years immediately following the day this by-law comes into force will exceed the total capacity of the Board to accommodate secondary school pupils throughout its jurisdiction on the day this by-law is passed;
7. The balance in the Board's education development charge reserve fund at the time of expiry of Board By-Law No. 2019-01 will be less than the amount required to pay outstanding commitments to meet growth-related net education land costs, as calculated for the purposes of determining the education development charges imposed under that by-law;
8. On ●, the Minister of Education approved the Board's estimates which are prescribed under section 10, paragraph 1 of O. Reg. 20/98: *Education Development Charges* (the "**Regulation**").
9. The Board has given a copy of the education development charges 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 in accordance with section 10 of the Regulation;

10. The Board has therefore satisfied the conditions prescribed by section 10 of the Regulation in order for it to pass this by-law;
11. The Board has determined in accordance with section 257.63(3) of the Act that no additional public meeting is necessary in respect of this by-law.

NOW THEREFORE THE 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;
 - (b) "Board" means the York Region District School Board;
 - (c) "development" includes redevelopment;
 - (d) "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;
 - (e) "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).

- (f) "education development charge" means charges imposed pursuant to this by-law in accordance with the Act;
- (g) "existing industrial building" means a building used for or in connection with,
 - (i) manufacturing, producing, processing, storing or distributing something,
 - (ii) research or development in connection with manufacturing, producing or processing something,
 - (iii) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,
 - (iv) office or administrative purposes, if they are,
 - (A) carried out with respect to manufacturing, producing, processing, storage or distributing of something, or
 - (B) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (h) "farm building" means a building or structure located on a farm which is necessary and ancillary to a farm operation including barns, tool sheds and silos and other farm related structures for such purposes as sheltering of livestock or poultry, storage of farm produce and feed, and storage of farm related machinery, and equipment used as part of a bona fide farming operation but shall not include a dwelling unit or other structure used for residential accommodation or any buildings or parts thereof used for other commercial, industrial or institutional purposes qualifying as non-residential development;
- (i) "gross floor area" means in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure (except for the purposes of section 13 of this by-law), the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-residential and a residential use, excluding, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium, and excluding the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the building or structure, or any part thereof, is a retail motor vehicle establishment or a standalone motor vehicle storage facility or a commercial public parking structure, and, for the purposes of this definition, notwithstanding any other section of this bylaw, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure, and gross floor area shall not include the surface area of swimming pools or the playing surfaces of indoor sport fields including hockey arenas, and

basketball courts. In the case of a residential building or structure, “gross floor area” shall mean 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;

- (j) "local board" means a local board as defined in the *Municipal Affairs Act*, other than a district school board defined in section 257.53(1) of the Act;
- (k) "mixed use" means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
- (l) "non-residential use" means lands, buildings or structures or portions thereof used, or designed or intended for all uses other than residential use, and includes, but is not limited to, an office, retail, industrial or institutional use;
- (m) "parking structure" means a building or structure principally used for the parking of motor vehicles and shall include a building or structure, or any part thereof, where motor vehicles are stored prior to being sold or rented to the general public and, notwithstanding the foregoing, parking structure shall include any underground parking area of a building or structure where such building or structure is used for the sale or renting of motor vehicles to the general public;
- (n) “Regulation” means Ontario Regulation 20/98: *Education Development Charges*, made under the Act;
- (o) "residential development" means lands, buildings or structures developed or to be developed for residential use;
- (p) "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;
- (q) "retail motor vehicle establishment" means a building or structure used or designed or intended to be used for the sale, rental or servicing of motor vehicles, or any other function associated with the sale, rental or servicing of motor vehicles including but not limited to detailing, leasing and brokerage of motor vehicles, and short or long-term storage of customer motor vehicles. For a retail motor vehicle establishment, gross floor area includes the sum of the areas of each floor used, or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the Board;
- (r) "standalone motor vehicle storage facility" means a building or structure used or designed or intended for use for the storage or warehousing of motor vehicles that is separate from a retail motor vehicle establishment. For a standalone motor vehicle storage facility, gross floor area includes the sum of the areas of each floor

used, or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the Board.

2. Unless otherwise expressly provided in this by-law, the definitions contained in the Act or the regulations under the Act shall have the same meanings in this by-law.

3. In this by-law where reference is made to a statute, a section of a statute, or a regulation, such reference will be deemed to be a reference to any successor statute, section or regulation and any reference to a statute or regulation will be deemed to be a reference to the statute or regulation as amended, re-enacted or remade or as changed under Part V of the *Legislation Act*.

Lands Affected

4.

