

**YORK REGION DISTRICT
SCHOOL BOARD (YRDSB)
AND
YORK CATHOLIC DISTRICT
SCHOOL BOARD (YCDSB)**

**EDUCATION DEVELOPMENT
CHARGES BACKGROUND STUDY**

**OFFICE CONSOLIDATION
INCORPORATING THE
BACKGROUND STUDY (APRIL 22,
2014), AS AMENDED**

MAY 30, 2014



Plaza Three
101-2000 Argentia Rd.
Mississauga, Ontario
Canada L5N 1V9

Phone: (905) 272-3600

Fax: (905) 272-3602

e-mail: info@watson-econ.ca

www.watson-econ.ca

 Planning for growth

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FOREWORD AND ACKNOWLEDGEMENTS

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

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

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

The consultant would also like to thank Mr. James Easto of the firm Keel Cottrelle LLP, legal counsel for both School Boards, and Mr. Chris Vardon of Cushman & Wakefield Ltd., the appraisal firm responsible for the site valuations.

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The York Region District School Board (YRDSB) and the York Catholic District School Board (YCDSB) currently have education development charge by-laws in force in the Region of York which will expire in June of 2014. Both the current by-laws and this EDC Background analysis relate to the jurisdiction of the York Region DSB and the York Catholic DSB which consists of the Region of York including the Cities of Vaughan and Markham, the Towns of Newmarket, Aurora, Richmond Hill, Georgina, East Gwillimbury and Whitchurch-Stouffville as well as the Township of King.

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

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

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

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

YRDSB and YCDSB are able to renew their existing by-laws on the basis of:

1. Reserve Fund Qualification – Both Boards have a deficit in the EDC reserve fund/ outstanding financial obligation and therefore meet the financial trigger; and
2. Capacity Trigger – Both Boards have an average projected enrolment exceeding the approved OTG capacity on the secondary panel and therefore meet the capacity trigger.

The School Boards intend to hold joint public meetings for both the EDC policy review as well as to inform the public as to the new proposed EDC by-law. The Boards will hold such meetings on Thursday, May 15th, 2014 at the Catholic Board's office. These meetings will satisfy the legislative requirements of two required public meetings – the policy review public meeting and the proposed

new by-law public meeting. A third public meeting will be held to consider passage of the new by-laws. Both the YRDSB and YCDSB plan to consider passage of the new EDC by-law on Monday, June 9th, 2014 at the Public Board's Office.

Demographic projections form an important component of the EDC analysis. The residential dwelling unit forecast is used both to project pupils from new development as well as determining the final quantum of the residential charge. The residential forecasts used in this analysis are consistent with the most recent and available Region of York forecasts that were available at the time of study preparation. The number of net new units projected in the Region of York for the 15 years in the EDC analysis totals **144,238**.

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

The 15 year growth projection analysis projects a total of **15,864** elementary net growth-related pupils and **8,616** secondary net growth-related pupils for the YRDSB. For the YCDSB, a total of **5,028** elementary net growth-related pupils were projected while the secondary panel projected a total of **1,936** net growth-related pupil places.

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

The EDC analysis for the Region of York projects that the YRDSB will require approximately **32** new elementary sites. Of the 32 elementary sites, 18 are 100% EDC eligible (which includes 3 sites already owned by the Board) and 14 are partially eligible to be funded through EDC's. In addition, the YRDSB will require **8** new secondary sites. Of the 8 secondary sites, 2 are 100% EDC eligible and the remaining 6 are partially eligible (which includes 1 site already owned by the Board). The YCDSB's EDC analysis projects a need for **13** new elementary sites – five sites are 100% EDC eligible, while the remaining 8 are partially eligible. On the secondary panel the Board will require **3** secondary sites all of which are partially eligible. A detailed summary of the site requirements can be found in Form G in Appendix A.

One of the final steps of the EDC process involves translating the land requirements to actual land costs. Estimated appraised values for new school sites are based on appraisals completed by the firm of Cushman & Wakefield Ltd. The per acre appraised values ranged from **\$532,500** to **\$2.6 million** for both the elementary and secondary sites. Similar to many areas in Ontario, the cost to acquire land has been increasing in the Region. Typical greenfield/lower density land is becoming less available and demand for higher density lands is increasing. In the 2009 EDC study the land values ranged from approximately \$450,000 to \$1,400,000. The acquisition costs have been escalated for a period of 5 years (the by-law term) at a rate of **5% for the Region of York** for each consecutive year until the end of the by-law term.

The costs to prepare and develop a school site for school construction are also EDC eligible costs. The assumed site preparation costs are based on historical data provided by the School Boards. A site preparation cost of **\$85,593** per acre has been assumed for both the YRDSB and YCDSB in this study. The site preparation costs have increased from 2009 where a value of \$67,275 per acre was used. Site preparation costs are escalated to the time of site purchase at a rate of **2.2%** per year.

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

The YRDSB's total net education land costs are estimated to be **\$529,943,948** which includes a deficit balance of **\$88,568,215** in the existing EDC reserve fund that was added to the total costs. The YCDSB's total net education land costs are estimated to be **\$156,793,423** which includes an existing EDC reserve fund deficit of **\$10,360,812** that was added to the total costs.

On the basis of the aforementioned net education land costs and net new unit forecasts, the analysis resulted in a proposed EDC rate of **\$3,349 per dwelling unit** for the YRDSB's residential charge and **\$0.58 per square foot** for the non-residential charge. The new proposed EDC rate for the YCDSB is **\$991 per dwelling unit** for the residential component and **\$0.17 per square foot** for the non-residential component. The charges contained herein are based on a uniform rate for all types of development, with a division of 90%-10% residential to non-residential allocation and applicable jurisdiction-wide charge to the Region of York.

1. INTRODUCTION

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1.1 Background

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

School boards no longer have the ability to implement property taxes to fund education costs and now rely on a system of per pupil grants established by the Ministry of Education. The grants are set out to cover expenses such as teacher salaries, text books, heating of schools, renewing schools, building schools, etc. Education development charges are meant to fund the acquisition and development of growth-related school sites outside this grant envelope. Education development charges are based on a formulaic approach which looks at three main areas – enrolment projections to determine need, the number of school sites necessary to meet need and the costs related to the purchase and development of those school sites.

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

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

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

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

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

1.2 Existing By-laws

This EDC Background Study has been prepared on behalf of the York Region District School Board and the York Catholic District School Board, in consideration of renewing their EDC by-laws in the Region of York. Each Board's current in-force by-laws came into effect in July of 2009 and are based on 90% recovery of costs from residential development and 10% from non-residential development.

CURRENT IN-FORCE EDC BY-LAWS FOR THE YRDSB AND THE YCDSB

SCHOOL BOARD	INFORCE DATE	% RESIDENTIAL/NON-RESIDENTIAL	AREA OF BY-LAW	CHARGE (\$/Dwelling Unit)
YRDSB	July 1 st , 2009	90%(Res) -10%(Non-res)	Region of York	\$1,370/\$0.35 per sq.ft
YCDSB	July 1 st , 2009	90%(Res) -10%(Non-res)	Region of York	\$650/\$0.17 per sq.ft.

EDC Policy Review

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

Section 257.60 sub-section (1) of the *Education Act* states that:

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

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

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

1.3 Area in Which By-law May Apply

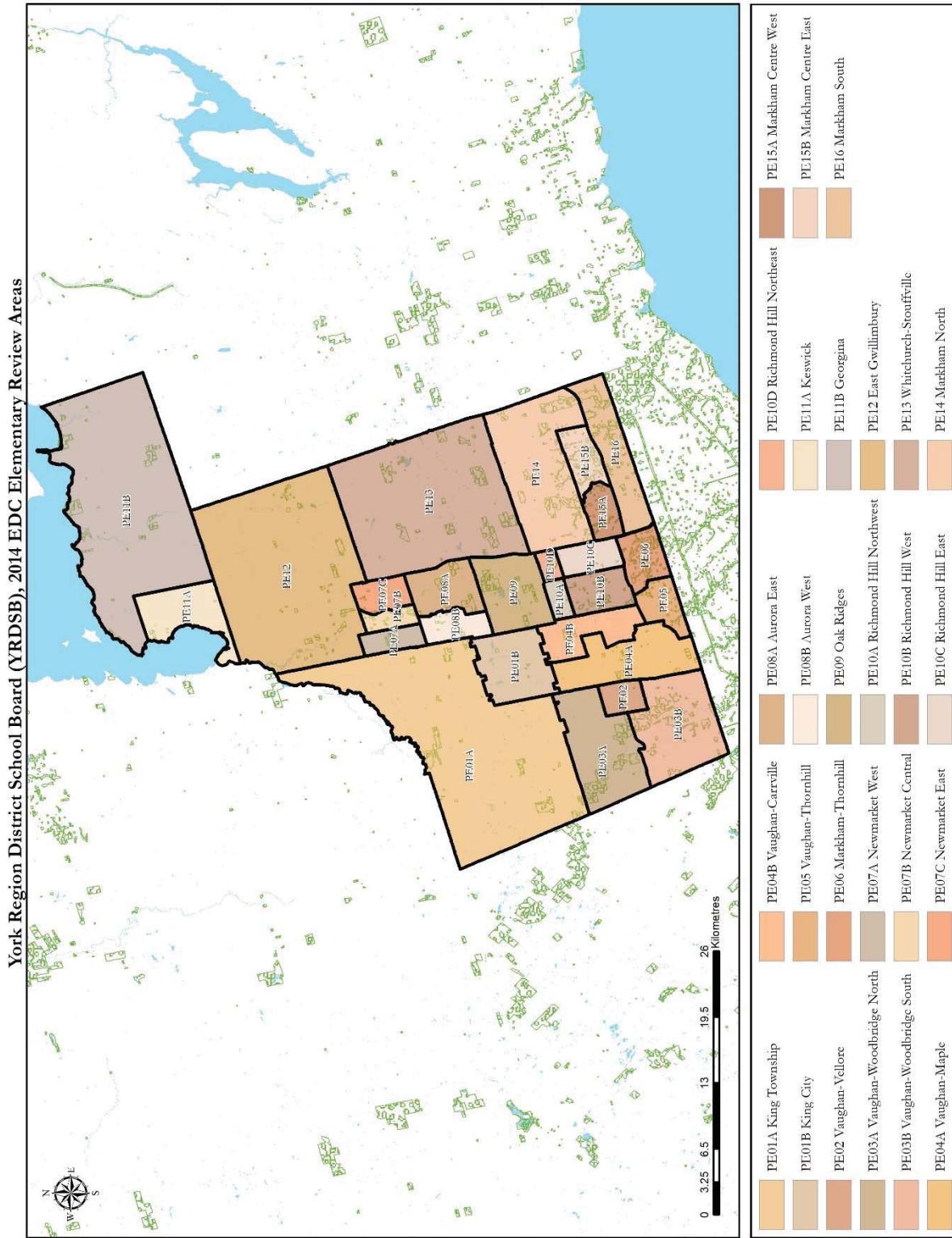
The legislation states that an education development charge by-law may apply to the entire area of the jurisdiction of a board or only part of it. In addition, an education development charge by-law of the board shall not apply with respect to land in more than one “region” if the regulations divide the area of the jurisdiction of the board into prescribed “regions”.

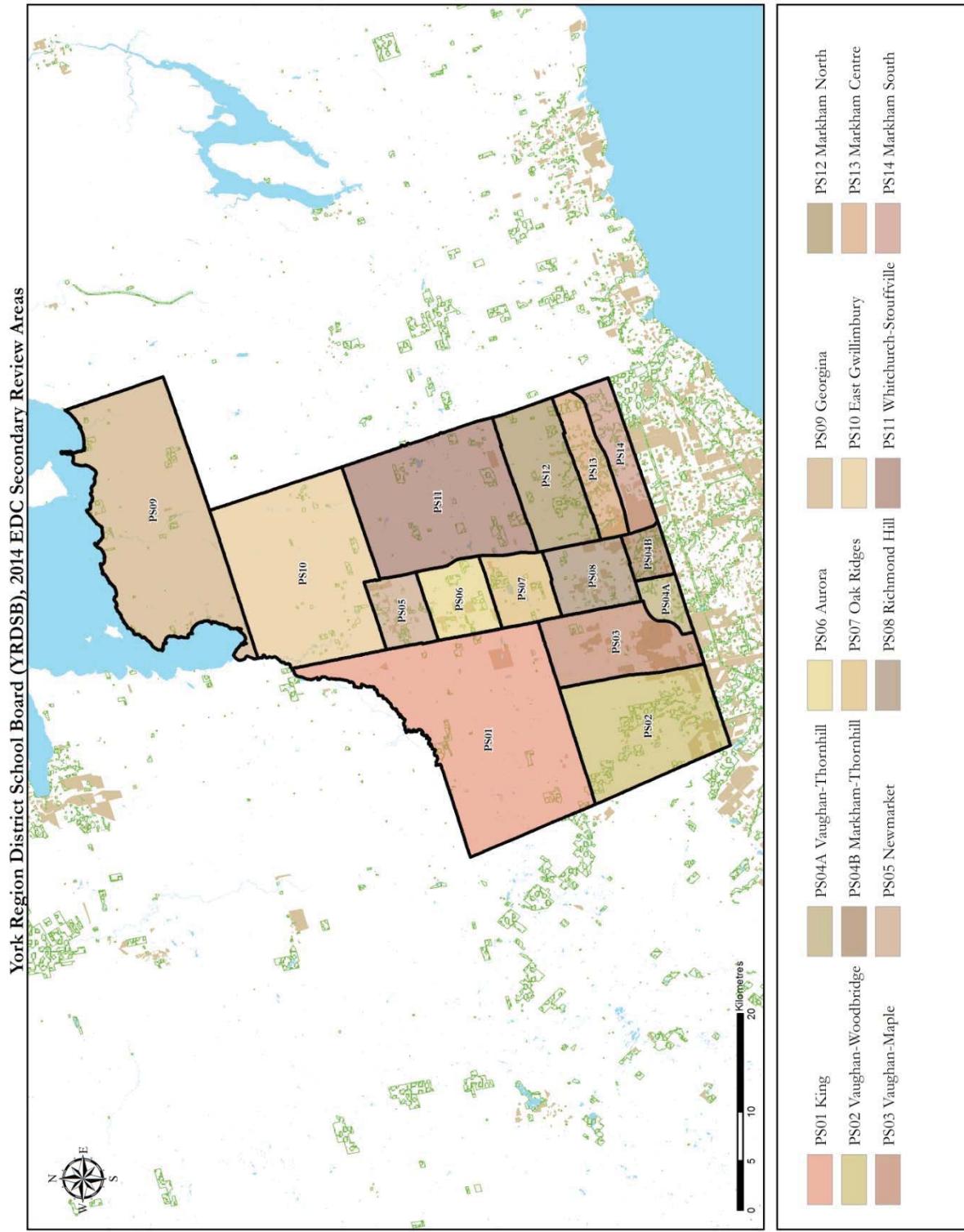
Finally, “education development charges collected under an education development charge by-law that applies to land in a District shall not, except with the prior written approval of the Minister, be used in relation to land that is outside that District” and “money from an EDC reserve fund established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

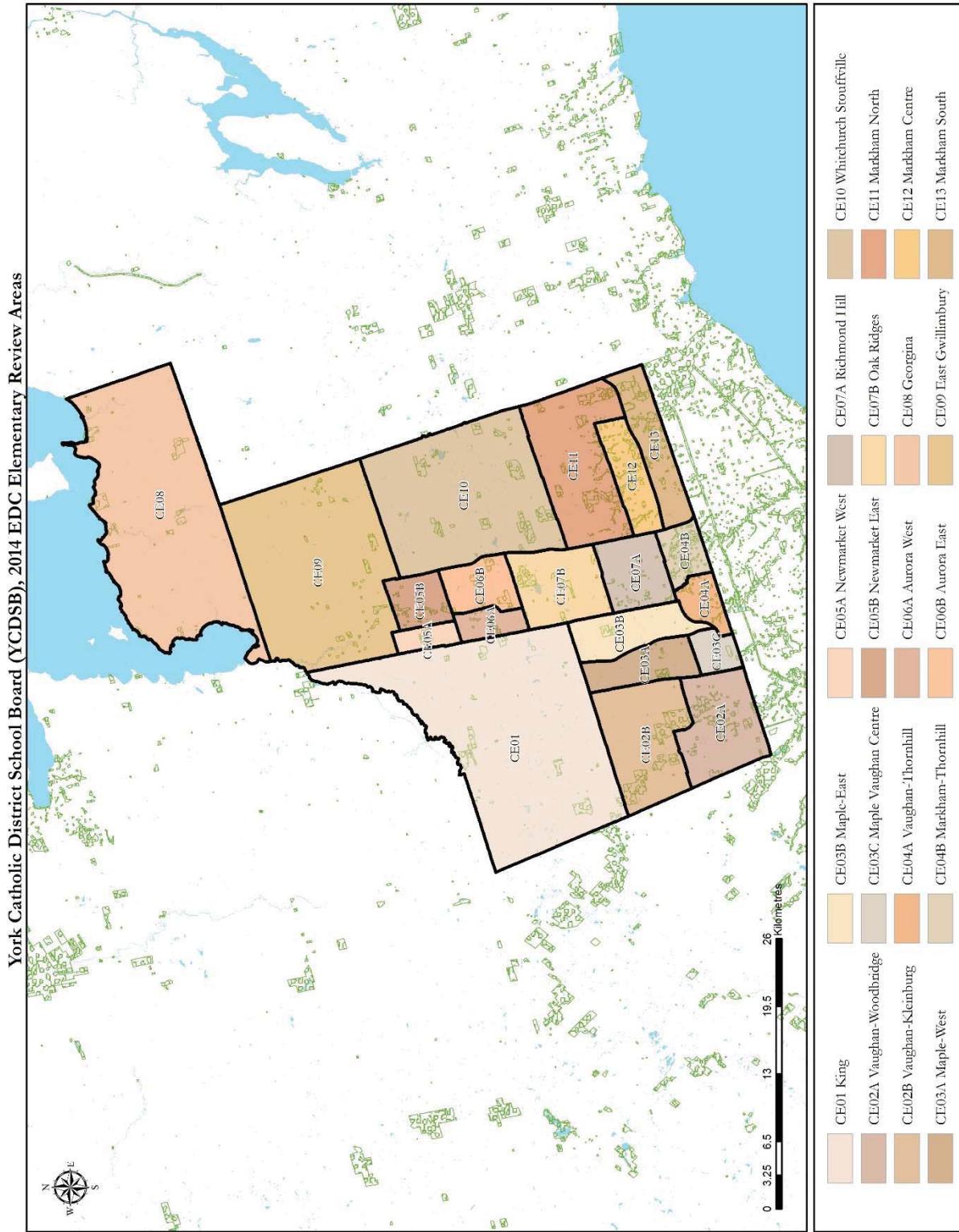
EDC background studies should clearly outline the areas that will be covered by EDC by-laws. Four maps have been included on the following pages outlining the Region of York, the area to which the EDC by-laws will apply and the review areas for each Board and panel, respectively.

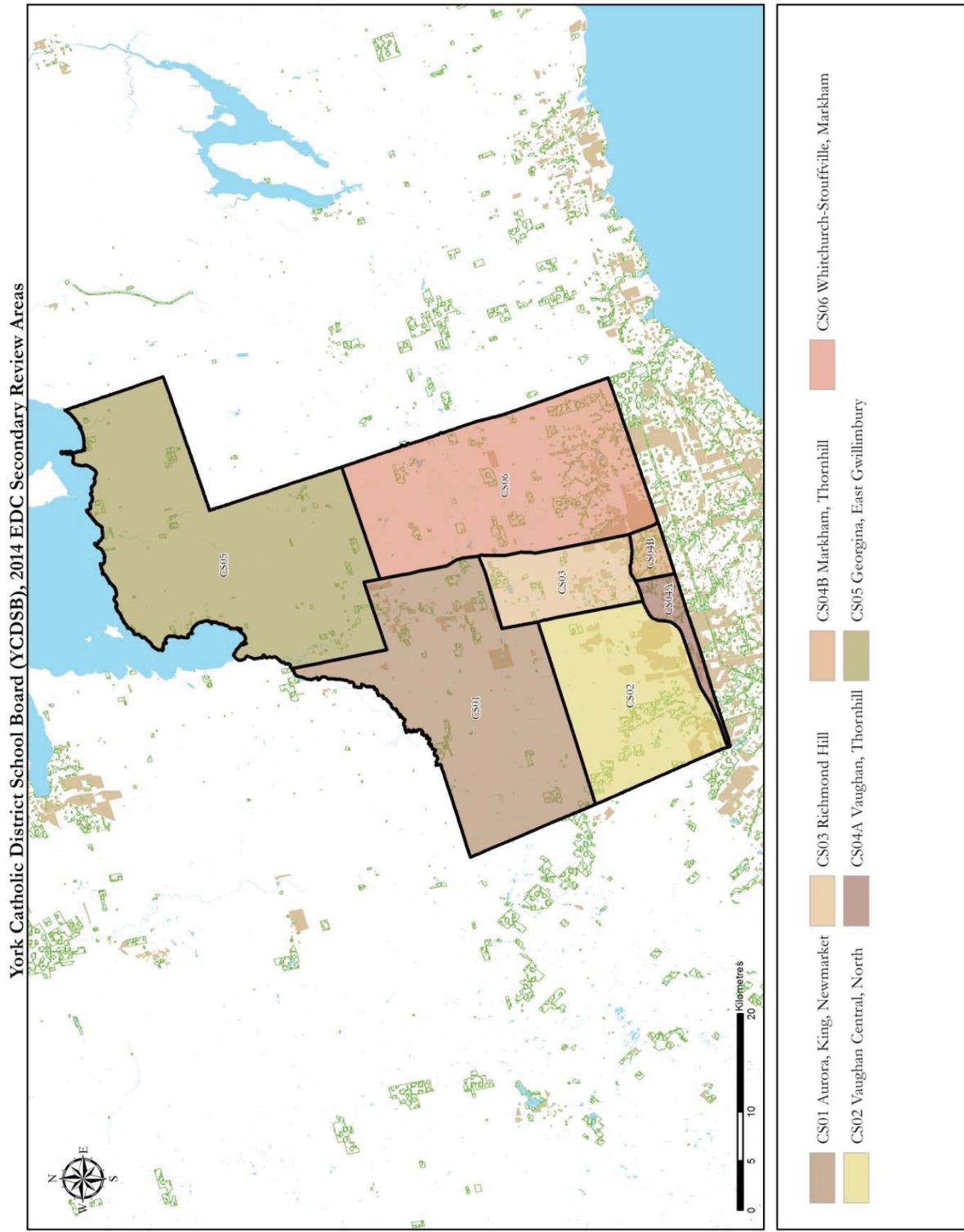
1.4 EDC Review Areas

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









Both the YRDSB's and the YCDSB's review areas used in this Background Study are largely consistent with the Board's review areas used in their long term accommodation studies, as well as being consistent with the review areas used in their previous EDC studies. For the purpose of calculating EDCs, the YRDSB has used **27** elementary review areas and **15** secondary review areas and the YCDSB has used **20** elementary review areas and **7** secondary review areas.

YRDSB REVIEW AREAS

Elementary Review Areas

PE01A KING TOWNSHIP
PE01B KING CITY
PE02 VAUGHAN-VELLORE
PE03A VAUGHAN-WOODBRIDGE NORTH
PE03B VAUGHAN-WOODBRIDGE SOUTH
PE04A VAUGHAN-MAPLE
PE04B VAUGHAN-CARRVILLE
PE05 VAUGHAN-THORNHILL
PE06 MARKHAM-THORNHILL
PE07A NEWMARKET WEST
PE07B NEWMARKET CENTRAL
PE07C NEWMARKET EAST
PE08A AURORA EAST
PE08B AURORA WEST
PE09 OAK RIDGES
PE10A RICHMOND HILL NORTHWEST
PE10B RICHMOND HILL WEST
PE10C RICHMOND HILL EAST
PE10D RICHMOND HILL NORTHEAST
PE11A KESWICK
PE11B GEORGINA
PE12 EAST GWILLIMBURY
PE13 WHITCHURCH-STOUFFVILLE
PE14 MARKHAM NORTH
PE15A MARKHAM CENTRE WEST
PE15B MARKHAM CENTRE EAST
PE16 MARKHAM SOUTH

Secondary Review Areas

PS01 KING
PS02 VAUGHAN-WOODBRIDGE
PS03 VAUGHAN-MAPLE
PS04A VAUGHAN-THORNHILL
PS04B MARKHAM-THORNHILL
PS05 NEWMARKET
PS06 AURORA

PS07 OAK RIDGES
PS08 RICHMOND HILL
PS09 GEORGINA
PS10 EAST GWILLIMBURY
PS11 WHITCHURCH-STOUFFVILLE
PS12 MARKHAM-NORTH
PS13 MARKHAM-CENTRE
PS14 MARKHAM-SOUTH

YCDSB REVIEW AREAS

Elementary Review Areas

CE01 KING
CE02A VAUGHAN-WOODBRIDGE
CE02B VAUGHAN-KLEINBURG
CE03A MAPLE-WEST
CE03B MAPLE-EAST
CE03C MAPLE VAUGHAN CENTRE
CE04A VAUGHAN-THORNHILL
CE04B MARKHAM-THORNHILL
CE05A NEWMARKET WEST
CE05B NEWMARKET EAST
CE06A AURORA WEST
CE06B AURORA EAST
CE07A RICHMOND HILL
CE07B OAK RIDGES
CE08 GEORGINA
CE09 EAST GWILLIMBURY
CE10 WHITCHURCH-STOUFFVILLE
CE11 MARKHAM NORTH
CE12 MARKHAM CENTRE
CE13 MARKHAM SOUTH

Secondary Review Areas

CS01 AURORA, KING, NEWMARKET
CS02 VAUGHAN CENTRAL, NORTH
CS03 RICHMOND HILL
CS04A VAUGHAN, THORNHILL
CS04B MARKHAM, THORNHILL
CS05 GEORGINA, EAST GWILLIMBURY
CS06 MARKHAM, WHITCHURCH-STOUFFVILLE

The EDC calculation on a review area basis assumes that the total OTG capacity of all existing permanent accommodation within the review area is considered to be the total available capacity

for instructional purposes and is required to meet the needs of the existing community. Determining board needs on a review area basis is premised on:

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

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

2. THE EDC BY-LAW

2. THE EDC BY-LAW

2.1 Imposition of an EDC

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

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

- The Minister has approved the board's estimates of the total number of elementary and secondary pupils over each of the fifteen years of the forecast period;
- The Minister has approved the board's estimates of the number of elementary and secondary school sites used by the board to determine the net education land costs;
- The board has prepared a background study and given a copy of the education development charge background study relating to the by-law to the Minister and each board having jurisdiction within the area to which the by-law would apply;
- The board has demonstrated that the average elementary or secondary enrolment within its jurisdiction exceeds the board's elementary or secondary capacity; or the board's current EDC financial obligations exceed revenues reported in the EDC reserve fund; and
- Hold at least one public meeting.

2.2 The Background Study

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

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

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

- The number of projected new pupil places as a result of new growth and the number of new school sites needed to provide accommodation for those students;
- The number of existing pupil places by school and the number of available spaces to accommodate the projected number of new pupil places;
- For every existing elementary and secondary pupil place in the board's jurisdiction that the board does not intend to use to accommodate pupils from new growth, an explanation as to why the board does not intend to do so;
- For each elementary and secondary school site, estimates of the net education land cost, the location of the site, the area of the site (including the area that exceeds the maximum set out in section 2 of O.Reg 20/98, and an explanation of whether the costs of the excess land are education land costs and if so, why);
- The number of pupil places the board estimates will be provided by the school to be built on the site and the number of those pupil places that the board estimates will be used to accommodate new pupil places;
- A statement of the board's policy concerning possible arrangements with municipalities, school boards or other persons or bodies in the public or private sector, including arrangements of a long-term or co-operative nature, which would provide accommodation for the new pupils without imposing EDCs, or with a reduction in such charges; and
- A statement from the board stating that it has reviewed its operating budget for savings that could be applied to reduce growth-related net education land costs, and the amount of any savings which it proposes to apply, if any.

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

2.3 Public Meetings

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

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

- To every owner of land in the area to which the proposed by-law would apply by personal service, fax or mail; and

- By publication in a newspaper that is, in the secretary of the school board's opinion, of sufficiently general circulation in the area to which the proposed by-law would apply to give the public reasonable notice of the meeting.

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

The School Boards intend to hold joint public meetings for both the EDC policy review as well as the new proposed EDC by-law. The Boards will hold meeting one and two on Thursday, May 15th, 2014 at the Catholic Boards' office. These meetings will actually satisfy the legislative requirements of two required public meetings – the policy review public meeting and the proposed new by-law public meeting. The third public meeting will be to consider passage of the new by-laws. Both the YRDSB and YCDSB plan to consider passage of the new EDC by-law on Monday, June 9th, 2014 at the Public Boards' Office. Detailed notices have been issued in advance of the meetings as per legislative requirements.

Stakeholder Participation

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

The YRDSB and YCDSB have worked together closely on the preparation of the EDC background study and by-laws to ensure consistency in the data and assumptions used in the calculation of the charges. Growth forecasts used for the EDC analysis are consistent with the most recent and available Regional forecasts. The School Boards held a joint information session in March 3rd, 2014 in advance of their legislated public meetings, to discuss the proposed EDCs with community partners, stakeholders and municipal officials.

2.4 Exemptions, Expiration, Collection

Exemptions

The EDC by-law is subject to certain statutory exemptions for both residential and non-residential collection. The exemptions for residential development deal with residential intensification and

replacement of units. If a new unit is added to an existing dwelling unit, for example, a single detached unit is converted to a duplex, the additional unit is exempt from EDCs. Section 3 of O.Reg 20/98 sets out the classes of residential buildings and the maximum number of dwelling units that can be added under the exemption.

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

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

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

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

Expiration

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

Collection

The EDC is collected by local municipalities on behalf of the school boards at the time a building permit is issued. The funds are deposited into an EDC reserve fund. The municipality, under the legislation, cannot issue a building permit if the education development charge has not been paid. In addition to collecting the charge and transferring the monies to the school boards, municipalities

are also required to provide the boards with detailed reports respecting all EDC transactions (Section 20 of O.Reg 20/98). At a minimum, each report should cover the total EDCs that have been collected, the number of building permits issued (or GFA for non-residential), any exemptions granted and any permits that were issued without an EDC being paid.

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

2.5 Appeals and Amendments

Appeals

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

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

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

After hearing an appeal the OMB may decide to:

- Dismiss the appeal in whole or in part;
- Order the board to repeal or amend the by-law; or
- Repeal or amend the by-law itself.

If the by-law is repealed, the EDCs that have already been paid must be refunded. If the by-law is amended and the amended charge is lower than the original charge, the difference must be refunded. All refunds are due within 30 days of the by-law being repealed or amended. While

the OMB does have the power to repeal or amend the by-law, they are not able to increase the quantum of the charge, remove or reduce the scope of discretionary exemptions or change the expiration date of the by-law.

Amendments

The EDC legislation gives school boards the authority to amend their by-laws. Section 257.70 (1) of the Act states, "Subject to subsection (2), a board may pass a by-law amending an education development charge by-law." There are certain limitations to an EDC amendment, specifically laid out in s. 257.70 (2) of the Act, "A board may not amend an education development charge by-law so as to do any one of the following more than once in the one year period immediately following the coming into force of the by-law or in any succeeding one year period:

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

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

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

Capacity Trigger

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

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

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

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

The permanent capacity used for the YRDSB is **89,001** spaces on the elementary panel and **36,597** on the secondary panel. The YCDSB has determined a permanent capacity of **43,438** on the elementary panel and **18,225** on the secondary panel.

Both the YRDSB and YCDSB meet the capacity trigger on the secondary panel. The YRDSB average projected enrolment from 2014 to 2019 is **86,216** on the elementary panel, compared with a permanent capacity of **89,001** resulting 2,785 surplus spaces. On the secondary panel, the Board’s average projected enrolment from 2014 to 2019 is **41,278** which is more than the current secondary capacity of **36,597** – falling 4,681 spaces short. For the YCDSB elementary panel, the 5-year projected enrolment averages **37,620**, compared with a capacity of **43,438**, resulting in 5,818 surplus spaces. On the secondary panel, the average projected enrolment from 2014 to 2019 is **18,235**, which is more than the permanent secondary capacity of **18,225**, falling 10 spaces short.

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

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

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel Board-Wide Capacity	Projected Elementary Panel Enrollment (Assumes Full Day JK/SK)					Elementary Average Projected Enrolment less Capacity	
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019		
89,001.0	83,192	84,530	85,972	87,860	89,524	86,216	-2,785

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide Capacity	Projected Secondary Panel Enrollment					Secondary Average Projected Enrolment less Capacity	
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019		
36,597.0	39,402	40,329	41,581	42,561	42,516	41,278	4,681

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

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel Board-Wide Capacity	Projected Elementary Panel Enrollment (Assumes Full Day JK/SK)				
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019
43,438.0	37,313	37,331	37,508	37,945	38,004

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide Capacity	Projected Secondary Panel Enrollment				
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019
18,225.0	18,277	18,263	18,275	18,046	18,313

Financial Obligations

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

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

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

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

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

The YRDSB's EDC reserve fund has an existing EDC financial obligation of **\$88,568,215** which means that the reserve fund is currently in a deficit position and qualifies the Board to pursue an additional by-law in the Region of York.

The YCDSB's EDC reserve fund has an existing EDC financial obligation of **\$10,360,812** which means that the reserve fund is currently in a deficit position and qualifies the Board to pursue an additional by-law in the Region of York as well.

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

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

A.2: EDC FINANCIAL OBLIGATIONS (Estimated to June 8, 2014)

Adjusted Outstanding Principle:	\$156,175,567
Less Adjusted EDC Reserve Fund Balance:	-\$67,607,352
Total EDC Financial Obligations:	\$88,568,215

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

A.2: EDC FINANCIAL OBLIGATIONS (Estimated to June 8, 2014)

Adjusted Outstanding Principle:	\$45,836,069
Less Adjusted EDC Reserve Fund Balance:	-\$35,475,257
Total EDC Financial Obligations:	\$10,360,812

3.2 Demographic Projections

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

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

New Dwelling Units/Non-residential Space

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

The forecast is set out by varying types/densities of development for two reasons. The first is that different types of developments produce school aged children in different ways. Defining various types of developments allows for greater accuracy when projecting the number of new pupils arising from new developments. The second reason is to be able to calculate a differentiated charge should the Boards choose to do so. Each Board has the ability to charge a uniform EDC rate across all types of development – meaning that the EDC is one rate for a single family home or an apartment – or it can choose to charge separate rates depending on the type or density of development.

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

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

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

Existing Community Projections and Projections of New Pupils

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

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

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

3.3 Site Needs

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

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

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

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

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

3.4 Growth-related Net Education Land Costs

The planning or forecasting component of the EDC analysis is critical to determining the overall EDC eligible needs of the Boards. To finalize the calculation process of the EDC, these accommodation needs must be translated into financial requirements. The analysis in the previous section determined the total growth-related pupil needs as well as the amount of land (in acres) that will be required to accommodate those pupils. EDC eligible expenses are determined by attaching costs to acquire and service the land needed.

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

for by new growth-related pupils, then the site would be 88.88% eligible for EDCs ($400/450=88.88\%$).

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

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

Outstanding Financial Obligations

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

3.5 Determination of the Charge

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

Apportionment of Land Costs

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

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

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

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

3.6 Policy Statements

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

The first policy for which a statement must be provided is the alternative accommodation arrangement policy. The statement must include information on the board's policy with regard to

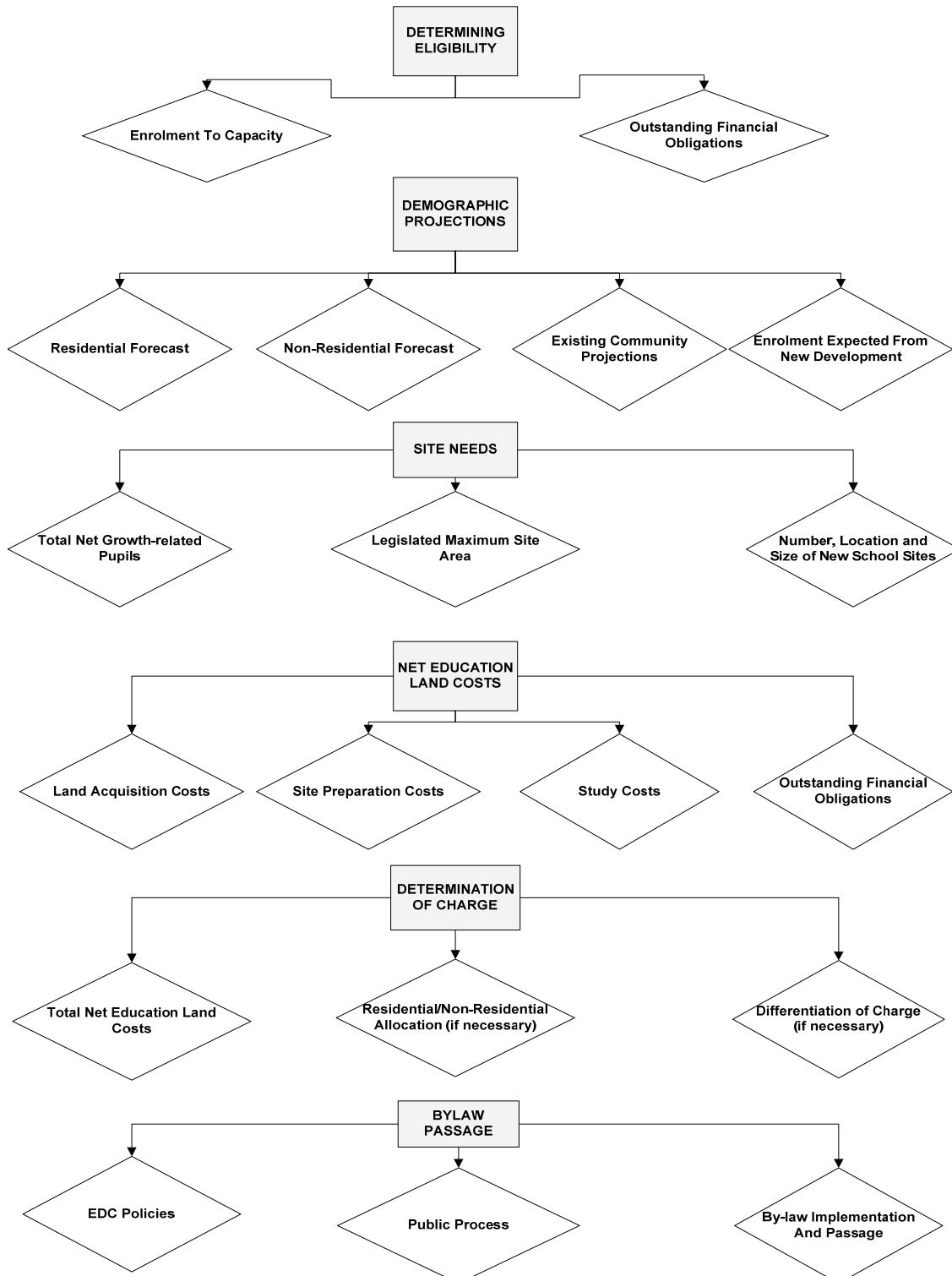
how it deals with alternative accommodation arrangements to provide pupil accommodation and how it could reduce or eliminate the need for EDCs. If the board has had a previous by-law, then information respecting how alternative accommodation arrangements were implemented (or not implemented) must also be provided.

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

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

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

EDC PROCESS AND METHODOLOGY



4. DEMOGRAPHIC PROJECTIONS

4. DEMOGRAPHIC PROJECTIONS

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

4.1 The Residential and Non-residential Growth Forecast

Residential

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

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

For the purpose of this study, the population forecast targeted the *Growth Plan 2031*, as identified in the Growth Plan for the Greater Golden Horseshoe, office consolidation, June 2013 (Schedule 3). The population age structure was derived from Municipal age structures provided by York Region.

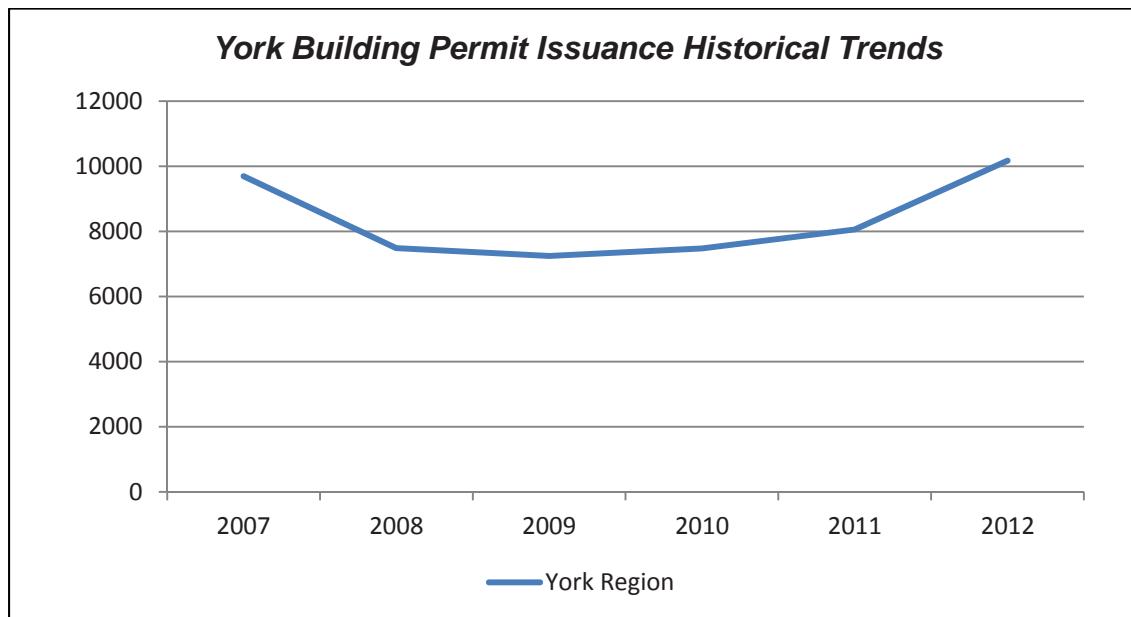
The employment forecasts contained in the York Region 2013 Education Development Charge Study (EDC) were derived from the Regional Municipality of York 2012 Development Charges Background Study. This document conforms to the Growth Plan for the Greater Golden

Horseshoe, office consolidation, June 2013 (Schedule 3). Housing forecasts and area municipal allocations were derived from Housing by Type by Traffic Zones provided by the Region and were updated to reflect the 2011 Census population and households.

According to information from municipal building permit data, the Region of York has averaged approximately 8,356 new permits for residential construction from 2007 to 2012. Residential building activity in the Region of York has fluctuated since 2007 with permit activity reaching 9,694 in 2007 followed by a decrease to 7,245 permits in 2009 – a decline of more than 25%. However, since 2009, permits have increased to 7,476 in 2010, 8,061 in 2011 and 10,171 in 2012.

Region of York Historical Building Permit Issuance

Municipality	2007	2008	2009	2010	2011	2012	Total
Aurora	337	527	526	199	224	205	2,018
East Gwillimbury	158	100	191	162	177	99	887
Georgina	160	129	112	172	163	293	1,029
King	30	23	117	252	283	497	1,202
Markham	3,569	2,355	1,221	1,483	3,197	4,957	16,782
Newmarket	516	563	523	200	440	403	2,645
Richmond Hill	1,064	983	991	1,501	1,205	1,710	7,454
Vaughan	3,744	2,640	2,606	2,922	2,057	1,413	15,382
Whitchurch-Stouffville	116	166	958	585	315	594	2,734
York Region Total	9,694	7,486	7,245	7,476	8,061	10,171	50,133



The Region's growth forecast is based on some significant changes in how it will grow in the future – consistency with initiatives like Places To Grow are likely to result in more compact, intensified and urban growth. The Region forecasts project fairly sustained growth over the next few decades

with an average of approximately **9,616** new dwelling units per year from 2014/15-2028/29 (15-year EDC forecast term).

REGION OF YORK		
2014/15-2028/29		
	# Of Units	% By Density
Low (Single/Semi)	51,060	35%
Medium (Townhouses)	32,808	23%
High (Apartments)	60,370	42%
Total	144,238	100%

As noted earlier, the final growth forecast for the York EDC by-law for both the YRDSB and the YCDSB is based on the aforementioned data and totals **144,238** new units that are forecast to be built over the next 15 years. Of these new units, 35% are estimated to be low density, 23% medium density, and 42% high density. Comparatively, the historical building permit data (Statistics Canada) from 2007 to 2012, indicates approximately 58% of all permits were for low density type units (singles/semis), 17% for medium density and 25% for high density. While the forecast averages **9,616** units for the 15-year EDC term, it is expected that the first 5 years of the forecast will average 11,030 units per year. Between Years 5 and 10, the forecast is expected to average 9,717 and between Years 10 and 15, the forecast is expected to average 8,101.

As mentioned previously, there is a residential statutory EDC exemption when intensifying individual units. In order to account for the intensification EDC exemption, 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 – for example, transforming existing single family homes 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 **142,411** net new units.

Non-residential

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

The non-residential forecast for the Region of York totals **103,125,937** square feet of GFA over the next 15 years. As with the residential forecast, assumptions must be made respecting certain exemptions of GFA. Industrial additions (up to 50% of existing floor area) and certain institutional properties (municipal and school board properties) are exempt under the legislation. Utilizing historical Statistics Canada data on non-residential construction by type, **11,674,959** square feet were exempted from this forecast and the total “net” new non-residential forecast totals **91,450,978** square feet of GFA.

4.2 Enrolment Projections

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

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

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

Methodology

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

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

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

Demographic Background

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

The table below depicts the demographic trends for the Region of York. The total population in York grew by more than 22% between 2001 and 2006. In comparison, population counts grew 6.6% in Ontario and 5.4% Canada-wide over that same time period. Between 2006 and 2011, the population in the Boards' jurisdiction grew by almost 16%, slightly less than the earlier half of the decade and above the provincial and national rates for this same time period, which were 5.9% and 5.7%, respectively. More importantly, from a school board perspective, was the increase in the elementary school aged (4-13 years) population which grew by almost 13% from 2001 to 2006 and an additional 8% between 2006 and 2011 – an absolute gain of 23,364 between 2001 and 2011. The secondary school aged (14-18) population experienced an increase of almost 23% from 2001 to 2006 and by an additional 11% between 2006 and 2011.

In addition to the elementary and secondary aged population, the pre-school aged population and the population of females aged 25-44 were also examined for both the 2001/06 and 2006/11 time periods. These two groups are important because they are excellent indicators of what is expected to happen in the school aged population in the short to mid-term. The pre-school population is the cohort that will be entering the school system in the next few years. Females between 25 and 44 years of age are the group of women that are said to be in their prime child-bearing years and examining this population can provide input to future births/school aged children. In the Boards' jurisdiction, the pre-school population and population of females aged 25-44 grew by more than 16% and 14% respectively for the 2001/06 time period. Between 2006 and 2011, the pre-school population increased by an additional 11%, while females aged 25-44 population increased by approximately 7%.