- (a) Subject to subsections 4(b) to 4(g), this by-law applies to all lands in the corporate limits of The Regional Municipality of York.
- (b) This by-law shall not apply to lands that are owned by and are used for the purpose of:
 - (i) a municipality or a local board thereof;
 - (ii) a district school board;
 - (iii) a public hospital receiving aid under the *Public Hospitals Act*; and,
 - (iv) Metrolinx
- (c) This by-law shall not apply to:
 - (i) every place of worship that is owned by a church or religious organization that is used primarily as a place of public worship and land used in connection therewith, and every churchyard, cemetery or burying ground, if they are exempt from taxation under section 3 of the *Assessment Act*; or
 - (ii) non-residential uses permitted pursuant to section 39 of the *Planning Act*.
- (d) Subject to subsection (e), an owner shall be exempt from education development charges if a development on its lands would construct, erect, or place a building or structure, or make an addition or alteration to a building or structure for one of the following purposes:
 - (i) a private school;
 - (ii) a long-term care home, as defined in the *Fixing Long-Term Care Act, 2021*;
 - (iii) a retirement home, as defined in the *Retirement Homes Act, 2010*;

- (iv) a hospice or other facility that provides palliative care services;
 - (v) a child care centre, as defined in the *Child Care and Early Years Act, 2014*; or
 - (vi) a memorial home, clubhouse or athletic grounds owned by the Royal Canadian Legion.
- (e) If only a portion of a building or structure, or an addition or alteration to a building or structure, referred to in subsection (d) will be used for a purpose identified in that subsection, only that portion of the building, structure, addition or alteration is exempt from an education development charge.
- (f) An owner shall be exempt from education development charges if the owner is,
- (i) a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*;
 - (ii) a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education; and
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*.
- (g) This by-law shall not apply to non-residential farm buildings or structures that are owned by and are used for the purposes of a bona fide farming operation.

PART II

EDUCATION DEVELOPMENT CHARGES

5. (1) In accordance with the Act and this by-law, and subject to sections 10 and 11, the Board hereby imposes an education development charge against land undergoing residential development or redevelopment in the area of the by-law if the residential development or redevelopment requires any one of those actions set out in subsection 257.54(2) of the Act, namely:

- (a) the passing of a zoning by-law or of an amendment to zoning by-law 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*; 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 or redevelopment an education development charge will be collected once, but this does not prevent the application of this by-law to future development or redevelopment on the same property. For greater certainty, an education development charge will be imposed on any additional dwelling unit to be built on the property that is not exempted under sections 10 and 11 of this by-law, and for which an action referred to in subsection (1) is required.

6. (1) In accordance with the Act and this by-law, and subject to sections 13 and 14, the Board hereby imposes an education development charge against land undergoing non-residential development or redevelopment in the area of the by-law which has the effect of increasing existing gross floor area of such development if the non-residential development or redevelopment requires any one of those actions set out in subsection 257.54(2) of the Act, namely:

- (a) the passing of a zoning by-law or of an amendment to a zoning by-law 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*; or
- (g) the issuing of a permit under the *Building Code Act*, 1992 in relation to a building or structure,

where the first building permit issued in relation to a building or structure for below ground or above ground construction is issued on or after the date the by-law comes into force.

(2) In respect of a particular development or redevelopment, an education development charge will be collected once, but this does not prevent the application of this by-law to future development or redevelopment on the same property. For greater certainty, an education development charge will be imposed on any additional gross floor area to be built on the property that is not exempted under sections 13 and 14 of this by-law, and for which an action referred to in subsection (1) is required.

7. Subject to the provisions of this by-law, the Board hereby designates all categories of residential development and non-residential development and all residential and non-residential uses of land, buildings or structures as those upon which education development charges shall be imposed.

Interim Review

8.

- (a) Where it appears to the Board that the land values underlying the education development charge calculation are predicting higher costs than the Board is generally experiencing over a period of time sufficient to show the discrepancy with a reasonable degree of assurance, the Board shall consider a motion to study amending this by-law to reduce the charge.
- (b) Where it appears to the Board that the land values underlying the education development charge calculation are predicting lower costs than the Board is generally experiencing over a period of time sufficient to show the discrepancy with a reasonable degree of assurance, the Board shall consider a motion to study amending this by-law to increase the charge.