Region of York - Demographic Trends 2001, 2006, 2011

Population Data	2001	Share Of	2006	Share Of	2011	Share Of
	Census	Total	Census	Total	Census	Total
Total Population	728,785		891,861		1,032,911	
Pre-School Population (0-3)	36,209	5.0%	42,110	4.7%	46,746	4.5%
Elementary School Population (4-13)	108,350	14.9%	122,117	13.7%	131,714	12.8%
Secondary School Population (14-18)	55,626	7.6%	68,117	7.6%	75,246	7.3%
Population Over 18 Years of Age	528,600	72.5%	659,516	73.9%	779,204	75.4%
<i>Females Aged 25-44</i>	119,103	16.3%	135,821	15.2%	145,858	14.1%

Population Data	2001-2006			2006-2011		
	Absolute Change	% Change	Share Change	Absolute Change	% Change	Share Change
Total Population	163,076	22.4%		141,050	15.8%	
Pre-School Population (0-3)	5,901	16.3%	-0.2%	4,636	11.0%	-0.2%
Elementary School Population (4-13)	13,767	12.7%	-1.2%	9,597	7.9%	-0.9%
Secondary School Population (14-18)	12,491	22.5%	0.0%	7,129	10.5%	-0.4%
Population Over 18 Years of Age	130,916	24.8%	1.4%	119,688	18.1%	1.5%
<i>Females Aged 25-44</i>	16,718	14.0%	-1.1%	10,037	7.4%	-1.1%

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

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

The Enrolment Projection Process

Determining Entry Year Enrolment

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

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

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

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

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

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

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

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

Table 4.2: Retention Rate Example

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

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

Secondary Enrolment Projections

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

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

The other important variable that is considered in the secondary enrolment projection methodology is the impact of the fifth year of secondary school which was eliminated in 2003/04. The elimination of the fifth year of study does not mean that Grade 12 students are not allowed to come back for a fifth year of study. There are still instances where Grade 12 students may

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

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

Examining Historical Enrolment Trends

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

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

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

The ratio of senior to junior elementary enrolment for the YRDSB's total jurisdiction based on 2011/12 enrolment is 1.18; in 2006/07, however, the GSR was 1.33. The decrease in grade structure ratio between 2006/07 and 2011/12 is indicative of grade structures in the junior and senior grades starting to equalize. The current GSR has continued to decline to 1.15. Table 4.3 outlines historical enrolment and historical grade ratios for the YRDSB.

Table 4.3: YRDSB TOTAL JURISDICTION

GRADES	2001/ 2002	2006/ 2007	2011/ 2012
JK	4,370	5,570	6,700
SK	5,107	6,100	6,821
1	5,870	6,870	7,806
2	6,026	6,849	8,054
3	6,102	6,929	7,942
4	6,315	7,195	8,168
5	6,610	7,671	8,183
6	7,132	8,084	8,345
7	6,975	8,309	8,389
8	7,096	8,173	8,456
SE	0	0	0
TOTAL	61,603	71,750	78,864
RATIO	1.38	1.33	1.18

Table 4.4 depicts the historical GSR for the YCDSB's total jurisdiction. The ratio of senior to junior elementary enrolment based on 2011/12 enrolment was 1.12, which declined from the GSR in 2006/07 of 1.21. There is currently (2012/2013) an average of 11,635 students per grade in the senior grades compared with 10,135 students per grade in the junior grades – resulting in a GSR of 1.15.

Table 4.4: YCDSB TOTAL JURISDICTION

GRADES	2001/ 2002	2006/ 2007	2011/ 2012
JK	2,969	3,173	3,299
SK	3,096	3,382	3,485
1	3,465	3,466	3,675
2	3,497	3,595	3,802
3	3,512	3,682	3,712
4	3,700	3,965	3,874
5	3,505	3,967	3,988
6	3,557	4,103	3,870
7	3,463	4,097	3,894
8	3,405	3,972	3,971
SE	309	0	0
TOTAL	34,478	37,401	37,570
RATIO	1.09	1.21	1.12

The Impact of Enrolment Share

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

The table found below measures the historical elementary enrolment of the YRDSB and the YCDSB for the Region of York. YCDSB has decreased its share of enrolment over the past decade – dropping from 36% in 2001/02 to 34% in 2006/07 to 32% in 2011/12. Subsequently, the Public Board has increased its share over the past decade, increasing from 64% in 2001/02 to 66% in 2006/06 to 68% in 2011/12.

ELEMENTARY PANEL			
Board	2001/02	2006/07	2011/12
YRDSB TOTAL	61,603	71,750	78,864
YCDSB TOTAL	34,478	37,401	37,570
TOTAL OF BOTH BOARDS	96,081	109,151	116,434
YRDSB SHARE	64%	66%	68%
YCDSB SHARE	36%	34%	32%

On the secondary panel, the YRDSB experienced a decrease in share of approximately 1% from 2001/02 to 2006/07 - remaining steady at 69% enrolment share from 2006/07 to 2011/12. The Catholic Board subsequently increased its enrolment share between 2001/02 and 2006/07 – increasing from 30% in 2001/02 to 31% in 2006/07 – remaining steady at 31% enrolment share from 2006/07 to 2011/12.

SECONDARY PANEL			
Board	2001/02	2006/07	2011/12
YRDSB TOTAL	34,132	37,153	40,038
YCDSB TOTAL	14,339	16,616	18,339
TOTAL OF BOTH BOARDS	48,471	53,769	58,377
YRDSB SHARE	70%	69%	69%
YCDSB SHARE	30%	31%	31%

Enrolment Expected from New Housing

The second phase of the enrolment projection methodology involves predicting housing growth in the study area and its impact on school enrolment. Earlier in this Chapter, the residential unit growth forecasts were explained in detail. The residential unit forecast is used as the basis to

predict future school enrolment from growth. Historical levels of occupancy by school aged children and by housing type provide us with factors and trends that allow us to make assumptions about how new units might produce children in the future.

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

Each unit in the residential forecast is multiplied by a factor to predict the number of school aged children that will come from the projected number of units. To derive this pupil generation factor, the methodology involves using custom Census data prepared specifically for Watson & Associates by Statistics Canada. The Census data provides information with respect to the number of pre-school and school aged children that are currently living in certain types and ages of dwelling units. For example, the data is able to provide the number of children aged between 4-13 years that live in single family homes that are between 1-5 years old for any Census tract 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 0.0555 in Markham-Thornhill to 0.2954 in Vaughan-Carville (Table 4.5). On the secondary panel, Markham-Thornhill review area has the lowest yield at 0.0307, while Oak Ridges has the highest at 0.1435. The YCDSB's total yields for the elementary panel range between 0.0108 in Vaughan-Thornhill to 0.1914 in Vaughan-Kleinburg (Table 4.6). On the secondary panel, Georgina, East Gwillimbury has the lowest yield at 0.0125 and Vaughan Central North has the highest yield at 0.0628

Table 4.7 depicts a flow chart outlining the process of projecting enrolment from new development and can be found on page 4-17.

Table 4.5 YRDSB Growth-related Pupil Yields

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

Elementary Planning Area	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils	Secondary Planning Area	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
King Township	Total	1,925	0.1796	346	King	Total	3,999	0.1397	559
King City	Total	2,075	0.1561	324	Vaughan-Woodbridge	Total	10,760	0.0557	707
Vaughan-Yellore	Total	3,441	0.2208	760	Vaughan-Maple	Total	23,809	0.0458	1,090
Vaughan-Woodbridge North	Total	4,555	0.1876	854	Vaughan-Thornhill	Total	3,373	0.0379	128
Vaughan-Woodbridge South	Total	2,767	0.0573	159	Markham-Thornhill	Total	7,262	0.0307	223
Vaughan-Maple	Total	19,132	0.0958	1,833	Newmarket	Total	5,616	0.0941	529
Vaughan-Carville	Total	4,639	0.2954	1,370	Aurora	Total	5,672	0.0790	448
Vaughan-Thornhill	Total	3,205	0.0629	202	Oak Ridges	Total	5,182	0.1435	744
Markham-Thornhill	Total	8,063	0.0555	447	Richmond Hill	Total	13,455	0.0772	1,039
Newmarket-West	Total	2,730	0.2589	710	Georgina	Total	8,327	0.0891	742
Newmarket-Central	Total	2,356	0.0732	172	East Gwillimbury	Total	18,907	0.1050	1,984
Newmarket-East	Total	889	0.2725	242	Whitchurch-Stouffville	Total	7,099	0.0804	571
Aurora-East	Total	4,012	0.2168	870	Markham-North	Total	14,714	0.0819	1,205
Aurora-West	Total	1,659	0.1271	211	Markham-Centre	Total	12,524	0.0751	940
Oak Ridges	Total	5,187	0.2533	1,314	Markham-South	Total	1,712	0.0954	163
Richmond Hill-Northwest	Total	1,192	0.1372	164					
Richmond Hill-West	Total	7,444	0.0944	703					
Richmond Hill-East	Total	1,211	0.1749	212					
Richmond Hill-Northeast	Total	2,979	0.2913	868					
Keswick	Total	5,419	0.1888	1,029					
Georgina	Total	2,909	0.2415	702					
East Gwillimbury	Total	18,554	0.2007	3,724					
Whitchurch-Stouffville	Total	7,100	0.1966	1,396					
Markham-North	Total	18,514	0.2052	3,798					
Markham-Centre West	Total	8,446	0.0691	584					
Markham-Centre East	Total	293	0.1781	52					
Markham-South	Total	1,715	0.2630	451					

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

Elementary Planning Area	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils	Secondary Planning Area	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
King Township	Total	346	0.1796	346	King	Total	3,999	0.1397	559
King City	Total	324	0.1561	324	Vaughan-Woodbridge	Total	10,760	0.0557	707
Vaughan-Yellore	Total	760	0.2208	760	Vaughan-Maple	Total	23,809	0.0458	1,090
Vaughan-Woodbridge North	Total	854	0.1876	854	Vaughan-Thornhill	Total	3,373	0.0379	128
Vaughan-Woodbridge South	Total	159	0.0573	159	Markham-Thornhill	Total	7,262	0.0307	223
Vaughan-Maple	Total	1,833	0.0958	1,833	Newmarket	Total	5,616	0.0941	529
Vaughan-Carville	Total	1,370	0.2954	1,370	Aurora	Total	5,672	0.0790	448
Vaughan-Thornhill	Total	202	0.0629	202	Oak Ridges	Total	5,182	0.1435	744
Markham-Thornhill	Total	447	0.0555	447	Richmond Hill	Total	13,455	0.0772	1,039
Newmarket-West	Total	710	0.2589	710	Georgina	Total	8,327	0.0891	742
Newmarket-Central	Total	172	0.0732	172	East Gwillimbury	Total	18,907	0.1050	1,984
Newmarket-East	Total	242	0.2725	242	Whitchurch-Stouffville	Total	7,099	0.0804	571
Aurora-East	Total	870	0.2168	870	Markham-North	Total	14,714	0.0819	1,205
Aurora-West	Total	211	0.1271	211	Markham-Centre	Total	12,524	0.0751	940
Oak Ridges	Total	1,314	0.2533	1,314	Markham-South	Total	1,712	0.0954	163

Table 4.6 YCDSB Growth-related Pupil Yields

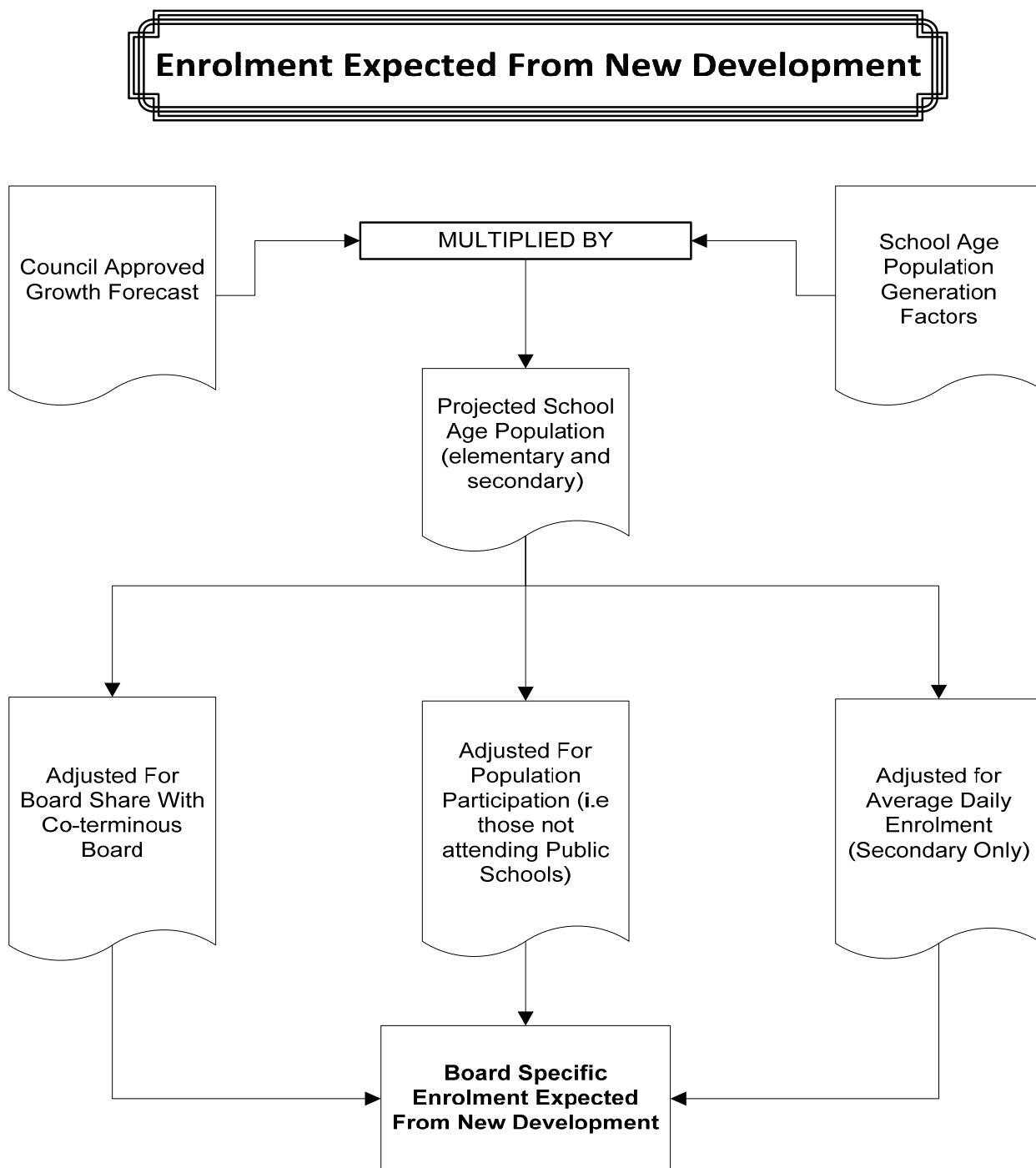
York Catholic District School Board
Education Development Charges Submission 2014
Form E - Growth Related Pupils - Elementary Panel

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

Elementary Planning Area	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
King	Total	3,998	0.1500	600	Aurora, King, Newmarket	15,298	0.0288	441
Vaughan-Woodbridge	Total	2,765	0.1272	352	Vaughan Central, North	32,427	0.0628	2,038
Vaughan-Kleinburg	Total	7,999	0.1914	1,531	Richmond Hill	18,687	0.0231	431
Maple-West	Total	6,299	0.1556	980	Vaughan, Thornhill	5,439	0.0232	126
Maple-East	Total	5,786	0.0728	421	Markham, Thornhill	7,250	0.0338	245
Maple-Vaughan Centre	Total	11,721	0.0491	576	Georgina, East Gwillimbury	27,219	0.0125	341
Vaughan-Thornhill	Total	3,172	0.0108	34	Markham, Whitchurch-Stouffville	36,089	0.0272	981
Markham-Thornhill	Total	7,463	0.0116	86				
Newmarket West	Total	2,740	0.0553	151				
Newmarket East	Total	3,226	0.0403	130				
Aurora West	Total	1,595	0.0412	66				
Aurora East	Total	4,076	0.1018	415				
Richmond Hill	Total	9,277	0.0311	288				
Oak Ridges	Total	9,362	0.0979	917				
Georgina	Total	8,327	0.0442	368				
East Gwillimbury	Total	18,546	0.0635	1,178				
Whitchurch-Stouffville	Total	7,107	0.0556	395				
Markham North	Total	18,510	0.0517	953				
Markham Centre	Total	8,729	0.0239	208				
Markham South	Total	1,712	0.0289	49				

Elementary Planning Area	Secondary Planning Area	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
King	Aurora, King, Newmarket	Total	15,298	0.0288	441
Vaughan-Woodbridge	Vaughan Central, North	Total	32,427	0.0628	2,038
Vaughan-Kleinburg	Richmond Hill	Total	18,687	0.0231	431
Maple-West	Vaughan, Thornhill	Total	5,439	0.0232	126
Maple-East	Markham, Thornhill	Total	7,250	0.0338	245
Maple-Vaughan Centre	Georgina, East Gwillimbury	Total	27,219	0.0125	341
Vaughan-Thornhill	Markham, Whitchurch-Stouffville	Total	36,089	0.0272	981

Table 4.7: Enrolment Expected From New Development



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

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

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

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

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

4.3 Summary of Projected Enrolment

The total EDC enrolment projections for the Region of York indicate that by the end of the forecast period (2028/29), the York Region District School Board will have a total elementary enrolment of 103,675. This represents a total increase of approximately 25% from 2013/14. On the secondary panel, enrolment is expected to increase by about 19%, with 2013/14 enrolment of 39,402 forecast to increase to approximately 46,785 by the end of the 15-year forecast term.

The York Catholic District School Board can expect total elementary enrolment in York of 41,558 at the end of the forecast period, compared to the 2013/14 enrolment of 37,313, for a total increase of 4,245 pupils or 11%. On the secondary panel, enrolment is expected to remain relatively stable in the short and medium term and then increase in the long term projections as the larger elementary cohorts begin entering the secondary system. Enrolment is expected overall to increase from 18,277 in 2013/14 to 18,829 at the end of the EDC term, for a total increase of 552 pupils or approximately 3%. A summary of the projected enrolment by Board, review area and panel can be found on the following pages.

YRDSB PROJECTED ENROLMENT (2014/15 - 2028/29) ELEMENTARY PANEL															YRDSB PROJECTED ENROLMENT (2014/15 - 2028/29) SECONDARY PANEL															YCDSB PROJECTED ENROLMENT (2014/15 - 2028/29) ELEMENTARY PANEL															YCDSB PROJECTED ENROLMENT (2014/15 - 2028/29) SECONDARY PANEL																																																																																	
Time Period	PE01A	PE01B	PE02	PE03A	PE03B	PE04A	PE04B	PE05	PE06	PE07A	PE07B	PE08A	PE08B	PE09	PE10A	PE10B	PE10C	PE10D	PE11A	PE11B	PE12	PE13	PE14	PE15A	PE15B	PE16	Total	Time Period	PS01	PS02	PS03	PS04A	PS04B	PS05	PS06	PS07	PS08	PS09	PS10	PS11	PS12	PS13	PS14	PS15	PS16	PS17	PS18	PS19	PS20	PS21	PS22	PS23	PS24	Total	Time Period	CE01	CE02A	CE02B	CE03A	CE03B	CE04A	CE04B	CE05A	CE05B	CE06A	CE06B	CE07A	CE07B	CE08	CE09	CE10	CE11	CE12	CE13	CE14	CE15	CE16	CE17	CE18	CE19	CE20	CE21	CE22	CE23	CE24	Total	Time Period	CS01	CS02	CS03	CS04A	CS04B	CS05	CS06	Year 1 (2014/15)	3,535	5,239	2,330	1,626	1,292	402	3,854	Year 5 (2019/20)	3,697	5,781	2,224	1,338	1,169	328	3,777	Year 10 (2024/25)	3,449	5,704	1,830	1,285	1,458	417	4,155	Year 15 (2028/29)	3,326	6,079	1,804	1,289	1,412	598	4,319
Year 1 (2014/15)	641	299	2,245	505	2,410	3,781	5,244	4,551	2,932	3,293	1,861	2,531	2,009	2,579	4,651	1,700	4,367	4,406	70	2,911	1,165	1,831	3,544	9,455	2,232	3,701	8,279	83,193																																																																																																		
Year 5 (2019/20)	699	366	2,597	632	2,228	3,834	5,895	4,495	2,878	3,602	1,749	2,780	2,478	2,489	5,309	1,398	4,261	4,263	436	3,168	1,349	2,632	4,538	10,963	2,535	3,462	8,488	89,524																																																																																																		
Year 10 (2024/25)	793	479	2,908	823	2,137	4,286	6,842	4,268	2,984	3,955	1,682	2,736	2,641	2,383	5,708	1,291	4,447	4,084	756	3,495	1,603	3,906	5,255	12,452	2,703	3,340	8,889	96,846																																																																																																		
Year 15 (2028/29)	840	538	3,140	1,165	2,120	4,777	7,520	4,287	3,193	4,168	1,751	2,734	2,689	2,452	5,854	1,287	4,749	4,082	868	3,757	1,734	5,168	5,721	13,904	2,666	3,430	9,080	103,675																																																																																																		
Year 1 (2014/15)	985	2,524	2,579	2,554	1,779	4,934	2,052	54	6,961	1,669	113	1,252	3,498	5,975	9,575	2,474	39,402	3,165	2,137	4,286	6,842	4,268	2,984	3,955	1,682	2,736	2,641	2,383	5,708	1,291	4,447	4,084	756	3,495	1,603	3,906	5,255	12,452	2,703	3,340	8,889	96,846																																																																																				
Year 5 (2019/20)	1,162	2,905	3,074	3,165	1,633	4,875	2,112	250	7,067	1,579	521	1,512	4,114	6,396	9,197	2,149	42,516	3,026	1,582	4,838	2,468	381	6,586	1,731	974	1,793	5,080	6,197	2,192	43,851	1,164	2,688	3,151	1,679	2,641	3,600	1,679	5,015	2,401	744	6,355	2,083	1,984	2,194	5,377	6,175	2,341	46,785																																																																														
Year 10 (2024/25)	1,410	2,785	3,600	2,641	1,679	5,015	2,401	744	6,355	2,083	1,984	2,194	5,377	6,175	2,341	46,785	1,521	5,231	5,893	3,543	1,862	576	926	774	663	1,389	848	1,395	2,471	3,299	1,080	1,560	2,227	2,922	2,195	1,181	41,558																																																																																									

5. EDUCATION DEVELOPMENT CHARGE CALCULATION

5. EDUCATION DEVELOPMENT CHARGE CALCULATION

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

5.1 The Projections

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

Residential Unit Forecast

Region of York	2014/15-2028/29
TOTAL PROJECTED UNITS	144,238
TOTAL NET NEW UNITS	142,411

Net Growth-related Pupil Places

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

The YRDSB's projections forecast a total of 15,864 elementary net growth-related pupils and 8,616 secondary pupils. The YCDSB enrolment projections predict 5,028 net growth-related pupils on the elementary panel and 1,936 on the secondary panel.

YRDSB Education Development Charges Submission 2014
Form E Growth Related Pupil – Elementary and Secondary Panel

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

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

Elementary Planning Area	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
King Township	Total	1,925	0.1796	346
King City	Total	2,075	0.1561	324
Vaughan-Yeoville	Total	3,441	0.2208	760
Vaughan-Woodbridge North	Total	4,555	0.1876	854
Vaughan-Woodbridge South	Total	2,767	0.0573	159
Vaughan-Maple	Total	19,132	0.0958	1,833
Vaughan-Carriville	Total	4,639	0.2954	1,370
Vaughan-Thornhill	Total	3,205	0.0629	202
Markham-Thornhill	Total	8,063	0.0555	447
Newmarket-West	Total	2,730	0.2599	710
Newmarket-Central	Total	2,356	0.0732	172
Newmarket-East	Total	889	0.2725	242
Aurora-East	Total	4,012	0.2168	870
Aurora-West	Total	1,659	0.1271	211
Oak Ridges	Total	5,187	0.2533	1,314
Richmond Hill-Northwest	Total	1,192	0.1372	164
Richmond Hill-East	Total	7,444	0.0944	703
Richmond Hill-Northeast	Total	1,211	0.1749	212
Keswick	Total	2,979	0.2913	868
Georgina	Total	2,909	0.2415	702
East Gwillimbury	Total	18,554	0.2007	3,724
Whitchurch-Stouffville	Total	7,100	0.1966	1,396
Markham-North	Total	18,514	0.2052	3,798
Markham-Centre South	Total	8,446	0.0691	584
Markham-Centre North	Total	293	0.1781	52
Markham-South	Total	1,715	0.2630	451

SUBTOTAL:	23,496
LESS: Available Pupil Places:	7,632
NET GROWTH RELATED PUPILS:	15,864
SUBTOTAL:	11,072

YCDSB Education Development Charges Submission 2014
Form E Growth Related Pupil – Elementary and Secondary Panel

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

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

Elementary Planning Area	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
King	Total	3,998	0.1500	600
Vaughan-Woodbridge	Total	2,765	0.1272	352
Vaughan-Kleinburg	Total	7,999	0.1914	1,531
Maple-West	Total	6,299	0.1556	980
Maple-East	Total	5,786	0.0728	421
Maple-Vaughan Centre	Total	11,721	0.0491	576
Vaughan-Thornhill	Total	3,172	0.0108	34
Markham-Thornhill	Total	7,463	0.0116	86
Newmarket West	Total	2,740	0.0553	151
Newmarket East	Total	3,226	0.0403	130
Aurora West	Total	1,595	0.0412	66
Aurora East	Total	4,076	0.1018	415
Richmond Hill	Total	9,277	0.0311	288
Oak Ridges	Total	9,362	0.0579	917
Georgina	Total	8,327	0.0442	368
East Gwillimbury	Total	18,546	0.0635	1,178
Whitchurch-Stouffville	Total	7,107	0.0556	395
Markham North	Total	18,510	0.0517	958
Markham Centre	Total	8,729	0.0239	208
Markham South	Total	1,712	0.0289	49

SUBTOTAL:	9,704
LESS: Available Pupil Places:	4,676
NET GROWTH RELATED PUPILS	5,028

Secondary Growth-Related Pupils	441
Secondary Pupil Yield	0.0288
Net New Units	15,298
Dwelling Unit Type	Total
Aurora, King, Newmarket	Total
Vaughan Central, North	Total
Richmond Hill	Total
Vaughan, Thornhill	Total
Markham, Thornhill	Total
Georgina, East Gwillimbury	Total
Markham, Whitchurch-Stouffville	Total
	32,427
	18,687
	5,439
	7,250
	27,219
	36,089
	0.0628
	0.0231
	0.0232
	0.0338
	0.0125
	0.0272
	2,038
	431
	126
	245
	341
	981

5.2 Net Education Land Costs

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

O.Reg 20/98 s.7, specifically paragraphs 4-7, deals with the steps involved in moving from the site component of the calculation to the financial or costing component of the calculation. A cost must be attached to the value of the land that needs to be purchased, as well as the costs to provide services and prepare the land for construction. In addition, the balance of the existing EDC reserve funds must be calculated and incorporated into the analysis. Finally, the total eligible revenues, expenditures and existing deficits or surpluses are 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 education development charge background studies;
4. Interest on money borrowed to pay for costs described in paragraphs 1 and 2; and
5. Costs to undertake studies in connection with an acquisition referred to in paragraph 1.
N.B – Only the capital component of costs to lease land or to acquire a leasehold interest is an education land cost.

Site Valuation

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

To determine the costs of land acquisition, both the YRDSB and the YCDSB retained the appraisal firm of Cushman & Wakefield Ltd. The appraisers were responsible for providing a per acre land value for each EDC eligible site identified in the analysis. In addition the appraisers were asked to provide an annual land escalation factor (for 5 years) to apply to the current land values. Specific details and background to the appraisals can be found in the firm's appraisal reports which were provided to each School Board. The reports are titled "**Hypothetical Analysis of**

Future School Sites to Serve as Input to the Education Development Charges By-Law (2014) – Short Narrative Appraisal”

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

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

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

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

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

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

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

The effective date of the appraisals is January 1st, 2014

The tables on the following page set out the estimated EDC eligible sites that the Boards will require in the 15-year analysis term, their locations and their appraised land value. **These values were calculated in 2014 and do not include escalation, site improvements, land transfer taxes, HST (net of rebate) or other associated acquisition costs.**

York Region DSB - Estimated Eligible EDC Sites			
Cost Per Acre			
Elementary Panel	Secondary Panel		
PE01B	\$703,377	PS03	\$1,950,000
PE02	Owned	PS07	\$1,018,500
PE02	\$550,000	PS08	\$1,716,500
PE03A	\$1,523,000	PS10	\$650,000
PE04A	\$2,600,000	PS10	Owned
PE04A	\$2,600,000	PS11	\$1,021,500
PE04B	\$1,950,000	PS12	\$1,494,500
PE04B	\$1,950,000	PS13	\$2,400,000
PE06	\$2,400,000		
PE07A	\$747,500		
PE08A	\$1,250,000		
PE09	\$1,018,500		
PE09	\$1,018,500		
PE10D	\$1,716,500		
PE10D	\$1,607,000		
PE11A	\$532,500		
PE11B	\$532,500		
PE12	\$650,000		
PE13	\$1,021,500		
PE13	\$1,021,500		
PE14	Owned		
PE14	Owned		
PE14	\$1,680,000		
PE14	\$1,680,000		
PE14	\$1,494,500		
PE14	\$1,494,500		
PE14	\$1,494,500		
PE15A	\$2,400,000		

York Catholic DSB - Estimated Eligible EDC Sites			
Cost Per Acre			
Elementary Panel	Secondary Panel		
CE02B	\$1,851,000	CS02	\$1,874,500
CE02B	\$1,851,000	CS05	\$650,000
CE02B	\$850,000	CS06	\$1,021,500
CE03B	\$2,023,000		
CE03C	\$2,600,000		
CE03C	\$2,600,000		
CE06B	\$1,250,000		
CE07B	\$1,607,000		
CE09	\$650,000		
CE09	\$650,000		
CE09	\$650,000		
CE10	\$1,021,500		
CE11	\$571,980		

Land Escalation over the Forecast Period

As previously mentioned, the appraiser's report estimates an annual land escalation rate to be applied to the appraised acreage values in order to sustain the likely site acquisition costs over the next 5 years. In arriving at an escalation factor, the appraisers considered the recent historical general economic conditions at both the micro- and macro-economic levels. The purchase of school sites by the Boards takes place on a very local level, with Boards entering into negotiations with developers on a site-specific basis.

Having regard for all of the above, the appraisers concluded an escalation factor of 5% for the Region of York for the first year through to the final year are reasonable for the purposes of projecting the land values over the 5-year by-law period.

Land Development and Servicing Costs

The *Education Act* includes the "costs to provide services to the land or otherwise prepare the site so that a building or buildings may be built on the land to provide pupil accommodation" as an EDC eligible education cost. These costs typically include services to the lot line of the property, rough grading and compaction of the site and that the site is cleared of debris. Costs related to studies of land being considered for acquisition, such as environmental assessments or soil studies, are also considered to be EDC eligible. In addition, there are certain costs that are typically associated with the acquisition of sites that are also included in the site development costs analysis. Costs such as land transfer taxes, and HST (net of rebate) are included in the site development analysis because, as mentioned previously, the estimated appraised values of land are exclusive of these costs.

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;
- Land transfer taxes/HST (net of rebate)

Based on recent historical site preparation costs that were provided by the School Boards, a cost of **\$85,593 per acre** for both YRDSB and YCDSB was used in the study. Using a three year average of the non-residential institutional construction cost index from Statistics Canada, an escalation factor of **2.2%** per annum was applied to the assumed per acre site preparation costs. Site preparation costs are escalated to the time of site purchase.

Total Land Costs

The total net education land costs, including the site acquisition costs, the escalation of land over the term of the by-law (five years), the site development/servicing costs, as well as associated financing costs and study costs, are projected to be over **\$529** million for the YRDSB. The YCDSB is projected to incur total education land costs of more than **\$156** million over the 15-year term of the proposed by-law.

5.3 Reconciliation of the EDC Reserve Fund

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

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

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

“The board shall adjust the net education land costs with respect to any balance estimated under paragraph 5. If the balance is positive, the balance shall be subtracted from the cost. If the balance is negative, the balance shall be converted to a positive number and added to the cost.”

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

The reserve fund analysis can be found on the following pages for each Board as table 5.1 and 5.2. The analysis summarizes the EDC collections (both actual and estimated) as well as the EDC costs that have been expended (both actual and estimated) and the estimated EDC reserve fund balance.

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

Table 5.1 - YRDSB Reserve Fund Analysis (2009-2014)

Area To Which EDC Bylaw Applies		Region Of York
1.0	Estimated Opening Balance 2009 EDC Bylaw (From 2009 EDC Background Study)	-\$72,327,666
1.1	Actual Opening Balance 2009 EDC Bylaw	-\$71,969,079
1.2	Opening Balance - 2009/10 Ministry of Education Appendix D1	-\$73,976,934
1.3	OPENING BALANCE FOR RESERVE FUND ANALYSIS	-\$73,976,934
2.0	EDC REVENUE:	
2.1	EDC Revenue 2009/10 (including accrued interest) - Actual as per Ministry of Education Appendix D1	\$11,781,496
2.2	EDC Revenue 2010/11 (including accrued interest) - Actual as per Ministry of Education Appendix D1	\$12,028,022
2.3	EDC Revenue 2011/12 (including accrued interest) - Actual as per Ministry of Education Appendix D1	\$18,385,985
2.4	EDC Revenue 2012/13 (including accrued interest) - Actual as per Ministry of Education Appendix D1	\$13,596,217
2.5	<i>Estimated EDC Revenue September 1, 2013- June 1, 2014 (including accrued interest)</i>	\$11,815,632
2.6	TOTAL EDC REVENUES	\$67,607,352
3.0	EDC EXPENDITURES:	
3.1	EDC Expenditures 2009/10 - Actual as per Ministry of Education Appendix D1	\$12,369,373
3.2	EDC Expenditures 2010/11 - Actual as per Ministry of Education Appendix D1	\$25,442,591
3.3	EDC Expenditures 2011/12 - Actual as per Ministry of Education Appendix D1	\$8,257,129
3.4	EDC Expenditures 2012/13 - Actual as per Ministry of Education Appendix D1	\$20,050,439
3.5	<i>Estimated EDC Expenditures September 1, 2013 - June 1, 2014</i>	\$16,079,101
3.6	TOTAL EDC EXPENDITURES	\$82,198,633
4.0	ANNUAL RESERVE FUND BALANCE:	
4.1	OPENING BALANCE JULY 1, 2009 (Line 1.1)	-\$71,969,079
4.2	OPENING BALANCE SEPTEMBER 1, 2009 (Line 1.3)	-\$73,976,934
4.3	OPENING BALANCE SEPTEMBER 1, 2010 (Line 4.2+Line 2.1-Line 3.1)	-\$74,564,811
4.4	OPENING BALANCE SEPTEMBER 1, 2011 (Line 4.3+Line 2.2-Line 3.2)	-\$87,979,380
4.5	OPENING BALANCE SEPTEMBER 1, 2012 (Line 4.4+Line 2.3-Line 3.3)	-\$77,850,524
4.6	OPENING BALANCE SEPTEMBER 1, 2013 (Line 4.5+Line 2.4-Line 3.4)	-\$84,304,746
5.0	ESTIMATED RESERVE FUND BALANCE:	
5.1	OPENING BALANCE SEPTEMBER 1, 2013 (Line 4.6)	-\$84,304,746
5.2	<i>Estimated EDC Revenue September 1, 2013- June 1, 2014 (including accrued interest) (Line 2.5)</i>	\$11,815,632
5.3	<i>Estimated EDC Expenditures September 1, 2013 - June 1, 2014 (Line 3.5)</i>	\$16,079,101
5.4	<i>Reserve Fund Adjustments</i>	\$0
5.5	<i>ESTIMATED OPENING BALANCE June 1, 2014 (Line 5.1+Line 5.2-Line 5.3+Line 5.4)</i>	-\$88,568,215

Table 5.2 - YCDSB Reserve Fund Analysis (2009-2014)

Area To Which EDC Bylaw Applies		Region Of York
1.0	Estimated Opening Balance 2009 EDC Bylaw (From 2009 EDC Background Study)	-\$17,120,925
1.1	Actual Opening Balance 2009 EDC Bylaw	-\$16,503,350
1.2	Opening Balance - 2009/10 Ministry of Education Appendix D1	-\$16,435,701
1.3	OPENING BALANCE FOR RESERVE FUND ANALYSIS	-\$16,435,701
2.0	EDC REVENUE:	\$35,475,257
2.1	EDC Revenue 2009/10 (including accrued interest) - Actual as per Ministry of Education Appendix D1	\$5,601,559
2.2	EDC Revenue 2010/11 (including accrued interest) - Actual as per Ministry of Education Appendix D1	\$8,489,998
2.3	EDC Revenue 2011/12 (including accrued interest) - Actual as per Ministry of Education Appendix D1	\$10,050,318
2.4	EDC Revenue 2012/13 (including accrued interest) - Actual as per Ministry of Education Appendix D1	\$6,463,641
2.5	<i>Estimated EDC Revenue September 1, 2013- June 1, 2014 (including accrued interest)</i>	\$4,869,741
2.6	TOTAL EDC REVENUES	\$35,475,257
3.0	EDC EXPENDITURES:	
3.1	EDC Expenditures 2009/10 - Actual as per Ministry of Education Appendix D1	\$2,588,868
3.2	EDC Expenditures 2010/11 - Actual as per Ministry of Education Appendix D1	\$10,105,193
3.3	EDC Expenditures 2011/12 - Actual as per Ministry of Education Appendix D1	\$7,322,858
3.4	EDC Expenditures 2012/13 - Actual as per Ministry of Education Appendix D1	\$8,015,149
3.5	<i>Estimated EDC Expenditures September 1, 2013 - June 1, 2014</i>	\$1,368,300
3.6	TOTAL EDC EXPENDITURES	\$29,400,368
4.0	ANNUAL RESERVE FUND BALANCE:	
4.1	OPENING BALANCE JULY 1, 2009 (Line 1.1)	-\$16,503,350
4.2	OPENING BALANCE SEPTEMBER 1, 2009 (Line 1.3)	-\$16,435,701
4.3	OPENING BALANCE SEPTEMBER 1, 2010 (Line 4.2+Line 2.1-Line 3.1)	-\$13,423,010
4.4	OPENING BALANCE SEPTEMBER 1, 2011 (Line 4.3+Line 2.2-Line 3.2)	-\$15,038,205
4.5	OPENING BALANCE SEPTEMBER 1, 2012 (Line 4.4+Line 2.3-Line 3.3)	-\$12,310,745
4.6	OPENING BALANCE SEPTEMBER 1, 2013 (Line 4.5+Line 2.4-Line 3.4)	-\$13,862,253
5.0	ESTIMATED RESERVE FUND BALANCE:	
5.1	OPENING BALANCE SEPTEMBER 1, 2013 (Line 4.6)	-\$13,862,253
5.2	<i>Estimated EDC Revenue September 1, 2013- June 1, 2014 (including accrued interest) (Line 2.5)</i>	\$4,869,741
5.3	<i>Estimated EDC Expenditures September 1, 2013 - June 1, 2014 (Line 3.5)</i>	\$1,368,300
5.4	<i>Reserve Fund Adjustments</i>	\$0
5.5	ESTIMATED OPENING BALANCE June 1, 2014 (Line 5.1+Line 5.2-Line 5.3+Line 5.4)	-\$10,360,812

Incorporating actual collections and expenditures since 2009 (consistent with Appendix D1/D2), as well as estimates to the proposed new by-law inception date, the estimated reserve fund balance for YRDSB is currently in a deficit position, estimated at **\$88,568,215**. The estimated reserve fund balance for YCDSB is also currently in a deficit position, estimated at **\$10,360,812**.

5.4 The Education Development Charge

The total land costs, adjusted by any surplus or deficit in the EDC reserve fund, determine the total net education land costs for which EDCs may be imposed. The final steps in the process involve apportioning the land costs between residential and non-residential, as well as differentiating the charge by development type, if necessary. The existing EDC by-laws of both School Boards are based on a 90% residential charge/10% non-residential charge and the EDCs are a uniform rate across all types of development. The proposed charge in this Background Study is premised on the same assumptions; however, a range of charges and residential and non-residential rates are presented in the cashflow analysis later in this chapter.

The final net education land costs that have been apportioned to residential (in this case 90%) are divided over the net new units from the dwelling forecast to determine a final EDC rate per dwelling unit. The net education land costs for the residential portion of YRDSB's by-law are estimated to be **\$476,949,553** and the number of net new units in the EDC forecast is projected to be **142,411** resulting in a rate of **\$3,349** per dwelling unit. The net education land costs that have been apportioned to non-residential development (10% of the total) total **\$52,994,395** and the net square footage in the forecast totals **91,450,978**. This results in a non-residential charge of **\$0.58** per square foot.

The final net education land costs for the YCDSB that were allocated to the residential portion of the charge (90%) were estimated to be **\$141,114,081** and the total number of net new units in the EDC forecast for York is projected to be **142,411**, for a residential EDC rate of **\$991** per dwelling unit. The non-residential net education land costs (10% of total) are projected to total **\$15,679,342** and the total net non-residential square footage is projected to be **91,450,978** for a non-residential EDC rate of **\$0.17** per square foot.

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

YRDSB – Region of York 2014 EDC
Calculation of Uniform 90% Residential/10% Non-Residential Charge

Residential Growth-related Net Education Land Costs	\$476,949,553
Net New Dwelling Units (Form C)	142, 411
Uniform Residential EDC per Dwelling Unit	\$3,349

Non-Residential Growth-related Net Education Land Costs	\$52,994,395
Non-Exempt Board Determined GFA (Form D)	91,450,978
Non-Residential EDC per Square Foot of GFA	\$0.58

YCDSB – Region of York 2014 EDC
Calculation of Uniform 90% Residential/10% Non-Residential Charge

Residential Growth-related Net Education Land Costs	\$141,114,081
Net New Dwelling Units (Form C)	142, 411
Uniform Residential EDC per Dwelling Unit	\$991

Non-Residential Growth-related Net Education Land Costs	\$15,679,342
Non-Exempt Board Determined GFA (Form D)	91,450,978
Non-Residential EDC per Square Foot of GFA	\$0.17

The Cashflow Analysis

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

General Assumptions Used

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

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

Description of Cashflow

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

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

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

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

- Long and short term financing costs (debt carrying costs) are found on Lines 13 and 14 of the cashflow analysis.

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

The cashflow analysis also provides a range of possible EDC charges based on different residential and non-residential allocations. All EDCs calculated in this study are based on 90% residential and 10% non-residential collection. The top-right portion of the cashflow analysis highlights the possible residential and non-residential EDC rates with a range of 0-40% for non-residential allocations.

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

Table 5.3 - YRDSB Cashflow
York Region District School Board
Education Development Charge 2014
15 Year Cash Flow Analysis

Cash Flow Assumptions	
A. Reserve Fund Interest Rate	2.00%
B. Long Term Borrowing Rate	4.00%
C. Short Term Borrowing Rate	3.80%
D. Long Term Debt Term (years)	10
E. Short Term Debt Term (years)	5

		Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
Projected Revenues																
1 Funds Available Due To Alternative Accommodation Arrangements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2 Funds Available Due To Operating Budget Surplus	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3 Long Term Financing	\$89,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
4 Short Term Financing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
5 Subtotal (1 through 4)	\$89,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
6 Education Development Charge Revenue (Residential)	\$3,349	per unit	\$36,532,475	\$36,532,475	\$36,532,475	\$36,532,475	\$32,138,257	\$32,138,257	\$32,138,257	\$32,138,257	\$26,719,179	\$26,719,179	\$26,719,179	\$26,719,179	\$26,719,179	
7 Education Development Charge Revenue (Non-Residential)	0.58	per sq ft	\$3,332,960	\$3,332,960	\$3,332,960	\$3,332,960	\$3,532,960	\$3,532,960	\$3,532,960	\$3,532,960	\$3,532,960	\$3,532,960	\$3,532,960	\$3,532,960	\$3,532,960	
8 Subtotal EDC Revenue (6 + 7)	\$40,065,435		\$40,065,435	\$40,065,435	\$40,065,435	\$40,065,435	\$35,671,217	\$35,671,217	\$35,671,217	\$35,671,217	\$35,671,217	\$35,671,217	\$30,252,138	\$30,252,138	\$30,252,138	
9 Total Revenue (5 + 8)	\$129,765,435		\$40,065,435	\$40,065,435	\$40,065,435	\$40,065,435	\$35,671,217	\$35,671,217	\$35,671,217	\$35,671,217	\$35,671,217	\$35,671,217	\$46,302,138	\$32,752,138	\$30,252,138	
Education Development Charge Expenditures																
10 Site acquisition costs ¹ (Escalation Rates included) ¹	\$37,164,059	\$6,435,450	\$45,798,444	\$45,798,444	\$20,721,743	\$93,869,446	\$11,207,533	\$49,636,260	\$4,998,137	\$19,158,901	\$4,956,502	\$32,621,077	\$5,062,430	\$29,031,026	\$8,193,105	
11 Site preparation costs (Escalation Rates included) ¹	\$3,939,49	\$52,4856	\$2,336,904	\$1,252,650	\$4,073,188	\$550,245	\$2,960,334	\$478,676	\$1,426,178	\$1,921,281	\$396,976	\$268,408	\$3,189,559	\$303,802	\$574,729	
12 Projected Future Study Costs	\$0					\$250,000										\$250,000
13 Long Term Debt Costs	\$0															
14 Short Term Debt Costs	\$0															
15 Deficit Recovery	<u>86,569,715</u>															
16 Total Expenditures (10 through 15)	\$41,103,308	\$18,019,504	\$59,194,636	\$33,033,631	\$1,039,001,832	\$30,242,509	\$70,831,325	\$27,367,120	\$42,475,386	\$56,682,665	\$18,140,767	\$45,030,514	\$21,615,063	\$17,843,798		
Cashflow Analysis:																
17 Revenues Minus Expenditures (9 - 16)	\$88,662,127	\$22,045,931	\$19,129,201	\$7,031,804	\$-10,736,397	\$5,428,708	\$5,510,108	\$8,304,097	\$-6,804,169	\$8,427,432	\$10,380,527	\$12,111,371	\$-512,278,376	\$8,637,075	\$12,408,340	
18 Opening Balance (previous year's closing balance)	-\$88,568,215	-\$88,568,215	\$93,912	\$22,582,640	\$10,765,398	\$29,381	\$5,567,455	\$8,328,843	\$1,760,187	\$10,391,371	\$11,061	\$12,364,881	\$88,235	\$8,899,816		
19 Sub Total (17 + 18)	-\$88,568,215	\$93,912	\$22,139,843	\$10,544,112	\$20,004	\$5,458,289	\$57,347	\$8,322,591	\$10,876,619	\$12,122,432	\$86,505	\$8,725,310	\$21,308,156	\$21,308,156		
20 Interest Earnings	\$0	\$442,797	\$69,059	\$21,096	\$580	\$109,165	\$1,147	\$167,252	\$203,752	\$242,449	\$1,730	\$174,506	\$426,163			
21 Closing Balance ² (19 + 20)	-\$88,568,215	\$93,912	\$22,582,640	\$3,522,508	\$10,765,398	\$29,581	\$5,567,455	\$8,529,843	\$11,061	\$12,364,881	\$88,235	\$8,899,816	\$21,734,319			

1 Land acquisition costs have been escalated by 5% compounded for the term of the bylaw. Escalation rates for site preparation costs (2.2% per annum) are applied to the date of acquisition.