Residential Education Development Charges

9. Subject to the provisions of this by-law, an education development charge per dwelling unit shall be imposed upon the designated categories of residential development and the designated residential uses of land, buildings or structures, including a dwelling unit accessory to a non-residential use, and, in the case of a mixed-use building or structure, upon the dwelling units in the mixed-use building or structure. The education development charge per dwelling unit shall be in the following amounts for the periods set out below:

- (a) July 1, 2024 to June 30, 2025 - \$7,312.20;
- (b) July 1, 2025 to June 30, 2026 - \$7,677.81;
- (c) July 1, 2026 to June 30, 2027 - \$8,061.70;
- (d) July 1, 2027 to June 30, 2028 - \$8,464.79; and,
- (e) July 1, 2028 to June 30, 2029 - \$8,888.02.

Exemptions from Residential Education Development Charges

10. As required by subsection 257.54(3) of the Act, an education development charge shall not be imposed with respect to:

- (a) the enlargement of an existing dwelling unit or;
- (b) the creation of one or two additional dwelling units as prescribed in section 3 of the Regulation as follows:

NAME OF CLASS OF RESIDENTIAL BUILDING	DESCRIPTION OF CLASS OF RESIDENTIAL BUILDINGS	MAXIMUM NUMBER OF ADDITIONAL DWELLING UNITS	RESTRICTIONS
Single detached dwellings	Residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building
Semi-detached dwellings or row dwellings	Residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building
Other residential buildings	A residential building not in another class of residential building described in this table	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building

(c) For the purposes of this paragraph 10, an “additional dwelling unit” is a dwelling unit for which the application for the building permit for such additional dwelling unit is submitted no sooner than twelve (12) months after the earliest of the dates on which any of the following events occurs:

- (i) the issuance of a certificate of occupancy for the dwelling unit already in the building;
- (ii) if no certificate of occupancy is issued by the area municipality, the occupancy of the dwelling unit already in the building, as established by proper evidence of such occupancy; or,
- (iii) the delivery of the certificate of completion, pursuant to subsection 13(3) of the *Ontario New Home Warranties Plan Act*, R.S.O. 1990, c. O.31, for the dwelling unit already in the building.

11. (1) An education development charge under section 9 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 subsection (1), education development charges shall be imposed in accordance with section 9 if the building permit for the replacement dwelling unit is issued more than 5 years after,

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

(3) Notwithstanding subsection (1), education development charges shall be imposed in accordance with section 9 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.

(4) Subject to section 16, an education development charge shall be imposed under section 9 where a non-residential building or structure is replaced by or converted to, in whole or in part, a residential building or structure.

Non-Residential Education Development Charges

12. Subject to the provisions of this by-law, an education development charge shall be imposed upon the designated categories of non-residential development and the designated non-residential uses of land, buildings or structures and, in the case of a mixed use building or structure, upon the non-residential uses in the mixed-use building or structure. The education development charge per square foot (square metre) of such non-residential development and uses of land, buildings or structures shall be in the following amounts for the periods set out below:

- (a) July 1, 2024 to June 30, 2025 - \$1.25 per square foot (\$13.46 per square metre);
- (b) July 1, 2025 to June 30, 2026- \$1.35 per square foot (\$14.53 per square metre);
- (c) July 1, 2026 to June 30, 2027 - \$1.45 per square foot (\$15.61 per square metre);
- (d) July 1, 2027 to June 30, 2028- \$1.55 per square foot (\$16.68 per square metre); and,
- (e) July 1, 2028 to June 30, 2029- \$1.65 per square foot (\$17.76 per square metre).

Exemptions from Non-Residential Education Development Charges

13. (1) As required by section 257.55 of the Act, if a development includes the enlargement of a gross floor area of an existing industrial building, the amount of the education development charge that is payable in respect of the enlargement is determined in accordance with the following rules:

- (a) if the gross floor area is enlarged by 50 per cent or less, the amount of the education development charge in respect of the enlargement is zero;

- (b) if the gross floor area is enlarged by more than 50 per cent the amount of the education development charge in respect of the enlargement is the amount of the education development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - (i) determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement;
 - (ii) divide the amount determined under paragraph 1 by the amount of the enlargement.
- (2) For the purposes of section 13(1) the following provisions apply:
 - (i) the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement of such building for which an exemption under section 13(1) of this by-law or a similar provision of any prior education development charge by-law of the Board was sought;
 - (ii) the enlargement of the gross floor area of the existing industrial building must be attached to such building;
 - (iii) the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, shared below grade connection, foundation, footing or parking facility, but must share a common wall with such building; and
 - (iv) “gross floor area” shall mean for the purposes of this section 13, 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.

14.

- (a) As required by section 5 of the Regulation, subject to paragraphs (b) and (c), an education development charge under section 12 shall not be imposed with respect to the replacement, on the same site, of a non-residential building that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it unusable.
- (b) Notwithstanding paragraph (a), an education development charge shall be imposed in accordance with section 12 against any additional gross floor area of any non-residential development on the same site in excess of the gross floor area of the non-residential building or structure being replaced, subject to the following calculation:

If the gross floor area of the non-residential part of the replacement building exceeds the gross floor area of the non-residential part of the building being replaced, the exemption applies with respect to the portion

of the education development charge calculated in accordance with the following formula:

$$\text{Exempted portion} = \frac{\text{GFA (old)}}{\text{GFA (new)}} \times \text{EDC}$$

where,

"Exempted portion" means the portion of the education development charge that the board is required to exempt;

"GFA (old)" means the gross floor area of the non-residential part of the building being replaced;

"GFA (new)" means the gross floor area of the non-residential part of the replacement building;

"EDC" means the education development charge that would be payable in the absence of the exemption;

- (c) The exemption in paragraph (a) does not apply if the building permit for the replacement building is issued more than five years after,
 - (i) the date the former building was destroyed or became unusable; or
 - (ii) if the former building was demolished pursuant to a demolition permit issued before the former building was destroyed or became unusable, the date the demolition permit was issued.
- (d) An education development charge shall be imposed in accordance with section 12 where the residential building or structure is replaced by or converted to, in whole or in part, a non-residential building or structure;

15. The education development charge to be imposed in respect of mixed use development shall be the aggregate of the amount applicable to the residential development component and the amount applicable to the non-residential development component.

Credits

16. This section applies where an education development charge has previously been paid in respect of development on land and the land is being redeveloped, except where sections 10 and 11, and/or sections 13 and 14 apply:

- (a) The education development charge payable in respect of the redevelopment will be calculated under this by-law;

- (b) The education development charge determined under paragraph (a) will be reduced by a credit equivalent to the education development charge previously paid in respect of the land, provided that the credit shall not exceed the education development charge determined under paragraph (a). The onus is on the applicant for a credit to produce evidence to the satisfaction of the Board which establishes the amount of the education development charge previously paid in respect of the land, failing which, the amount shall be deemed to be zero;
- (c) Where the redevelopment applies to part of the land the amount of the credit shall be calculated on a proportionate basis having regard to the development permissions being displaced by the new development. For example, if 10% of non-residential gross floor area of a non-residential building is being displaced by residential development through conversion, the residential education development charge on the applicable number of units will be calculated under section 9 of the by-law, and the credit will be the education development charge originally paid on the gross floor area being converted subject to the limit determined pursuant to paragraph (b).

PART III

ADMINISTRATION

Payment of Education Development Charges

17. The education development charge in respect of a development is payable to the municipality in which the land is situate on the date that the first building permit is issued in relation to a building or structure on land to which the education development charge applies.

18. The treasurer of the Board shall establish and maintain an education development charge account in accordance with the Act, the Regulation and this by-law.

19. Withdrawals from an education development charge account shall be made in accordance with the Act, the Regulation and this by-law.

20. No refund of an education development charge permitted under clause 16(2)(e) of the Regulation will be made by the Board more than five (5) years after the date of issue of the building permit in respect of which the education development charge was paid. The onus is on the applicant for a refund to produce evidence to the satisfaction of the Board which establishes that the building permit has been revoked and that the applicant is otherwise entitled pursuant to clause 16(2)(e) of the Regulation to a refund of the education development charge paid.

Payment by Services

21. Subject to the requirements of the Act, the Board may by agreement permit an owner to provide land in lieu of the payment of all or any portion of an education development charge. In such event, the Treasurer of the Board shall advise the treasurer of the municipality in which the land is situate of the amount of the credit to be applied to the education development charge.

Collection of Unpaid Education Development Charges

22. In accordance with section 257.96 of the Act, 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

23. This by-law shall come into force on July 1, 2024.

Date By-law Expires

24. This by-law shall expire on June 30, 2029 unless it is repealed at an earlier date.

Repeal

25. York Region District School Board Education Development Charges By-Law No. 2019-01, is hereby repealed effective as of the day this by-law comes into force.

Severability

26. Each of the provisions of this by-law are severable and if any provision hereof should for any reason be declared invalid by a court or tribunal, the remaining provisions shall remain in full force and effect.

Interpretation

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

Short Title

28. This by-law may be cited as the York Region District School Board Education Development Charges By-law No. ●.

ENACTED AND PASSED this 21st day of May, 2024.

Chair

Interim Director of Education and Secretary



Appendix C

YCDSB EDC By-Law

YORK CATHOLIC DISTRICT SCHOOL BOARD
EDUCATION DEVELOPMENT CHARGES BY-LAW NO. ●

A by-law for the imposition of education development charges in York Region.