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

Long Term Borrowing (Total of Line 3):
Short Term Borrowing (Total of Line 4):
Total Debt Payments (current \$, Total of Lines 13 & 14 + Outstanding Debt):
Outstanding Debt At End Of Forecast(15 years):
Outstanding Debt Will Be Fully Funded in:

\$196,100,000
\$0
\$241,775,429
\$22,649,890
2036

Table 5.4 - YCDSB Cashflow
York Catholic District School Board
Education Development Charge 2014
15 Year Cash Flow Analysis

Cash Flow Assumptions	
A. Reserve Fund Interest Rate	2.00%
B. Long Term Borrowing Rate	4.00%
C. Short Term Borrowing Rate	3.80%
D. Long Term Debt Term (years)	10
E. Short Term Debt Term (years)	5

		Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
Projected Revenues																
1 Funds Available Due To Alternative Accommodation Arrangements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2 Funds Available Due To Operating Budget Surplus	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3 Long Term Financing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
4 Short Term Financing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
5 Subtotal (1 through 4)	\$0	\$5,750,000	\$0	\$40,300,000	\$7,450,000	\$1,600,000	\$0	\$2,800,000	\$0	\$14,500,000	\$0	\$0	\$0	\$0	\$0	
6 Education Development Charge Revenue (Residential)	\$10,808,788	\$10,808,788	\$10,808,788	\$10,808,788	\$10,808,788	\$10,808,788	\$9,508,680	\$9,508,680	\$9,508,680	\$7,905,348	\$7,905,348	\$7,905,348	\$7,905,348	\$7,905,348	\$7,905,348	
7 Education Development Charge Revenue (Non-Residential)	0.17	per unit	per sq ft	\$1,045,289	\$1,045,289	\$1,045,289	\$1,045,289	\$1,045,289	\$1,045,289	\$1,045,289	\$1,045,289	\$1,045,289	\$1,045,289	\$1,045,289	\$1,045,289	
8 Subtotal EDC Revenue (6 + 7)	\$11,854,078	\$11,854,078	\$11,854,078	\$11,854,078	\$11,854,078	\$11,854,078	\$11,854,078	\$11,854,078	\$11,854,078	\$10,553,969	\$10,553,969	\$8,950,638	\$8,950,638	\$8,950,638	\$8,950,638	
9 Total Revenue (5 + 8)	\$11,854,078	\$11,854,078	\$11,854,078	\$11,854,078	\$11,854,078	\$11,854,078	\$11,854,078	\$11,854,078	\$11,854,078	\$10,553,969	\$10,553,969	\$8,950,638	\$8,950,638	\$8,950,638	\$8,950,638	
Education Development Charge Expenditures																
10 Site acquisition costs (Escalation Rates included) ¹	\$0	\$11,661,300	\$17,593,284	\$0	\$60,086,185	\$11,248,510	\$4,977,498	\$0	\$9,692,862	\$0	\$8,064,300	\$0	\$1,468,362	\$0	\$0	
11 Site preparation costs (Escalation Rates included) ¹	\$0	\$524,856	\$1,107,185	\$0	\$27,76,017	\$823,385	\$548,204	\$0	\$741,241	\$0	\$345,231	\$0	\$201,036	\$0	\$201,036	
12 Projected Future Study Costs	\$0	\$0	\$0	\$0	\$0	\$250,000	\$0	\$0	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000	
13 Long Term Debt Costs	\$0	\$0	\$0	\$0	\$0	\$708,923	\$5,677,248	\$6,598,066	\$6,793,331	\$6,793,331	\$7,138,546	\$7,138,546	\$7,317,318	\$6,608,395	\$6,608,395	
14 Short Term Debt Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
15 Deficit Recovery	10,360,912															
16 Total Expenditures (10 through 15)	\$0	\$12,186,156	\$18,700,449	\$708,923	\$63,571,125	\$17,993,443	\$12,121,768	\$6,793,331	\$17,227,434	\$7,138,546	\$15,548,077	\$7,317,318	\$8,277,793	\$6,858,395		
Cashflow Analysis:																
17 Revenues Minus Expenditures (9 - 16)	\$11,854,078	\$332,078	\$11,145,155	\$-11,417,047	\$4,526	\$32,202	\$3,760,638	\$-3,873,465	\$3,415,424	\$1,562,092	\$-55,147,439	\$1,633,320	\$672,845	\$2,09,243		
18 Opening Balance (previous year's closing balance)	\$10,360,812	\$10,360,812	\$1,493,266	\$1,184,412	\$89,802	\$43,461	\$320,278	\$48,047	\$82,772	\$5,196,419	\$53,532,436	\$1,716,946	\$2,437,587			
19 Sub Total (17 + 18)	\$-10,360,812	\$1,493,266	\$1,161,188	\$88,041	\$11,234,557	\$42,609	\$47,987	\$31,653,173	\$5,094,228	\$48,980	\$1,633,280	\$2,359,791	\$4,529,820			
20 Interest Earnings	\$0	\$23,224	\$1,751	\$224,699	\$952	\$960	\$1623	\$76,868	\$936	\$69,263	\$101,891	\$980	\$33,666	\$47,796	\$90,597	
21 Closing Balance² (19 + 20)	\$10,360,812	\$1,493,266	\$1,184,412	\$89,802	\$11,459,656	\$43,461	\$48,947	\$3,920,278	\$47,749	\$3,532,436	\$5,196,419	\$49,960	\$1,716,946	\$2,437,587	\$4,620,427	

¹ Land acquisition costs have been escalated by 5% per year compounded for the term of the bylaw. Escalation rates for site preparation costs (2.2% per annum) are applied to the date of acquisition.

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

Long Term Borrowing (Total of Line 3):
Short Term Borrowing (Total of Line 4):
Total Debt Payments (current \$, Total of Lines 13 & 14 + Outstanding Debt):
Outstanding Debt At End Of Forecast(15 years):
Outstanding Debt Will Be Fully Funded in:

\$55,350,000

\$0

\$73,173,175

\$3,945,310

2035

APPENDIX A
EDUCATION DEVELOPMENT CHARGE
MINISTRY OF EDUCATION FORMS SUBMISSION

APPENDIX A - EDUCATION DEVELOPMENT CHARGE MINISTRY OF EDUCATION FORMS SUBMISSION

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

FORM A1 AND A2

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

FORM B

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

FORM C

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

FORM D

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

FORM E

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

FORM F

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

FORM G

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

FORM H1 or H2

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

**YORK REGION DISTRICT SCHOOL BOARD
EDUCATION DEVELOPMENT CHARGE FORMS SUBMISSION**

Education Development Charges Submission 2014

York Region District School Board

<u>Proposed Date of By-Law Passage:</u>	On or after June 9, 2014
<u>Date of Public Meeting #1/#2:</u>	May 15, 2014
<u>Date of Public Meeting #3:</u>	June 9, 2014

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

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Projected Elementary Panel Enrollment (Assumes Full Day JK/SK)					
Elementary Panel Board-Wide Capacity	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019
					Average Projected Enrollment Over Five Years
89,001.0	83,192	84,530	85,972	87,860	89,524
					86,216
					-2,785

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Projected Secondary Panel Enrollment					
Secondary Panel Board-Wide Capacity	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019
					Average Projected Enrollment Over Five Years
36,597.0	39,402	40,329	41,581	42,561	41,278
					41,278
					4,681

A.2: EDC FINANCIAL OBLIGATIONS (Estimated to June 8, 2014)

Adjusted Outstanding Principal:	\$ 156,175,567
Less Adjusted EDC Reserve Fund Balance:	-\$ 67,607,352
Total EDC Financial Obligations:	\$ 88,568,215

York Region District School Board
Education Development Charges Submission 2014
Form B - Dwelling Unit Summary

PROJECTION OF GROSS NEW DWELLING UNITS BY BOARD PLANNING AREA

York Region District School Board
Education Development Charges Submission 2014
Form B - Dwelling Unit Summary

PROJECTION OF GROSS NEW DWELLING UNITS BY BOARD PLANNING AREA

		Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	Total All Units
Vaughan-Thornhill																	
Low Density		2	2	2	2	2	2	2	2	2	2	0	0	0	0	21	
Medium Density		57	57	57	57	57	66	66	66	66	66	30	30	30	30	760	
High Density		171	171	171	171	171	120	120	120	120	120	202	202	202	202	2,466	
Total		230	230	230	230	230	187	187	187	187	187	232	232	232	232	3,248	
Markham-Thornhill																	
Low Density		0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
Medium Density		22	22	22	22	22	26	26	26	26	26	23	23	23	23	356	
High Density		218	218	218	218	218	604	604	604	604	604	724	724	724	724	7,725	
Total		241	241	241	241	241	630	630	630	630	630	746	746	746	746	8,093	
Newmarket-West																	
Low Density		124	124	124	124	124	50	50	50	50	50	1	1	1	1	876	
Medium Density		63	63	63	63	63	52	52	52	52	52	26	26	26	26	706	
High Density		62	62	62	62	62	77	77	77	77	77	98	98	98	98	1,188	
Total		249	249	249	249	249	180	180	180	180	180	125	125	125	125	2,770	
Newmarket-Central																	
Low Density		0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
Medium Density		1	1	1	1	1	4	4	4	4	4	19	19	19	19	118	
High Density		106	106	106	106	106	166	166	166	166	166	177	177	177	177	2,242	
Total		107	107	107	107	107	170	170	170	170	170	196	196	196	196	2,363	
Aurora-East																	
Low Density		86	86	86	86	86	34	34	34	34	34	0	0	0	0	599	
Medium Density		2	2	2	2	2	5	5	5	5	5	14	14	14	14	104	
High Density		15	15	15	15	15	13	13	13	13	13	11	11	11	11	191	
Total		102	102	102	102	102	52	52	52	52	52	24	24	24	24	894	
Aurora-West																	
Low Density		312	312	312	312	312	125	125	125	125	125	0	0	0	0	2,185	
Medium Density		116	116	116	116	116	71	71	71	71	71	25	25	25	25	1,056	
High Density		65	65	65	65	65	58	58	58	58	58	43	43	43	43	830	
Total		494	494	494	494	494	253	253	253	253	253	67	67	67	67	4,071	

York Region District School Board
Education Development Charges Submission 2014
Form B - Dwelling Unit Summary

PROJECTION OF GROSS NEW DWELLING UNITS BY BOARD PLANNING AREA

		Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	Total All Units
Oak Ridges																	
Low Density		341	341	341	341	341	188	188	188	188	188	35	35	35	35	2,825	
Medium Density		216	216	216	216	216	140	140	140	140	140	59	59	59	59	2,075	
High Density		37	37	37	37	37	32	32	32	32	32	11	11	11	11	404	
Total		594	594	594	594	594	361	361	361	361	361	106	106	106	106	5,303	
Richmond Hill-Northwest																	
Low Density		24	24	24	24	24	12	12	12	12	12	0	0	0	0	180	
Medium Density		50	50	50	50	50	30	30	30	30	30	23	23	23	23	512	
High Density		76	76	76	76	76	30	30	30	30	30	0	0	0	0	527	
Total		150	150	150	150	150	72	72	72	72	72	23	23	23	23	1,220	
Richmond Hill-West																	
Low Density		68	68	68	68	68	27	27	27	27	27	0	0	0	0	476	
Medium Density		86	86	86	86	86	72	72	72	72	72	74	74	74	74	1,163	
High Density		599	599	599	599	599	402	402	402	402	402	173	173	173	173	5,870	
Total		753	753	753	753	753	501	501	501	501	501	247	247	247	247	7,509	
Richmond Hill-East																	
Low Density		18	18	18	18	18	8	8	8	8	8	0	0	0	0	131	
Medium Density		41	41	41	41	41	28	28	28	28	28	15	15	15	15	416	
High Density		98	98	98	98	98	39	39	39	39	39	0	0	0	0	686	
Total		156	156	156	156	156	75	75	75	75	75	15	15	15	15	1,234	
Richmond Hill-Northeast																	
Low Density		205	205	205	205	205	177	177	177	177	177	107	107	107	107	2,444	
Medium Density		49	49	49	49	49	19	19	19	19	19	0	0	0	0	340	
High Density		32	32	32	32	32	11	11	11	11	11	0	0	0	0	214	
Total		286	286	286	286	286	207	207	207	207	207	107	107	107	107	2,998	
Kenswick																	
Low Density		175	175	175	175	175	147	147	147	147	147	132	132	132	132	2,275	
Medium Density		67	67	67	67	67	71	71	71	71	71	69	69	69	69	1,039	
High Density		163	163	163	163	163	145	145	145	145	145	124	124	124	124	2,162	
Total		406	406	406	406	406	364	364	364	364	364	325	325	325	325	5,476	
Georgia																	
Low Density		165	165	165	165	165	136	136	136	136	136	126	126	126	126	2,135	
Medium Density		22	22	22	22	22	30	30	30	30	30	42	42	42	42	466	
High Density		6	6	6	6	6	21	21	21	21	21	40	40	40	40	333	
Total		193	193	193	193	193	186	186	186	186	186	208	208	208	208	2,935	

York Region District School Board
Education Development Charges Submission 2014
Form B - Dwelling Unit Summary

PROJECTION OF GROSS NEW DWELLING UNITS BY BOARD PLANNING AREA

	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	Total All Units
East Gwillimbury																
Low Density	650	650	650	650	753	753	753	753	753	753	887	887	887	887	11,449	
Medium Density	238	238	238	238	293	293	293	293	293	293	376	376	376	376	4,533	
High Density	163	163	163	163	200	200	200	200	200	200	202	202	202	202	2,824	
Total	1,051	1,051	1,051	1,051	1,246	1,246	1,246	1,246	1,246	1,246	1,464	1,464	1,464	1,464	18,806	
Whitby-Stouffville																
Low Density	487	487	487	487	68	68	68	100	100	100	99	99	99	99	3,970	
Medium Density	68	68	68	68	491	491	491	520	520	520	532	532	532	532	1,336	
High Density	126	126	126	126	126	126	126	124	124	124	123	123	123	123	1,868	
Total	681	681	681	681	486	486	486	486	486	486	268	268	268	268	7,175	
Markham-North																
Low Density	605	605	605	605	509	509	509	509	509	509	399	399	399	399	7,561	
Medium Density	491	491	491	491	520	520	520	520	520	520	532	532	532	532	7,711	
High Density	179	179	179	179	230	230	230	230	230	230	326	326	326	326	3,672	
Total	1,274	1,274	1,274	1,274	1,258	1,258	1,258	1,258	1,258	1,258	1,256	1,256	1,256	1,256	18,944	
Markham-Centre West																
Low Density	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
Medium Density	29	29	29	29	13	13	13	13	13	13	0	0	0	0	211	
High Density	936	936	936	936	556	556	556	556	556	556	156	156	156	156	8,243	
Total	966	966	966	966	569	569	569	569	569	569	156	156	156	156	8,458	
Markham-Centre East																
Low Density	1	1	1	1	1	1	1	1	1	1	0	0	0	0	8	
Medium Density	2	2	2	2	20	20	20	20	20	20	12	12	12	12	173	
High Density	5	5	5	5	5	5	5	5	5	5	14	14	14	14	122	
Total	8	8	8	8	26	26	26	26	26	26	27	27	27	27	303	
Markham-South																
Low Density	34	34	34	34	29	29	29	29	29	29	6	6	6	6	344	
Medium Density	65	65	65	65	46	46	46	46	46	46	52	52	52	52	816	
High Density	71	71	71	71	44	44	44	44	44	44	5	5	5	5	600	
Total	170	170	170	170	120	120	120	120	120	120	62	62	62	62	1,760	
Total Jurisdiction																
Low Density	4,467	4,467	4,467	4,467	3,344	3,344	3,344	3,344	3,344	3,344	2,400	2,400	2,400	2,400	51,060	
Medium Density	2,186	2,186	2,186	2,187	2,175	2,175	2,175	2,175	2,175	2,175	2,201	2,201	2,201	2,201	32,808	
High Density	4,376	4,376	4,376	4,376	4,198	4,198	4,198	4,198	4,198	4,198	3,500	3,500	3,500	3,500	60,370	
Total	11,030	11,030	11,030	11,030	9,717	9,717	9,717	9,717	9,717	9,717	8,101	8,101	8,101	8,101	144,238	

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

Planning Area	Number of Units
King Township	1,934
King City	2,100
Vaughan-Yeoville	3,514
Vaughan-Woodbridge North	4,654
Vaughan-Woodbridge South	2,795
Vaughan-Maple	19,274
Vaughan-Carriville	4,735
Vaughan-Thornhill	3,248
Markham-Thornhill	8,083
Newmarket-West	2,770
Newmarket-Central	2,363
Newmarket-East	894
Aurora-East	4,071
Aurora-West	1,683
Oak Ridges	5,303
Richmond Hill-Northwest	1,220
Richmond Hill-West	7,509
Richmond Hill-East	1,234
Richmond Hill-Northeast	2,998
Keswick	5,476
Georgina	2,935
East Gwillimbury	18,806
Whitchurch-Stouffville	7,175
Markham-North	18,944
Markham-Centre West	8,458
Markham-Centre East	303
Markham-South	1,760
Grand Total Gross Units In By-Law Area	144,238
Less: Statutorily Exempt Units In By-Law Area	1,827
Total Net New Units In By-Law Area	142,411

**York Region District School Board
Education Development Charges Submission 2014
Form D - Non-Residential Development**

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

Total Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years From Date of By-Law Passage:	103,125,937
Less: Board-Determined Gross Floor Area From Exempt Development:	11,674,959
Net Estimated Board-Determined Gross Floor Area:	91,450,978

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

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

Elementary Planning Area	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils	Secondary Planning Area	Dwelling Unit Type	Net New Units	Secondary Pupil Yield
King Township	Low Density	1,499	0.2097	314	Low Density	Medium Density	2,681	0.1750
	Medium Density	155	0.1584	21		High Density	575	61
	High Density	270	0.0364	10		Total	743	0.0388
	Total	1,925	0.1796	346	King		3,099	0.1397
King City	Low Density	1,183	0.2122	251	Low Density	Medium Density	4,899	0.0823
	Medium Density	420	0.1331	56		High Density	3,395	0.0721
	High Density	473	0.0359	17		Total	2,466	0.0240
	Total	2,075	0.1561	324	Vaughan-Woodbridge		10,760	0.0657
Vaughan-Vellore	Low Density	1,869	0.2435	455	Low Density	Medium Density	5,916	508
	Medium Density	1,239	0.2365	293		High Density	4,055	249
	High Density	334	0.0353	12		Total	13,838	333
	Total	3,441	0.2208	760	Vaughan-Maple		23,809	.0,090
Vaughan-Woodbridge North	Low Density	2,693	0.2182	587	Low Density	Medium Density	10	0.1803
	Medium Density	1,671	0.1560	261		High Density	856	2
	High Density	191	0.0329	6		Total	2,507	0.0851
	Total	4,555	0.1876	854	Vaughan-Thornhill		3,373	73
Vaughan-Woodbridge South	Low Density	337	0.1673	56	Low Density	Medium Density	1	0.1338
	Medium Density	487	0.1039	51		High Density	144	0.0794
	High Density	1,942	0.0263	52		Total	7,118	11
	Total	2,767	0.0573	159	Markham-Thornhill		7,262	0.0297
Vaughan-Carville	Low Density	2,941	0.2676	787	Low Density	Medium Density	1,247	223
	Medium Density	2,414	0.2100	507		High Density	776	0.0307
	High Density	13,778	0.0591	539		Total	3,593	53
	Total	19,132	0.0958	1,833	Newmarket		5,616	128
Markham-Thornhill	Low Density	2,962	0.3266	967	Low Density	Medium Density	2,273	0.0379
	Medium Density	1,620	0.2468	400		High Density	1,410	0.0827
	High Density	58	0.0540	3		Total	1,988	97
	Total	4,639	0.2954	1,370	Aurora		5,672	1.72
Whitchurch-Stouffville	Low Density	21	0.337	7	Low Density	Medium Density	2,820	0.1722
	Medium Density	718	0.1328	95		High Density	1,959	486
	High Density	2,466	0.0402	99		Total	4,033	241
	Total	3,205	0.0629	202	Oak Ridges		5,182	17
Georgina	Low Density	2	0.3909	1	Low Density	Medium Density	3,234	744
	Medium Density	336	0.1204	40		High Density	2,337	493
	High Density	7,725	0.0526	406		Total	7,885	224
	Total	8,063	0.0555	447	Richmond Hill		13,455	322
Markham-Thornhill	Low Density	876	0.4419	387	Low Density	Medium Density	4,110	.0,0772
	Medium Density	666	0.3610	241		High Density	1,422	501
	High Density	1,188	0.0691	82		Total	2,495	165
	Total	2,730	0.2599	710	Georgina		8,327	105
Newmarket-West	Low Density	3	0.4289	1	Low Density	Medium Density	11,580	.0,0791
	Medium Density	112	0.2260	25		High Density	4,380	119
	High Density	2,242	0.0651	146		Total	2,847	105
	Total	2,356	0.0732	172	East Gwillimbury		18,907	.0,0891
Newmarket-Central	Low Density	599	0.3459	207	Low Density	Medium Density	3,969	386
	Medium Density	99	0.2295	23		High Density	1,263	118
	High Density	191	0.0643	12		Total	1,868	67
Newmarket-East	Low Density	889	0.2125	242	Whitchurch-Stouffville		7,099	571

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

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

Elementary Planning Area	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils	Secondary Planning Area	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
Aurora-East	Low Density	2,185	0.2841	621	Markham-North	Low Density	7,150	0.1085	776
	Medium Density	998	0.2065	206		Medium Density	5,376	0.0651	350
	High Density	830	0.0517	43		High Density	2,188	0.0360	79
Aurora-West	Total	4,012	0.2168	870		Total	14,714	0.0819	1,205
	Low Density	89	0.3788	34	Markham-Centre	Low Density	425	0.1787	76
	Medium Density	412	0.2518	104		Medium Density	2,263	0.1323	299
Oak Ridges	High Density	1,158	0.0634	73		High Density	9,836	0.0574	565
	Total	1,659	0.1271	211		Total	12,524	0.0751	940
	Low Density	2,825	0.1562	888	Markham-South	Low Density	344	0.1562	54
Richmond Hill-Northwest	Medium Density	1,959	0.2069	405		Medium Density	771	0.1136	88
	High Density	404	0.0511	21		High Density	597	0.0371	22
	Total	5,187	0.2533	1,314		Total	1,712	0.0954	163
Richmond Hill-West	Low Density	180	0.3355	61					
	Medium Density	484	0.1600	77					
	High Density	527	0.0485	26					
Richmond Hill-East	Total	1,192	0.1372	164					
	Low Density	476	0.2491	119					
	Medium Density	1,098	0.1819	200					
Richmond Hill-Northeast	High Density	5,870	0.0655	384					
	Total	7,444	0.0944	703					
	Low Density	131	0.3958	52					
Kawartha Lakes	Medium Density	393	0.2757	108					
	High Density	686	0.0749	51					
	Total	1,211	0.1749	212					
Georgina	Low Density	2,444	0.3311	803					
	Medium Density	321	0.1505	48					
	High Density	214	0.0481	10					
Whitchurch-Stouffville	Total	2,979	0.2913	868					
	Low Density	2,275	0.3331	894					
	Medium Density	982	0.0652	64					
Markham-North	High Density	2,162	0.0326	71					
	Total	5,419	0.1898	1,029					
	Low Density	2,135	0.2635	563					
East Gwillimbury	Medium Density	440	0.2642	116					
	High Density	333	0.0703	23					
	Total	2,909	0.2415	702					
Whitchurch-Stouffville	Low Density	11,449	0.2459	2,815					
	Medium Density	4,281	0.1931	827					
	High Density	2,824	0.0291	82					
Markham-North	Total	18,554	0.2007	3,724					
	Low Density	3,970	0.2442	969					
	Medium Density	1,262	0.2442	308					
Whitchurch-Stouffville	High Density	1,868	0.0635	119					
	Total	7,100	0.1966	1,396					
	Low Density	7,561	0.2224	2,211					
Markham-North	Medium Density	7,281	0.1873	1,364					
	High Density	3,672	0.0609	224					
	Total	18,514	0.2052	3,798					

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

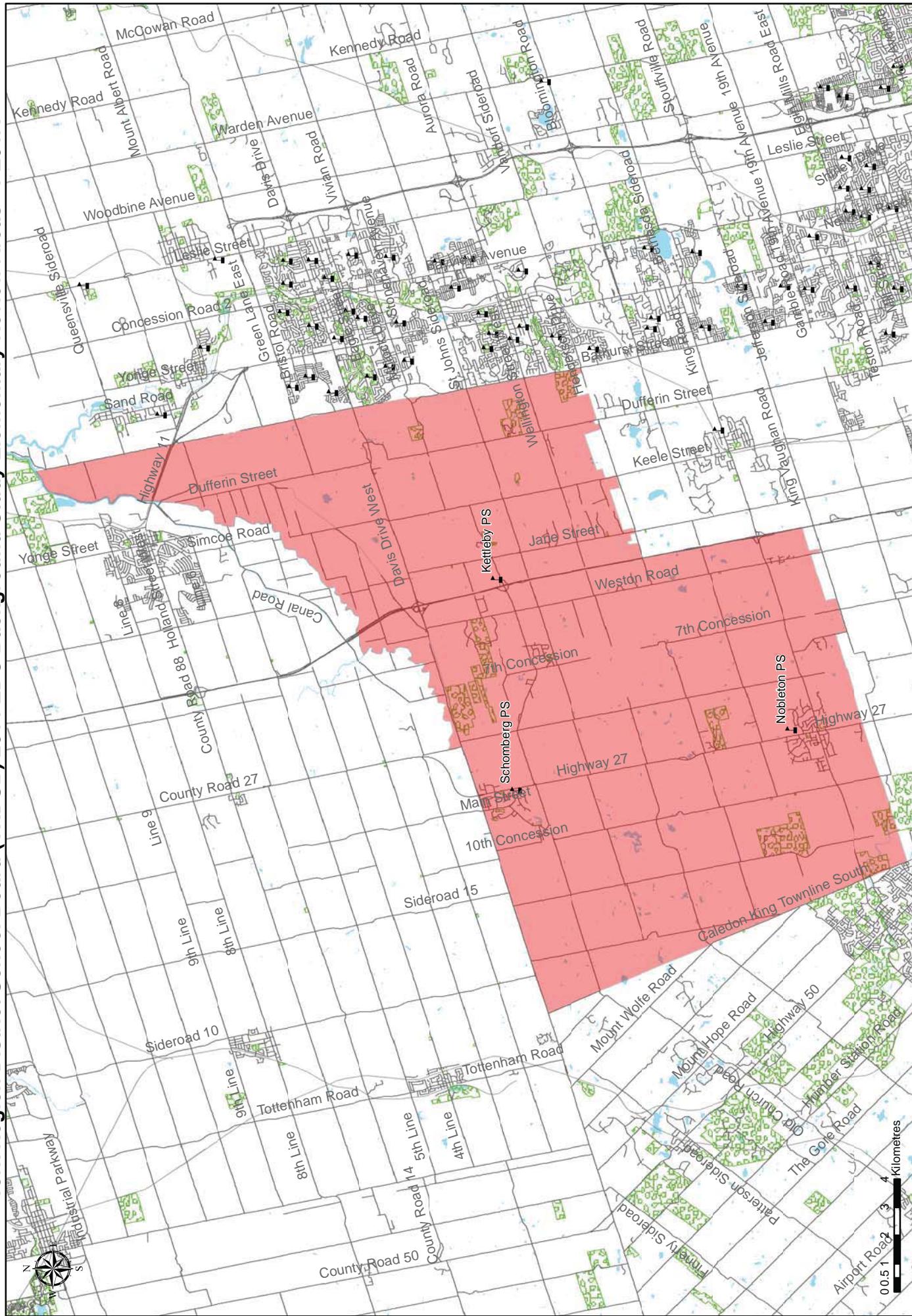
York Region District School Board
 Education Development Charges Submission 2014
 Form E - Growth Related Pupils - Secondary Panel

Elementary Planning Area	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
Markham-Centre West	Low Density	4	0.2958	1
	Medium Density	200	0.2076	41
	High Density	8,243	0.0656	541
	Total	8,446	0.0691	584
Markham-Centre East	Low Density	8	0.2968	3
	Medium Density	163	0.2522	41
	High Density	122	0.0708	9
	Total	293	0.1781	52
Markham-South	Low Density	344	0.3915	135
	Medium Density	770	0.2453	189
	High Density	600	0.2122	127
	Total	1,715	0.2630	451
SUBTOTAL:		23,496		

SUBTOTAL: 23,496
LESS: Available Pupil Places: 7,632
NET GROWTH RELATED PUPILS: 15,864

Secondary Planning Area	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
				Secondary Growth-Related Pupils
Markham-Centre West	Low Density	4	0.2958	1
	Medium Density	200	0.2076	41
	High Density	8,243	0.0656	541
	Total	8,446	0.0691	584
Markham-Centre East	Low Density	8	0.2968	3
	Medium Density	163	0.2522	41
	High Density	122	0.0708	9
	Total	293	0.1781	52
Markham-South	Low Density	344	0.3915	135
	Medium Density	770	0.2453	189
	High Density	600	0.2122	127
	Total	1,715	0.2630	451
SUBTOTAL:		11,072		
LESS: Available Pupil Places:		2,456		
NET GROWTH RELATED PUPILS:		8,616		

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE01A



PE01A King Township

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

Panel:

Review Area:

PEDIA

King Township

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projections (Assumes Full Day JK/SK)													
				Year 1 2015/2016	Year 2 2015/2016	Year 3 2015/2016	Year 4 2015/2016	Year 5 2015/2016	Year 6 2015/2016	Year 7 2015/2016	Year 8 2015/2016	Year 9 2015/2016	Year 10 2015/2016	Year 11 2015/2016	Year 12 2015/2016		
Kettleby PS	173	4	176	172	173	171	170	164	169	173	176	173	168	165	163	162	
Nobleton PS	585	0	325	307	293	281	268	262	259	243	235	234	227	222	219	217	216
Schomberg PS	222	1	137	138	132	129	123	122	127	125	122	121	120	119	118	118	118
TOTAL:	980.0	5	638	617	598	584	566	549	549	543	535	529	515	506	500	496	495
AVAILABLE PUPIL PLACES:																	485.

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

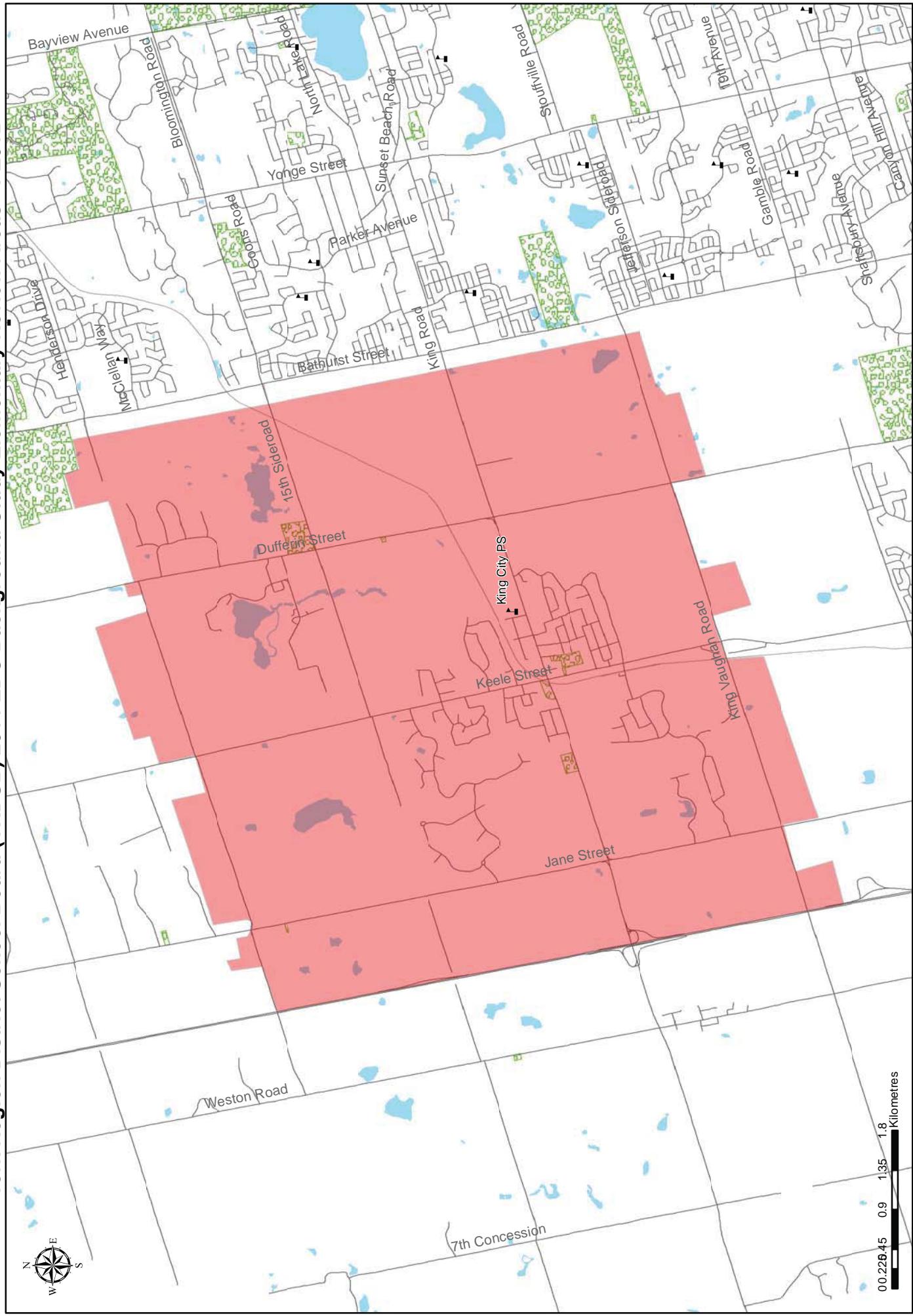
Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2016/2017	Year 5 2016/2018	Year 6 2016/2019	Year 7 2016/2020	Year 8 2016/2020	Year 9 2016/2021	Year 10 2016/2021	Year 11 2016/2022	Year 12 2016/2023	Year 13 2016/2024	Year 14 2016/2025	Year 15 2016/2026
24	52	82	116	150	180	209	237	258	278	295	308	320	333	346

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	346
2 Available Pupil Places in Existing Facilities	485
3 Net Growth-Related Pupil Place Requirements (1-2)	0

NOTES:

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE01B



PE01B King City

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

Panel:

Elementary Panel

Review Area:

PED01B

King City

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current	15 Year Projections (Assumes Full Day JK/SK)													
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028
King City PS	468	0	288	279	267	251	249	238	233	232	228	230	223	219	217	215	214
TOTAL:	468.0	0	288	279	267	251	249	238	233	232	228	230	223	219	217	215	214
AVAILABLE PUPIL PLACES:																	254

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

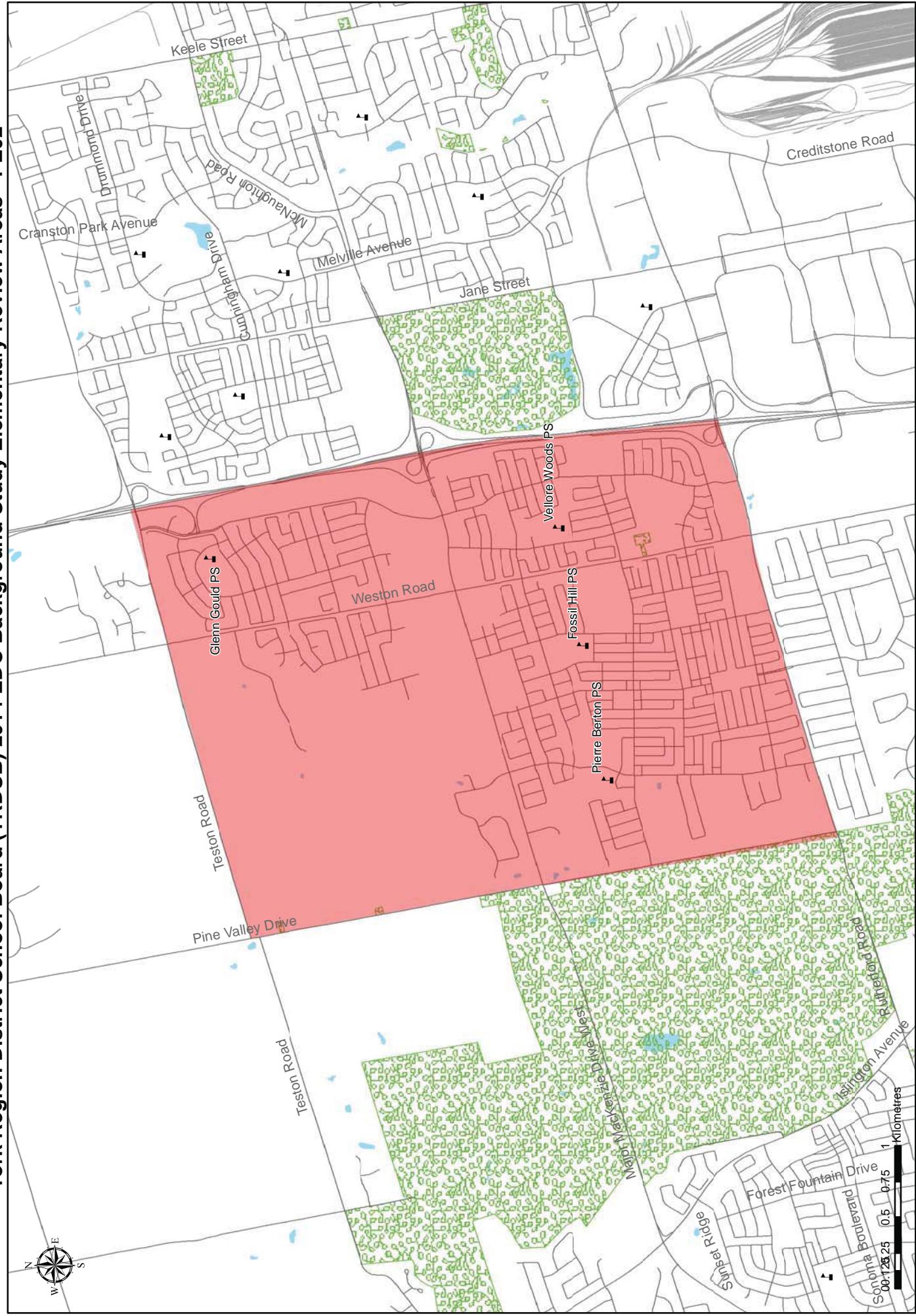
Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029		
20	44	71	99	128	158	186	215	236	256	273	286	298	311	324		

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	324
2 Available Pupil Places in Existing Facilities	254
3 Net Growth-Related Pupil Place Requirements (1-2)	70

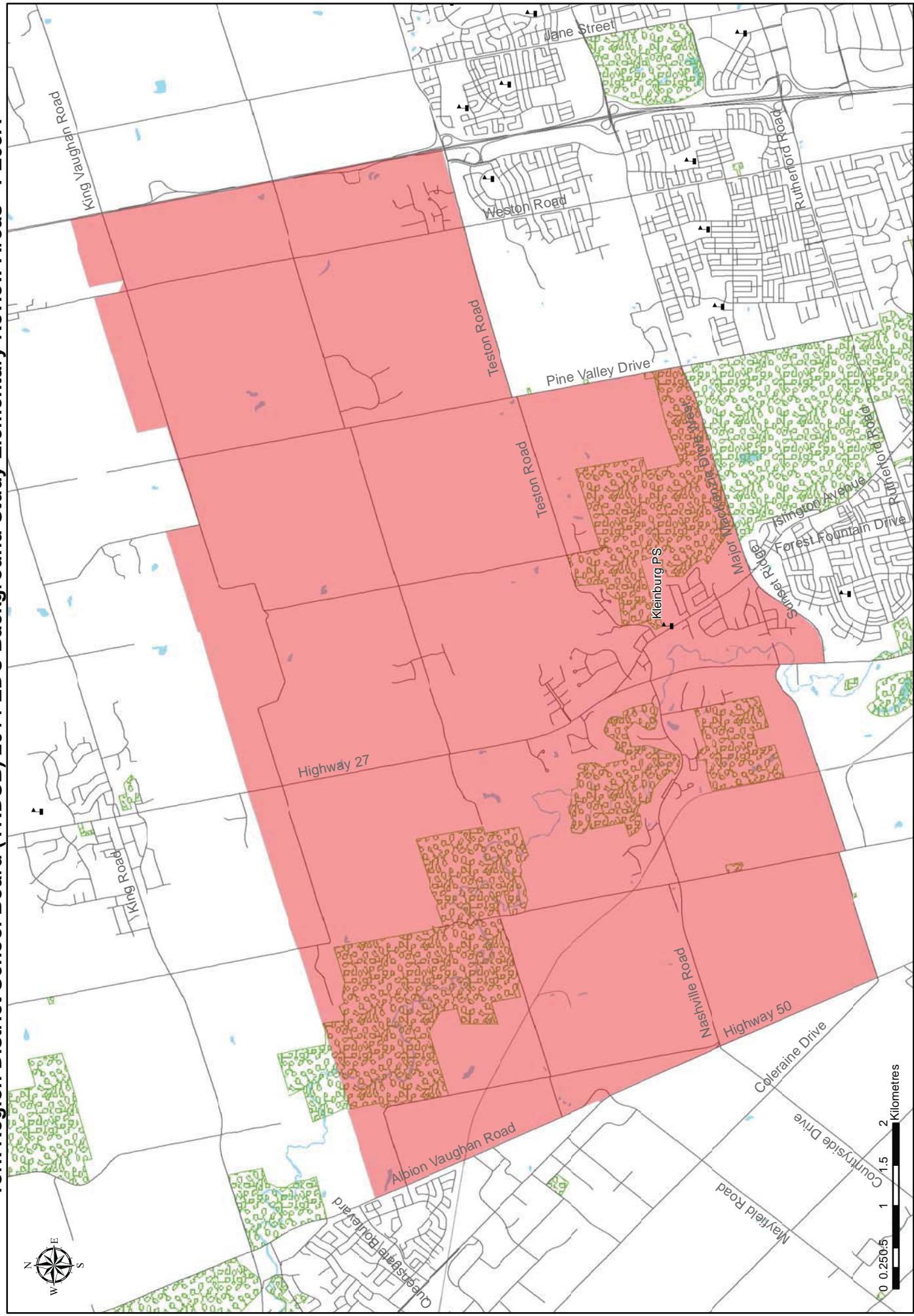
NOTES:

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE02



PE02 Vaughan-Vellore

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE03A



PE03A Vaughan-Woodbridge North

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

Panel:

Review Area:
PE03A
Elementary Panel
Vaughan-Woodbridge North

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current	15 Year Projections (Assumes Full Day JK/SK)												
				Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027
Kleinburg PS	574	4	473	462	438	419	388	363	344	340	321	318	315	312	310	310
TOTAL:	5740	4	473	462	438	419	388	363	344	340	321	318	315	312	310	310
AVAILABLE PUPIL PLACES:																264

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

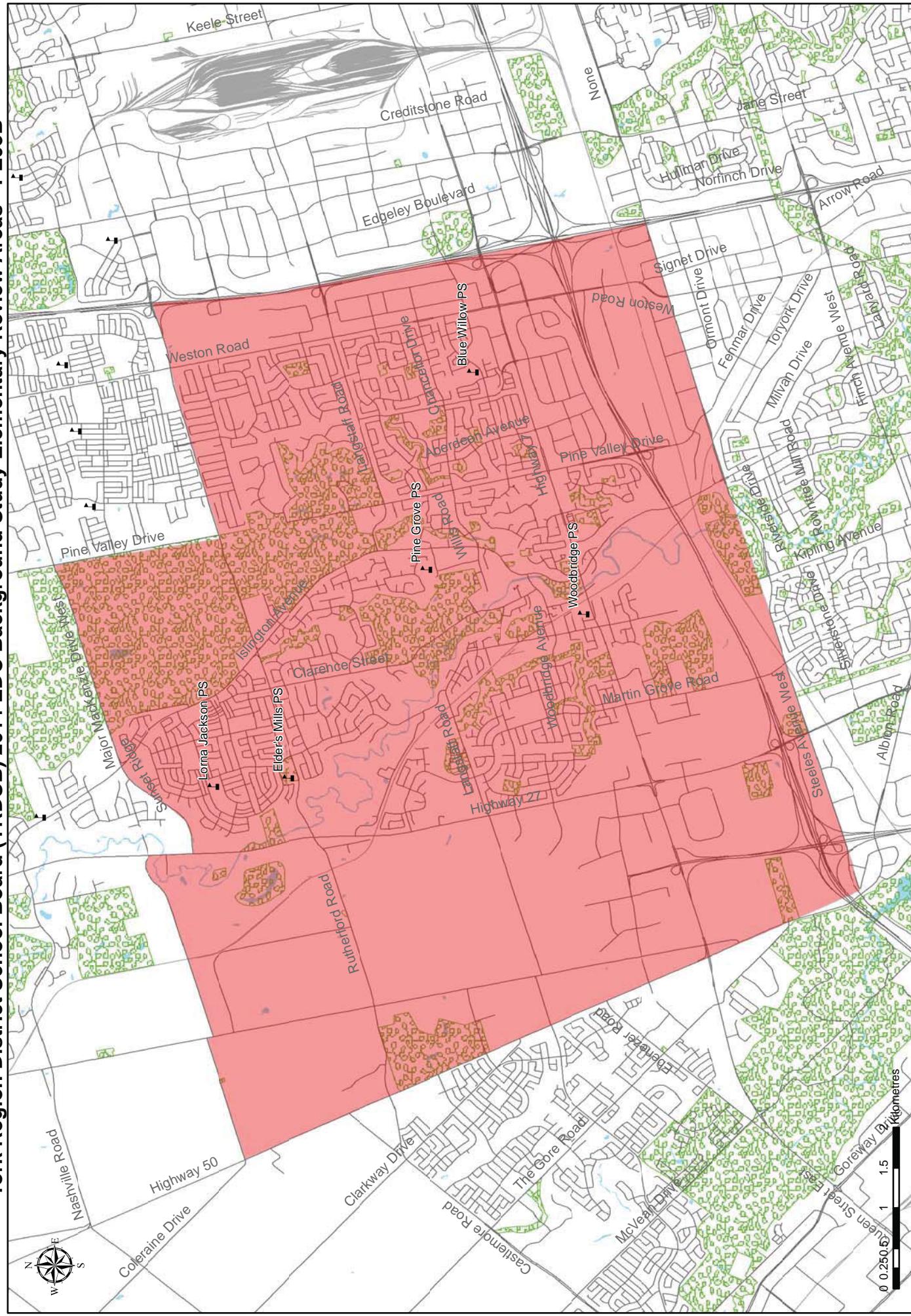
Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	15 Year Projections (Assumes Full Day JK/SK)											
						Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029			
43	93	148	208	269	325	379	432	471	507	536	566	596	723	790	854		

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	854
2 Available Pupil Places in Existing Facilities	264
3 Net Growth-Related Pupil Place Requirements (1-2)	591

NOTES:

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE03B



PE03B Vaughan-Woodbridge South

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

Panel:

Review Area:
PE03B **Vaughan-Woodbridge South**

Elementary Panel

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projections (Assumes Full Day JK/SK)													
				Year 1 2015/2016	Year 2 2016/2017	Year 3 2017/2018	Year 4 2018/2019	Year 5 2019/2020	Year 6 2020/2021	Year 7 2021/2022	Year 8 2022/2023	Year 9 2023/2024	Year 10 2024/2025	Year 11 2025/2026	Year 12 2026/2027	Year 13 2027/2028	
Blue Willow PS	699	0	671	636	595	582	569	552	544	545	529	523	514	509	507	506	
Elder's Mills PS	566	0	295	336	394	430	429	433	437	438	427	418	414	410	408	407	408
Lorna Jackson PS	452	0	444	424	398	362	338	315	302	280	267	251	247	245	244	243	244
Pine Grove PS	540	2	491	478	452	417	402	387	377	367	376	366	359	356	354	354	355
Woodbridge PS	609	0	522	502	491	477	463	453	457	458	461	451	452	448	446	446	447
TOTAL:	2,866.0	2	2,423	2,396	2,329	2,268	2,201	2,141	2,118	2,088	2,061	2,009	1,987	1,967	1,958	1,956	1,957
AVAILABLE PUPIL PLACES:																905	