PREAMBLE

1. Section 257.54(1) of the *Education Act* (the "**Act**") enables a district school board to pass by-laws for the imposition of education development charges against land if there is residential development in its area of jurisdiction that would increase education land costs.
2. York Catholic District School Board (the "**Board**") has determined that the residential development of land to which this by-law applies increases education land costs.
3. Pursuant to section 257.57 of the Act, this by-law applies to all lands in the corporate limits of the Regional Municipality of York;
4. The Board has conducted a review of its education development charge policies and held a public meeting on April 9, 2024 in accordance with section 257.60 of the Act;
5. The Board has given notice and held public meetings on April 9, 2024 and May 21, 2024, in accordance with section 257.63(1) of the Act, and permitted any person who attended the public meeting to make representations in respect of the proposed education development charges;
6. The estimated average number of secondary school pupils of the Board over the five years immediately following the day this by-law comes into force will exceed the total capacity of the Board to accommodate secondary school pupils throughout its jurisdiction on the day this by-law is passed;
7. The balance in the Board's education development charge reserve fund at the time of expiry of Board By-Law No. 208 will be less than the amount required to pay outstanding commitments to meet growth-related net education land costs, as calculated for the purposes of determining the education development charges imposed under that by-law;
8. On ●, the Minister of Education approved the Board's estimates which are prescribed under section 10, paragraph 1 of O. Reg. 20/98: *Education Development Charges* (the "**Regulation**").
9. The Board has given a copy of the education development charges 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 in accordance with section 10 of the Regulation;

10. The Board has therefore satisfied the conditions prescribed by section 10 of the Regulation in order for it to pass this by-law;
11. The Board has determined in accordance with section 257.63(3) of the Act that no additional public meeting is necessary in respect of this by-law.

NOW THEREFORE THE 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;
 - (b) "Board" means the York Catholic District School Board;
 - (c) "development" includes redevelopment;
 - (d) "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;
 - (e) "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).

- (f) "education development charge" means charges imposed pursuant to this by-law in accordance with the Act;
- (g) "existing industrial building" means a building used for or in connection with,
 - (i) manufacturing, producing, processing, storing or distributing something,
 - (ii) research or development in connection with manufacturing, producing or processing something,
 - (iii) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,
 - (iv) office or administrative purposes, if they are,
 - (A) carried out with respect to manufacturing, producing, processing, storage or distributing of something, or
 - (B) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (h) "farm building" means a building or structure located on a farm which is necessary and ancillary to a farm operation including barns, tool sheds and silos and other farm related structures for such purposes as sheltering of livestock or poultry, storage of farm produce and feed, and storage of farm related machinery, and equipment used as part of a bona fide farming operation but shall not include a dwelling unit or other structure used for residential accommodation or any buildings or parts thereof used for other commercial, industrial or institutional purposes qualifying as non-residential development;
- (i) "gross floor area" means in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure (except for the purposes of section 13 of this by-law), the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-residential and a residential use, excluding, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium, and excluding the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the building or structure, or any part thereof, is a retail motor vehicle establishment or a standalone motor vehicle storage facility or a commercial public parking structure, and, for the purposes of this definition, notwithstanding any other section of this bylaw, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure, and gross floor area shall not include the surface area of swimming pools or the playing surfaces of indoor sport fields including hockey arenas, and

basketball courts. In the case of a residential building or structure, “gross floor area” shall mean 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;

- (j) "local board" means a local board as defined in the *Municipal Affairs Act*, other than a district school board defined in section 257.53(1) of the Act;
- (k) "mixed use" means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
- (l) "non-residential use" means lands, buildings or structures or portions thereof used, or designed or intended for all uses other than residential use, and includes, but is not limited to, an office, retail, industrial or institutional use;
- (m) "parking structure" means a building or structure principally used for the parking of motor vehicles and shall include a building or structure, or any part thereof, where motor vehicles are stored prior to being sold or rented to the general public and, notwithstanding the foregoing, parking structure shall include any underground parking area of a building or structure where such building or structure is used for the sale or renting of motor vehicles to the general public;
- (n) “Regulation” means Ontario Regulation 20/98: *Education Development Charges*, made under the Act;
- (o) "residential development" means lands, buildings or structures developed or to be developed for residential use;
- (p) "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;
- (q) "retail motor vehicle establishment" means a building or structure used or designed or intended to be used for the sale, rental or servicing of motor vehicles, or any other function associated with the sale, rental or servicing of motor vehicles including but not limited to detailing, leasing and brokerage of motor vehicles, and short or long-term storage of customer motor vehicles. For a retail motor vehicle establishment, gross floor area includes the sum of the areas of each floor used, or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the Board;
- (r) "standalone motor vehicle storage facility" means a building or structure used or designed or intended for use for the storage or warehousing of motor vehicles that is separate from a retail motor vehicle establishment. For a standalone motor vehicle storage facility, gross floor area includes the sum of the areas of each floor

used, or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the Board.