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

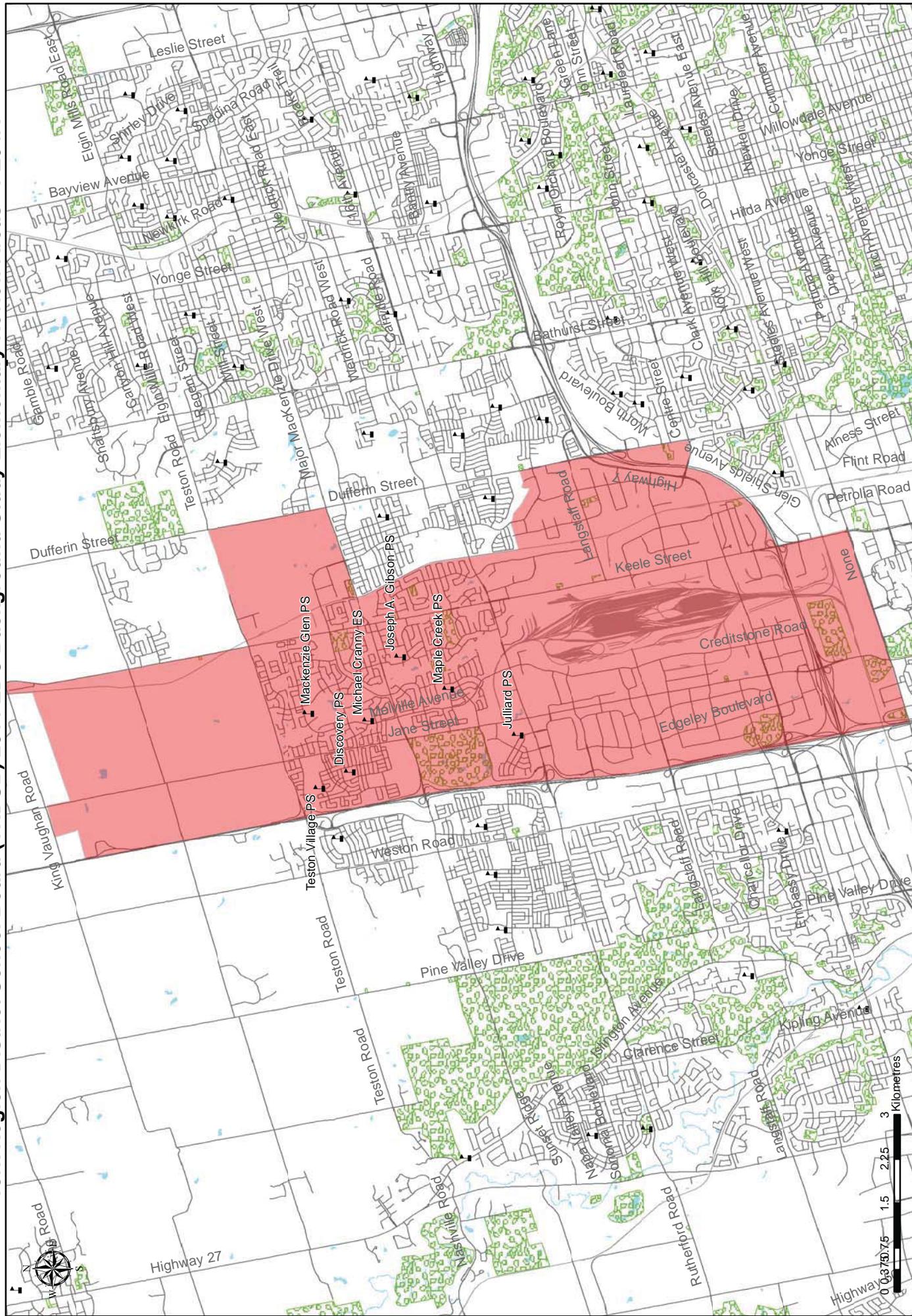
Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029		
14	30	48	67	86	102	116	131	141	150	153	154	155	157	159		

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	159
2 Available Pupil Places in Existing Facilities	905
3 Net Growth-Related Pupil Place Requirements (1-2)	0

NOTES:

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE04A



PE04A Vaughan Maple

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

Panel:

Elementary Panel

Review Area:

PED4A

Vaughan-Maple

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects			Current OTG Capacity	Number of Temp Facilities	Current	Year 1 2013/ 2014	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
Discovery PS			535	4	638	619	589	560	551	537	524	502	494	468	468	468	468	468		
Joseph A. Gibton PS			312	4	370	347	336	325	314	303	294	289	286	284	278	275	272	272	273	
Julliard PS			680	6	731	726	721	703	711	699	678	663	657	639	628	622	618	614	611	
MacKenzie Glen PS			540	2	573	559	540	520	495	480	469	456	448	442	432	426	423	421	421	
Maple Creek PS			586	3	592	557	555	524	508	500	476	456	447	441	435	429	425	424	424	
Michael Cranny ES			447	0	417	402	396	379	362	356	349	339	340	335	338	333	330	329	328	
Teston Village PS			563	0	511	490	486	472	447	434	439	441	438	433	431	425	422	421	421	
TOTAL:			3,663.0	19	3,832	3,700	3,602	3,484	3,389	3,320	3,249	3,161	3,115	3,050	3,020	2,982	2,952	2,953	2,947	2,944
AVAILABLE PUPIL PLACES:																		719		

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

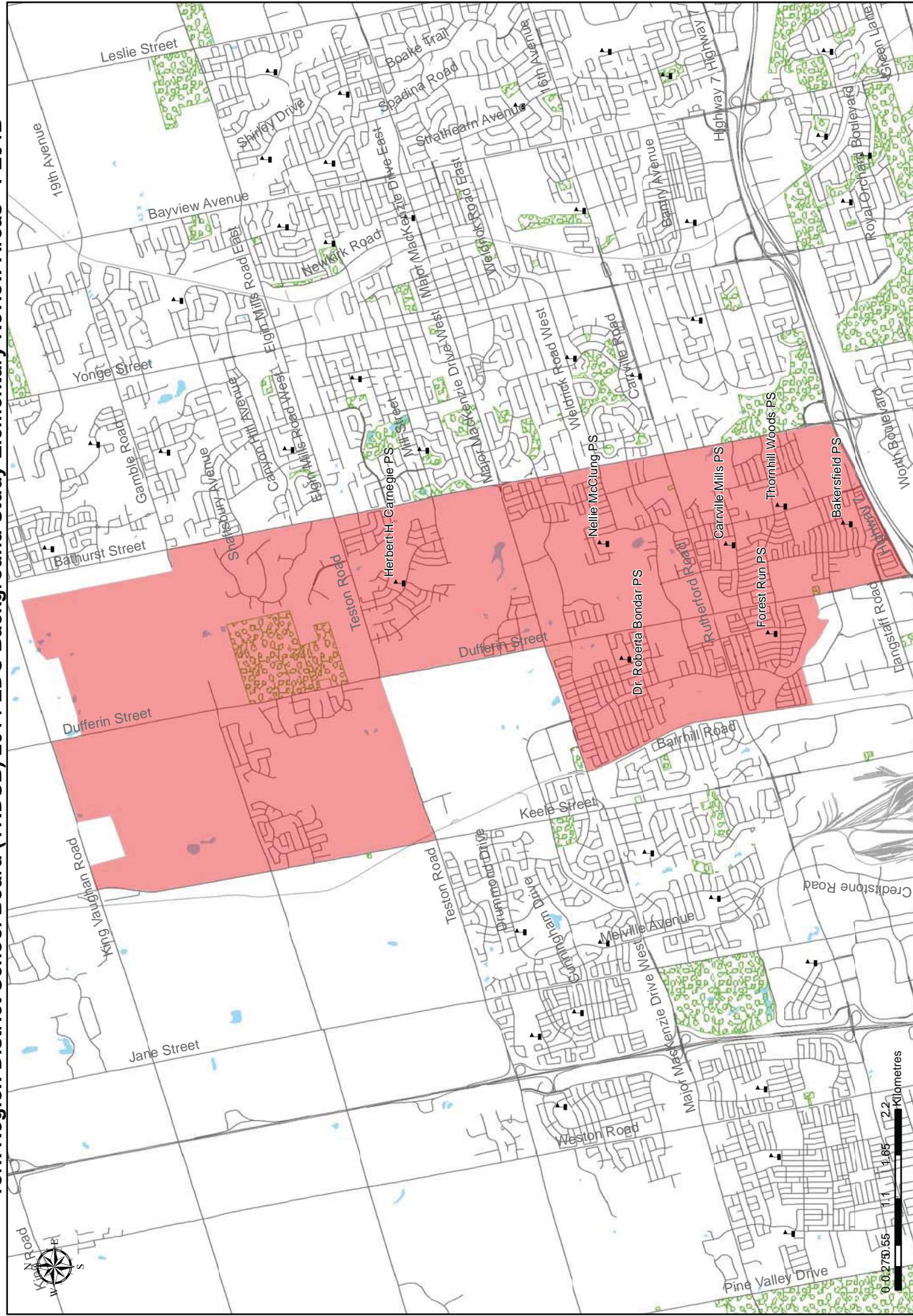
Year 1 2014/ 2015			Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
81			177	282	398	514	682	847	1012	1143	1266	1396	1508	1615	1726	1833

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	1833
2 Available Pupil Places in Existing Facilities	719
3 Net Growth-Related Pupil Place Requirements (1-2)	1114

NOTES:

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE04B



PE04B Vaughan-Carriville

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

Panel:

Review Area:

REQUIREMENTS OF EXISTING COMMUNITY

PED4B

Vaughan-Carriole

Elementary Panel

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

PED4B

Vaughan-Carriole

Elementary Panel

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrolments														
				Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
Bakersfield PS	612	6	676	675	652	635	637	632	643	634	626	640	653	665	678	689	709	
Carriole Mills PS	739	6	747	779	800	825	835	842	838	844	859	880	896	913	931	946	961	974
Dr. Roberto Bondar PS	764	7	723	729	714	708	703	694	665	657	646	663	662	675	688	699	709	719
Forest Run PS	618	6	635	638	627	632	626	640	662	680	705	735	735	749	763	776	787	797
Herbert H Carnegie PS	727	7	766	796	805	821	833	837	844	848	859	868	887	904	921	937	952	965
Nellie McClung PS	603	6	700	744	769	807	852	882	914	934	950	940	984	1,002	1,022	1,040	1,056	1,071
Thornhill Woods PS	607	7	775	789	805	793	782	777	774	776	783	805	840	856	873	888	901	914
New Anne Frank (2014)	651	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL:	5,331.0	45	5,022	5,150	5,172	5,220	5,268	5,303	5,340	5,373	5,429	5,532	5,657	5,763	5,877	5,975	6,065	6,149
AVAILABLE PUPIL PLACES:																	-	

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

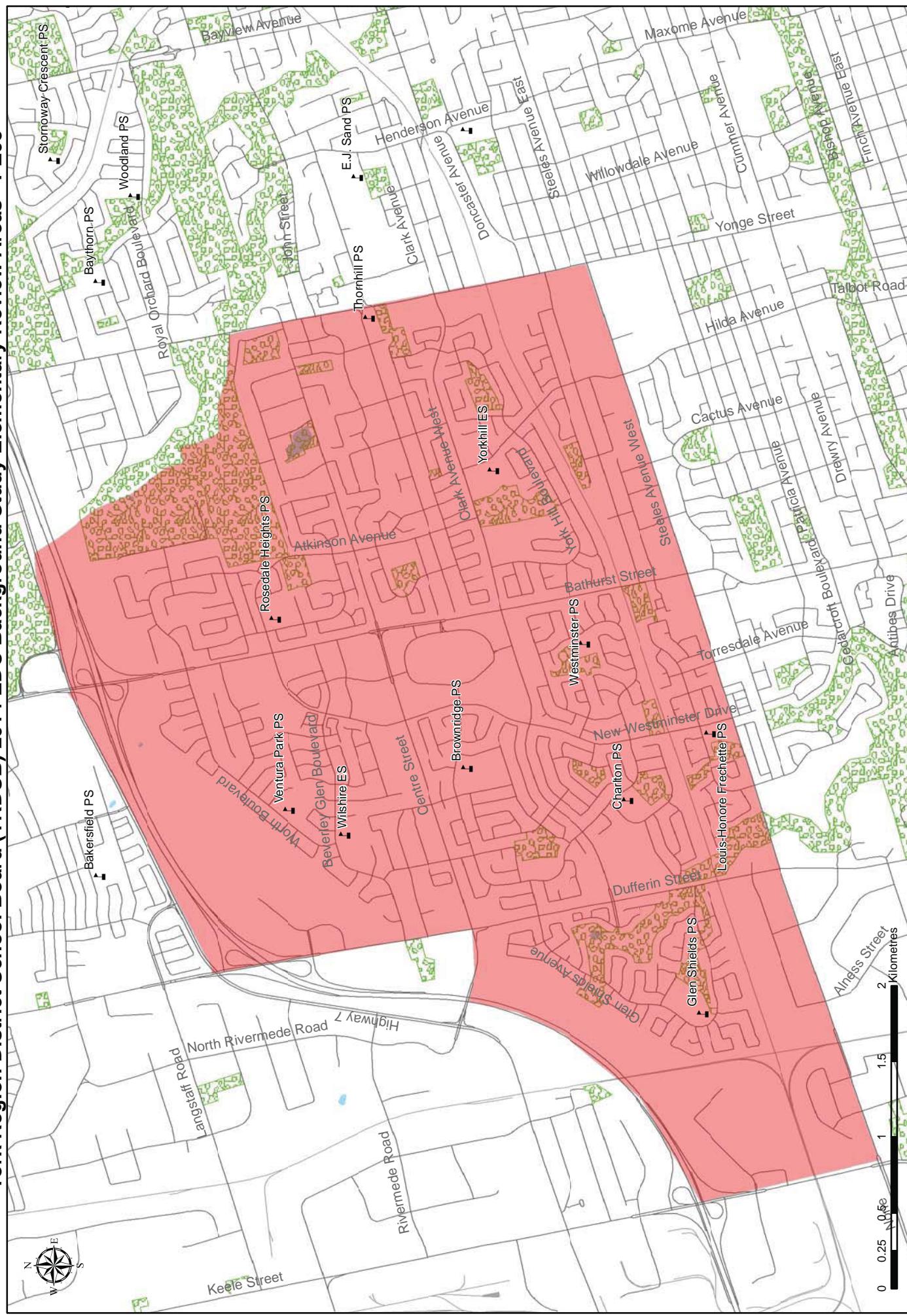
Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	15 Year Projection of Average Daily Enrolments											
						Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029			
95	206	327	460	592	730	863	995	1,094	1,185	1,234	1,268	1,300	1,336	1,370	1,370	1,370	

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	
2 Available Pupil Places in Existing Facilities	1370
3 Net Growth-Related Pupil Place Requirements (1-2)	0

NOTES:

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE05



PE05 Vaughan-Thornhill

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

Panel:

Review Area:

REQUIREMENTS OF EXISTING COMMUNITY

PEDS

Vaughan-Thornhill

Elementary Panel

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrolments														
				Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
Brownbridge PS	550	0	440	409	383	372	343	323	309	294	280	268	264	261	260	261	262	263
Charlton PS	465	0	298	294	302	297	300	300	306	310	308	306	303	302	303	304	304	306
Glen Shields PS	523	0	504	487	452	455	452	454	461	469	461	453	442	436	433	434	434	436
Louis-Honore Fréchette PS	541	6	624	662	686	700	708	720	744	751	755	740	730	725	724	726	730	736
Rosedale Heights PS	480	0	409	374	340	320	299	290	277	267	261	256	253	252	253	253	254	255
Thornhill PS	400	0	274	263	251	234	233	219	206	191	184	176	173	171	171	171	172	173
Ventura Park PS	645	6	697	839	970	1,095	1,118	1,101	1,102	1,065	1,012	983	962	948	941	940	941	946
Westminster PS	329	0	291	291	302	312	307	300	306	295	298	304	300	297	296	297	298	300
Walsire ES	514	0	442	391	337	277	243	218	189	175	164	163	160	159	158	159	159	160
Yorkhill ES	616	0	449	530	541	536	512	506	514	516	519	508	506	508	508	509	509	510
TOTAL:	5,063.0	12.0	4,428	4,540	4,256	4,604	4,512	4,430	4,409	4,340	4,251	4,166	4,100	4,060	4,046	4,051	4,064	4,085
AVAILABLE PUPIL PLACES:																	978	

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

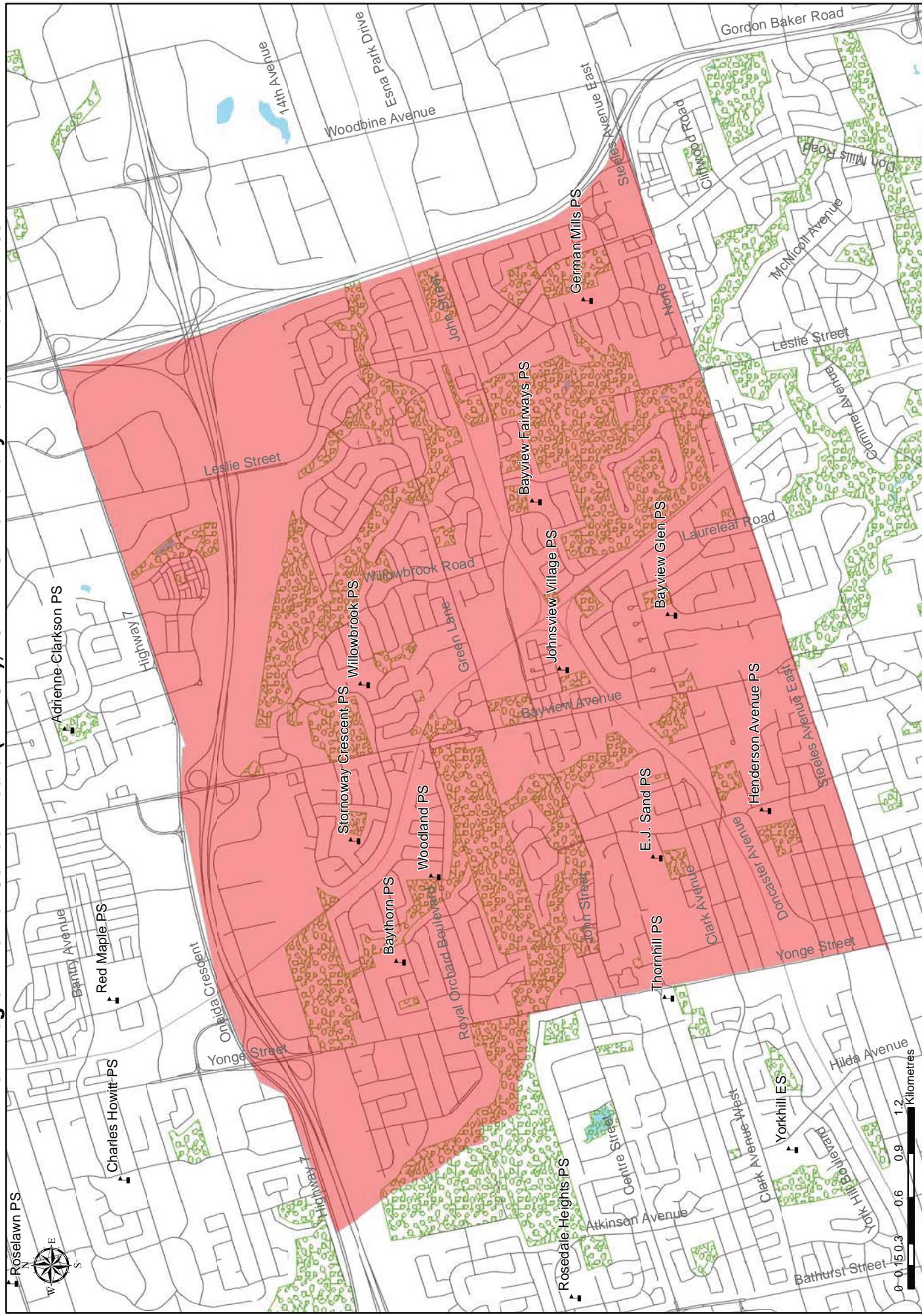
Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
10	22	36	50	65	88	111	133	152	168	177	183	189	196	202

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	202
2 Available Pupil Places in Existing Facilities	978
3 Net Growth-related Pupil Place Requirements (1-2)	0

NOTES

York Region District School Board (YRDSB), 2014 EDC Elementary Review Areas - PE06



PE06 Markham-Thornhill

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

Panel:

Elementary Panel

Review Area:

PE06

Markham-Thornhill

REQUIREMENTS OF EXISTING COMMUNITY

15 Year Projection of Average Daily Enrolments											
Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	Year 1		Year 2		Year 3		Year 4	
				2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022
Baythorn PS	452	0	543	588	625	601	527	454	443	480	516
Bayview Fairways PS	254	0	232	217	211	199	185	180	169	164	159
Bayview Glen PS	245	0	282	269	260	252	236	232	229	222	221
E.J. Sand PS	338	0	256	243	225	215	207	206	201	195	198
German Mills PS	315	1	310	307	317	311	312	314	308	286	292
Henderson Avenue PS	303	3	385	380	377	392	386	401	410	400	381
Johnview Village PS	234	0	250	241	240	239	245	247	258	260	266
Stormoway Crescent PS	127	0	91	94	96	99	100	98	101	98	95
Willowbrook PS	310	4	286	271	275	270	267	276	280	275	283
Woodland PS	380	0	348	306	315	323	372	382	384	400	405
TOTAL:	2,958.0	8	2,983	2,920	2,950	2,909	2,952	2,904	2,791	2,821	2,794
AVAILABLE PUPIL PLACES:											

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

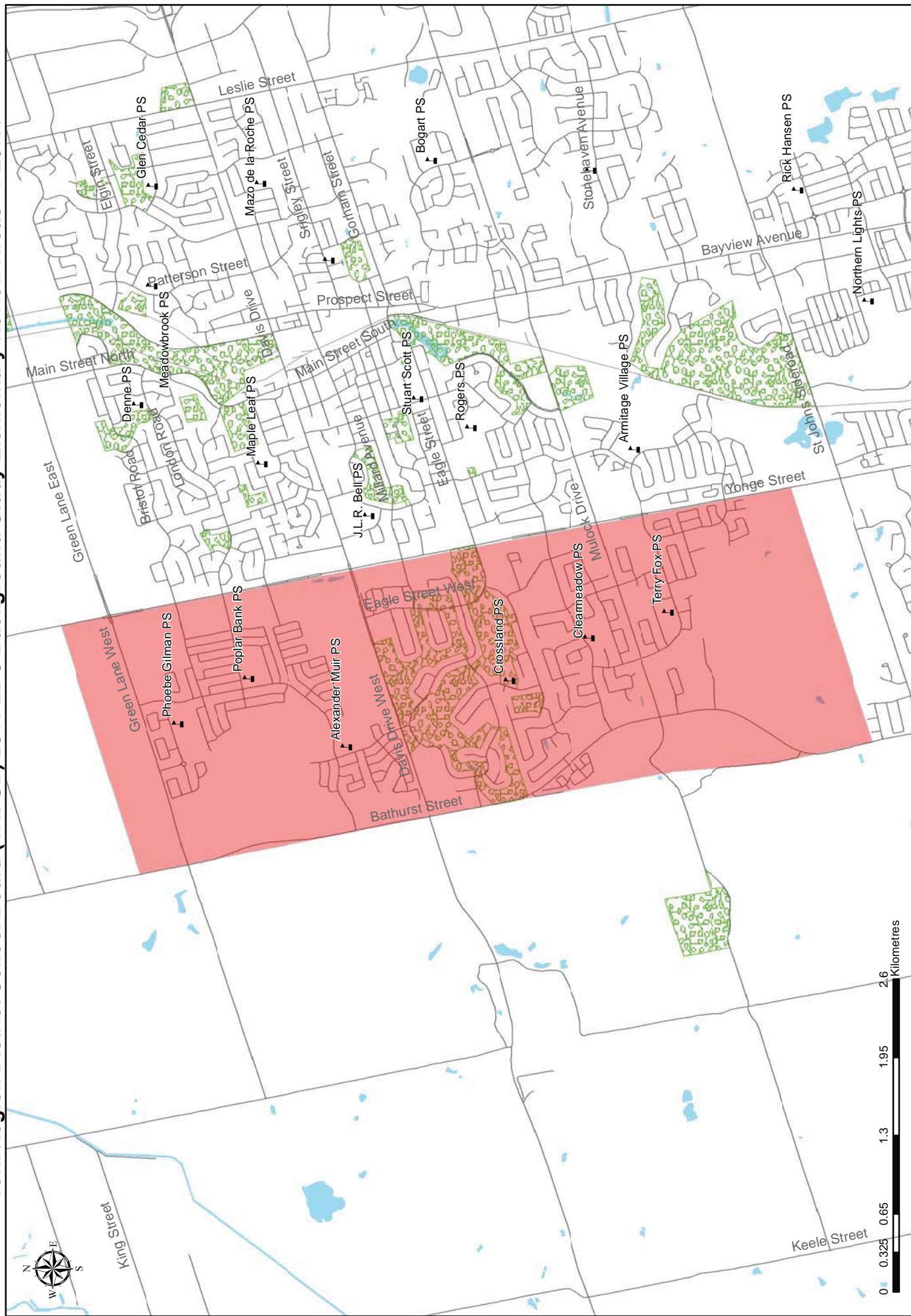
15 Year Projection of Average Daily Enrolments											
Year 1	Year 2	Year 3	Year 4	Year 5		Year 6		Year 7		Year 8	
				2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022
12	26	41	57	74	113	152	191	223	253	297	336
TOTAL:	2,746	2,711	2,707	2,732	2,794	2,821	2,791	2,821	2,794	2,897	2,727

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	447
2 Available Pupil Places in Existing Facilities	212
3 Net Growth-Related Pupil Place Requirements (-2)	235

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE07A



PE07A Newmarket-West

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

Panel: Elementary Panel

Review Area:

PE07A

Newmarket-West

REQUIREMENTS OF EXISTING COMMUNITY

15 Year Projection of Average Daily Enrolments												
Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Year 1		Year 2		Year 3		Year 4		Year 5	
			2014/2015	2015/2014	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
Alexander Muir PS	577	0	537	554	578	584	602	604	606	604	612	613
Clemmeadow PS	765	0	751	712	679	642	608	568	539	512	502	497
Crossland PS	466	0	395	363	357	361	361	360	356	356	356	355
Phoebe Gilman PS	707	0	611	634	628	644	658	656	681	698	704	705
Poplar Bank PS	565	0	424	467	508	543	582	605	630	663	671	667
Terry Fox PS	551	0	480	486	486	470	470	469	457	456	459	460
TOTAL:	3,631.0	0	3,198	3,240	3,243	3,240	3,280	3,265	3,247	3,277	3,303	3,324
AVAILABLE PUPIL PLACES:												

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

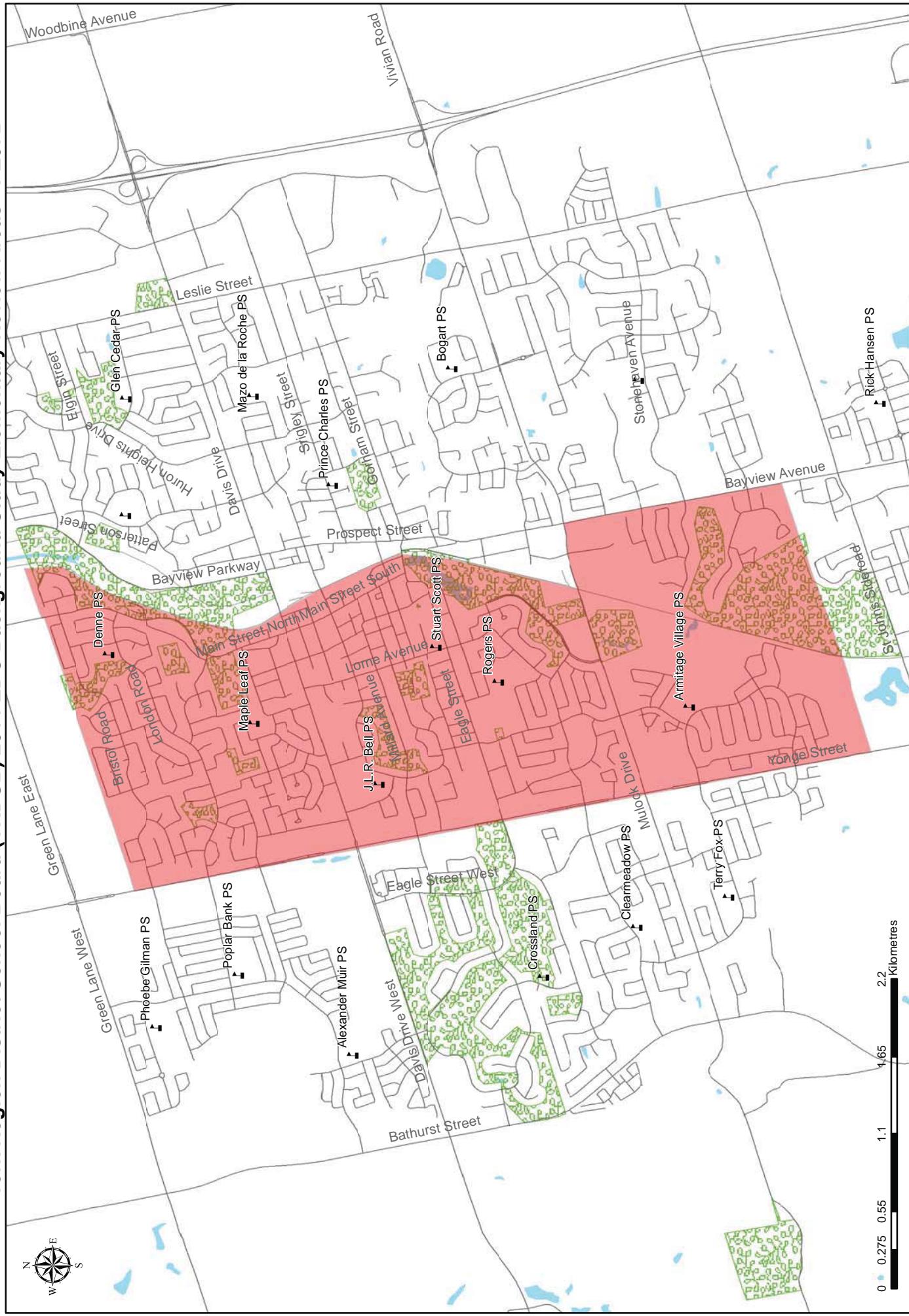
15 Year Projection of Average Daily Enrolments												
Year 1	Year 2	Year 3	Year 4		Year 5		Year 6		Year 7		Year 8	
			2014/2015	2015/2014	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
54	117	186	261	337	405	470	534	581	624	648	663	677
TOTAL:	710	173	537									

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	710
2 Available Pupil Places in Existing Facilities	173
3 Net Growth-Related Pupil Place Requirements (-2)	537

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE07B



PE07B Newmarket-Central

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

Panel: Elementary Panel

Review Area:

PE07B

Newmarket-Central

REQUIREMENTS OF EXISTING COMMUNITY

		15 Year Projection of Average Daily Enrolments																
		Current OTG Capacity	Number of Temp Facilities	Year 1 2013/ 2014	Year 2 2014/ 2015	Year 3 2015/ 2016	Year 4 2016/ 2017	Year 5 2017/ 2018	Year 6 2018/ 2019	Year 7 2019/ 2020	Year 8 2020/ 2021	Year 9 2021/ 2022	Year 10 2022/ 2023	Year 11 2023/ 2024	Year 12 2024/ 2025	Year 13 2025/ 2026	Year 14 2026/ 2027	Year 15 2027/ 2028
Armitage Village PS	554	0	474	466	451	438	434	426	420	420	417	412	409	409	410	411	414	
Denne PS	316	4	323	309	296	271	260	253	245	237	241	243	231	229	229	230	231	
J.R. Bell PS	200	0	88	87	79	74	71	67	68	64	63	62	62	63	63	64	65	
Maple Leaf PS	422	0	337	346	341	340	335	328	315	323	309	304	304	301	302	304	306	
Rogers PS	525	0	418	423	406	409	416	400	400	393	374	376	372	370	370	371	371	
Stuart Scott PS	268	0	227	224	223	222	213	208	202	199	194	192	191	190	190	191	192	
TOTAL:	2,285.0	4	1,867	1,855	1,795	1,755	1,731	1,710	1,661	1,646	1,625	1,595	1,577	1,564	1,564	1,570	1,579	
AVAILABLE PUPIL PLACES:																	706	

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

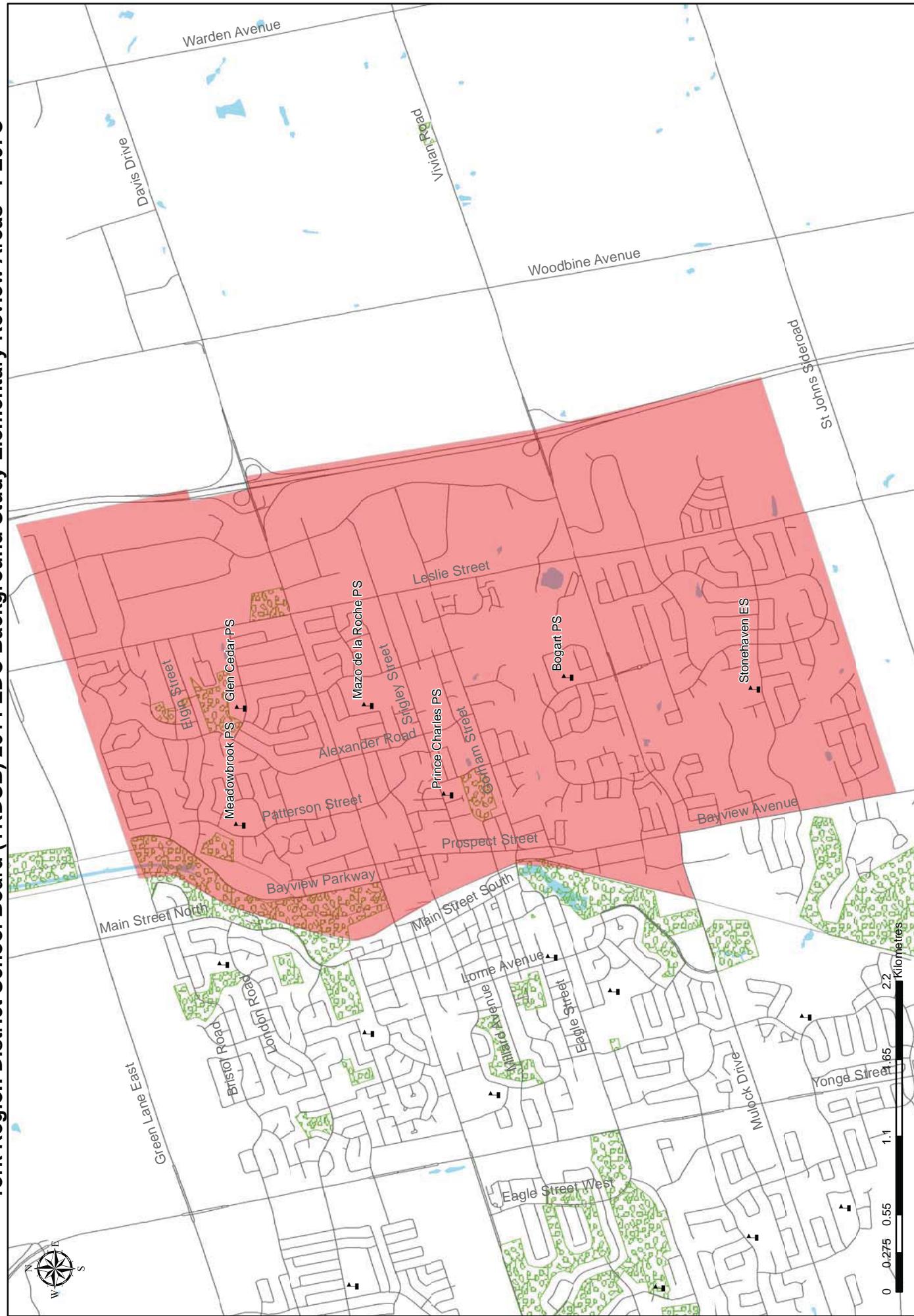
		15 Year Projection of Average Daily Enrolments														
		Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
		6	13	21	30	39	53	68	82	93	104	120	133	146	160	172

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	172
2 Available Pupil Places in Existing Facilities	706
3 Net Growth-Related Pupil Place Requirements (-2)	0

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE07C



PE07C Newmarket-East

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

Panel: Elementary Panel

Review Area: PE07C

Newmarket-East

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	15 Year Projection of Average Daily Enrolments														
			Year 1 2013/ 2014	Year 2 2014/ 2015	Year 3 2015/ 2016	Year 4 2016/ 2017	Year 5 2017/ 2018	Year 6 2018/ 2019	Year 7 2019/ 2020	Year 8 2020/ 2021	Year 9 2021/ 2022	Year 10 2022/ 2023	Year 11 2023/ 2024	Year 12 2024/ 2025	Year 13 2025/ 2026	Year 14 2026/ 2027	Year 15 2027/ 2028
Bogart PS	586	4	588	582	571	564	566	563	552	563	562	546	538	532	531	532	534
Glen Cedar PS	326	0	252	242	228	222	215	212	204	203	198	188	186	186	186	186	187
Maitz De La Roche PS	732	0	560	567	632	659	714	728	758	764	750	739	734	731	731	734	739
Meadowbrook PS	487	0	275	273	276	280	293	303	302	301	296	287	284	281	280	281	283
Prince Charles PS	406	0	275	271	270	279	282	287	281	282	281	281	283	281	280	281	283
Stonchaven ES	609	0	562	545	515	507	498	502	497	490	492	479	469	454	453	454	456
TOTAL:	3,146.0	4	2,512	2,499	2,492	2,512	2,542	2,581	2,573	2,598	2,597	2,540	2,500	2,477	2,470	2,471	2,479
AVAILABLE PUPIL PLACES:																	654

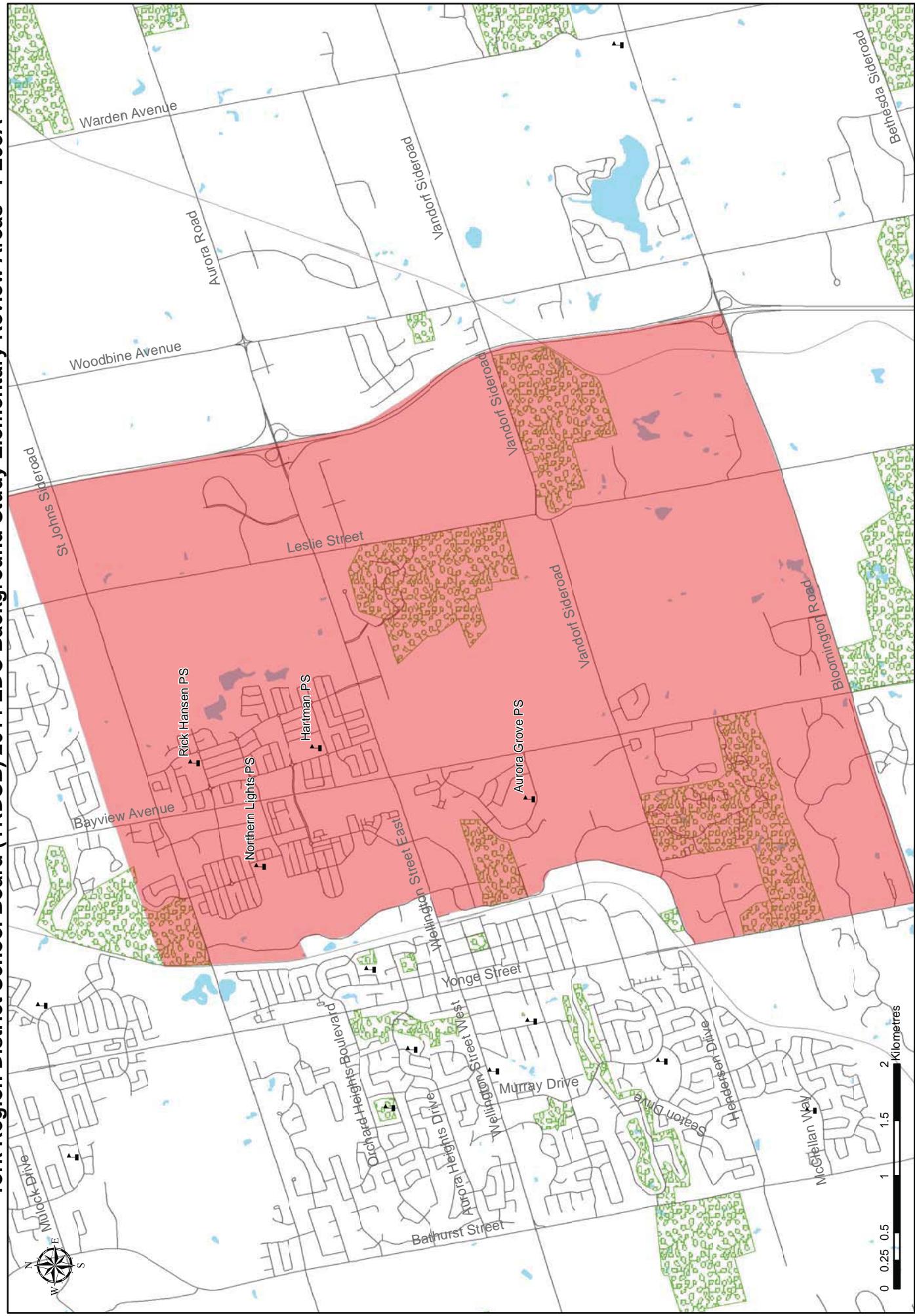
REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS		
32	69	110	154	199	211	221	230	233	235	238	239	239	241	241	242	

NOTES

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

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE08A



PE08A Aurora-East

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

Elementary Panel

REQUIREMENTS OF EXISTING COMMUNITIES

Aurora-East
PE08A

PEO8A Aurora-East

卷之三

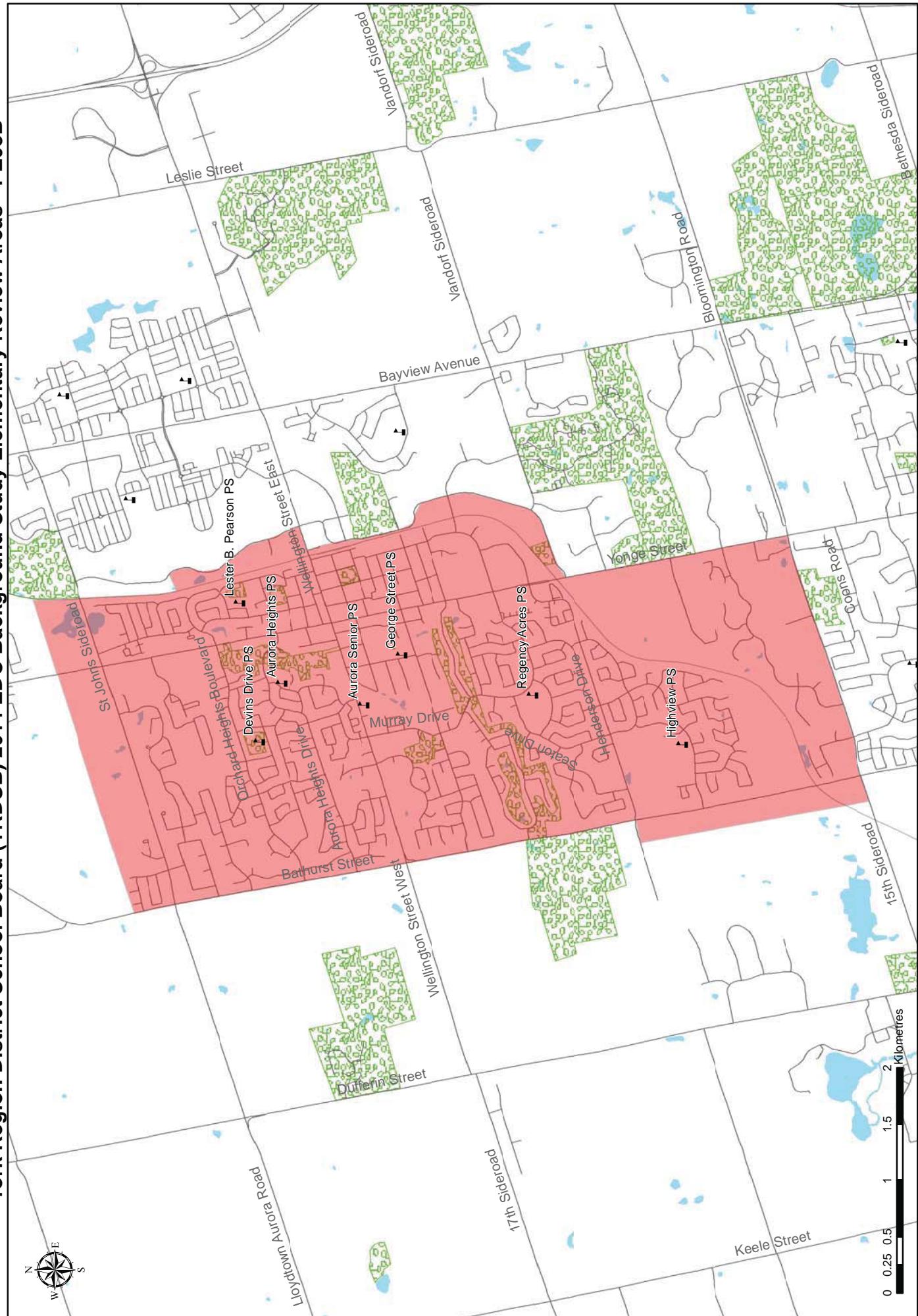
15 Year Projection of Average Daily Enrollments															
	Year 1 2014/ 2015/	Year 2 2015/ 2016/	Year 3 2016/ 2017/	Year 4 2017/ 2018/	Year 5 2018/ 2019/	Year 6 2019/ 2020/	Year 7 2020/ 2021/	Year 8 2021/ 2022/	Year 9 2022/ 2023/	Year 10 2023/ 2024/	Year 11 2024/ 2025/	Year 12 2025/ 2026/	Year 13 2026/ 2027/	Year 14 2027/ 2028/	Year 15 2028/ 2029/
105	230	366	515	666	728	784	841	871	898	899	890	880	875	870	

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	870
2 Available Pupil Places in Existing Facilities	429
3 Net Growth-Related Pupil Place Requirements (1:2)	440

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE08B



PE08B Aurora-West

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

Panel: Elementary Panel

Review Area: P008B

REQUIREMENTS OF EXISTING COMMUNITY

		15 Year Projection of Average Daily Enrolments																	
		Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
Aurora Heights PS	447	0	382	372	374	367	365	364	361	348	351	335	329	328	328	331	334	337	
Aurora Senior PS	470	0	373	340	343	325	320	292	291	268	269	249	248	244	243	244	244	245	
Devins Drive PS	522	0	342	370	338	327	316	312	312	308	299	299	302	301	302	304	307	311	
George Street PS	0	107	105	98	98	91	91	89	89	89	90	90	90	90	91	92	93	95	
Highview PS	551	0	391	349	332	319	304	299	298	293	286	281	287	286	288	291	291	294	
Lester B. Pearson PS	771	0	753	644	685	714	713	714	714	723	699	672	643	640	637	636	641	647	
Regency Acres PS	488	0	375	355	346	332	324	313	315	307	306	303	299	298	298	300	303	306	
TOTAL:	3,249,0	0	2,723	2,563	2,547	2,493	2,446	2,390	2,388	2,317	2,292	2,200	2,197	2,183	2,184	2,200	2,219	2,241	
AVAILABLE PUPIL PLACES:																	1008		

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

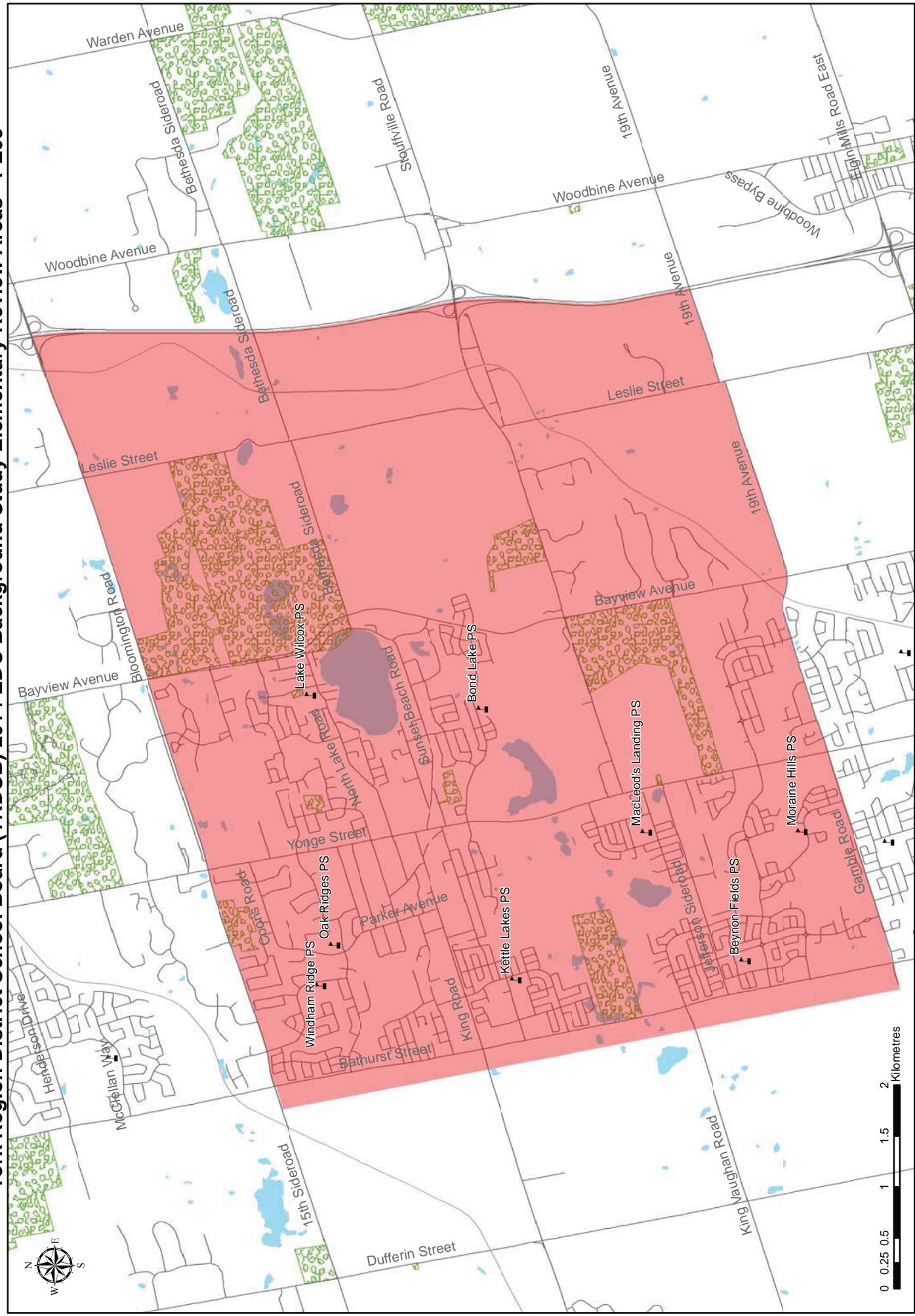
		15 Year Projection of Average Daily Enrolments														
		Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
	16	35	55	77	99	120	140	159	173	187	193	198	202	206	211	

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	211
2 Available Pupil Places in Existing Facilities	1008
3 Net Growth-Related Pupil Place Requirements (-2)	0

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE09



PE09 Oak Ridges

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

Elementary Panel

REQUIREMENTS OF EXISTING COMMUNITIES

PPE09 Oak Ridges

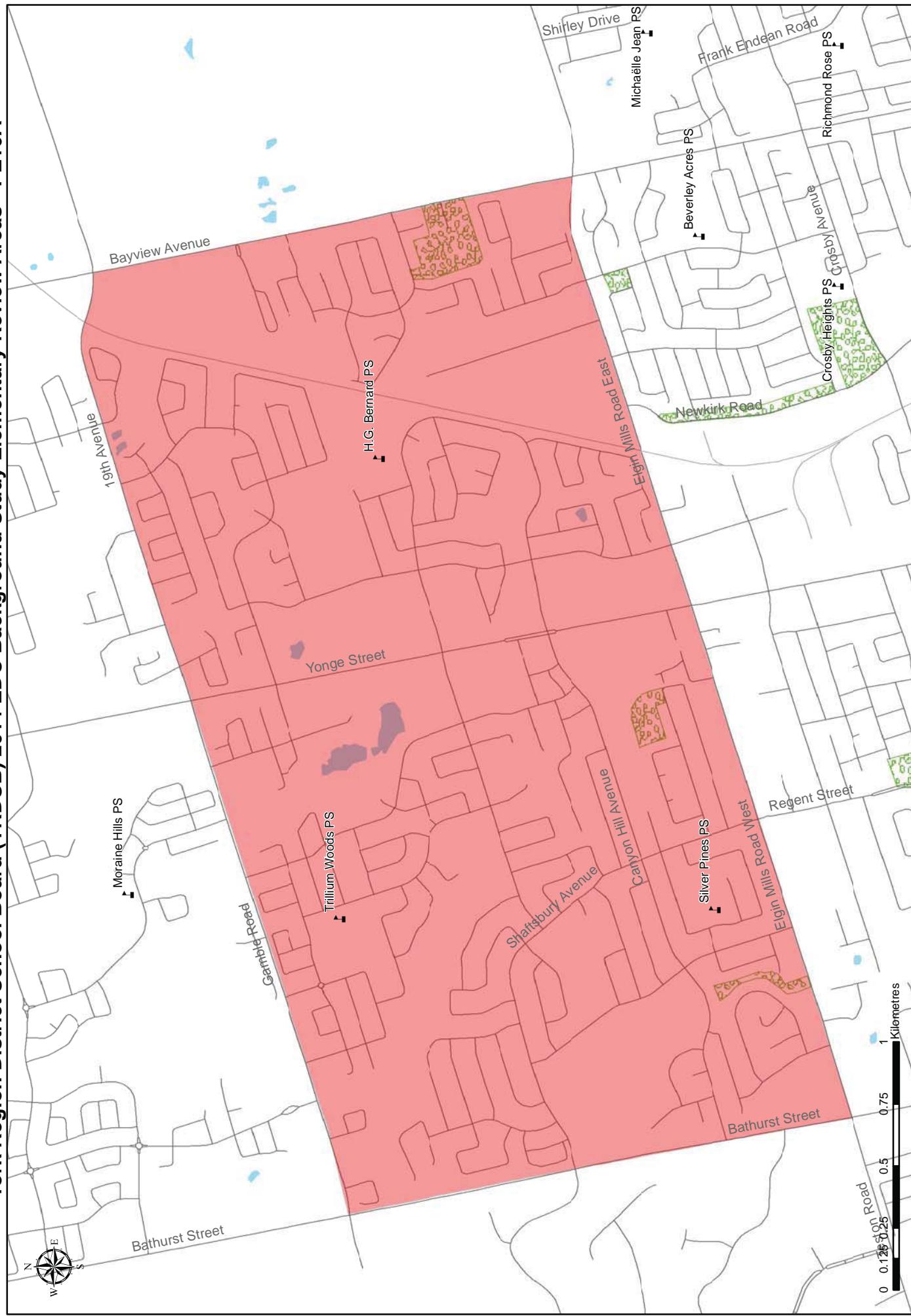
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CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	1334
2 Available Pupil Places in Existing Facilities	364
3 Net Growth-Related Dual Bilingual Requirements (+1,2)	0

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE10A



PE 10A Richmond Hill-Northwest

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

Panel: Elementary Panel

Review Area:

PE10A Richmond Hill-Northwest

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	15 Year Projection of Average Daily Enrolments														
			Year 1 2013/ 2014	Year 2 2014/ 2015	Year 3 2015/ 2016	Year 4 2016/ 2017	Year 5 2017/ 2018	Year 6 2018/ 2019	Year 7 2019/ 2020	Year 8 2020/ 2021	Year 9 2021/ 2022	Year 10 2022/ 2023	Year 11 2023/ 2024	Year 12 2024/ 2025	Year 13 2025/ 2026	Year 14 2026/ 2027	Year 15 2027/ 2028
H.G. Bernard PS	512	4	511	476	461	437	429	413	397	365	388	384	379	378	378	379	380
Silver Pine PS	776	0	655	586	525	461	429	392	366	334	315	303	299	298	298	299	300
Tribulum Woods PS	545	5	653	619	595	543	517	480	458	415	450	439	441	440	439	441	443
TOTAL:	1,833.0	9	1,829	1,682	1,582	1,441	1,375	1,286	1,231	1,164	1,154	1,136	1,119	1,116	1,113	1,115	1,119
AVAILABLE PUPIL PLACES:																	709

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

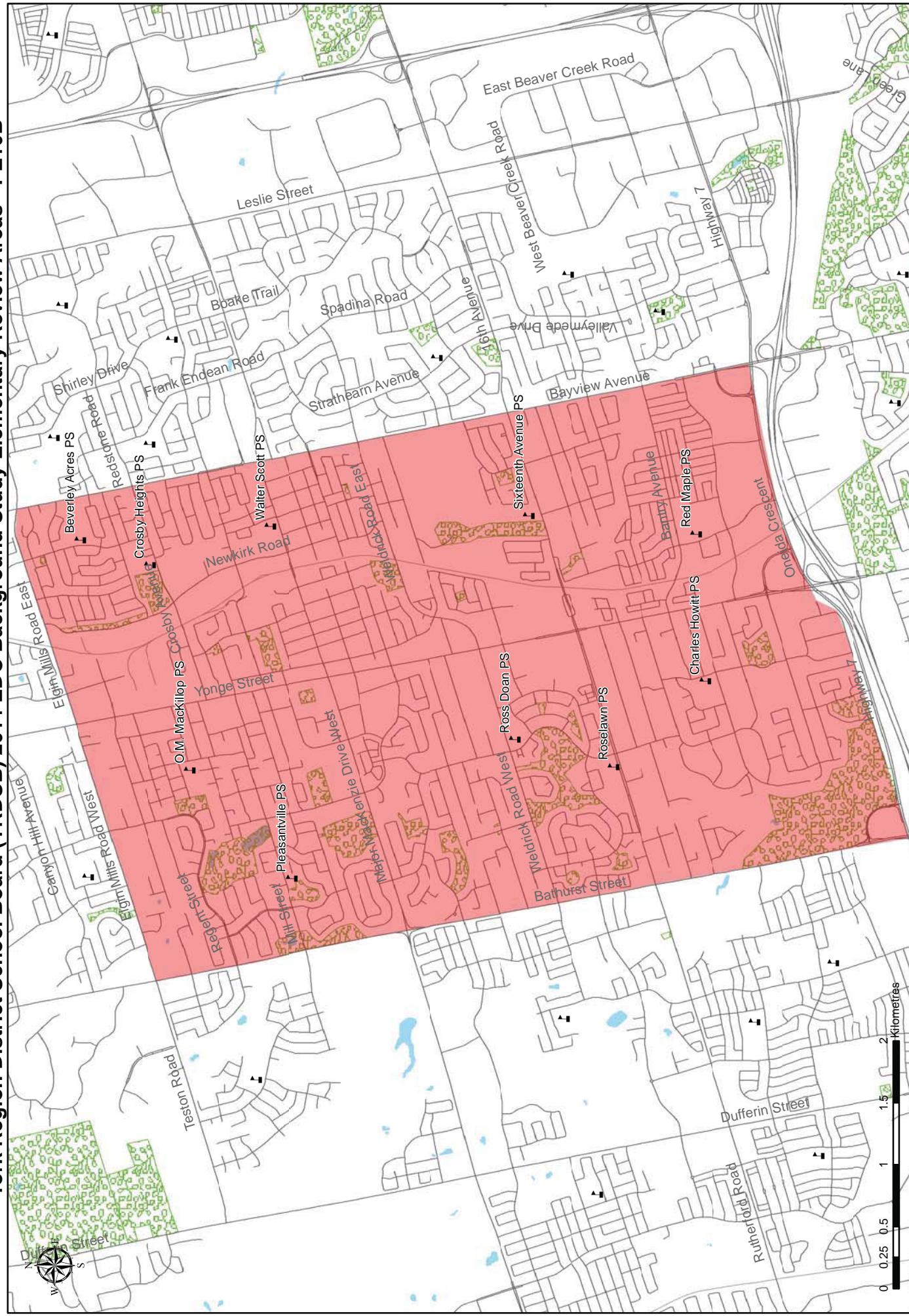
Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029		
18	39	62	87	112	127	141	156	165	173	172	170	167	165	164		

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	164
2 Available Pupil Places in Existing Facilities	
3 Net Growth-Related Pupil Place Requirements (+/-)	709

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE10B



PE10B Richmond Hill-West

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

Elementary Panel

REQUIREMENTS OF EXISTING COMMUNITIES

Richmond Hill-West

Richmond Hill-West
PE10B

卷之三

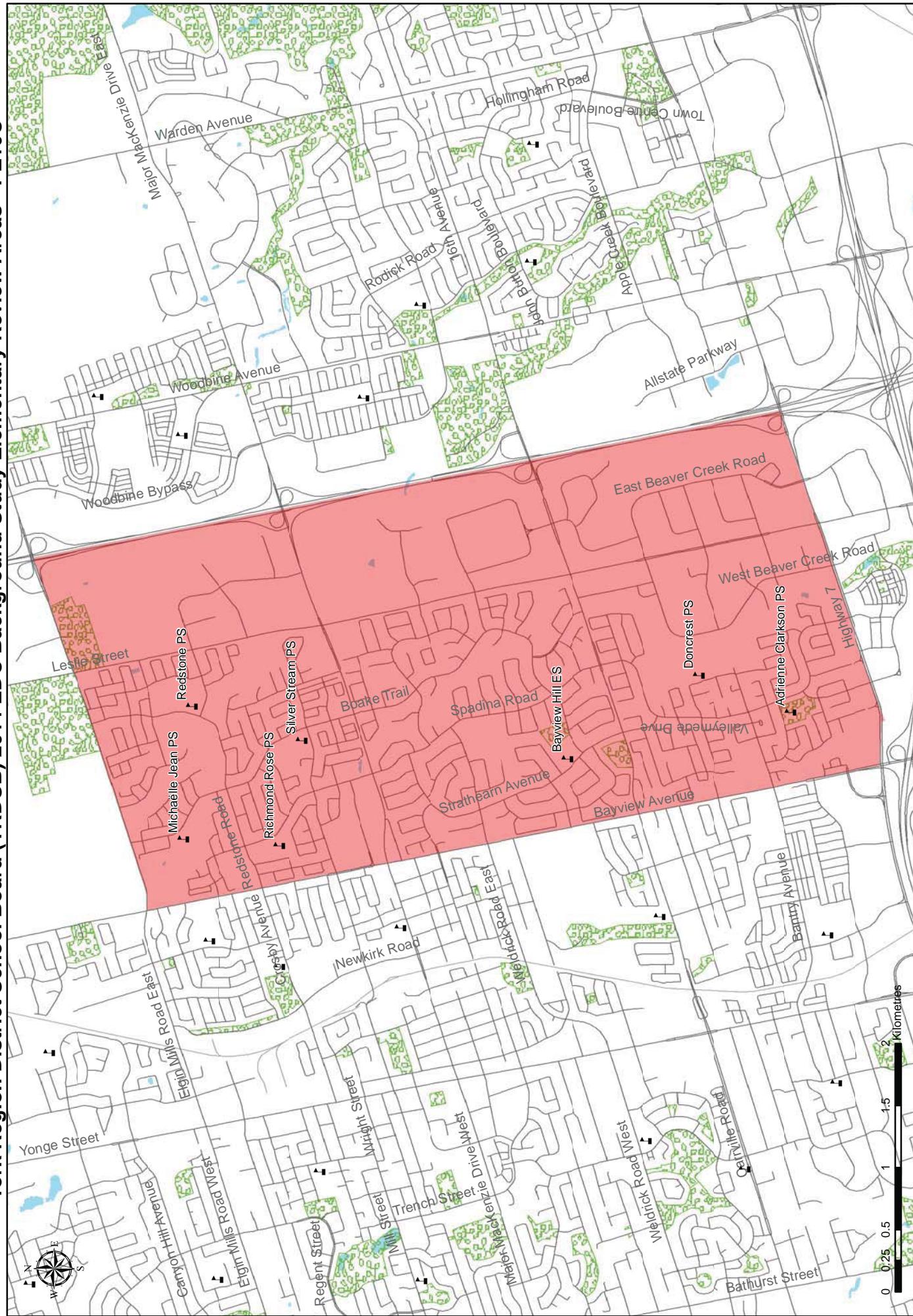
15 Year Projection of Average Daily Enrollments															
	Year 1 2014/ 2015/	Year 2 2015/ 2016/	Year 3 2016/ 2017/	Year 4 2017/ 2018/	Year 5 2018/ 2019/	Year 6 2019/ 2020/	Year 7 2020/ 2021/	Year 8 2021/ 2022/	Year 9 2022/ 2023/	Year 10 2023/ 2024/	Year 11 2024/ 2025/	Year 12 2025/ 2026/	Year 13 2026/ 2027/	Year 14 2027/ 2028/	Year 15 2028/ 2029/
33	71	112	156	203	269	333	397	447	494	542	594	623	664	703	

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	703
2 Available Pupil Places in Existing Facilities	787
3 Net Growth-Related Pupil Place Requirements (1:2)	0

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE10C



PE10C Richmond Hill-East

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

Panel:

Elementary Panel

Review Area:

PE10C

Richmond Hill-East

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	15 Year Projection of Average Daily Enrolments															
			Year 1 2013/ 2014	Year 2 2014/ 2015	Year 3 2015/ 2016	Year 4 2016/ 2017	Year 5 2017/ 2018	Year 6 2018/ 2019	Year 7 2019/ 2020	Year 8 2020/ 2021	Year 9 2021/ 2022	Year 10 2022/ 2023	Year 11 2023/ 2024	Year 12 2024/ 2025	Year 13 2025/ 2026	Year 14 2026/ 2027	Year 15 2027/ 2028	
Adrienne Clarkson PS	576	6	701	726	741	742	745	743	758	766	754	741	733	730	727	728	731	
Bayview Hill ES	762	4	862	846	860	844	846	846	845	862	870	861	853	851	847	849	851	854
Dundrest PS	748	0	561	549	550	541	549	530	540	537	532	520	519	517	518	520	522	
Michelle Jean PS	576	2	517	539	578	560	541	523	519	511	511	510	510	509	510	513	517	
Redstone PS	551	0	538	517	507	495	477	462	457	465	457	451	449	448	447	448	450	452
Richmond Rose PS	607	0	653	617	581	528	505	472	456	436	432	428	424	422	423	424	426	
Silver Stream PS	514	1	558	588	566	541	541	539	503	449	415	374	372	371	368	369	369	370
TOTAL:	4,334.0	13	4,390	4,382	4,284	4,249	4,194	4,114	4,071	4,028	3,975	3,898	3,861	3,852	3,837	3,843	3,854	3,870
AVAILABLE PUPIL PLACES:																	464	

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

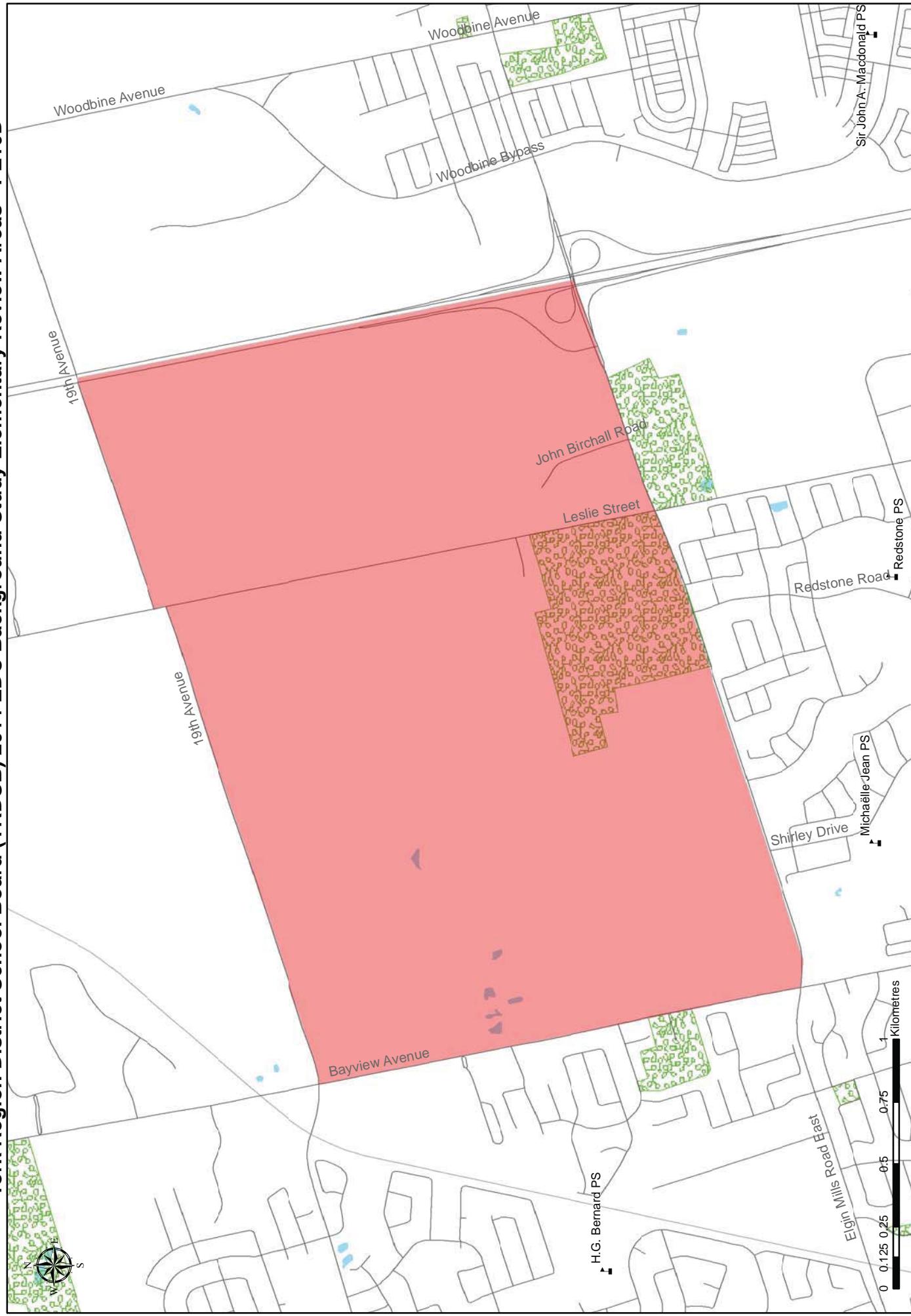
Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
24	52	82	115	149	168	185	202	213	223	222	219	216	214	212	

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	212
2 Available Pupil Places in Existing Facilities	464
3 Net Growth-Related Pupil Place Requirements (-2)	0

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE10D



PE10D Richmond Hill-Northeast

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

Elementary Panel

REQUIREMENTS OF EXISTING COMMUNITY

Richmond Hill-Northeast PE10D

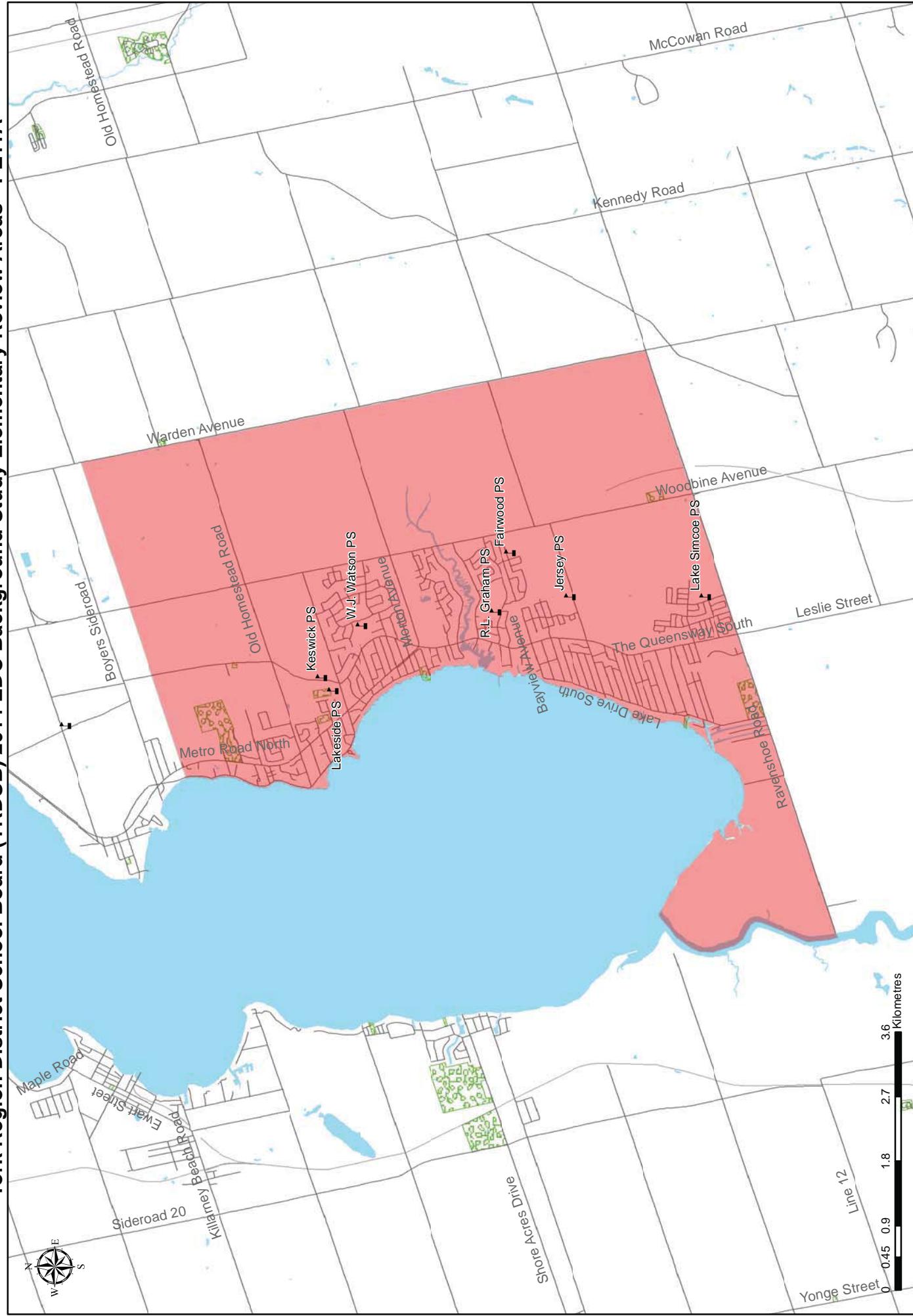
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CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

2 Requirements of New Development (Pupil Places)	2658
2 Available Pupil Places in Existing Facilities	0
3 Net Growth-Related Dual Place Requirements (1-2)	860

NOTE

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE11A



PE11A Keswick

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

Panel:

Elementary Panel

Review Area:

PE11A

Keswick

REQUIREMENTS OF EXISTING COMMUNITY

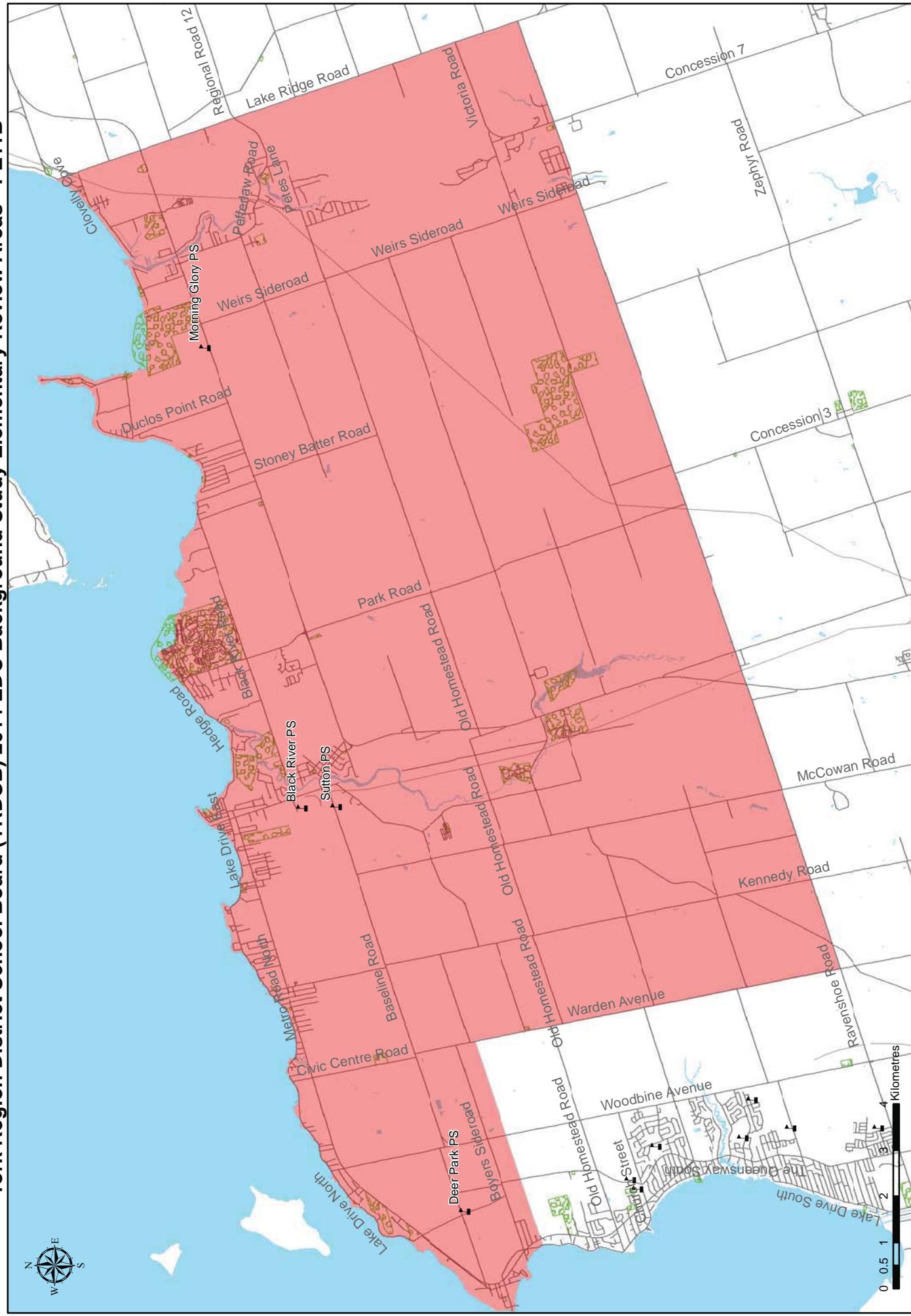
	Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	15 Year Projection of Average Daily Enrolments														
				Year 1 2013/ 2014	Year 2 2014/ 2015	Year 3 2015/ 2016	Year 4 2016/ 2017	Year 5 2017/ 2018	Year 6 2018/ 2019	Year 7 2019/ 2020	Year 8 2020/ 2021	Year 9 2021/ 2022	Year 10 2022/ 2023	Year 11 2023/ 2024	Year 12 2024/ 2025	Year 13 2025/ 2026	Year 14 2026/ 2027	Year 15 2027/ 2028
Fairwood PS	Fairwood PS	463	0	437	415	403	396	383	381	367	364	362	356	355	354	350	348	
Jersey PS	Jersey PS	413	0	365	369	363	357	358	357	360	357	361	358	357	353	351	350	
Keswick PS	Keswick PS	345	0	317	331	349	355	366	374	377	381	382	378	374	373	369	364	
Lake Simcoe PS	Lake Simcoe PS	514	0	503	527	541	556	568	583	605	599	616	615	609	607	601	595	
Lakeside PS	Lakeside PS	595	0	431	414	399	386	380	367	364	363	356	347	343	342	339	337	
R.L. Graham PS	R.L. Graham PS	639	0	388	390	391	394	393	401	397	395	395	388	383	382	378	376	
W.J. Watson PS	W.J. Watson PS	509	6	429	416	414	401	397	399	389	378	383	383	376	375	371	369	
TOTAL:	AVAILABLE PUPIL PLACES:	3,478,0	6	2,870	2,853	2,851	2,846	2,850	2,853	2,857	2,839	2,832	2,827	2,798	2,789	2,760	2,734	2,728
																	750	

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS			
															1 Requirements of New Development (Pupil Places)	2 Available Pupil Places in Existing Facilities	3 Net Growth-Related Pupil Place Requirements (+/-)	
	49	106	169	237	305	395	481	568	634	696	773	840	902	967	1029	1029	750	279

NOTES:

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE11B



PE11B Georgina

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

Panel: Elementary Panel

Review Area: PE11B

Georgina

REQUIREMENTS OF EXISTING COMMUNITY

	Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	15 Year Projection of Average Daily Enrolments													
				Year 1 2013/ 2014	Year 2 2014/ 2015	Year 3 2015/ 2016	Year 4 2016/ 2017	Year 5 2017/ 2018	Year 6 2018/ 2019	Year 7 2019/ 2020	Year 8 2020/ 2021	Year 9 2021/ 2022	Year 10 2022/ 2023	Year 11 2023/ 2024	Year 12 2024/ 2025	Year 13 2025/ 2026	
Black River PS		365	0	293	280	277	277	273	269	270	267	264	263	260	259	258	
Deer Park PS		176	7	192	187	176	174	169	170	171	174	173	172	171	170	169	168
Morning Glory PS		595	0	399	384	372	364	365	368	359	356	362	354	357	356	353	349
Sutton PS		477	0	278	273	277	270	275	278	281	277	270	266	264	264	261	259
TOTAL:		1,613.0	7	1,162	1,124	1,101	1,085	1,082	1,093	1,084	1,072	1,076	1,060	1,057	1,054	1,053	1,052
AVAILABLE PUPIL PLACES:																581	

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

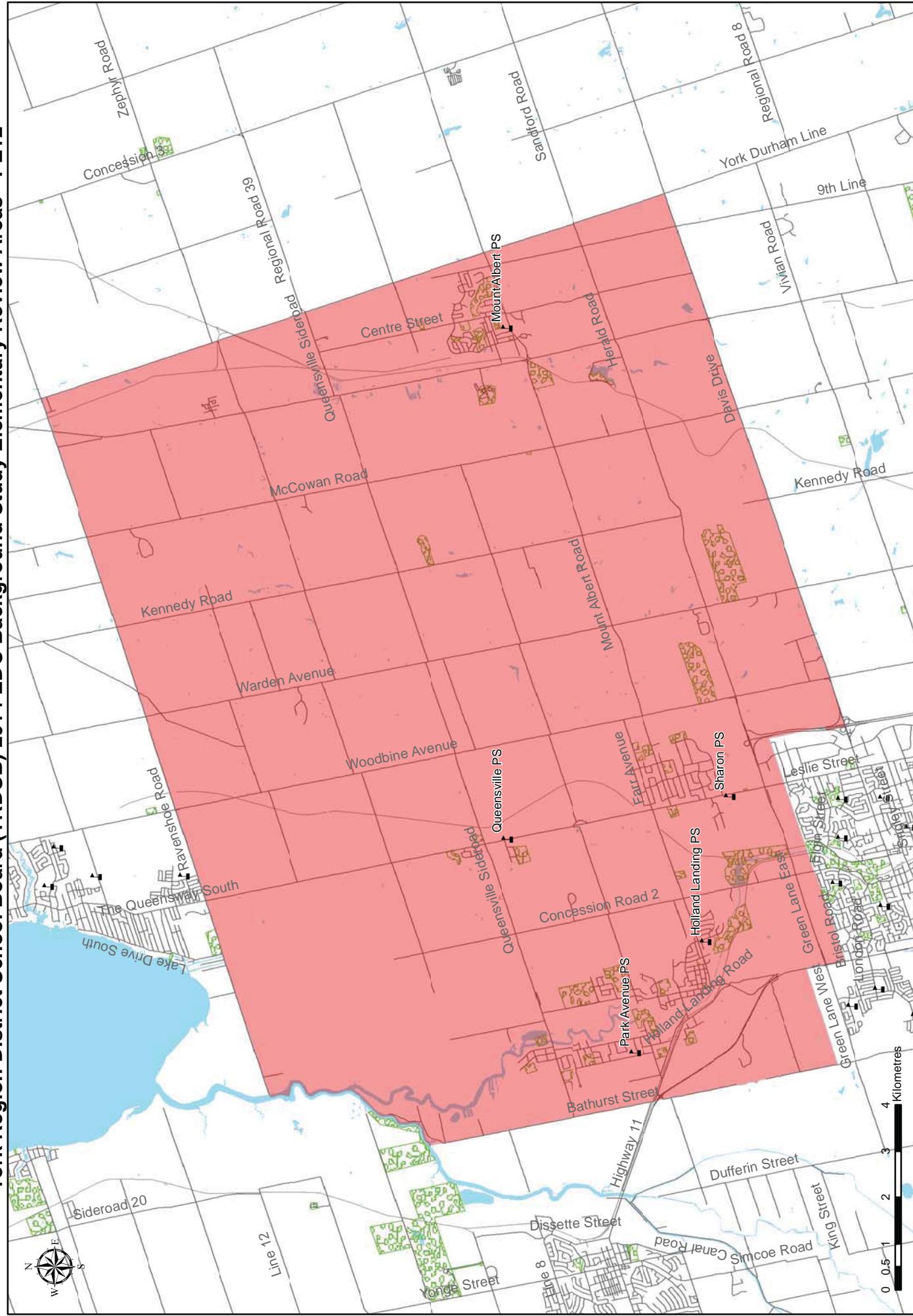
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	15 Year Projection of Average Daily Enrolments														
							Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029						
							41	89	141	199	256	323	387	452	501	546	584	614	643	673	702

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	702
2 Available Pupil Places in Existing Facilities	581
3 Net Growth-Related Pupil Place Requirements (-2)	121

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE12



PE12 East Gwillimbury

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

Panel: Elementary Panel

Review Area:

PE12

East Gwillimbury

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	15 Year Projection of Average Daily Enrolments											
			Year 1 2013/ 2014	Year 2 2014/ 2015	Year 3 2015/ 2016	Year 4 2016/ 2017	Year 5 2017/ 2018	Year 6 2018/ 2019	Year 7 2019/ 2020	Year 8 2020/ 2021	Year 9 2021/ 2022	Year 10 2022/ 2023	Year 11 2023/ 2024	Year 12 2024/ 2025
Holland Landing PS	450	0	221	192	188	173	160	145	141	140	141	136	138	137
Mount Albert PS	603	8	682	680	658	666	675	681	683	689	692	687	690	689
Park Avenue PS	473	4	450	415	400	389	378	377	370	369	356	354	350	349
Queensville PS	32	6	101	83	78	71	67	64	62	62	62	61	61	61
Sharon PS	348	0	275	283	275	259	266	256	250	253	242	228	223	222
New Robert Munsch (2014)	488	0	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL:	2,394.0	18	1,709	1,653	1,599	1,559	1,546	1,522	1,507	1,513	1,494	1,467	1,462	1,459
AVAILABLE PUPIL PLACES:														1,444
														950

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

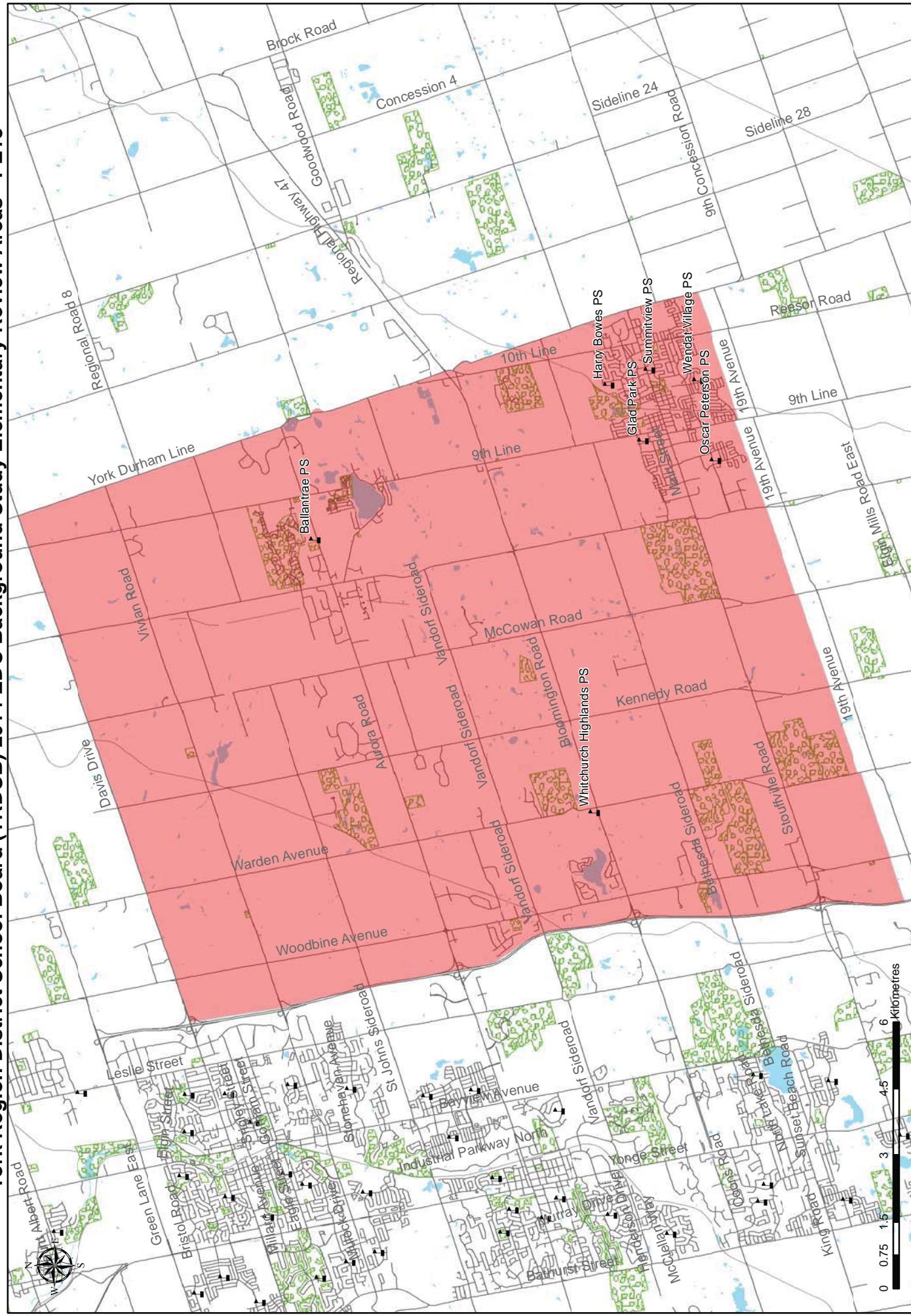
Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	15 Year Projection of Average Daily Enrolments											
						Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029			
178	386	613	861	1110	1416	1712	2007	2234	2443	2739	2995	3238	3486	3724			

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	3724
2 Available Pupil Places in Existing Facilities	950
3 Net Growth-Related Pupil Place Requirements (-2)	2774

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE13



PE13 Whitchurch-Stouffville

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

Panel:

Elementary Panel

Review Area:

PE13

Whitchurch-Stouffville

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	15 Year Projection of Average Daily Enrolments														
			Year 1 2013/ 2014	Year 2 2014/ 2015	Year 3 2015/ 2016	Year 4 2016/ 2017	Year 5 2017/ 2018	Year 6 2018/ 2019	Year 7 2019/ 2020	Year 8 2020/ 2021	Year 9 2021/ 2022	Year 10 2022/ 2023	Year 11 2023/ 2024	Year 12 2024/ 2025	Year 13 2025/ 2026	Year 14 2026/ 2027	Year 15 2027/ 2028
Ballantyne PS	378	0	278	271	264	261	253	245	252	256	265	267	274	279	283	286	289
Glad Park PS	701	6	812	679	605	677	722	737	863	914	916	920	923	921	921	921	921
Harry Bowes PS	603	6	727	743	749	753	765	764	772	772	782	801	808	823	836	846	855
Oscar Peterson PS	603	3	563	592	611	633	642	660	673	689	711	727	741	754	767	775	783
Summitview PS	406	0	291	297	325	336	350	363	382	401	422	432	439	448	456	462	467
Wendat Village PS	612	0	511	540	561	582	605	619	631	647	654	669	688	701	712	720	727
Whitchurch Highlands PS	341	0	297	289	267	265	252	249	239	230	228	230	237	241	245	248	251
TOTAL:	3,644.0	15	3,479	3,411	3,282	3,506	3,588	3,698	3,811	3,933	3,978	4,046	4,109	4,167	4,219	4,259	4,325
AVAILABLE PUPIL PLACES:																	0

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

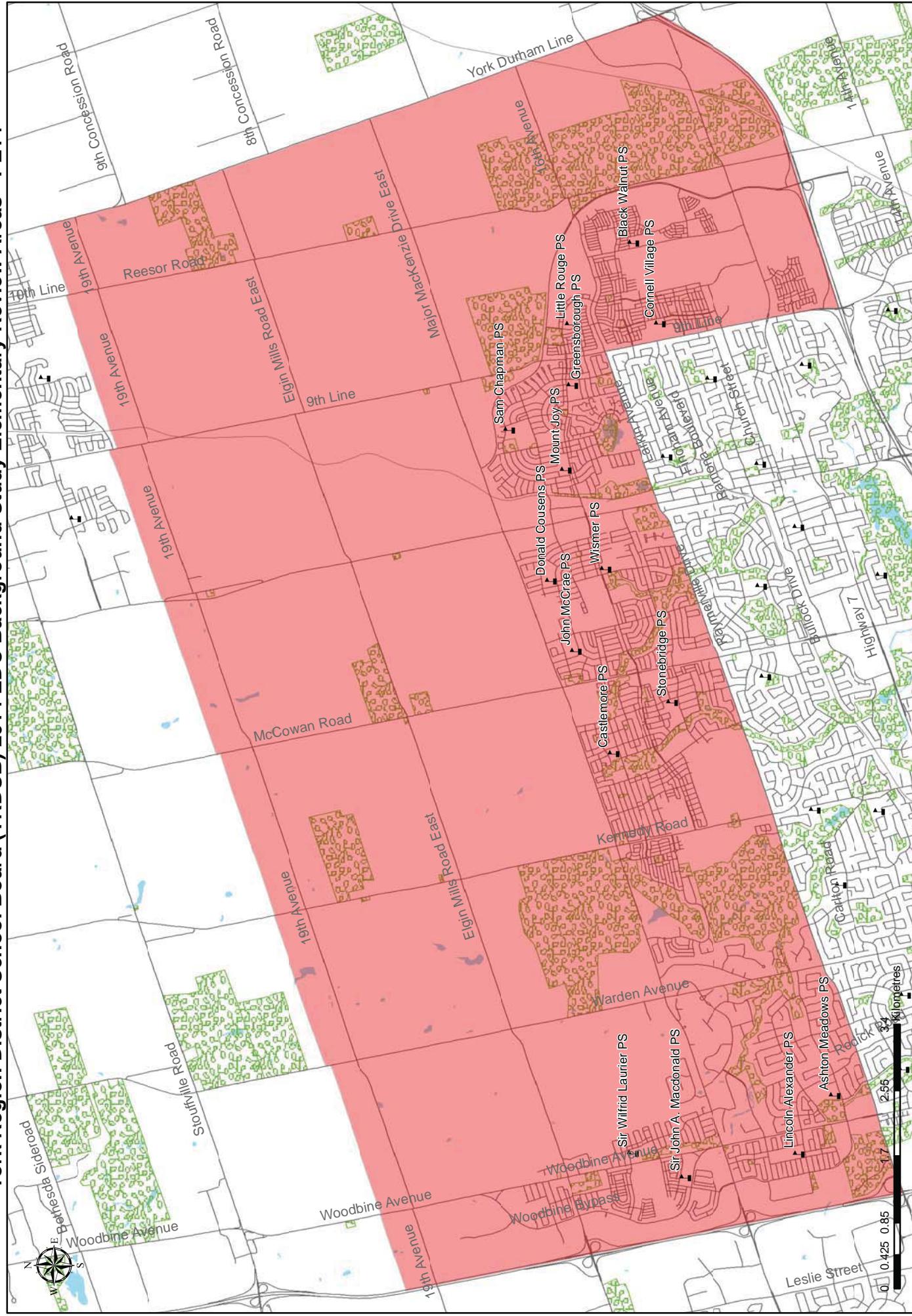
Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
133	291	462	651	840	922	996	1,070	1,110	1,146	1,208	1,256	1,300	1,349	1,396	0

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	1396
2 Available Pupil Places in Existing Facilities	0
3 Net Growth-Related Pupil Place Requirements (-2)	1396

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Elementary Review Areas - PE14



PE 14 Markham-North

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

Panel:

Elementary Panel

Review Area:

PE14

Markham-North

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrolments														
				Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027		
Ashton Meadow's PS	456	0	408	428	420	414	412	419	404	382	378	375	367	370	374	379	384	390
Black Walnut PS	612	0	615	634	653	681	695	712	740	738	739	745	750	758	767	777	787	798
Castlenord PS	705	5	814	768	728	740	755	738	731	727	731	736	744	753	753	753	773	784
Cornell Village PS	578	6	587	557	534	511	491	469	453	439	434	440	442	447	452	458	464	470
Donald Cousens PS	551	0	594	638	668	700	688	667	649	652	636	643	644	648	654	663	673	684
Greenvorborough PS	592	2	538	517	495	469	454	424	391	365	376	374	380	384	389	394	399	404
John McCrae PS	551	6	710	664	611	583	593	577	573	575	557	549	555	561	568	575	583	590
Lincoln Alexander PS	540	0	544	522	513	519	514	517	513	510	521	520	526	533	540	547	554	561
Little Rouge PS	624	0	424	428	435	437	408	438	437	438	434	439	435	440	445	451	457	463
Mount Joy PS	563	3	662	645	638	630	633	627	623	623	616	616	626	633	641	649	657	666
Sam Chipman PS	599	6	627	713	784	845	902	934	955	947	927	923	932	932	944	960	975	988
Sir John A. Macdonald PS	612	4	551	567	611	604	626	635	654	677	679	684	684	694	703	713	721	728
Sir Wilfrid Laurier PS	597	0	571	710	847	989	1,080	1,145	1,216	1,284	1,275	1,274	1,245	1,254	1,270	1,291	1,313	1,335
Stonbridge PS	612	10	828	772	736	685	654	625	605	587	575	579	585	592	599	607	615	623
Werner PS	612	4	668	649	643	632	612	598	597	596	593	583	591	597	605	613	621	629
New Becket Farm (2014)	638	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL:	9,442.0	46	9,141	9,227	9,246	9,223	9,246	9,537	9,554	9,566	9,456	9,476	9,483	9,580	9,697	9,833	9,970	10,106
AVAILABLE PUPIL PLACES:																		-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029			
228	496	787	1106	1426	1783	2126	2469	2729	2968	3170	3331	3482	3644	3798	-	-	-

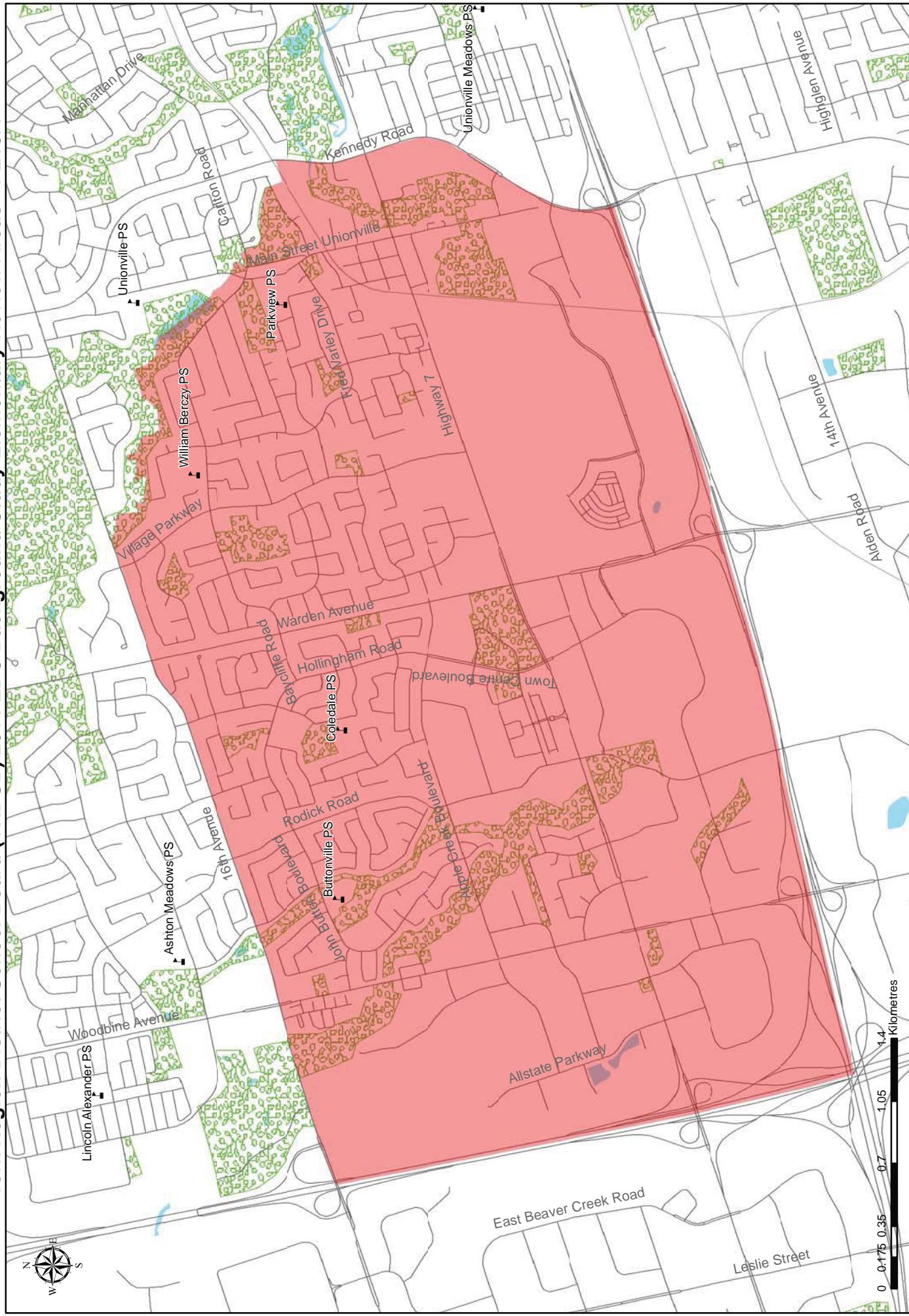
CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	3798
2 Available Pupil Places in Existing Facilities	0
3 Net Growth-Related Pupil Place Requirements (-1-2)	3798

NOTES

The Board is planning on opening a new elementary school in September 2015 on the Wismer SW site to accommodate the projected requirements of the existing community.