2. Unless otherwise expressly provided in this by-law, the definitions contained in the Act or the regulations under the Act shall have the same meanings in this by-law.

3. In this by-law where reference is made to a statute, a section of a statute, or a regulation, such reference will be deemed to be a reference to any successor statute, section or regulation and any reference to a statute or regulation will be deemed to be a reference to the statute or regulation as amended, re-enacted or remade or as changed under Part V of the *Legislation Act*.

Lands Affected

4.

- (a) Subject to subsections 4(b) to 4(g), this by-law applies to all lands in the corporate limits of The Regional Municipality of York.
- (b) This by-law shall not apply to lands that are owned by and are used for the purpose of:
 - (i) a municipality or a local board thereof;
 - (ii) a district school board;
 - (iii) a public hospital receiving aid under the *Public Hospitals Act*; and,
 - (iv) Metrolinx.
- (c) This by-law shall not apply to:
 - (i) every place of worship that is owned by a church or religious organization that is used primarily as a place of public worship and land used in connection therewith, and every churchyard, cemetery or burying ground, if they are exempt from taxation under section 3 of the *Assessment Act*; or
 - (ii) non-residential uses permitted pursuant to section 39 of the *Planning Act*.
- (d) Subject to subsection (e), an owner shall be exempt from education development charges if a development on its lands would construct, erect, or place a building or structure, or make an addition or alteration to a building or structure for one of the following purposes:
 - (i) a private school;
 - (ii) a long-term care home, as defined in the *Fixing Long-Term Care Act, 2021*;
 - (iii) a retirement home, as defined in the *Retirement Homes Act, 2010*;

- (iv) a hospice or other facility that provides palliative care services;
 - (v) a child care centre, as defined in the *Child Care and Early Years Act, 2014*; or
 - (vi) a memorial home, clubhouse or athletic grounds owned by the Royal Canadian Legion.
- (e) If only a portion of a building or structure, or an addition or alteration to a building or structure, referred to in subsection (d) will be used for a purpose identified in that subsection, only that portion of the building, structure, addition or alteration is exempt from an education development charge.
- (f) An owner shall be exempt from education development charges if the owner is,
- (i) a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*;
 - (ii) a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education; and
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*.
- (g) This by-law shall not apply to non-residential farm buildings or structures that are owned by and are used for the purposes of a bona fide farming operation.

PART II

EDUCATION DEVELOPMENT CHARGES

5. (1) In accordance with the Act and this by-law, and subject to sections 10 and 11, the Board hereby imposes an education development charge against land undergoing residential development or redevelopment in the area of the by-law if the residential development or redevelopment requires any one of those actions set out in subsection 257.54(2) of the Act, namely:

- (a) the passing of a zoning by-law or of an amendment to zoning by-law 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*; or

- (g) the issuing of a permit under the *Building Code Act*, 1992 in relation to a building or structure,

where the first building permit issued in relation to a building or structure for below ground or above ground construction is issued on or after the date the by-law comes into force.

(2) In respect of a particular development or redevelopment an education development charge will be collected once, but this does not prevent the application of this by-law to future development or redevelopment on the same property. For greater certainty, an education development charge will be imposed on any additional dwelling unit to be built on the property that is not exempted under sections 10 and 11 of this by-law, and for which an action referred to in subsection (1) is required.

6. (1) In accordance with the Act and this by-law, and subject to sections 13 and 14, the Board hereby imposes an education development charge against land undergoing non-residential development or redevelopment in the area of the by-law which has the effect of increasing existing gross floor area of such development if the non-residential development or redevelopment requires any one of those actions set out in subsection 257.54(2) of the Act, namely:

- (a) the passing of a zoning by-law or of an amendment to a zoning by-law 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; 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 or redevelopment, an education development charge will be collected once, but this does not prevent the application of this by-law to future development or redevelopment on the same property. For greater certainty, an education development charge will be imposed on any additional gross floor area to be built on the property that is not exempted under sections 13 and 14 of this by-law, and for which an action referred to in subsection (1) is required.

7. Subject to the provisions of this by-law, the Board hereby designates all categories of residential development and non-residential development and all residential and non-residential uses of land, buildings or structures as those upon which education development charges shall be imposed.