York Region District School Board (YRDSB) 2014 EDC Background Elementary Review Areas - PE15A



PE 15A Markham-Centre West

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

Panel:

Elementary Panel

Review Area:

PE15A

Markham-Centre West

REQUIREMENTS OF EXISTING COMMUNITY

		15 Year Projection of Average Daily Enrolments																	
		Current OTG Capacity	Number of Temp Facilities	Year 1 2013/ 2014	Year 2 2014/ 2015	Year 3 2015/ 2016	Year 4 2016/ 2017	Year 5 2017/ 2018	Year 6 2018/ 2019	Year 7 2019/ 2020	Year 8 2020/ 2021	Year 9 2021/ 2022	Year 10 2022/ 2023	Year 11 2023/ 2024	Year 12 2024/ 2025	Year 13 2025/ 2026	Year 14 2026/ 2027	Year 15 2027/ 2028	
Existing Schools and Projects		600	0	492	484	486	480	479	465	464	471	478	483	480	481	482	485	488	491
Buttonville PS		443	8	549	531	528	542	573	599	629	658	689	707	704	706	707	710	714	718
Caledale PS		448	6	543	511	498	490	480	454	446	426	405	404	406	407	408	410	412	414
Parkview PS		567	4	656	638	641	603	580	583	552	524	473	437	452	453	452	455	457	459
William Berney PS																			
TOTAL:		2,058.0	18	2,240	2,153	2,154	2,116	2,111	2,023	2,092	2,079	2,046	2,031	2,042	2,046	2,049	2,060	2,071	2,083
AVAILABLE PUPIL PLACES:																		0	

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

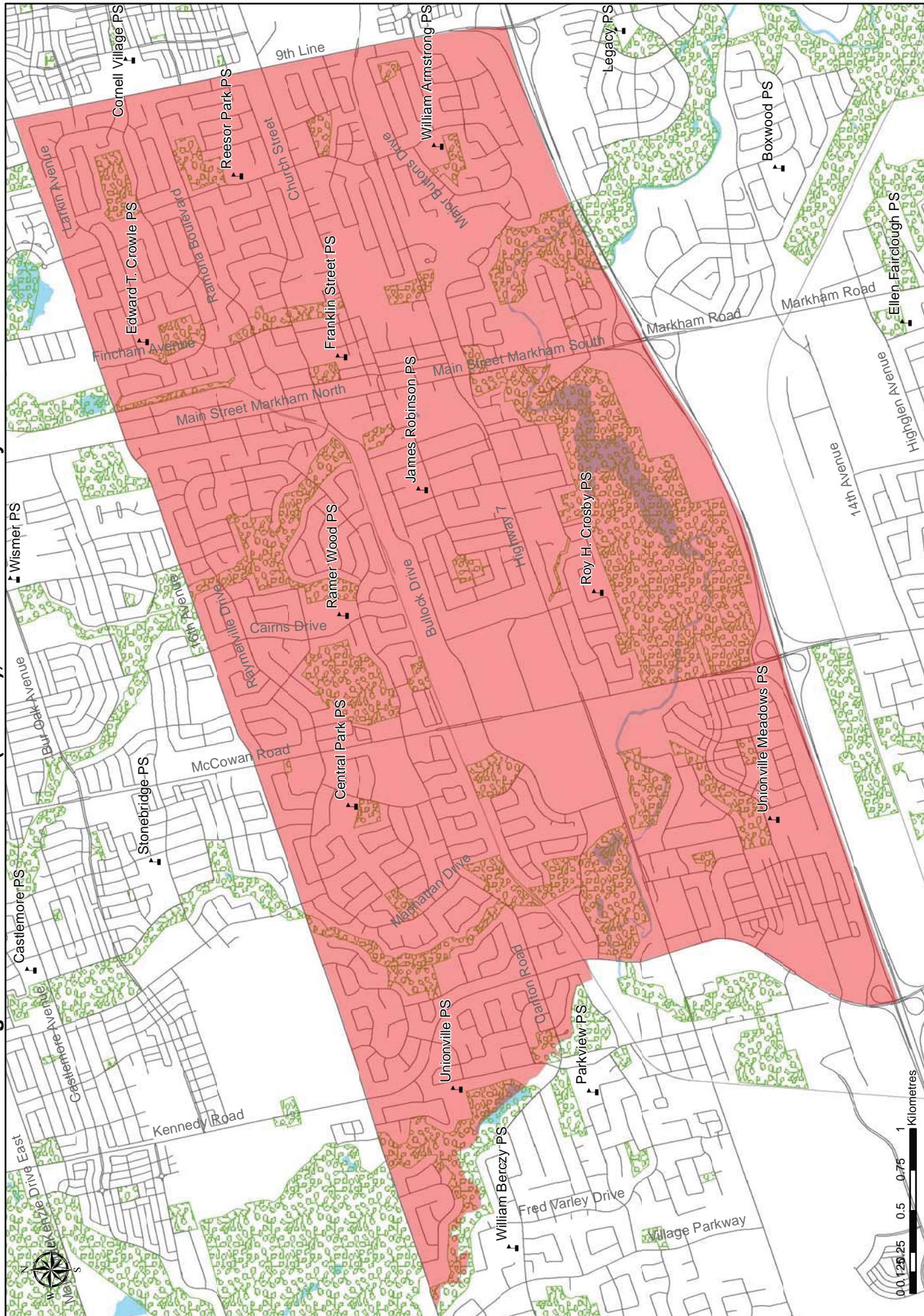
		15 Year Projection of Average Daily Enrolments														
		Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
		69	151	239	336	433	490	543	596	630	660	649	631	612	598	584

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	584
2 Available Pupil Places in Existing Facilities	0
3 Net Growth-Related Pupil Place Requirements (-2+1)	584

NOTES

York Region District School Board (YRDSB), 2014 EDC Elementary Review Areas - PE15B



PE15B Markham-Centre East

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

Panel:

Elementary Panel

Review Area:

PE15B

Markham-Centre East

REQUIREMENTS OF EXISTING COMMUNITY

15 Year Projection of Average Daily Enrolments											
Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	Year 1		Year 2		Year 3		Year 4	
				2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022
Central Park PS	467	6	575	565	558	571	571	564	565	560	557
Edward T. Crowley PS	292	2	310	296	275	259	231	214	211	206	204
Fairhill Street PS	534	0	530	482	426	423	439	441	442	440	438
James Robinson PS	371	0	221	208	225	218	217	232	230	226	214
Ramer Wood PS	281	4	309	305	309	313	310	306	298	294	301
Reson Park PS	427	0	334	347	383	399	390	368	362	399	420
Roy H Crosby PS	223	5	272	262	251	250	251	222	222	198	206
Unionville Meadows PS	684	0	647	615	590	569	539	525	507	487	471
Unionville PS	305	6	370	363	352	338	321	301	288	276	274
William Armstrong PS	292	1	270	257	249	238	239	240	239	235	233
TOTAL:	3,876.0	24	3,838	3,700	3,630	3,565	3,517	3,456	3,395	3,339	3,305
AVAILABLE PUPIL PLACES:											

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

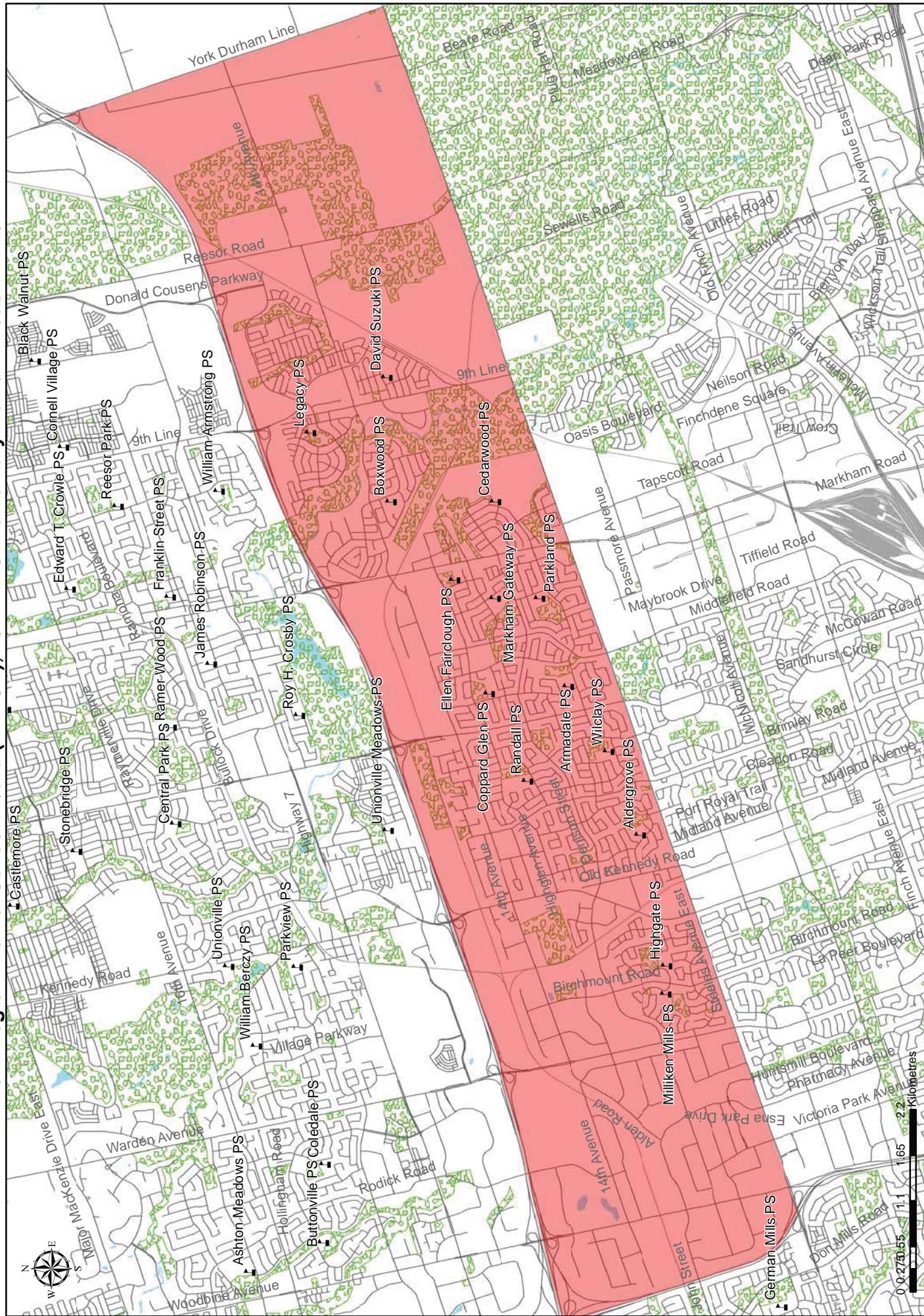
15 Year Projection of Average Daily Enrolments											
Year 1	Year 2	Year 3	Year 4	Year 5		Year 6		Year 7		Year 8	
				2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022
1	2	3	4	6	12	18	24	30	35	39	42
TOTAL:	3,371	3,339	3,305	3,335	3,335	3,335	3,335	3,335	3,331	3,330	3,326

REQUIREMENTS OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	52
2 Available Pupil Places in Existing Facilities	499
3 Net Growth-Related Pupil Place Requirements (-2)	0

NOTES

York Region District School Board (YRDSB), 2014 EDC Elementary Review Areas - PE16



PE16 Markham South

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

Panel:

Elementary Panel

Review Area:

PE16

Markham-South

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects											15 Year Projection of Average Daily Enrolments																						
Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		Year 11		Year 12		Year 13		Year 14		Year 15		
			2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039						
Aldergrove PS	673	2	626	636	651	670	697	709	732	750	750	768	771	775	777	779	783	787	787	786	786	786	786	786	786	786	786	786	786				
Armadale PS	822	4	728	724	717	717	735	742	745	750	754	766	770	774	775	778	781	781	781	781	781	781	781	781	781	781	781	781	781	781			
Bowood PS	494	1	496	450	442	439	421	411	406	416	412	405	405	401	401	401	401	401	401	401	401	401	401	401	401	401	401	401	401	401	401	401	
Cedarwood PS	920	0	739	751	763	758	769	759	755	748	756	748	741	746	747	750	753	753	753	753	753	753	753	753	753	753	753	753	753	753	753	753	753
Coppard Glen PS	621	0	517	560	561	573	570	575	560	558	558	558	556	556	556	556	556	556	556	556	556	556	556	556	556	556	556	556	556	556	556	556	556
David Suzuki PS	788	6	734	753	762	775	780	798	797	800	809	815	820	824	824	824	824	824	824	824	824	824	824	824	824	824	824	824	824	824	824	824	
Ellen Fairclough PS	537	0	428	422	412	414	403	401	395	392	396	402	399	401	401	401	401	401	401	401	401	401	401	401	401	401	401	401	401	401	401	401	
Highgate PS	493	2	497	511	536	556	571	588	616	642	642	640	655	655	655	655	655	655	655	655	655	655	655	655	655	655	655	655	655	655	655	655	
Legacy PS	583	3	591	591	572	558	530	515	508	495	495	491	489	489	489	489	489	489	489	489	489	489	489	489	489	489	489	489	489	489	489	489	
Markham Gateway PS	595	0	497	481	466	457	448	424	414	415	414	414	417	419	419	419	419	419	419	419	419	419	419	419	419	419	419	419	419	419	419	419	419
Milliken Mills PS	574	0	437	434	428	444	446	446	446	446	446	446	446	446	446	446	446	446	446	446	446	446	446	446	446	446	446	446	446	446	446	446	446
Parkland PS	777	0	561	585	589	606	616	615	620	627	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631
Randall PS	841	0	691	671	667	666	663	654	662	656	656	646	646	646	646	646	646	646	646	646	646	646	646	646	646	646	646	646	646	646	646	646	646
Wichay PS	793	0	691	680	673	649	652	640	636	636	634	634	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625
TOTAL:	9,511.0	18	8,233	8,248	8,240	8,281	8,301	8,296	8,319	8,358	8,359	8,429	8,452	8,501	8,515	8,545	8,563	8,629	882														

AVAILABLE PUPIL PLACES:

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

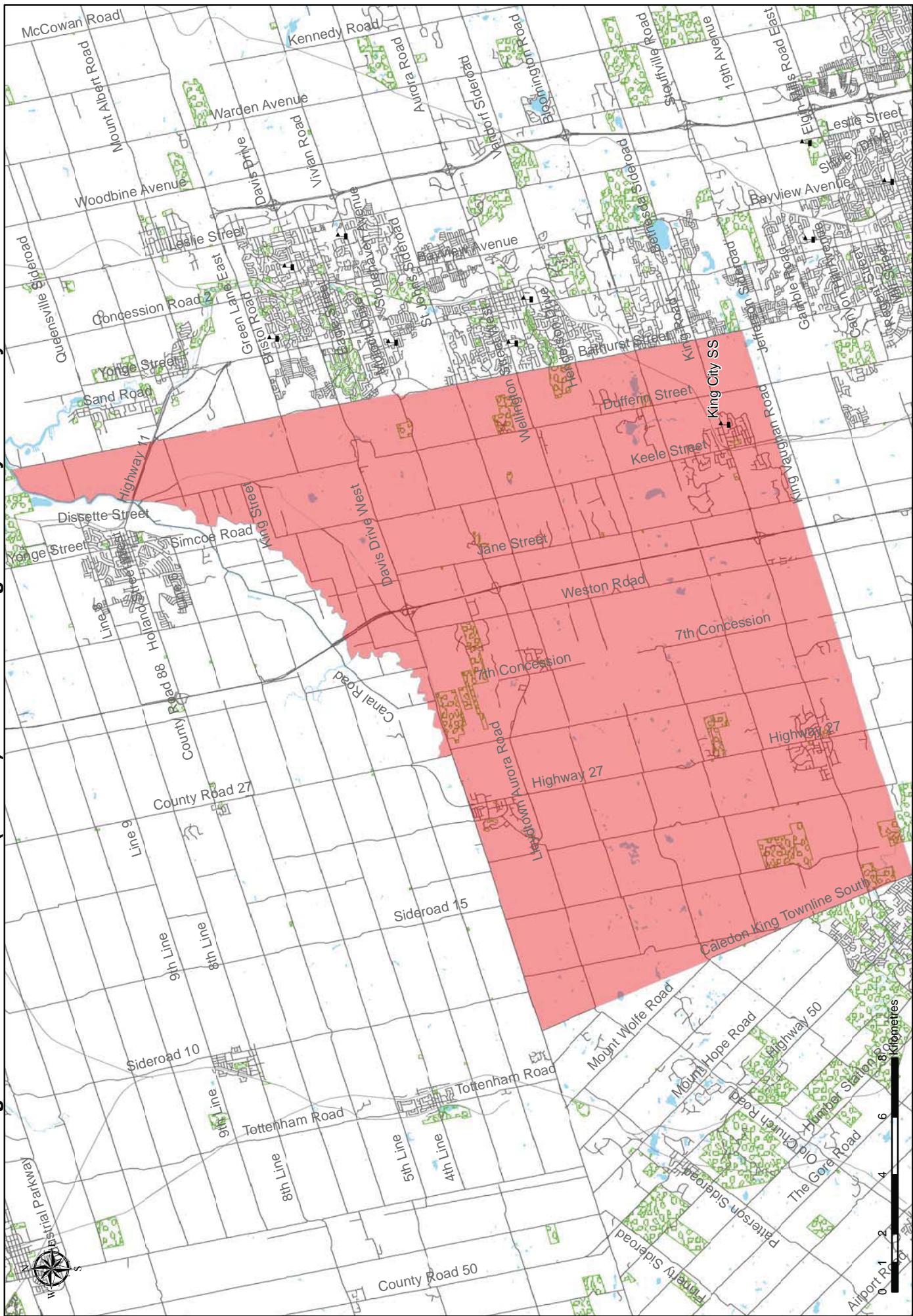
Year 1											Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		Year 11		Year 12		Year 13		Year 14		Year 15	
2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043										
31	67	106	150	193	249	303	357	399	437	443	445	446	448	451	451	451	451	451	451	451	451	451	451	451	451	451	451	451	451	451	451	451	451					

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	
2 Available Pupil Places in Existing Facilities	882
3 Net Growth-Related Pupil Place Requirements (-2)	0

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Secondary Review Areas - PS01



PS01 King

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

Panel: Secondary Panel

Review Area:

P501

King

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current Number of temp Facilities	Current ONG Capacity	15 Year Projection of Average Daily Enrolments														
			Year 1 2013/ 2014	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
King City SS	1,107.0	0	933	951	989	992	1,008	993	965	972	920	912	913	907	890	869	851
TOTAL:	1,107.0	0	933	951	989	992	1,008	993	965	972	920	912	913	907	890	869	851
AVAILABLE PUPIL PLACES:															256		

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

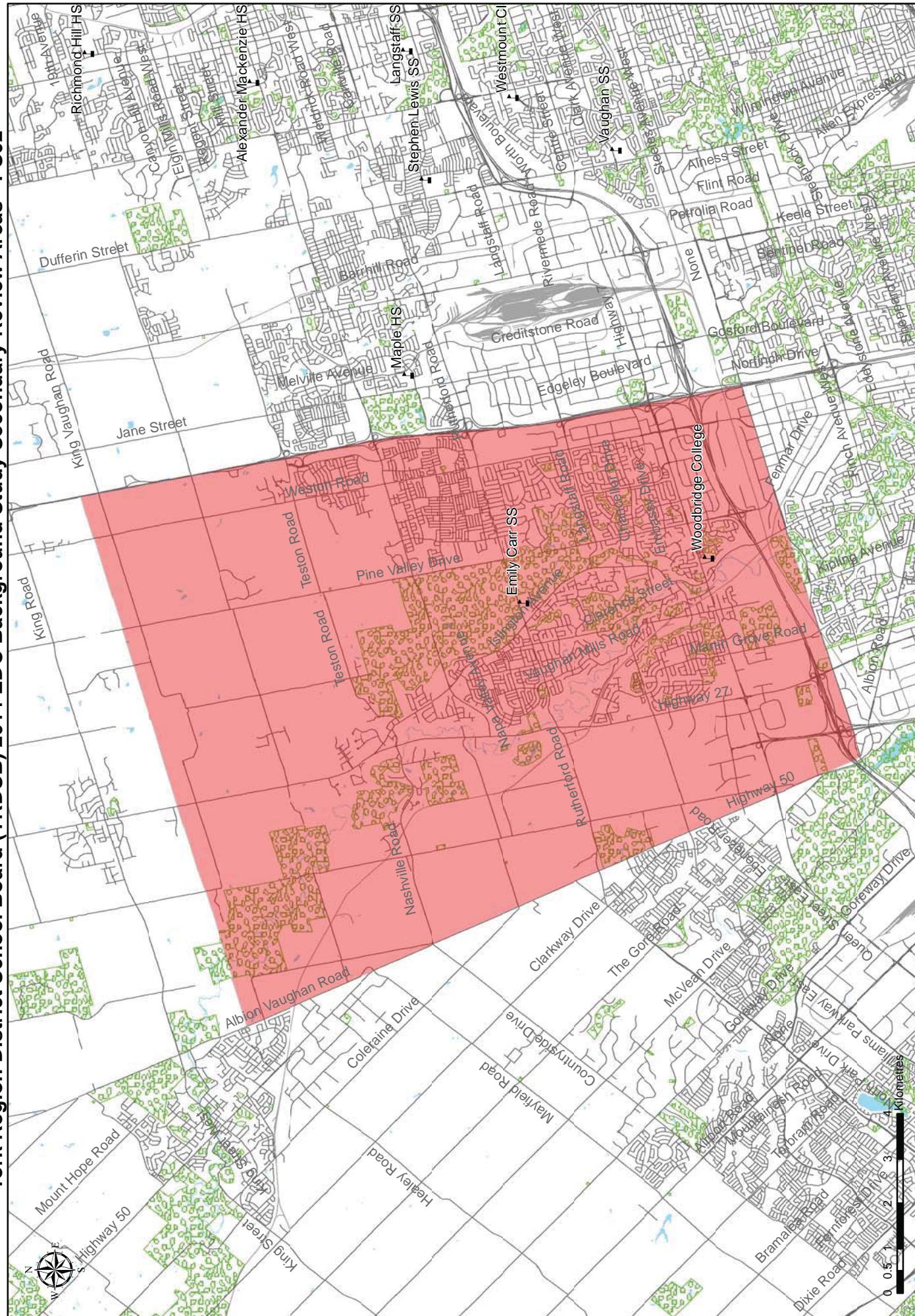
Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
33	67	100	134	154	168	176	187	215	232	315	390	453	505	559

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development Pupil Places	559
2 Available Pupil Places in Existing Facilities	256
3 Net Growth-Related Pupil Place Requirements (1-2)	303

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Secondary Review Areas - PS02



PS02 Vaughan-Woodbridge

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

Panel:

Secondary Panel
P502 Vaughan-Woodbridge

Review Area:

Growth Related Pupil Place Requirements

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current Number of temp Facilities	Current O&G Capacity	15 Year Projection of Average Daily Enrolments													
			Year 1 2013/ 2014	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	
Emily Carr SS	0	1,140.0	1,517	1,560	1,650	1,737	1,775	1,811	1,824	1,862	1,968	1,518	1,476	1,428	1,348	
Woodbridge College	0	807.0	7	924	911	897	892	877	849	834	807	783	756	767	800	825
New Tommy Douglas SS	0	1,119.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL:	3,366.0	7	2,440	2,471	2,547	2,638	2,652	2,660	2,526	2,432	2,351	2,274	2,228	2,173	2,103	2,078
AVAILABLE PUPIL PLACES:															1,288	

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

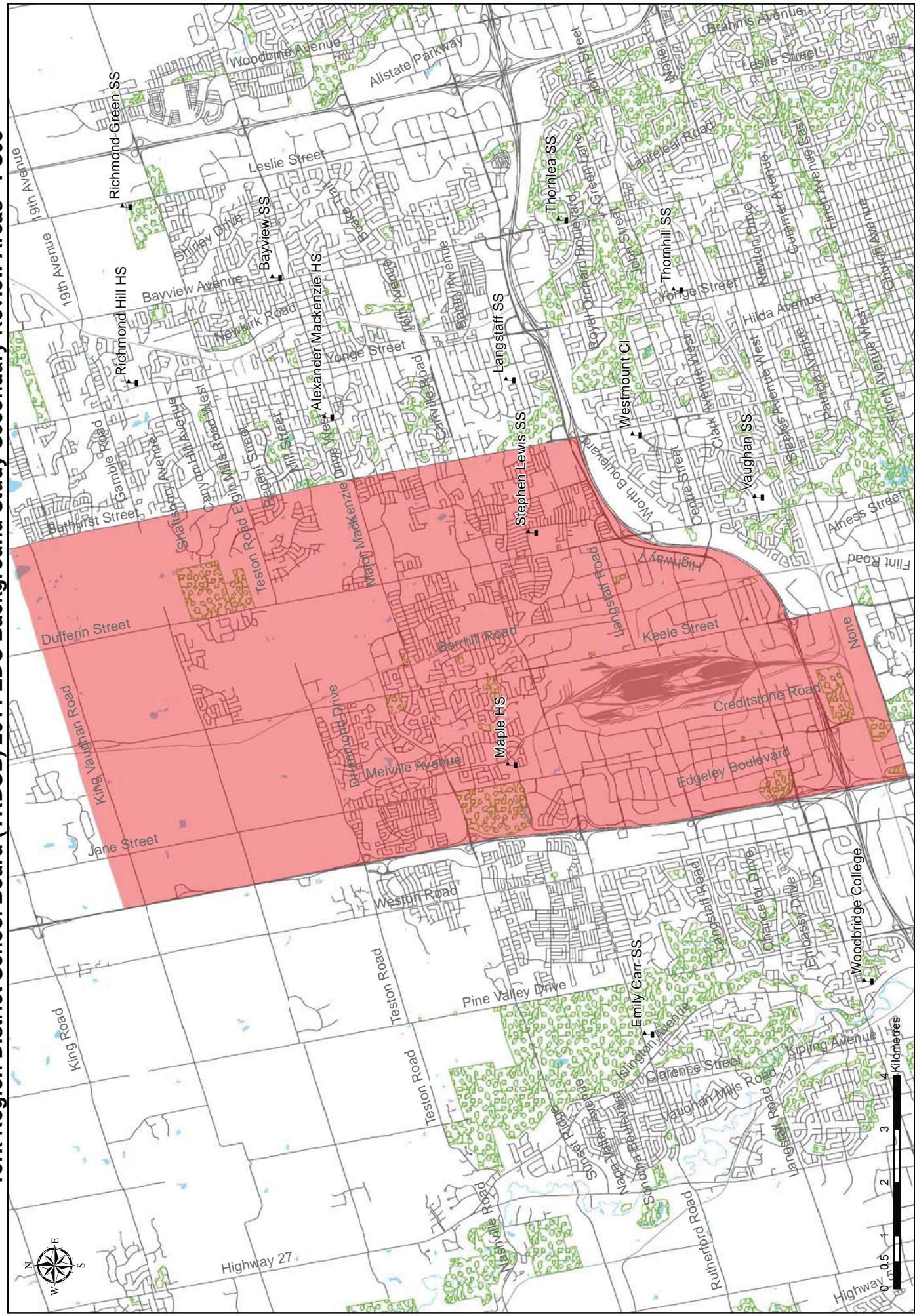
Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	
53	106	159	213	245	270	285	305	352	414	481	561	620	663	707

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development Pupil Places	707
2 Available Pupil Places in Existing Facilities	1,288
3 Net Growth-Related Pupil Place Requirements (1-2)	-

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Secondary Review Areas - PS03



PS03 Vaughan-Maple

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

Panel:

Secondary Panel

Review Area:

PS03

Vaughan/Maple

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current Number of temp Facilities	Current ONG Capacity	Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
Maple HS	4	1,146.0	1,214	1,197	1,167	1,198	1,132	1,080	1,064	1,001	985	950	900	887	841	831	812
Stephen Lewis SS	0	1,358.0	1,323	1,442	1,491	1,587	1,684	1,666	1,703	1,704	1,674	1,651	1,638	1,620	1,558	1,683	1,698
TOTAL:	4	2,397.0	2,572	2,519	2,649	2,658	2,795	2,797	2,764	2,767	2,706	2,658	2,600	2,538	2,507	2,500	2,514
AVAILABLE PUPIL PLACES:																	
																	-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

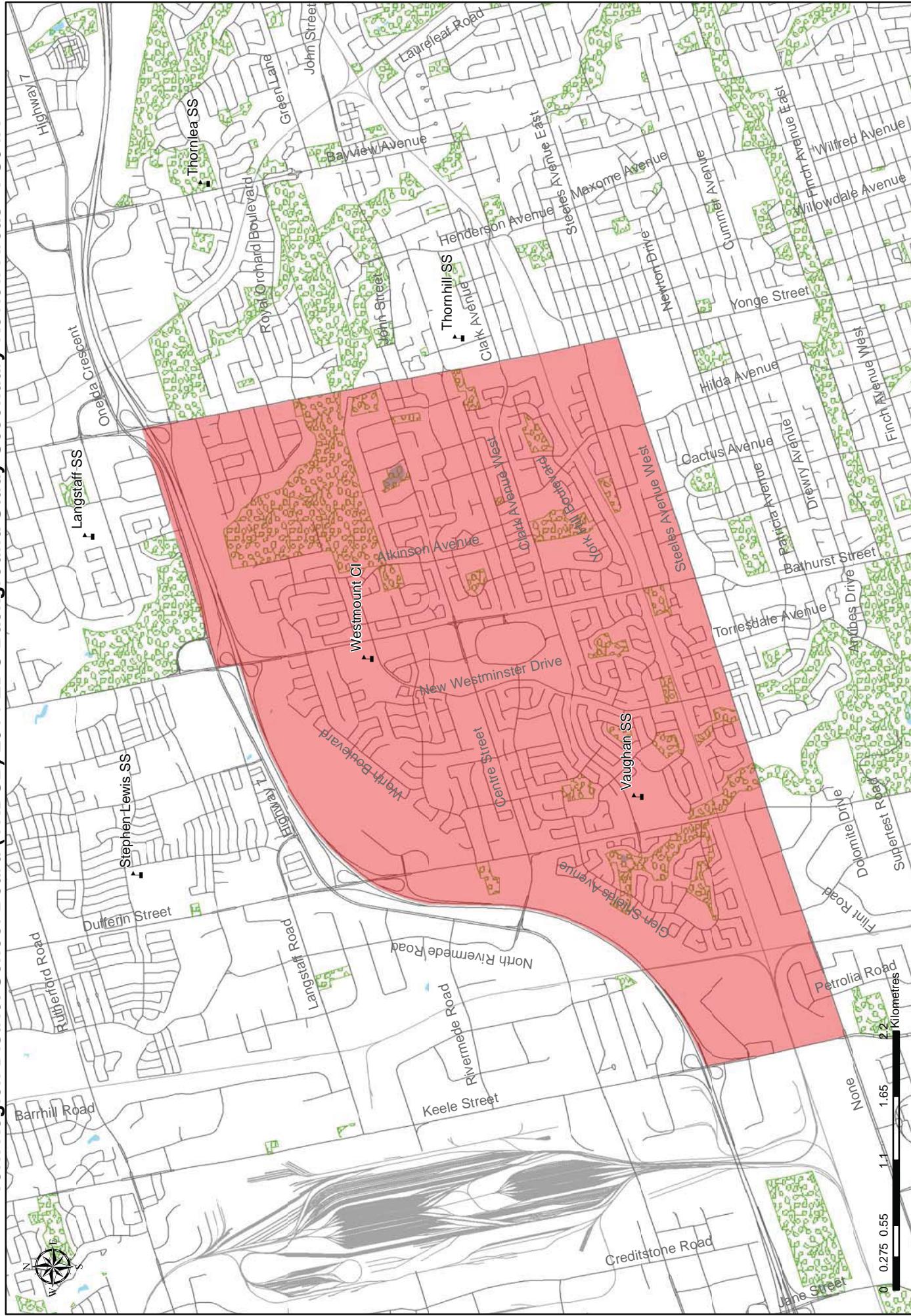
	Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
	60	120	180	240	276	322	354	390	460	550	655	802	912	1,000	1,090

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development Pupil Places	1,090
2 Available Pupil Places in Existing Facilities	-
3 Net Growth-Related Pupil Place Requirements (1-2)	1,090

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Review Areas - PS04A



PS04A Vaughan-Thornhill

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

Panel:

Secondary Panel

Review Area:

PSD4A

Vaughan-Thornhill

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current Number of temp Facilities	Current ONG Capacity	Year 1 2013/2014	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029	
Vaughan SS	0	990.0	1,159	1,219	1,334	1,367	1,536	1,634	1,697	1,895	1,960	1,997	2,105	2,106	2,045	1,985	1,915	
Westmount CI	0	996.0	1,157	1,327	1,459	1,584	1,654	1,496	1,350	1,170	1,067	974	838	804	733	697	666	
TOTAL:	1,986.0	0	2,316	2,546	2,793	2,951	3,169	3,130	3,047	3,065	3,027	2,971	2,963	2,910	2,778	2,682	2,581	
AVAILABLE PUPIL PLACES:																		
-																		

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

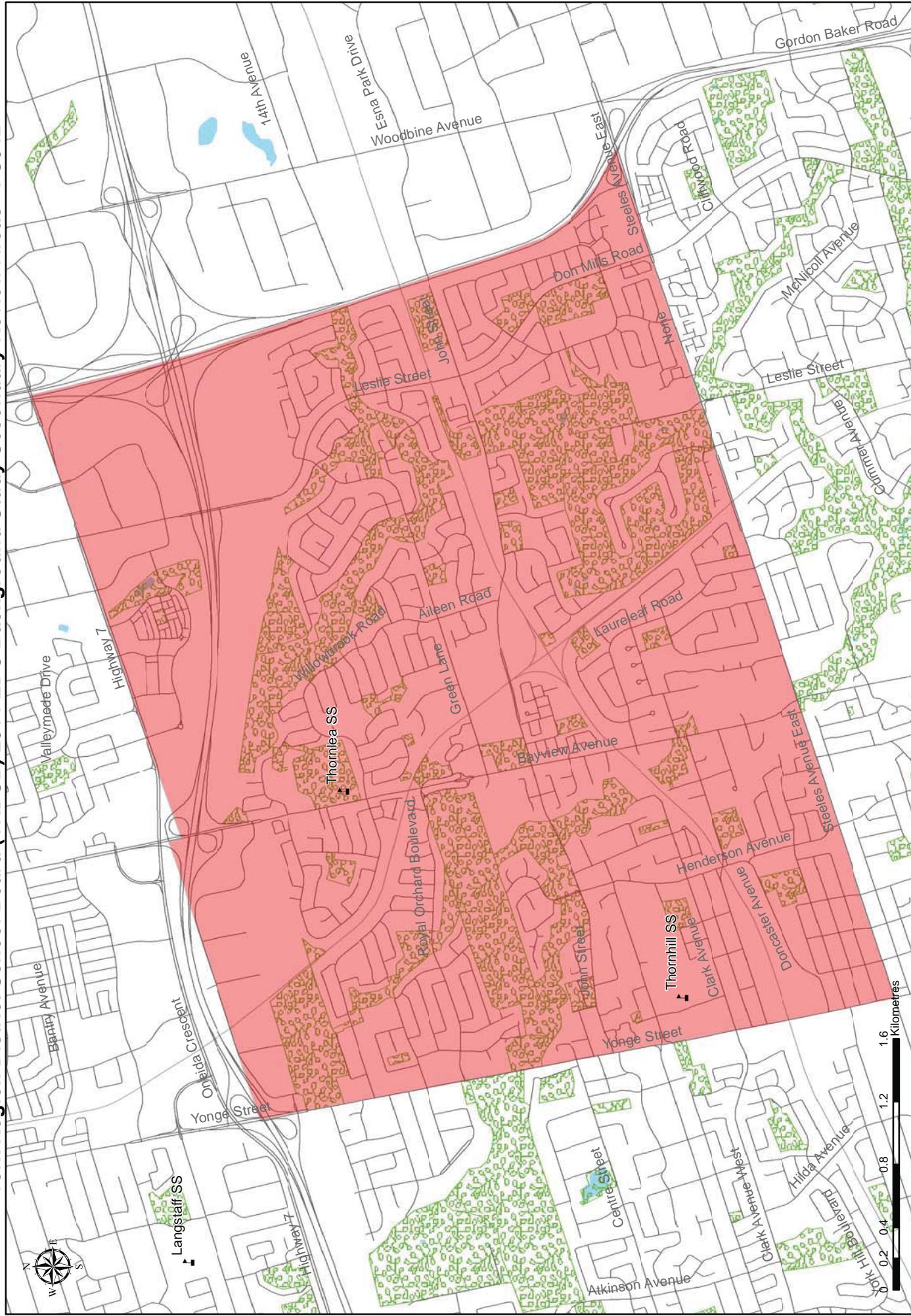
Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029	
8	16	23	31	36	40	43	46	53	63	77	93	106	117	128	

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development Pupil Places	128
2 Available Pupil Places in Existing Facilities	-
3 Net Growth-Related Pupil Place Requirements (1-2)	128

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Secondary Review Areas - PS04B



PS04B Markham-Thornhill

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

Panel:

Secondary Panel

Review Area:

PSG4B

Markham-Thornhill

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current Number of temp Facilities	Current ONG Capacity	15 Year Projection of Average Daily Enrolments														
			Year 1 2013/ 2014	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027		
Thornhill SS	6	1,050	1,029	976	959	962	970	961	929	861	814	812	835	866	862		
Thornlea SS	0	769	744	646	671	659	635	656	638	644	656	683	696	715	694	661	
TOTAL:	2,301.0	6	1,819	1,773	1,630	1,622	1,621	1,606	1,617	1,567	1,506	1,469	1,495	1,531	1,581	1,556	1,484
AVAILABLE PUPIL PLACES:															845		

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

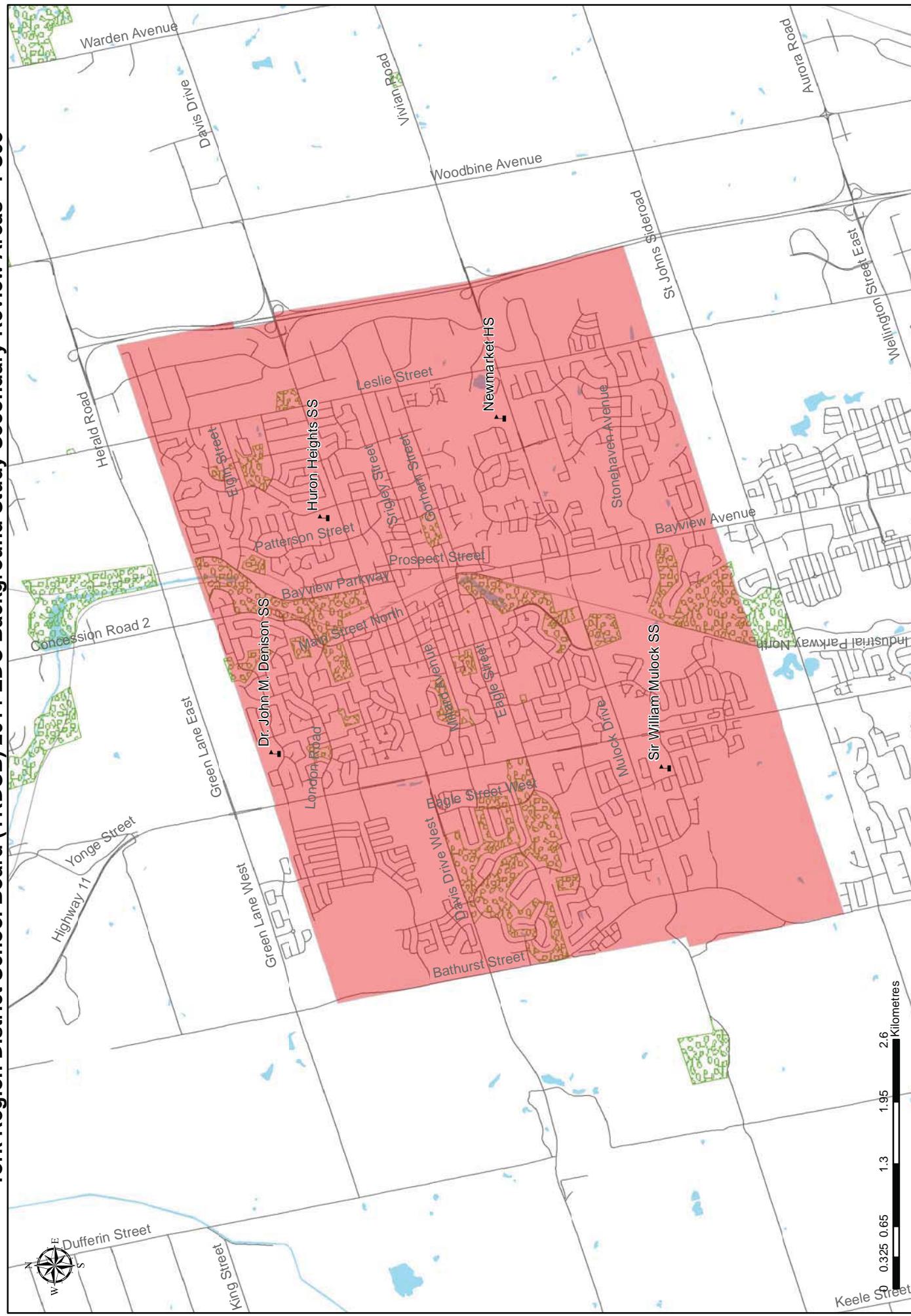
	15 Year Projection of Average Daily Enrolments														
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
	6	12	18	24	27	39	48	56	70	87	114	146	174	198	223

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development Pupil Places	223
2 Available Pupil Places in Existing Facilities	845
3 Net Growth-Related Pupil Place Requirements (1-2)	-

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Secondary Review Areas - PS05



PS05 Newmarket

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

Panel:
 Review Area:

Secondary Panel

P505

Newmarket

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects		Current Number of temp Facilities	Current O&G Capacity	Year 1 2013/ 2014	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
Dr. John M. Denison SS	993.0	0	925	954	996	1,037	1,089	1,100	1,115	1,062	1,071	1,041	1,025	1,063	1,054	1,054	1,027	1,012	
Huron Heights SS	1,577.0	8	1,512	1,433	1,414	1,415	1,304	1,263	1,155	1,108	1,155	1,155	1,219	1,221	1,256	1,269	1,274	1,201	1,188
Newmarket HS	1,008.0	0	1,281	1,275	1,272	1,247	1,224	1,218	1,220	1,191	1,232	1,234	1,367	1,459	1,498	1,551	1,551	1,425	1,406
Sir William Mulock SS	1,053.0	0	1,227	1,233	1,188	1,206	1,146	1,119	1,103	1,061	1,028	1,030	934	934	927	906	897	879	
TOTAL:	4,626.0	8		4,345	4,296	4,871	4,904	4,763	4,701	4,592	4,422	4,486	4,613	4,570	4,711	4,747	4,626	4,549	4,495
AVAILABLE PUPIL PLACES:																			

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

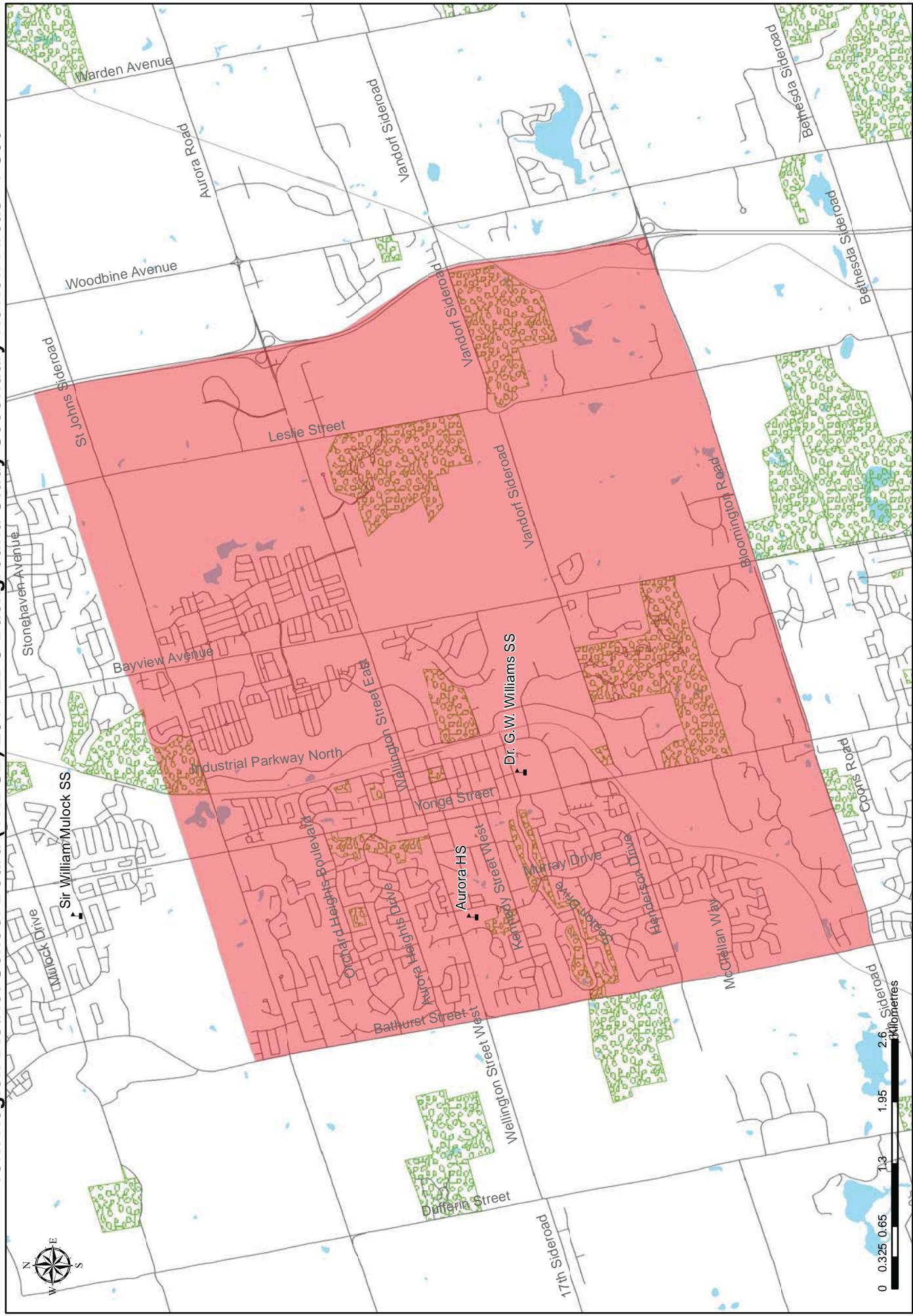
		Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
		38	76	114	151	175	186	192	202	230	268	323	390	443	485	529

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development Pupil Places	529
2 Available Pupil Places in Existing Facilities	140
3 Net Growth-Related Pupil Place Requirements (1-2)	389

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Secondary Review Areas - PS06



PS06 Aurora

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

Panel:
Review Area:

P506

Aurora

REQUIREMENTS OF EXISTING COMMUNITY

		15 Year Projection of Average Daily Enrolments															
		Current Number	Year 1 2013/ 2014/	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
Existing Schools and Projects		Current Capacity of temp Facilities	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
Aurora HS	0	0	1,126	1,161	1,114	1,172	1,216	1,228	1,266	1,344	1,373	1,457	1,517	1,500	1,484	1,401	1,389
Dr. G.W. Williams SS	8	928	850	807	728	747	697	681	669	653	665	656	625	632	589	585	581
TOTAL:	2,031.0	8	2,054	2,011	1,921	1,899	1,963	1,925	1,947	2,013	2,026	2,123	2,173	2,125	2,116	1,990	1,973
<u>AVAILABLE PUPIL PLACES:</u>																	78

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

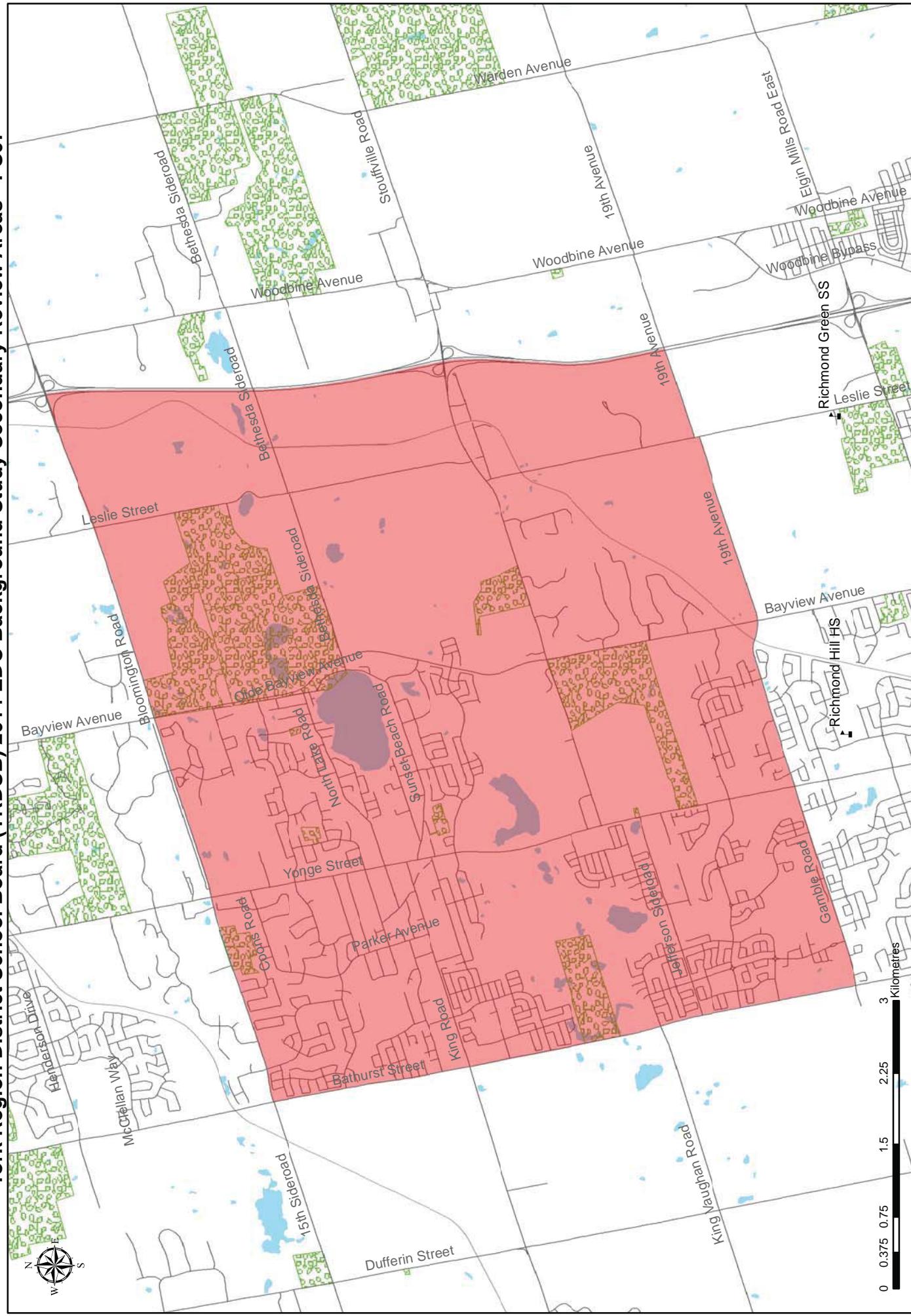
		15 Year Projection of Average Daily Enrolments														
		Year 1 2014/ 2015/	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
Calculation of Growth-Related Pupil Place Requirements		41	81	122	163	187	201	209	221	252	295	332	378	408	428	448
1 Requirements of New Development Pupil Places																448
2 Available Pupil Places in Existing Facilities																78
3 Net Growth-Related Pupil Place Requirements (1-2)																370

NOTES

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development Pupil Places	448
2 Available Pupil Places in Existing Facilities	78
3 Net Growth-Related Pupil Place Requirements (1-2)	370

York Region District School Board (YRDSB) 2014 EDC Background Study Secondary Review Areas - PS07



PS07 Oak Ridges

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

Secondary Panel

REQUIREMENTS OF EXISTING COMMUNITY

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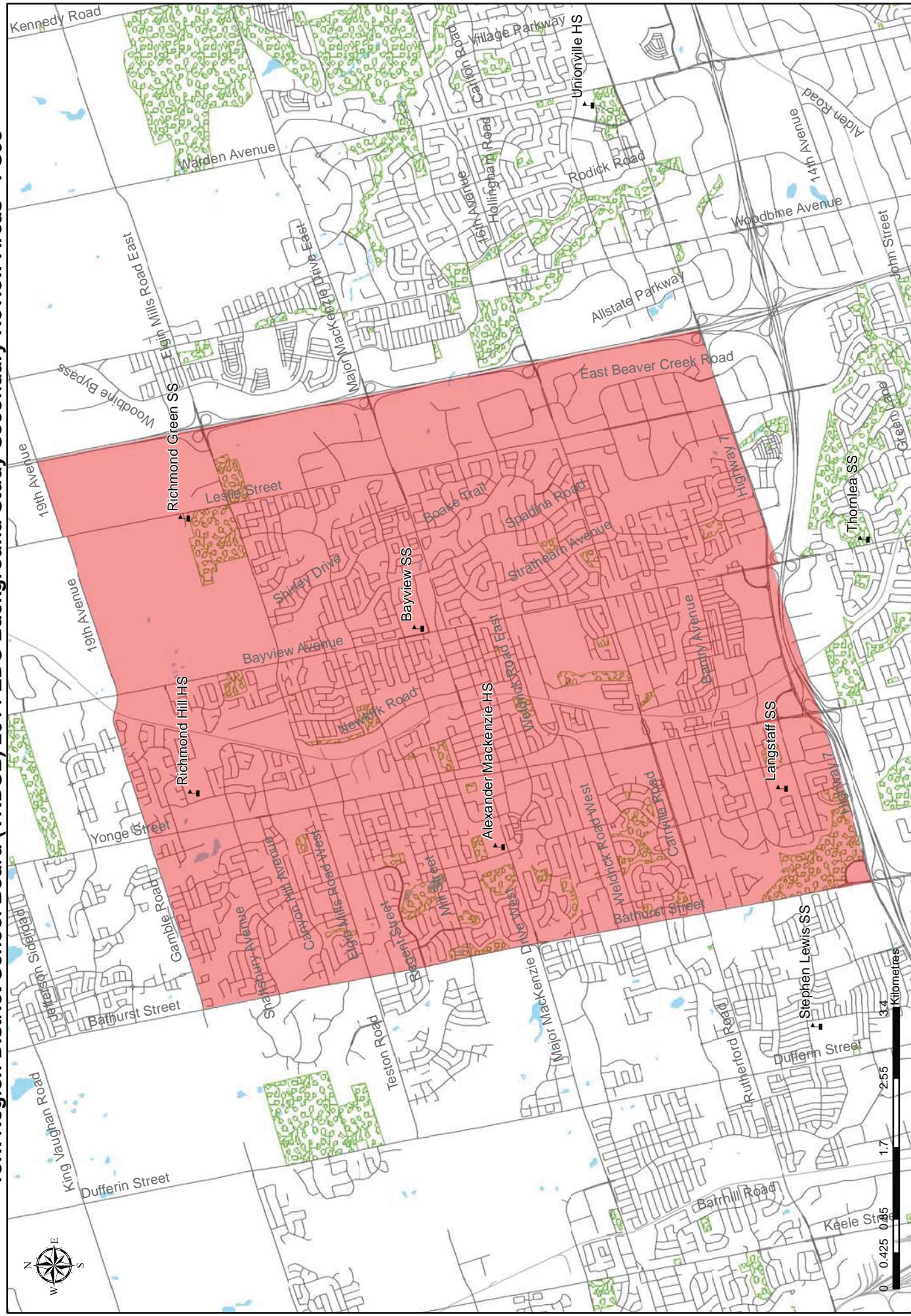
15 Year Projection of Average Daily Enrollments															
	Year 1 2014/ 2015/	Year 2 2015/ 2016/	Year 3 2016/ 2017/	Year 4 2017/ 2018/	Year 5 2018/ 2019/	Year 6 2019/ 2020/	Year 7 2020/ 2021/	Year 8 2021/ 2022/	Year 9 2022/ 2023/	Year 10 2023/ 2024/	Year 11 2024/ 2025/	Year 12 2025/ 2026/	Year 13 2026/ 2027/	Year 14 2027/ 2028/	Year 15 2028/ 2029/
54	108	163	217	250	266	274	288	328	381	459	551	625	684	744	

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	744
2 Available Pupil Places in Existing Facilities	744
3 Net Growth-Related Pupil Place Requirements (1-2)	-

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Secondary Review Areas - PS08



PS08 Richmond Hill

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

Secondary Panel:

Richmond Hill

REQUIREMENTS OF EXISTING COMMUNITY

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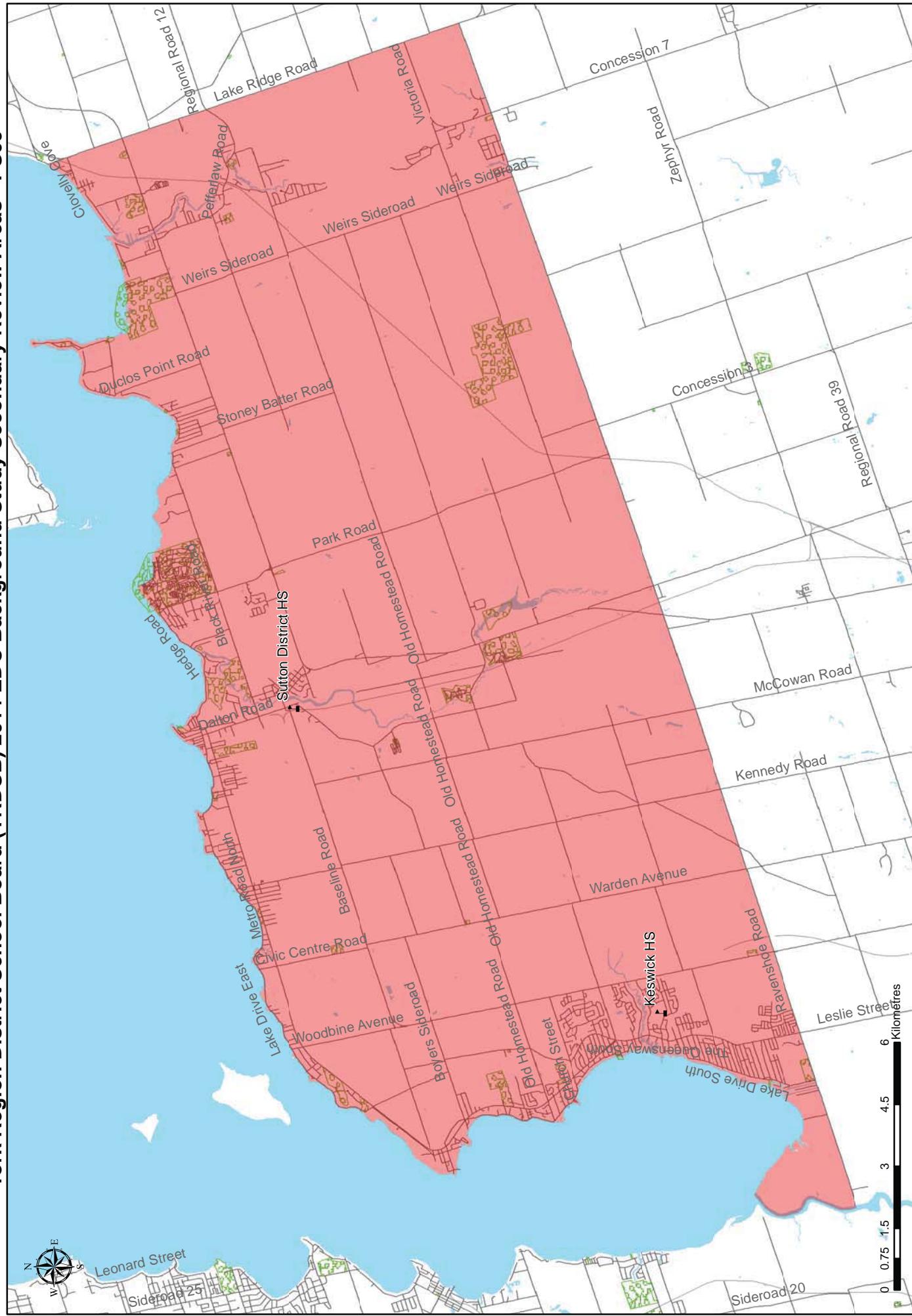
15 Year Projection of Average Daily Enrollments									
Year 1 2014/ 2015/	Year 2 2015/ 2016/	Year 3 2016/ 2017/	Year 4 2017/ 2018/	Year 5 2018/ 2019/	Year 6 2019/ 2020/	Year 7 2020/ 2021/	Year 8 2021/ 2022/	Year 9 2022/ 2023/	Year 10 2023/ 2024/
96	192	288	384	443	465	474	494	558	646
									739
									850
									928
									983
									1,039
									Year 14 2026/ 2027/
									Year 15 2027/ 2028/
									Year 16 2028/ 2029/

CONTINUATION OF GROWTH RELATED REQUIREMENTS

1 Requirements of New Development (Pupil Places)	1,039
2 Net Growth-Related Pupil Places in Existing Facilities	847
3 Net Growth-Related Pupil Places (1-2)	832

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Secondary Review Areas - PS09



PS09 Georgina

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

Panel:

Review Area:

Secondary Panel

P509

Georgina

REQUIREMENTS OF EXISTING COMMUNITY

		15 Year Projection of Average Daily Enrolments																
		Current Number	Year 1 2013/ 2014/	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	
Existing Schools and Projects		Current Capacity of temp Facilities	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027		
Keswick HS	996.0	6	1,181	1,064	1,056	1,010	994	972	947	929	903	922	929	906	941	933	917	922
Sutton DHS	1,209.0	0	638	573	583	533	501	459	436	420	404	432	424	408	429	414	416	419
TOTAL:	2,205.0	6	1,819	1,637	1,639	1,563	1,495	1,432	1,383	1,349	1,307	1,354	1,353	1,314	1,370	1,347	1,333	1,341
AVAILABLE PUPIL PLACES:																	864	

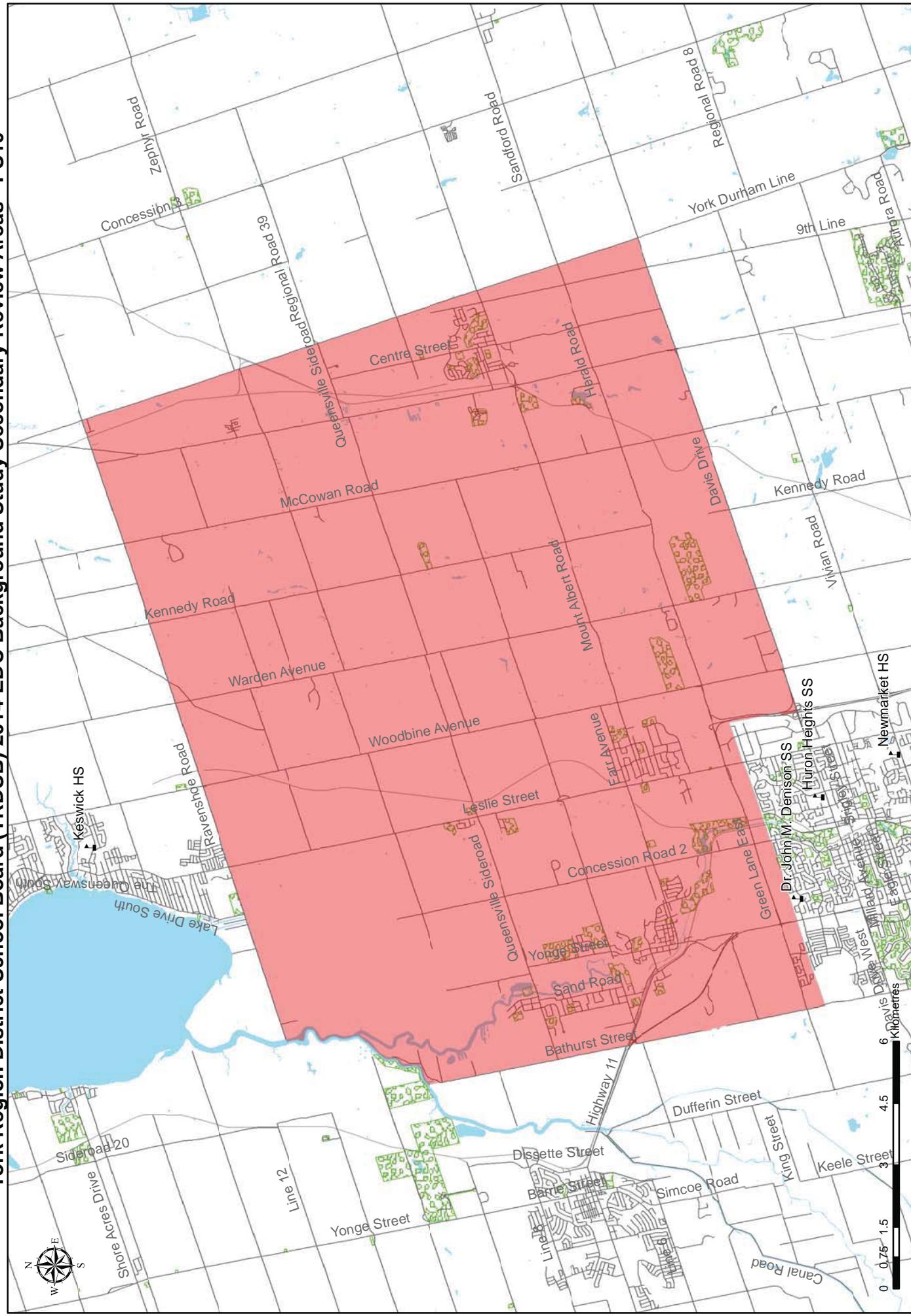
REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

		15 Year Projection of Average Daily Enrolments														
		Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS		2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
		32	64	96	128	148	191	222	255	309	378	455	548	622	682	742

NOTES

1 Requirements of New Development Pupil Places	742
2 Available Pupil Places in Existing Facilities	864
3 Net Growth-Related Pupil Place Requirements (1-2)	-

York Region District School Board (YRDSB) 2014 EDC Background Study Secondary Review Areas - PS10



PS10 East Gwillimbury

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

Secondary Panel

REQUIREMENTS OF EXISTING COMMUNITY

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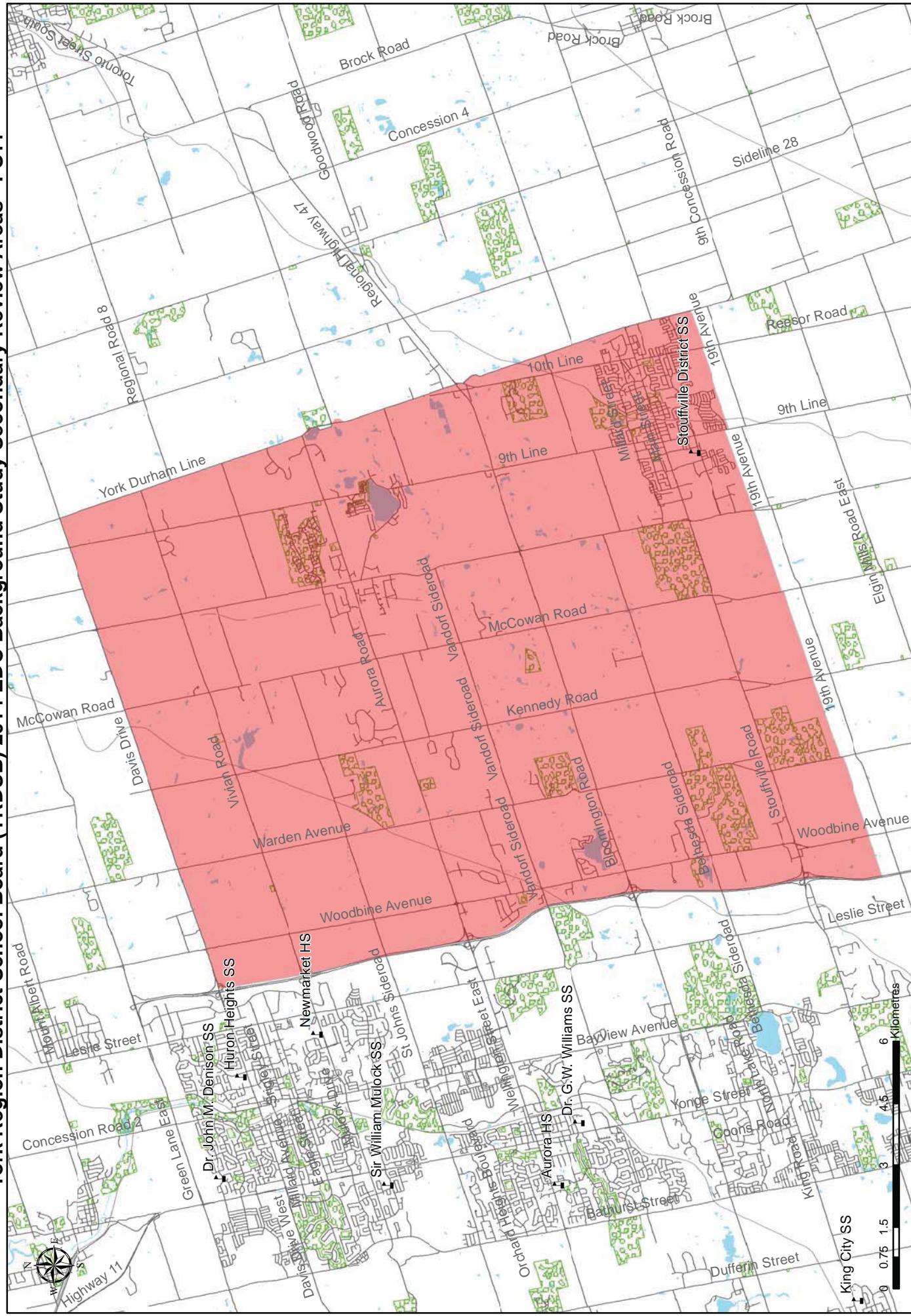
15 Year Projection of Average Daily Enrollments															
	Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
113	226	339	452	521	594	642	701	819	974	1,187	1,440	1,647	1,814	1,984	

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

<u>CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS</u>	
1 Requirements of New Development (Pupil Places)	1,984
2 Available Places in Existing Facilities	-
3 Net Growth-Related Pupil Places Requirements (1-2)	1,984

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Secondary Review Areas - PS11



PS11 Whitchurch-Stouffville

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

Panel:
 Review Area:

Secondary Panel

PS11

Whitchurch-Stouffville

REQUIREMENTS OF EXISTING COMMUNITY

	Existing Schools and Projects	Current Number of temp Facilities	Current O&G Capacity	15 Year Projection of Average Daily Enrolments													
				Year 1 2013/ 2014	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	
Stouffville DSS	0	1,224	1,242.0	1,213	1,217	1,240	1,281	1,335	1,325	1,322	1,358	1,386	1,438	1,530	1,541	1,577	
TOTAL:		1,242.0	0	1,224	1,213	1,217	1,240	1,281	1,335	1,325	1,322	1,358	1,386	1,438	1,530	1,541	1,577
AVAILABLE PUPIL PLACES:																1,602	1,623

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

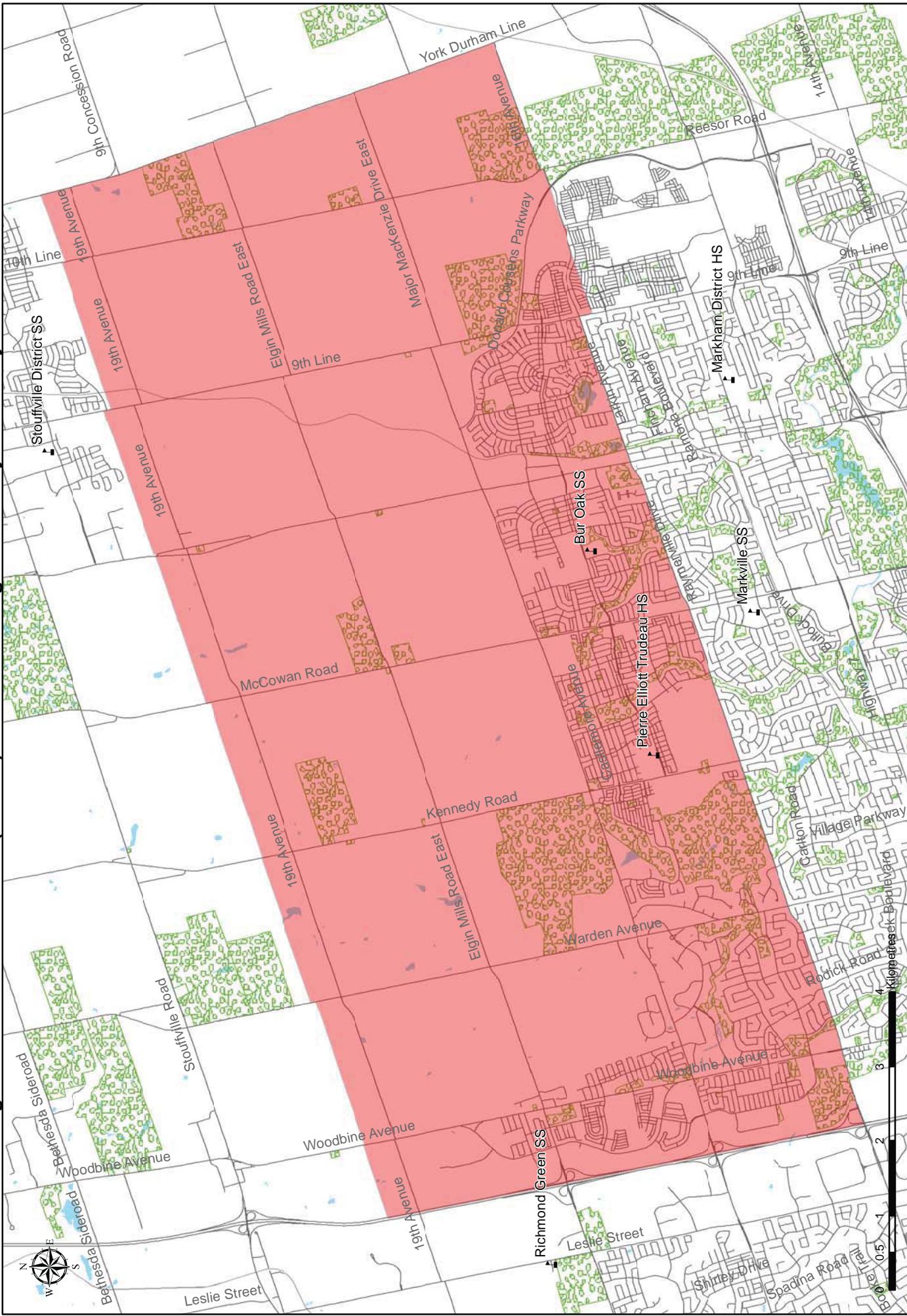
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
	38	77	115	153	177	207	227	251	296	334	405	467	510	540	571

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development Pupil Places	571
2 Available Pupil Places in Existing Facilities	-
3 Net Growth-Related Pupil Place Requirements (1-2)	571

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Secondary Review Areas - PS12



PS12 Markham North

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

Panel:
Secondary Panel

Review Area:
PS12 Markham-North

REQUIREMENTS OF EXISTING COMMUNITY

	Existing Schools and Projects	Current Number of temp Facilities	Current ONG Capacity	15 Year Projection of Average Daily Enrolments													
				Year 1 2013/ 2014	Year 2 2014/ 2015	Year 3 2015/ 2016	Year 4 2016/ 2017	Year 5 2017/ 2018	Year 6 2018/ 2019	Year 7 2019/ 2020	Year 8 2020/ 2021	Year 9 2021/ 2022	Year 10 2022/ 2023	Year 11 2023/ 2024	Year 12 2024/ 2025	Year 13 2025/ 2026	Year 14 2026/ 2027
Bur Oak SS	0	1,497.6	1,605	1,693	1,701	1,735	1,758	1,756	1,825	1,756	1,716	1,702	1,620	1,580	1,565	1,562	
Pierre Elliott Trudeau HS	8	1,745.8	1,831	1,893	2,008	2,030	2,074	2,150	2,222	2,444	2,580	2,717	2,765	2,710	2,686	2,614	2,611
TOTAL:	2,559.0	8	3,243	3,437	3,586	3,709	3,764	3,832	3,908	3,983	4,269	4,335	4,433	4,467	4,330	4,266	4,179
AVAILABLE PUPIL PLACES:																0	4,173

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

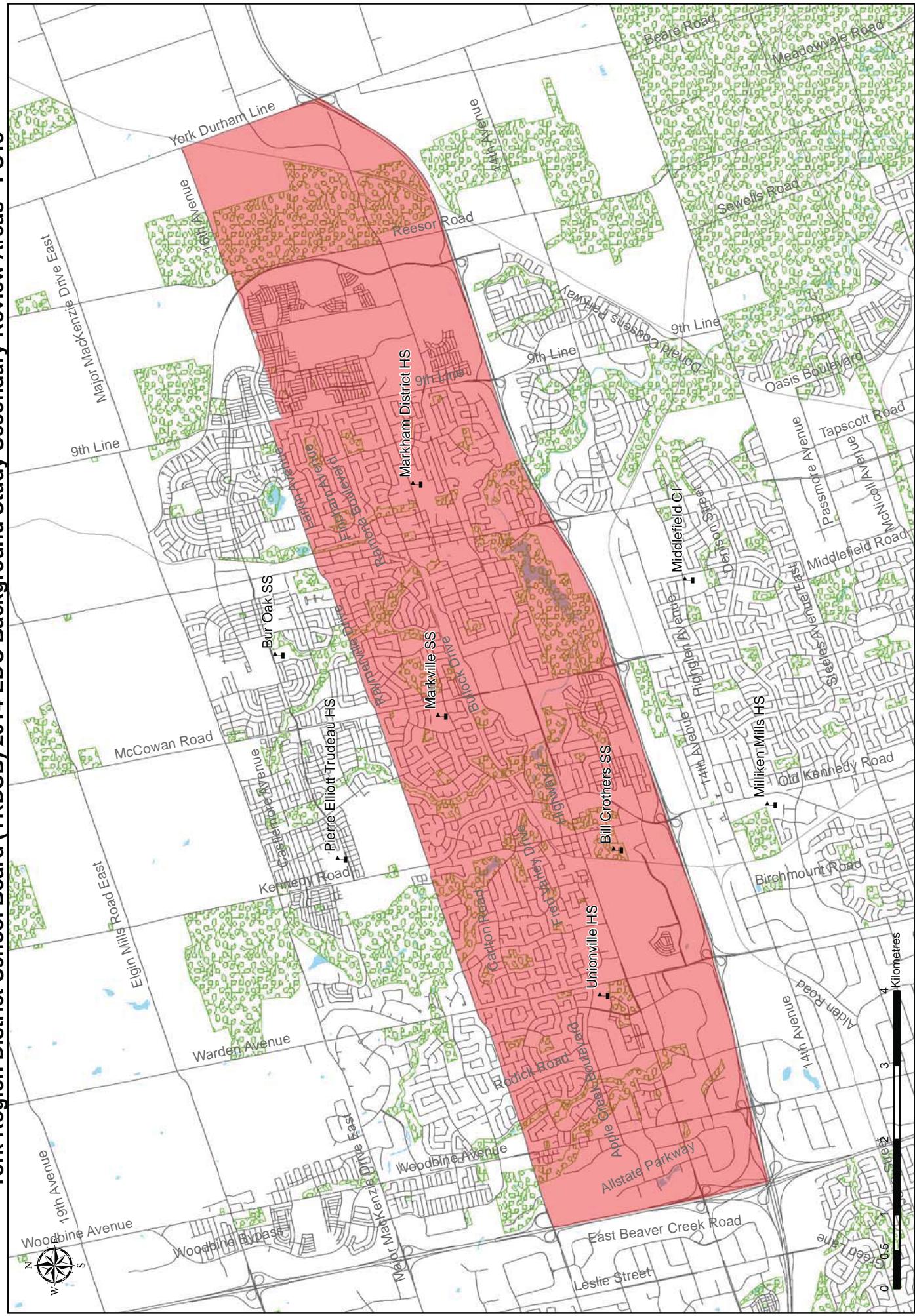
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
	61	123	184	245	282	348	395	446	534	648	769	914	1,027	1,115	1,205

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development Pupil Places	1,205
2 Available Pupil Places in Existing Facilities	-
3 Net Growth-Related Pupil Place Requirements (1-2)	1,205

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Review Areas - PS13



PS13 Markham Centre

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

Panel:

Review Area:

Secondary Panel

PS13

Markham-Centre

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current Number of temp Facilities	Current ONG Capacity	15 Year Projection of Average Daily Enrolments											
			Year 1 2013/ 2014	Year 2 2014/ 2015	Year 3 2015/ 2016	Year 4 2016/ 2017	Year 5 2017/ 2018	Year 6 2018/ 2019	Year 7 2019/ 2020	Year 8 2020/ 2021	Year 9 2021/ 2022	Year 10 2022/ 2023	Year 11 2023/ 2024	Year 12 2024/ 2025
Bill Crothers SS	0	1,397	1,287	0	1,453	1,489	1,500	1,545	1,523	1,522	1,525	1,526	1,526	1,526
Markham DHS	0	1,176	1,071	2	1,269	1,362	1,296	1,563	1,541	1,496	1,457	1,402	1,311	1,296
Markville SS	0	1,071	1,347	14	1,617	1,604	1,600	1,594	1,630	1,519	1,346	1,357	1,330	1,289
Unionville HS														
TOTAL:	4,881.0	16	5,236	5,255	5,883	6,029	6,101	5,841	5,813	5,742	5,639	5,613	5,528	5,391
AVAILABLE PUPIL PLACES:														
														0

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

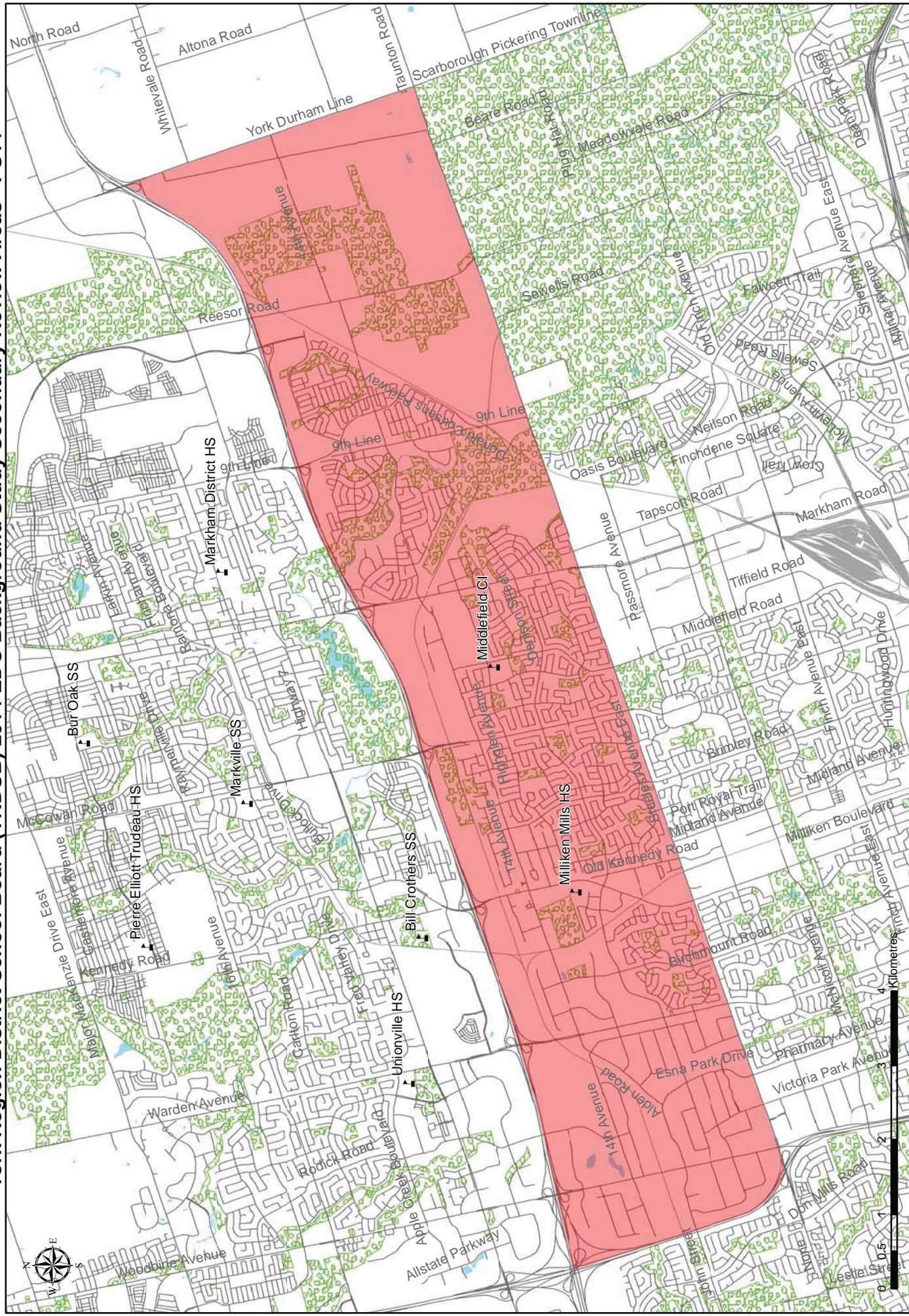
	15 Year Projection of Average Daily Enrolments														
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
	120	241	361	481	555	551	538	541	593	669	741	829	881	911	940

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development Pupil Places	940
2 Available Pupil Places in Existing Facilities	0
3 Net Growth-Related Pupil Place Requirements (1-2)	940

NOTES

York Region District School Board (YRDSB) 2014 EDC Background Study Secondary Review Areas - PS14



PS14 Markham South

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

Secondary Panel

Review Area: PS14 Markham-South

REQUIREMENTS OF EXISTING COMMUNITY

REQUIREMENTS OF EXISTING COMMUNITY

REQUIREMENTS OF NEW DEVELOPMENT (SUBAHIAH AT/VS)

REQUIREMENTS OF NEW DEVELOPMENT (SUBAHIAH AT/VS)

15 Year Projection of Average Daily Enrollments															
	Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
14	28	42	56	65	70	73	78	83	104	118	135	147	155	163	

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	163
2 Required Pupil Places in Existing Facilities	255
3 Net Growth-Related Pupil Place Requirements (1-2)	-

NOTES

York Region District School Board
 Education Development Charge Submission 2014
Form G - Growth-Related Net Education Land Costs

ELEMENTARY PANEL

Review Area	Site Status (Optional, Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Site Location/ Facility Type	Net Growth-Related Pupil Place	Proposed School	Attributed to Net Growth-Related Pupil Place	Percent of Capacity Requirements	Total Number of Overtized Sites)*	Acreage To Be Funded in EDC	Cost Per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation	Previously Financed From	Current EDC Costs	Total Education Land Costs
PE01B	Optioned	2017	Elementary School Site	70	601	11.63%	6.10	0.71	\$ 703,377	\$ 49,737	\$ 64,915	\$ 46,339	\$	\$ 67,211	\$ 678,202	
PE02	Owned	2013	Elementary School Site	615	615	100.00%	6.00	6.00	\$ -	\$ -	\$ 513,558	\$ -	\$ 16,009	\$ 56,433	\$ 554,042	
PE02	Optioned	2018	Elementary School Site	121	615	19.67%	6.00	1.18	\$ 590,000	\$ 649,268	\$ 110,231	\$ 67,402	\$	\$ 90,951	\$ 917,862	
PE03A	Designated	2019	Elementary School Site	591	615	96.10%	6.00	5.77	\$ 1,523,000	\$ 878,1395	\$ 550,245	\$ 2,426,138	\$	\$ 1,293,389	\$ 13,051,167	
PE04A	Designated	2018	Elementary School Site	615	615	100.00%	5.00	5.00	\$ 2,600,000	\$ 13,000,000	\$ 466,847	\$ 2,801,581	\$	\$ 1,789,577	\$ 18,058,045	
PE04A	Designated	2024	Elementary School Site	409	615	81.14%	5.00	4.06	\$ 2,600,000	\$ 10,547,367	\$ 431,661	\$ 2,914,209	\$	\$ 1,428,351	\$ 15,422,198	
PE04B	Optioned	2014	Elementary School Site	615	615	100.00%	6.00	6.00	\$ 1,950,000	\$ 11,700,000	\$ 513,558	\$ -	\$	\$ 1,343,526	\$ 13,557,084	
PE04B	Designated	2020	Elementary School Site Accommodated in Existing Facilities	140											\$ 1,706,989	\$ 17,224,670
PE05	Designated	2027	Elementary School Site	235	615	38.21%	7.00	2.17	\$ 2,400,000	\$ 6,419,512	\$ 649,512	\$ 303,802	\$ 1,773,593	\$	\$ 934,684	\$ 9,431,591
PE07A	Designated	2021	Elementary School Site	537	615	87.32%	6.00	5.24	\$ 747,500	\$ 3,916,171	\$ 478,676	\$ 1,081,966	\$	\$ 602,405	\$ 6,079,278	
PE08A	Designated	2020	Elementary School Site	440	615	71.54%	5.90	4.22	\$ 1,250,000	\$ 5,276,423	\$ 413,693	\$ 1,457,778	\$	\$ 786,059	\$ 7,931,963	
PE09	Designated	2017	Elementary School Site	615	615	100.00%	7.00	7.00	\$ 1,018,500	\$ 7,129,500	\$ 639,571	\$ 1,123,787	\$	\$ 978,240	\$ 9,871,098	
PE09	Designated	2023	Elementary School Site	335	615	54.47%	7.00	3.81	\$ 1,018,500	\$ 3,883,549	\$ 398,976	\$ 1,072,953	\$	\$ 588,898	\$ 5,942,376	
PE10D	Designated	2017	Elementary School Site	615	615	100.00%	6.00	6.00	\$ 1,716,500	\$ 10,299,000	\$ 548,204	\$ 1,623,380	\$	\$ 1,371,800	\$ 13,842,384	
PE10D	Designated	2025	Elementary School Site	233	615	41.14%	6.00	2.47	\$ 1,607,000	\$ 3,966,246	\$ 268,408	\$ 1,095,884	\$	\$ 584,407	\$ 5,917,245	
PE11A	Designated	2026	Elementary School Site	279	615	45.37%	7.00	3.18	\$ 532,500	\$ 1,691,012	\$ 352,920	\$ 467,195	\$	\$ 276,231	\$ 2,787,358	
PE11B	Designated	2028	Elementary School Site	121	615	19.67%	7.00	1.38	\$ 532,500	\$ 733,378	\$ 158,867	\$ 202,619	\$	\$ 120,548	\$ 1,216,412	
PE12	Designated	2018	Elementary School Site	615	615	100.00%	7.00	7.00	\$ 650,000	\$ 4,550,000	\$ 653,642	\$ 980,553	\$	\$ 680,279	\$ 6,854,474	
PE12	Designated	2020	Elementary School Site	615	615	100.00%	7.00	7.00	\$ 650,000	\$ 4,550,000	\$ 682,718	\$ 1,257,081	\$	\$ 713,806	\$ 7,203,695	
PE12	Designated	2022	Elementary School Site	615	615	100.00%	7.00	7.00	\$ 650,000	\$ 4,550,000	\$ 713,959	\$ 1,257,081	\$	\$ 713,237	\$ 7,227,407	
PE12	Designated	2024	Elementary School Site	615	615	100.00%	7.00	7.00	\$ 650,000	\$ 4,550,000	\$ 744,810	\$ 1,257,081	\$	\$ 720,727	\$ 7,227,618	
PE12	Designated	2028	Elementary School Site	314	615	51.06%	7.00	3.57	\$ 650,000	\$ 2,323,089	\$ 414,862	\$ 641,827	\$	\$ 371,795	\$ 3,751,563	
PE13	Designated	2015	Elementary School Site	615	615	100.00%	6.00	6.00	\$ 1,021,500	\$ 6,129,000	\$ 524,836	\$ 306,450	\$	\$ 765,653	\$ 7,725,959	
PE13	TBD	2018	Elementary School Site Accommodated in Existing Facilities	166										\$ 1,540,977	\$ 10,373,109	
PE13	Designated	2013	Elementary School Site	615	615	100.00%	6.00	6.00	\$ -	\$ -	\$ 513,558	\$ -	\$ 53,789	\$ 56,433	\$ 56,262	