Interim Review

8.

- (a) Where it appears to the Board that the land values underlying the education development charge calculation are predicting higher costs than the Board is generally experiencing over a period of time sufficient to show the discrepancy with a reasonable degree of assurance, the Board shall consider a motion to study amending this by-law to reduce the charge.
- (b) Where it appears to the Board that the land values underlying the education development charge calculation are predicting lower costs than the Board is generally experiencing over a period of time sufficient to show the discrepancy with a reasonable degree of assurance, the Board shall consider a motion to study amending this by-law to increase the charge.

Residential Education Development Charges

9. Subject to the provisions of this by-law, an education development charge per dwelling unit shall be imposed upon the designated categories of residential development and the designated residential uses of land, buildings or structures, including a dwelling unit accessory to a non-residential use, and, in the case of a mixed-use building or structure, upon the dwelling units in the mixed-use building or structure. The education development charge per dwelling unit shall be in the following amounts for the periods set out below:

- (a) July 1, 2024 to June 30, 2029 - \$872.45.

Exemptions from Residential Education Development Charges

10. As required by subsection 257.54(3) of the Act, an education development charge shall not be imposed with respect to:

- (a) the enlargement of an existing dwelling unit or;
- (b) the creation of one or two additional dwelling units as prescribed in section 3 of the Regulation as follows:

NAME OF CLASS OF RESIDENTIAL BUILDING	DESCRIPTION OF CLASS OF RESIDENTIAL BUILDINGS	MAXIMUM NUMBER OF ADDITIONAL DWELLING UNITS	RESTRICTIONS
Single detached dwellings	Residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building
Semi-detached dwellings or row dwellings	Residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building
Other residential buildings	A residential building not in another class of residential building described in this table	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building

- (c) For the purposes of this paragraph 10, an “additional dwelling unit” is a dwelling unit for which the application for the building permit for such additional dwelling unit is submitted no sooner than twelve (12) months after the earliest of the dates on which any of the following events occurs:
- (i) the issuance of a certificate of occupancy for the dwelling unit already in the building;
 - (ii) if no certificate of occupancy is issued by the area municipality, the occupancy of the dwelling unit already in the building, as established by proper evidence of such occupancy; or,
 - (iii) the delivery of the certificate of completion, pursuant to subsection 13(3) of the *Ontario New Home Warranties Plan Act*, R.S.O. 1990, c. O.31, for the dwelling unit already in the building.

11. (1) An education development charge under section 9 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 subsection (1), education development charges shall be imposed in accordance with section 9 if the building permit for the replacement dwelling unit is issued more than 5 years after,

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

(3) Notwithstanding subsection (1), education development charges shall be imposed in accordance with section 9 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.

(4) Subject to section 16, an education development charge shall be imposed under section 9 where a non-residential building or structure is replaced by or converted to, in whole or in part, a residential building or structure.

Non-Residential Education Development Charges

12. Subject to the provisions of this by-law, an education development charge shall be imposed upon the designated categories of non-residential development and the designated non-residential uses of land, buildings or structures and, in the case of a mixed use building or structure, upon the non-residential uses in the mixed-use building or structure. The education development charge per square foot (square metre) of such non-residential development and uses of land, buildings or structures shall be in the following amounts for the periods set out below:

- (a) July 1, 2024 to June 30, 2029 - \$0.27 per square foot (\$2.91 per square metre).

Exemptions from Non-Residential Education Development Charges

13. (1) As required by section 257.55 of the Act, if a development includes the enlargement of a gross floor area of an existing industrial building, the amount of the education development charge that is payable in respect of the enlargement is determined in accordance with the following rules:

- (a) if the gross floor area is enlarged by 50 per cent or less, the amount of the education development charge in respect of the enlargement is zero;
- (b) if the gross floor area is enlarged by more than 50 per cent the amount of the education development charge in respect of the enlargement is the amount of the education development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - (i) determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement;

- (ii) divide the amount determined under paragraph 1 by the amount of the enlargement.
- (2) For the purposes of section 13(1) the following provisions apply:
 - (i) the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement of such building for which an exemption under section 13(1) of this by-law or a similar provision of any prior education development charge by-law of the Board was sought;
 - (ii) the enlargement of the gross floor area of the existing industrial building must be attached to such building;
 - (iii) the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, shared below grade connection, foundation, footing or parking facility, but must share a common wall with such building; and,
 - (iv) “gross floor area” shall mean for the purposes of this section 13, 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.

14.

- (a) As required by section 5 of the Regulation, subject to paragraphs (b) and (c), an education development charge under section 12 shall not be imposed with respect to the replacement, on the same site, of a non-residential building that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it unusable.
- (b) Notwithstanding paragraph (a), an education development charge shall be imposed in accordance with section 12 against any additional gross floor area of any non-residential development on the same site in excess of the gross floor area of the non-residential building or structure being replaced, subject to the following calculation:

If the gross floor area of the non-residential part of the replacement building exceeds the gross floor area of the non-residential part of the building being replaced, the exemption applies with respect to the portion of the education development charge calculated in accordance with the following formula:

$$\text{Exempted portion} = \frac{\text{GFA (old)}}{\text{GFA (new)}} \times \text{EDC}$$

where,

"Exempted portion" means the portion of the education development charge that the board is required to exempt;

"GFA (old)" means the gross floor area of the non-residential part of the building being replaced;

"GFA (new)" means the gross floor area of the non-residential part of the replacement building;

"EDC" means the education development charge that would be payable in the absence of the exemption;

- (c) The exemption in paragraph (a) does not apply if the building permit for the replacement building is issued more than five years after,
 - (i) the date the former building was destroyed or became unusable; or
 - (ii) if the former building was demolished pursuant to a demolition permit issued before the former building was destroyed or became unusable, the date the demolition permit was issued.
- (d) An education development charge shall be imposed in accordance with section 12 where the residential building or structure is replaced by or converted to, in whole or in part, a non-residential building or structure;

15. The education development charge to be imposed in respect of mixed use development shall be the aggregate of the amount applicable to the residential development component and the amount applicable to the non-residential development component.

Credits

16. This section applies where an education development charge has previously been paid in respect of development on land and the land is being redeveloped, except where sections 10 and 11, and/or sections 13 and 14 apply:

- (a) The education development charge payable in respect of the redevelopment will be calculated under this by-law;
- (b) The education development charge determined under paragraph (a) will be reduced by a credit equivalent to the education development charge previously paid in respect of the land, provided that the credit shall not exceed the education development charge determined under paragraph (a). The onus is on the applicant for a credit to produce evidence to the satisfaction of the Board which establishes the amount of the education development charge previously paid in respect of the land, failing which, the amount shall be deemed to be zero;

- (c) Where the redevelopment applies to part of the land the amount of the credit shall be calculated on a proportionate basis having regard to the development permissions being displaced by the new development. For example, if 10% of non-residential gross floor area of a non-residential building is being displaced by residential development through conversion, the residential education development charge on the applicable number of units will be calculated under section 9 of the by-law, and the credit will be the education development charge originally paid on the gross floor area being converted subject to the limit determined pursuant to paragraph (b).

PART III

ADMINISTRATION

Payment of Education Development Charges

17. The education development charge in respect of a development is payable to the municipality in which the land is situate on the date that the first building permit is issued in relation to a building or structure on land to which the education development charge applies.
18. The treasurer of the Board shall establish and maintain an education development charge account in accordance with the Act, the Regulation and this by-law.
19. Withdrawals from an education development charge account shall be made in accordance with the Act, the Regulation and this by-law.
20. No refund of an education development charge permitted under clause 16(2)(e) of the Regulation will be made by the Board more than five (5) years after the date of issue of the building permit in respect of which the education development charge was paid. The onus is on the applicant for a refund to produce evidence to the satisfaction of the Board which establishes that the building permit has been revoked and that the applicant is otherwise entitled pursuant to clause 16(2)(e) of the Regulation to a refund of the education development charge paid.

Payment by Services

21. Subject to the requirements of the Act, the Board may by agreement permit an owner to provide land in lieu of the payment of all or any portion of an education development charge. In such event, the Treasurer of the Board shall advise the treasurer of the municipality in which the land is situate of the amount of the credit to be applied to the education development charge.

Collection of Unpaid Education Development Charges

22. In accordance with section 257.96 of the Act, 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

23. This by-law shall come into force on July 1, 2024.

Date By-law Expires

24. This by-law shall expire on June 30, 2029 unless it is repealed at an earlier date.

Repeal

25. York Catholic District School Board Education Development Charges By-Law No. 208 is hereby repealed effective as of the day this by-law comes into force.

Severability

26. Each of the provisions of this by-law are severable and if any provision hereof should for any reason be declared invalid by a court or tribunal, the remaining provisions shall remain in full force and effect.

Interpretation

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

Short Title

28. This by-law may be cited as the York Catholic District School Board Education Development Charges By-law No. ●.

ENACTED AND PASSED this 21st day of May, 2024.

Chair

Interim Director of Education and Secretary