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

PE14	Owned	2014	Elementary School Site	615	615	100.00%	6,00	\$ 6,00	\$ -	\$ 513,538	\$ -	\$ 56,493	\$ 570,051	
PE14	Designated	2018	Elementary School Site	615	615	100.00%	6,00	\$ 6,00	\$ 1,680,000	\$ 10,080,000	\$ 560,264	\$ 2,172,303	\$ 1,049,419	\$ 14,221,986
PE14	Designated	2020	Elementary School Site	615	615	100.00%	6,00	\$ 6,00	\$ 1,580,000	\$ 10,080,000	\$ 585,187	\$ 2,784,938	\$ 1,479,530	\$ 14,299,655
PE14	TBD	2022	Elementary School Site	615	615	100.00%	7,00	\$ 7,00	\$ 1,494,500	\$ 10,461,500	\$ 713,089	\$ 2,890,320	\$ 1,547,180	\$ 15,612,089
PE14	TBD	2024	Elementary School Site	615	615	100.00%	7,00	\$ 7,00	\$ 1,494,500	\$ 10,461,500	\$ 744,810	\$ 2,890,320	\$ 1,550,569	\$ 15,647,299
PE14	TBD	2026	Elementary School Site	108	615	17.60%	7,00	\$ 1,73	\$ 1,494,500	\$ 1,841,394	\$ 136,930	\$ 508,743	\$ 273,534	\$ 2,760,651
PE15A	Designated	2018	Elementary School Site	584	615	95.00%	6,00	\$ 5,70	\$ 2,400,000	\$ 13,680,000	\$ 532,251	\$ 2,948,126	\$ 1,687,690	\$ 19,048,067
Total:				15,864	19,666		204,00	\$ 160,19	\$ 190,600,443	\$ 15,483,625	\$ 42,823,096	\$ 69,798	\$ 27,380,492	\$ 276,217,858

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

SECONDARY PANEL

Review Area	Site Status (Optional, 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)	Acreage To Be Funded in EDC	Cost Per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Previously Financed From EDC	Less Financing Costs	Total Education Costs
PS01			Accommodated in Existing Facilities	303											
PS03	Optional	2014	Secondary School Site	1090	1419	76.81%	17.00	13.06	\$ 1,950,000	\$ 25,464,059	\$ 1,117,715	\$ 0	\$ 2,924,070	\$ 29,505,844	
PS04A			Accommodated in Existing Facilities	128											
PS05			Accommodated in Existing Facilities	389											
PS06			Accommodated in Existing Facilities	370											
PS07	TBD	2026	Secondary School Site	744	1201	61.97%	15.00	9.29	\$ 1,018,500	\$ 9,464,163	\$ 1,032,691	\$ 2,614,774	\$	\$ 1,442,316	\$ 14,53,944
PS08	TBD	2016	Secondary School Site	892	1201	74.27%	15.00	11.14	\$ 1,716,500	\$ 19,123,039	\$ 995,986	\$ 1,960,111	\$	\$ 2,428,757	\$ 24,507,903
PS10	Designated	2026	Secondary School Site	1,201		100.00%	15.00	15.00	\$ 650,000	\$ 9,750,000	\$ 1,667,018	\$ 2,693,745	\$	\$ 1,552,234	\$ 15,662,987
PS10	Owned	1996	Secondary School Site *	783	1201	65.20%	39.00	25.13	\$	\$ 837,100	\$ -	\$	\$ 92,033	\$ 92,033	\$ 92,033
PS11	TBD	2020	Secondary School Site	571	1201	47.54%	15.00	7.13	\$ 1,021,500	\$ 7,284,886	\$ 693,549	\$ 2,012,680	\$	\$ 1,099,271	\$ 11,092,386
PS12	TBD	2016	Secondary School Site	1,205		100.00%	15.00	15.00	\$ 1,494,500	\$ 22,417,500	\$ 1,341,008	\$ 2,297,794	\$	\$ 2,866,257	\$ 28,922,569
PS13	TBD	2018	Secondary School Site	940	1201	78.27%	15.00	11.74	\$ 2,400,000	\$ 28,176,520	\$ 1,096,271	\$ 6,072,216	\$	\$ 3,888,051	\$ 39,233,058
Total:				8,616	9,830		146.00	107.79	\$ 121,680,167	\$ 8,783,338	\$ 17,651,320	\$	\$ 16,293,050	\$ 164,407,875	

* Oversized site purchased in 1996 with environmental constraint in middle of site. Site prep costs have only been applied to the EDC eligible portion of 15 acres which is 9.78 acres (15 acres x 65.2% = 9.78 acres)

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

Determination of Total Growth-Related Net Education Land Costs

Total:	Education Land Costs (Form G)	\$ 440,625,733
Add:	EDC Financial Obligations (Form A2)	\$ 88,568,215
Subtotal:	Net Education Land Costs	\$ 529,193,948
Less:	Operating Budget Savings	
	Positive EDC Reserve Fund Balance	
Subtotal:	Growth-Related Net Education Land Costs	\$ 529,193,948
Add:	EDC Study Costs	\$ 750,000
Total:	Growth-Related Net Education Land Costs	\$ 529,943,948

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%	\$ 52,994,395
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	90%	\$ 476,949,553

Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	\$ 476,949,553
Net New Dwelling Units (Form C)	142,411
Uniform Residential EDC per Dwelling Unit	\$ 3,349

Calculation of Non-Residential Charge - Board Determined GFA

Non-Residential Growth-Related Net Education Land Costs	\$ 52,994,395
GFA Method:	
Non-Exempt Board-Determined GFA (Form D)	91,450,978
Non-Residential EDC per Square Foot of GFA	\$ 0.58

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

Determination of Total Growth-Related Net Education Land Costs

Total:	Education Land Costs (Form G)	\$ 440,625,733
Add:	EDC Financial Obligations (Form A2)	\$ 88,568,215
Subtotal:	Net Education Land Costs	\$ 529,193,948
Less:	Operating Budget Savings	
	Positive EDC Reserve Fund Balance	
Subtotal:	Growth-Related Net Education Land Costs	\$ 529,193,948
Add:	EDC Study Costs	\$ 750,000
Total:	Growth-Related Net Education Land Costs	\$ 529,943,948

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%	\$ 52,994,395
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	90%	\$ 476,949,553

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

Non-Residential Growth-Related Net Education Land Costs	\$ 52,994,395
GFA Method:	
Non-Exempt Board-Determined GFA (Form D)	91,450,978
Non-Residential EDC per Square Foot of GFA	\$ 0.58

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

Residential Growth-Related Net Education Land Costs: \$ 476,949,553

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	51,060	0.278	14,195	60.4%	0.118	6,014	54%	20,208	58%
Medium Density	30,981	0.197	6,112	26.0%	0.092	2,838	26%	8,951	26%
High Density	60,370	0.053	3,189	13.6%	0.037	2,220	20%	5,408	16%
Total	142,411	0.1650	23,496	100%	0.0777	11,072	100%	34,563	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	\$ 278,828,325	\$ 51,060	\$ 5,461
Medium Density	\$ 123,497,559	\$ 30,981	\$ 3,986
High Density	\$ 74,623,669	\$ 60,370	\$ 1,236

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

Education Development Charges Submission 2014

York Catholic District School Board

<u>Proposed Date of By-Law Passage:</u>	On or after June 9, 2014
<u>Date of Public Meeting #1/#2:</u>	May 15, 2014
<u>Date of Public Meeting #3:</u>	June 9, 2014

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

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Projected Elementary Panel Enrollment (Assumes Full Day JK/SK)					
Elementary Panel Board-Wide Capacity	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019
43,438.0	37,313	37,331	37,508	37,945	38,004

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Projected Secondary Panel Enrollment					
Secondary Panel Board-Wide Capacity	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019
18,225.0	18,277	18,263	18,275	18,046	18,313

A.2: EDC FINANCIAL OBLIGATIONS (Estimated to June 8, 2014)

Adjusted Outstanding Principal:	\$ 45,836,069
Less Adjusted EDC Reserve Fund Balance:	-\$ 35,475,257
Total EDC Financial Obligations:	\$ 10,360,812

York Catholic District School Board
 Education Development Charges Submission 2014
 Form B - Dwelling Unit Summary

PROJECTION OF GROSS NEW DWELLING UNITS BY BOARD PLANNING AREA

	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	Total All Units
King																
Low Density	263	263	263	263	263	263	263	263	263	170	170	170	103	103	103	2,680
Medium Density	30	30	30	30	30	30	30	30	30	41	41	41	51	51	51	609
High Density	21	21	21	21	21	21	21	21	21	57	57	57	70	70	70	743
Total	314	268	268	268	224	224	224	224	4,332							
Vaughan-Woodbridge																
Low Density	38	38	38	38	38	38	38	38	38	15	15	15	15	15	15	339
Medium Density	27	27	27	27	27	27	27	27	27	48	48	48	29	29	29	517
High Density	232	232	232	232	232	232	232	232	232	113	113	113	42	42	42	1,937
Total	297	177	177	177	177	86	86	86	2,793							
Vaughan-Kleinburg																
Low Density	432	432	432	432	432	432	432	432	432	222	222	222	258	258	258	4,560
Medium Density	163	163	163	163	163	163	163	163	163	209	209	209	244	244	244	3,080
High Density	49	49	49	49	49	49	49	49	49	19	19	19	38	38	38	530
Total	644	451	451	451	540	540	540	540	8,171							
Maple-West																
Low Density	119	119	119	119	119	119	119	119	119	231	231	231	181	181	181	181
Medium Density	6	6	6	6	6	6	6	6	6	34	34	34	156	156	156	156
High Density	143	143	143	143	143	143	143	143	143	259	259	259	142	142	142	2,719
Total	268	523	523	523	479	479	479	479	6,554							
Maple-East																
Low Density	307	307	307	307	307	307	307	307	307	242	242	242	105	105	105	105
Medium Density	109	109	109	109	109	109	109	109	109	121	121	121	138	138	138	1,842
High Density	31	31	31	31	31	31	31	31	31	39	39	39	87	87	87	87
Total	447	402	402	402	402	329	329	329	5,889							
Maple-Yaughan Centre																
Low Density	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Density	136	136	136	136	136	136	136	136	136	80	80	80	78	78	78	1,470
High Density	681	681	681	681	681	681	681	681	681	756	756	756	630	630	630	10,333
Total	817	836	836	836	708	708	708	708	11,803							
Vaughan-Thornhill																
Low Density	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	9
Medium Density	55	55	55	55	55	55	55	55	55	64	64	64	28	28	28	738
High Density	171	171	171	171	171	171	171	171	171	120	120	120	202	202	202	2,466
Total	228	185	185	185	230	230	230	230	3,213							
Markham-Thornhill																
Low Density	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Medium Density	20	20	20	20	20	20	20	20	20	23	23	23	21	21	21	320
High Density	187	187	187	187	187	187	187	187	187	558	558	558	687	687	687	7,159
Total	207	581	581	581	708	708	708	708	7,481							
Newmarket-West																
Low Density	124	124	124	124	124	124	124	124	124	50	50	50	1	1	1	876
Medium Density	63	63	63	63	63	63	63	63	63	53	53	53	26	26	26	708
High Density	62	62	62	62	62	62	62	62	62	78	78	78	99	99	99	99
Total	250	181	181	181	125	125	125	125	2,780							
Newmarket-East																
Low Density	85	85	85	85	85	85	85	85	85	34	34	34	0	0	0	594
Medium Density	3	3	3	3	3	3	3	3	3	9	9	9	33	33	33	220
High Density	120	120	120	120	120	120	120	120	120	178	178	178	187	187	187	2,423
Total	207	221	221	221	220	220	220	220	3,238							
Aurora-West																
Low Density	12	12	12	12	12	12	12	12	12	5	5	5	0	0	0	89
Medium Density	32	32	32	32	32	32	32	32	32	36	36	36	17	17	17	425
High Density	87	87	87	87	87	87	87	87	87	75	75	75	59	59	59	1,105
Total	131	117	117	117	76	76	76	76	1,619							

York Catholic District School Board
 Education Development Charges Submission 2014
 Form B - Dwelling Unit Summary

PROJECTION OF GROSS NEW DWELLING UNITS BY BOARD PLANNING AREA

	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029	Total All Units
Aurora East																
Low Density	312	312	312	312	312	312	312	312	312	125	125	125	0	0	0	2,185
Medium Density	117	117	117	117	117	117	72	72	72	72	72	25	25	25	25	1,069
High Density	70	70	70	70	70	70	61	61	61	61	61	46	46	46	46	882
Total	499	499	499	499	499	499	257	257	257	257	257	71	71	71	71	4,136
Richmond Hill																
Low Density	86	86	86	86	86	86	35	35	35	35	35	0	0	0	0	603
Medium Density	130	130	130	130	130	130	103	103	103	103	103	91	91	91	91	1,620
High Density	730	730	730	730	730	730	488	488	488	488	488	211	211	211	211	7,144
Total	945	945	945	945	945	945	627	627	627	627	627	202	202	202	202	9,367
Oak Ridges																
Low Density	571	571	571	571	571	571	377	377	377	377	377	143	143	143	143	5,451
Medium Density	314	314	314	314	314	314	189	189	189	189	189	82	82	82	82	2,929
High Density	145	145	145	145	145	145	73	73	73	73	73	11	11	11	11	1,146
Total	1,030	1,030	1,030	1,030	1,030	1,030	639	639	639	639	639	236	236	236	236	9,525
Genesee																
Low Density	340	340	340	340	340	340	284	284	284	284	284	258	258	258	258	4,410
Medium Density	89	89	89	89	89	89	101	101	101	101	101	111	111	111	111	1,506
High Density	170	170	170	170	170	170	166	166	166	166	166	164	164	164	164	2,495
Total	599	599	599	599	599	599	550	550	550	550	550	533	533	533	533	8,411
East Gwillimbury																
Low Density	649	649	649	649	649	649	753	753	753	753	753	887	887	887	887	11,447
Medium Density	238	238	238	238	238	238	293	293	293	293	293	376	376	376	376	4,531
High Density	163	163	163	163	163	163	200	200	200	200	200	202	202	202	202	2,821
Total	1,049	1,049	1,049	1,049	1,049	1,049	1,246	1,246	1,246	1,246	1,246	1,464	1,464	1,464	1,464	18,799
Whitchurch-Stouffville																
Low Density	498	498	498	498	498	498	262	262	262	262	262	45	45	45	45	3,977
Medium Density	68	68	68	68	68	68	100	100	100	100	100	99	99	99	99	1,337
High Density	126	126	126	126	126	126	124	124	124	124	124	123	123	123	123	1,868
Total	682	682	682	682	682	682	486	486	486	486	486	268	268	268	268	7,181
Markham North																
Low Density	605	605	605	605	605	605	509	509	509	509	509	399	399	399	399	7,565
Medium Density	491	491	491	491	491	491	519	519	519	519	519	532	532	532	532	5,707
High Density	179	179	179	179	179	179	229	229	229	229	229	326	326	326	326	3,667
Total	1,275	1,275	1,275	1,275	1,275	1,275	1,257	1,257	1,257	1,257	1,257	1,256	1,256	1,256	1,256	19,939
Markham Centre																
Low Density	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	12
Medium Density	31	31	31	31	31	31	33	33	33	33	33	12	12	12	12	383
High Density	940	940	940	940	940	940	560	560	560	560	560	170	170	170	170	8,355
Total	973	973	973	973	973	973	595	595	595	595	595	183	183	183	183	8,750
Markham South																
Low Density	34	34	34	34	34	34	29	29	29	29	29	6	6	6	6	344
Medium Density	65	65	65	65	65	65	46	46	46	46	46	52	52	52	52	816
High Density	71	71	71	71	71	71	44	44	44	44	44	5	5	5	5	597
Total	170	170	170	170	170	170	119	119	119	119	119	62	62	62	62	1,758
Total Jurisdiction																
Low Density	4,467	4,467	4,467	4,467	4,467	4,467	3,345	3,345	3,345	3,345	3,345	2,400	2,400	2,400	2,400	51,060
Medium Density	2,187	2,187	2,187	2,187	2,187	2,187	2,175	2,175	2,175	2,175	2,175	2,200	2,200	2,200	2,200	32,808
High Density	4,376	4,376	4,376	4,376	4,376	4,376	4,198	4,198	4,198	4,198	4,198	3,501	3,501	3,501	3,501	60,370
Total	11,030	11,030	11,030	11,030	11,030	11,030	9,717	9,717	9,717	9,717	9,717	8,101	8,101	8,101	8,101	144,238

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

Planning Area	Number of Units
King	4,032
Vaughan-Woodbridge	2,793
Vaughan-Kleinburg	8,171
Maple-West	6,354
Maple-East	5,889
Maple-Vaughan Centre	11,803
Vaughan-Thornhill	3,213
Markham-Thornhill	7,481
Newmarket West	2,780
Newmarket East	3,238
Aurora West	1,619
Aurora East	4,136
Richmond Hill	9,367
Oak Ridges	9,525
Georgina	8,411
East Gwillimbury	18,799
Whitchurch-Stouffville	7,181
Markham North	18,939
Markham Centre	8,750
Markham South	1,758
Grand Total Gross New Units In By-Law Area	144,238
Less: Statutorily Exempt Units In By-Law Area	1,827
Total Net New Units In By-Law Area	142,411

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

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

Total Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years From Date of By-Law Passage:	103,125,937
Less: Board-Determined Gross Floor Area From Exempt Development:	11,674,959
Net Estimated Board-Determined Gross Floor Area:	91,450,978

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

York Catholic District School Board

Education Development Charges Submission 2014
Form E - Growth Related Pupils - Secondary Panel

Elementary Planning Area		Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils	Secondary Planning Area			Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
King		Low Density	2,680	0.1896	508	Low Density	6,202	0.0420	261			
		Medium Density	575	0.1172	67	Medium Density	2,768	0.0272	75			
		High Density	743	0.0324	24	High Density	6,328	0.0166	105			
	Total	Total	3,998	0.1500	600	Total	15,298	0.0288	441			
Vaughan-Woodbridge		Low Density	339	0.3698	125	Low Density	10,795	0.0875	945			
		Medium Density	488	0.2145	105	Medium Density	7,414	0.0832	617			
		High Density	1,937	0.0628	122	High Density	14,218	0.0335	476			
	Total	Total	2,765	0.1272	352	Vaughan Central, North	32,427	0.0628	2,038			
Vaughan-Kleinburg		Low Density	4,560	0.2553	1,164	Low Density	6,060	0.0365	221			
		Medium Density	2,909	0.1191	347	Medium Density	4,311	0.0271	117			
		High Density	530	0.0378	20	High Density	8,316	0.0112	93			
	Total	Total	7,999	0.1914	1,531	Total	18,687	0.0231	431			
Maple-West		Low Density	2,652	0.2785	739	Low Density	7	0.1544	1			
		Medium Density	928	0.1532	142	Medium Density	883	0.0515	45			
		High Density	2,719	0.0366	99	High Density	4,549	0.0175	80			
	Total	Total	6,299	0.1556	980	Total	5,439	0.0232	126			
Maple-East		Low Density	3,264	0.0980	320	Low Density	1	0.1175	0			
		Medium Density	1,739	0.0510	89	Medium Density	129	0.0696	9			
		High Density	783	0.0162	13	High Density	7,121	0.0332	236			
	Total	Total	5,786	0.0728	421	Total	7,250	0.0338	245			
Maple-A Vaughan Centre		Low Density	-	0.0000	-	Low Density	16,081	0.0130	209			
		Medium Density	1,389	0.1417	197	Medium Density	5,798	0.0166	96			
		High Density	10,333	0.0367	379	High Density	5,340	0.0067	36			
	Total	Total	11,721	0.0491	576	Total	27,219	0.0125	341			
Vaughan-Thornhill		Low Density	9	0.0730	1	Georgia, East Gwillimbury	11,914	0.0442	526			
		Medium Density	697	0.0371	12	Low Density	9,677	0.0266	258			
		High Density	2,466	0.0088	22	Medium Density	14,498	0.0136	197			
	Total	Total	3,172	0.0108	34	High Density	36,089	0.0272	981			
Markham-Thornhill		Low Density	1	0.0820	0							
		Medium Density	302	0.0254	8							
		High Density	7,159	0.0110	79							
	Total	Total	7,463	0.0116	86							
Newmarket West		Low Density	876	0.1048	92							
		Medium Density	669	0.0599	40							
		High Density	1,195	0.0164	20							
	Total	Total	2,740	0.0553	151							
Newmarket East		Low Density	594	0.1096	65							
		Medium Density	2,423	0.0221	15							
		High Density	2,08	0.0206	50							
	Total	Total	3,226	0.0403	130							
Aurora West		Low Density	89	0.1217	11							
		Medium Density	401	0.0809	32							
		High Density	1,105	0.0204	23							
	Total	Total	1,595	0.0412	66							
Aurora East		Low Density	2,185	0.1435	313							
		Medium Density	1,099	0.0778	78							
		High Density	882	0.0261	23							
	Total	Total	4,076	0.1018	415							

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

Elementary Planning Area		Dwelling Unit Type	Secondary Planning Area	Dwelling Unit Type	Secondary Pupil Yield	Secondary Growth-Related Pupils
King		Low Density	2,680	0.1896	508	Low Density
		Medium Density	575	0.1172	67	Medium Density
		High Density	743	0.0324	24	High Density
	Total	Total	3,998	0.1500	600	Total
Vaughan Central, North		Low Density	1,164	0.1272	352	Low Density
		Medium Density	347	0.0515	89	Medium Density
		High Density	320	0.0175	22	High Density
	Total	Total	1,531	0.1272	431	Total
Markham, Thornhill		Low Density	1,97	0.1544	7	Low Density
		Medium Density	197	0.0515	89	Medium Density
		High Density	197	0.0175	22	High Density
	Total	Total	341	0.1544	981	Total
Georgia, East Gwillimbury		Low Density	197	0.0442	526	Low Density
		Medium Density	197	0.0266	258	Medium Density
		High Density	197	0.0136	197	High Density
	Total	Total	526	0.0442	1,970	Total
Whitchurch-Stouffville		Low Density	197	0.0272	66	Low Density
		Medium Density	197	0.0136	34	Medium Density
		High Density	197	0.0072	18	High Density
	Total	Total	66	0.0272	981	Total

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

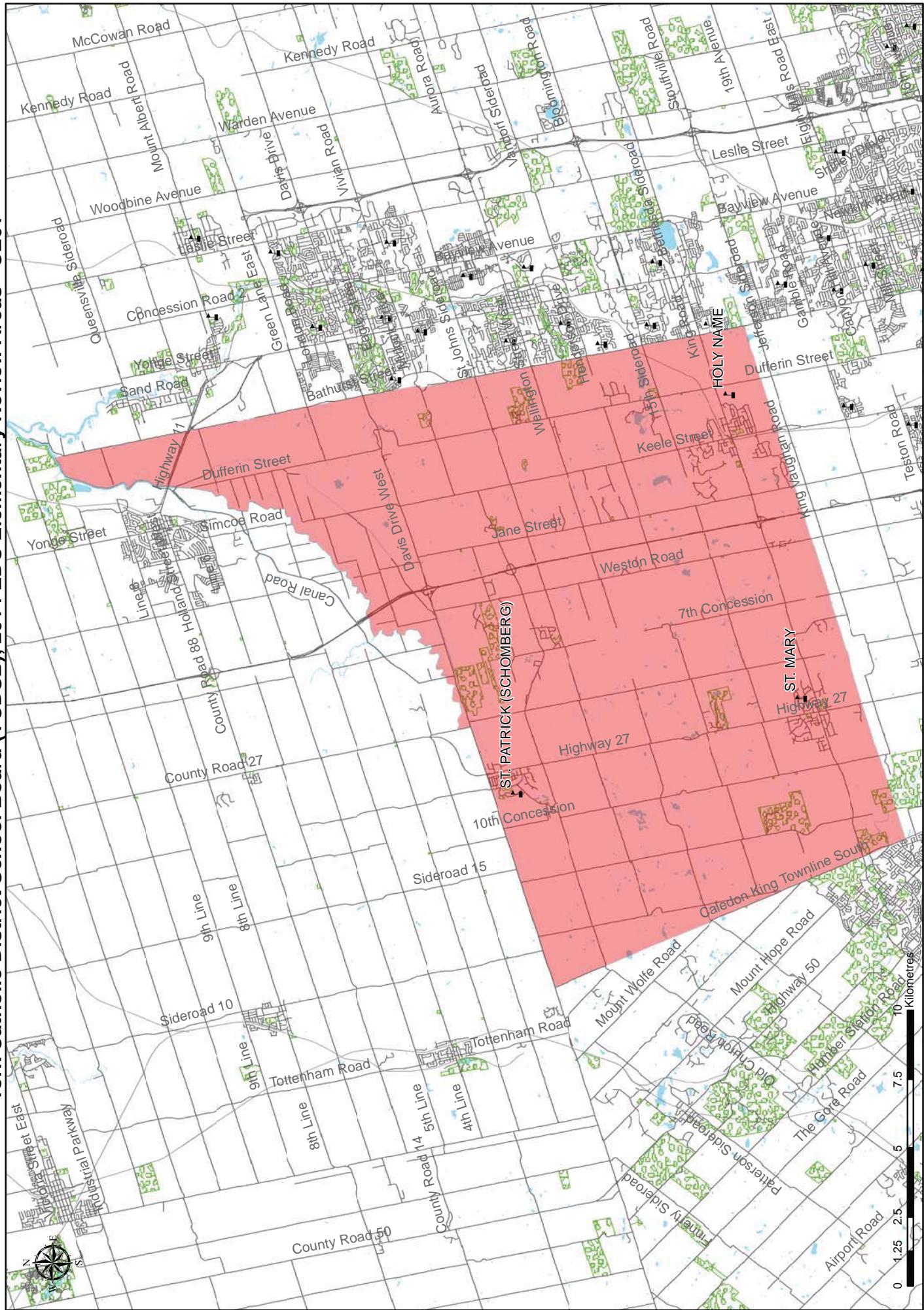
York Catholic District School Board
 Education Development Charges Submission 2014
 Form E - Growth Related Pupils - Secondary Panel

Elementary Planning Area		Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
		Low Density	603	0.0791	48
		Medium Density	1,530	0.0585	89
		High Density	7,144	0.0212	151
	Richmond Hill	Total	9,277	0.0311	288
		Low Density	5,451	0.1282	699
		Medium Density	2,766	0.0705	195
		High Density	1,146	0.0200	23
	Oak Ridges	Total	9,362	0.0979	917
		Low Density	4,410	0.0631	278
		Medium Density	1,422	0.0401	57
		High Density	2,495	0.0130	33
	Georgina	Total	8,327	0.0442	368
		Low Density	11,447	0.0706	808
		Medium Density	4,278	0.0748	320
		High Density	2,821	0.0176	50
	East Gwillimbury	Total	18,546	0.0635	1,178
		Low Density	3,977	0.0690	275
		Medium Density	1,262	0.0690	87
		High Density	1,868	0.0179	34
	Whitchurch-Stouffville	Total	7,107	0.0556	395
		Low Density	7,565	0.0764	578
		Medium Density	7,278	0.0446	325
		High Density	3,667	0.0151	56
	Markham North	Total	18,510	0.0517	958
		Low Density	12	0.0710	1
		Medium Density	362	0.0613	22
		High Density	8,355	0.0222	185
	Markham Centre	Total	8,729	0.0239	208
		Low Density	344	0.0649	22
		Medium Density	771	0.0265	20
		High Density	597	0.0112	7
	Markham South	Total	1,712	0.0289	49

SUBTOTAL:	9,704
LESS: Available Pupil Places:	4,676
NET GROWTH RELATED PUPILS:	5,028

SUBTOTAL:	4,604
LESS: Available Pupil Places:	2,668
NET GROWTH RELATED PUPILS:	1,936

York Catholic District School Board (YCDSB), 2014 EDC Elementary Review Areas - CE01



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

Panel:

Review Area:

Elementary Panel

CE01

King

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects			15 Year Projections (Assume Full Day K/5SK)														
	Current OTG Capacity	Number of Temp Facilities	Year 1 2013/ 2014	Year 2 2014/ 2015	Year 3 2015/ 2016	Year 4 2016/ 2017	Year 5 2017/ 2018	Year 6 2018/ 2019	Year 7 2019/ 2020	Year 8 2020/ 2021	Year 9 2021/ 2022	Year 10 2022/ 2023	Year 11 2023/ 2024	Year 12 2024/ 2025	Year 13 2025/ 2026	Year 14 2026/ 2027	Year 15 2027/ 2028
Holy Name	553	2	368	358	351	342	333	331	318	311	300	291	285	281	279	277	
St. Mary Nobleton	516	2	471	487	477	478	465	457	438	429	413	402	393	387	384	382	
St. Patrick (Schomberg)	343	0	331	326	324	318	313	310	304	306	298	282	280	274	270	266	
TOTAL:	1,412.0	4	1,170	1,171	1,152	1,132	1,131	1,108	1,093	1,061	1,038	995	972	952	938	930	
AVAILABLE PUPIL PLACES:															921	491	

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

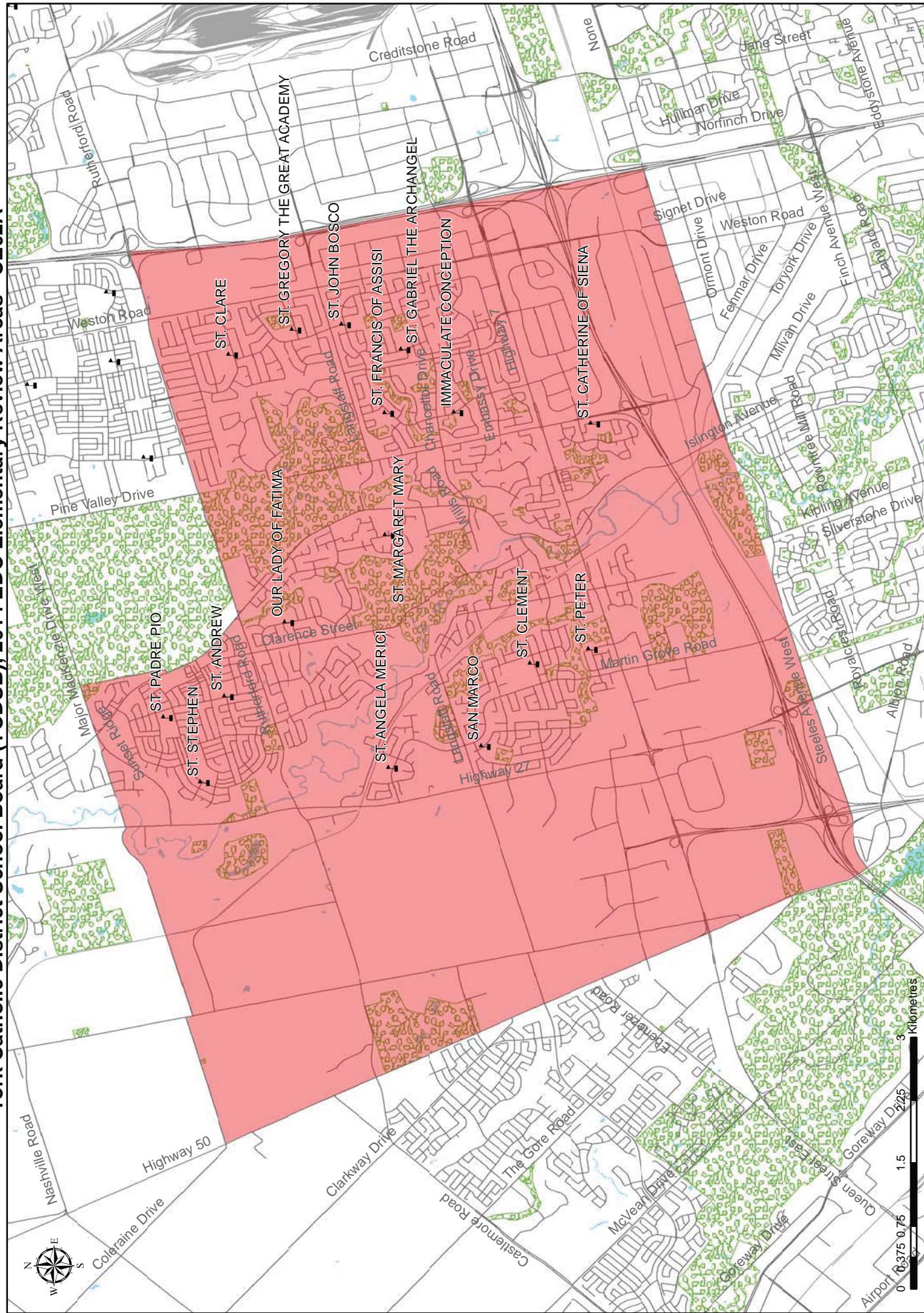
			15 Year Projections (Assume Full Day K/5SK)												
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
	40	85	135	190	240	301	356	412	456	498	532	550	568	585	600

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	600
2 Available Pupil Places in Existing Facilities	491
3 Net Growth-Related Pupil Place Requirements (1-2)	109

NOTES

York Catholic District School Board (YCDSB), 2014 EDC Elementary Review Areas - CE02A



CE02A Vaughan-Woodbridge

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

Panel:

Review Area:

Elementary Panel

CE02A

Vaughan-Woodbridge

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projections (Assumes Full Day K/5K)													
				Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028
Immaculate Conception	527	0	543	589	629	667	711	695	687	662	627	624	618	611	608	607	608
Our Lady of Fatima	602	1	452	416	378	359	314	287	255	248	245	237	242	240	239	239	239
San Marco	464	0	278	263	247	240	233	217	209	201	195	191	187	185	185	185	185
St. Andrew	591	4	616	585	557	505	475	441	415	396	386	373	374	371	369	369	370
St. Angela Merici	360	8	443	408	377	346	318	304	288	268	258	250	242	240	239	239	239
St. Catherine of Siena	294	2	303	291	280	274	261	257	244	237	231	221	214	212	211	211	211
St. Clare Catholic	455	2	451	423	398	371	343	332	297	283	267	262	259	256	255	255	256
St. Clement	381	0	347	355	362	370	381	368	364	403	395	407	400	396	394	394	394
St. Francis of Assisi	404	0	300	296	290	286	278	273	276	265	251	248	240	238	237	236	237
St. Gabriel the Archangel	510	0	376	357	333	311	294	287	282	272	265	267	264	263	263	263	264
St. Gregory the Great	453	4	530	495	442	399	358	358	300	267	237	210	213	210	209	209	209
St. John Bosco	487	0	317	322	302	285	271	263	253	250	250	233	222	220	219	219	219
St. Margaret Mary	507	0	424	404	388	369	347	328	317	309	300	293	302	299	298	297	298
St. Padre Pio	553	8	694	658	682	672	641	602	583	575	558	549	543	538	535	535	537
St. Peter	392	0	324	291	258	243	235	221	207	199	198	197	195	194	194	195	195
St. Stephen	640	11	839	791	738	688	625	551	506	475	450	433	423	419	417	417	419
Return Students Back To Resident Area - CE02B	-	107	113	-	119	122	127	133	-	139	-	134	-	126	-	128	-
TOTAL:	7,620.0	40	7,130	6,871	6,543	6,263	5,975	5,626	5,359	5,168	4,959	4,805	4,816	4,764	4,742	4,735	4,737
AVAILABLE PUPIL PLACES:																2,573	

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

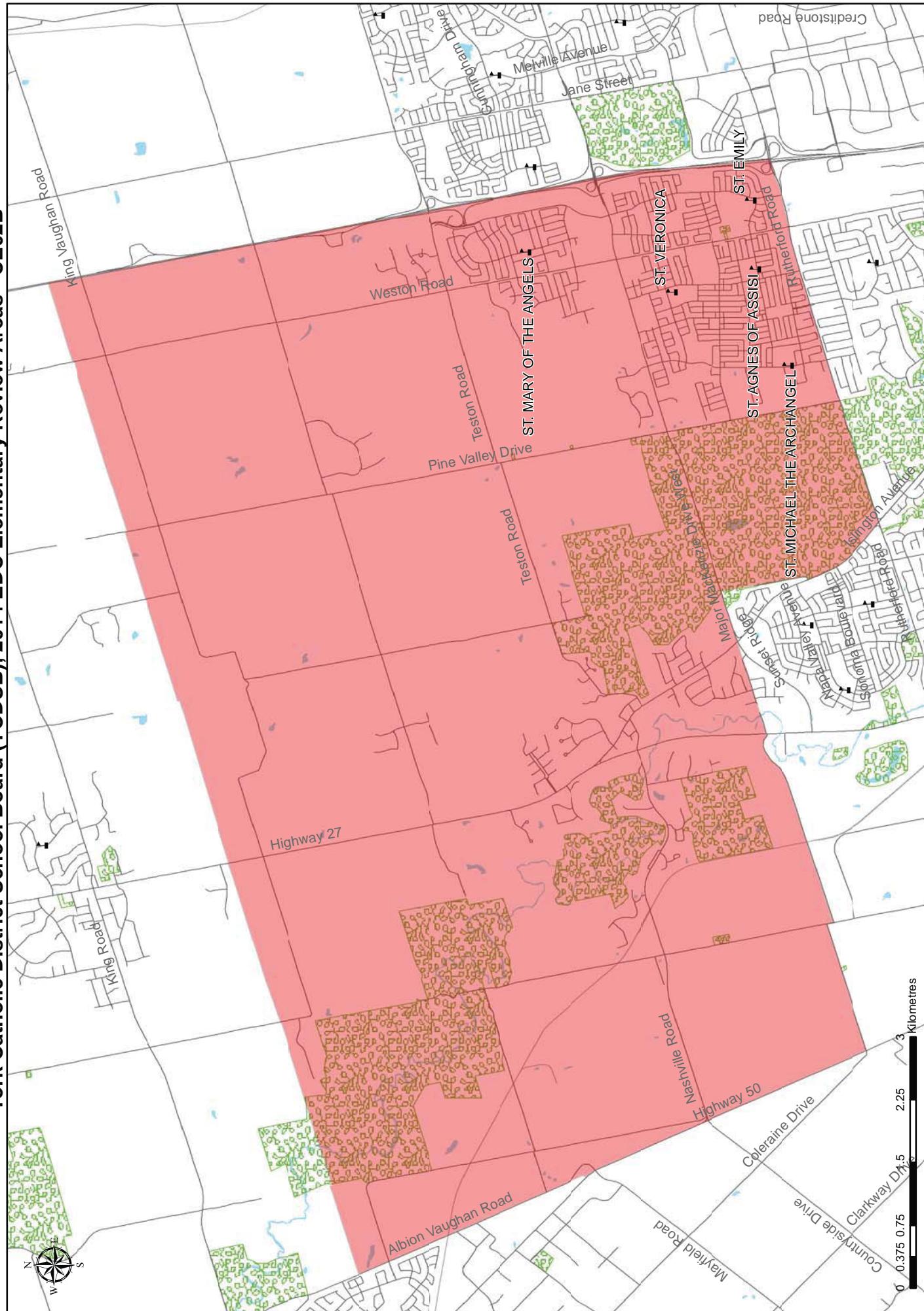
Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	15 Year Projections (Assumes Full Day K/5K)												
				Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029		
26	56	88	124	156	196	233	271	300	329	341	344	347	350	352		

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	352
2 Available Pupil Places in Existing Facilities	2873
3 Net Growth-related Pupil Place Requirements (1-2)	0

NOTES:

York Catholic District School Board (YCDSSB), 2014 EDC Elementary Review Areas - CE02B



CE02B Vaughan-Kleinburg

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

Panel:

Review Area:

Elementary Panel

CE02B

Vaughan-Kleinburg

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projections (Assumes Full Day K/5K)														
				Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
St. Agnes of Assisi	10	556	530	481	445	420	401	395	379	394	399	402	404	409	412	415		
St. Emily	12	866	848	843	813	785	759	731	694	699	711	720	726	730	738	744	749	
St. Mary of the Angels	4	838	929	1,009	1,093	1,164	1,230	1,272	1,312	1,338	1,343	1,359	1,369	1,379	1,394	1,406	1,416	
St. Michael The Archangel	0	679	729	771	799	821	843	860	866	868	876	886	893	899	909	917	923	
St. Veronica	10	780	810	822	827	816	824	832	841	848	820	825	831	837	846	854	860	
New Block 40 ES (opening 2014) Students From CE02A Returned Back To Resident Area	0	107	113	119	122	127	133	139	135	134	134	126	128	130	131	132	132	
TOTAL: AVAILABLE PUPIL PLACES:	3,968.0	36	3,826	3,959	4,065	4,135	4,159	4,209	4,215	4,213	4,227	4,279	4,316	4,349	4,380	4,427	4,465	-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	15 Year Projections (Assumes Full Day K/5K)											
				Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029	
112	240	379	533	672	798	906	1017	1096	1173	1280	1348	1414	1475	1531	-

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

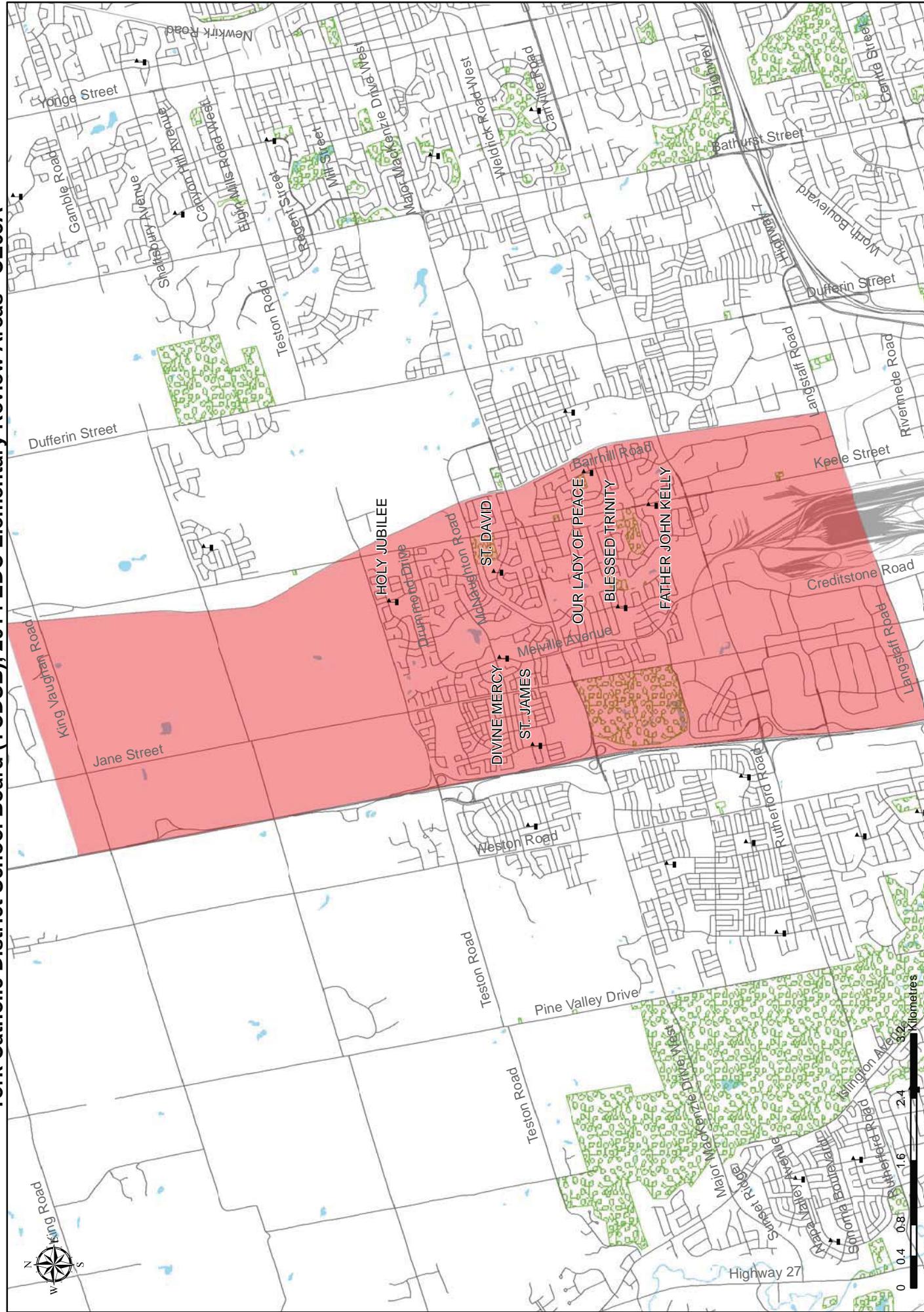
1 Requirements of New Development (Pupil Places)

2 Available Pupil Places in Existing Facilities

3 Net Growth-related Pupil Place Requirements (1-2)

NOTES:

York Catholic District School Board (YCDSSB), 2014 EDC Elementary Review Areas - CE03A



CE03A Maple West

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

Panel:

Review Area:

Elementary Panel

CE03A

Maple-West

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projections (Assumes Full Day JK/SK)													
				Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028
Blessed Trinity	858	0	711	689	660	627	607	581	580	567	574	580	562	549	541	536	532
Divine Mercy	697	10	635	595	547	534	507	478	455	451	434	435	439	430	423	420	417
Father John Kelly	602	1	355	326	292	272	259	251	246	248	242	235	230	227	225	223	222
Holy Jubilee	680	10	837	816	768	725	695	669	631	603	582	567	552	540	531	526	523
Our Lady of Peace	484	0	435	429	420	406	407	377	347	310	301	307	297	291	286	283	280
St. David	617	0	459	419	381	348	318	301	280	252	249	237	236	231	228	226	224
St. James	510	8	605	586	557	529	501	471	438	425	414	408	394	385	380	376	372
TOTAL: AVAILABLE PUPIL PLACES:	4,448.0	29	4,037	3,860	3,625	3,443	3,293	3,128	2,983	2,854	2,802	2,776	2,715	2,655	2,616	2,592	2,575
																	1,585

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

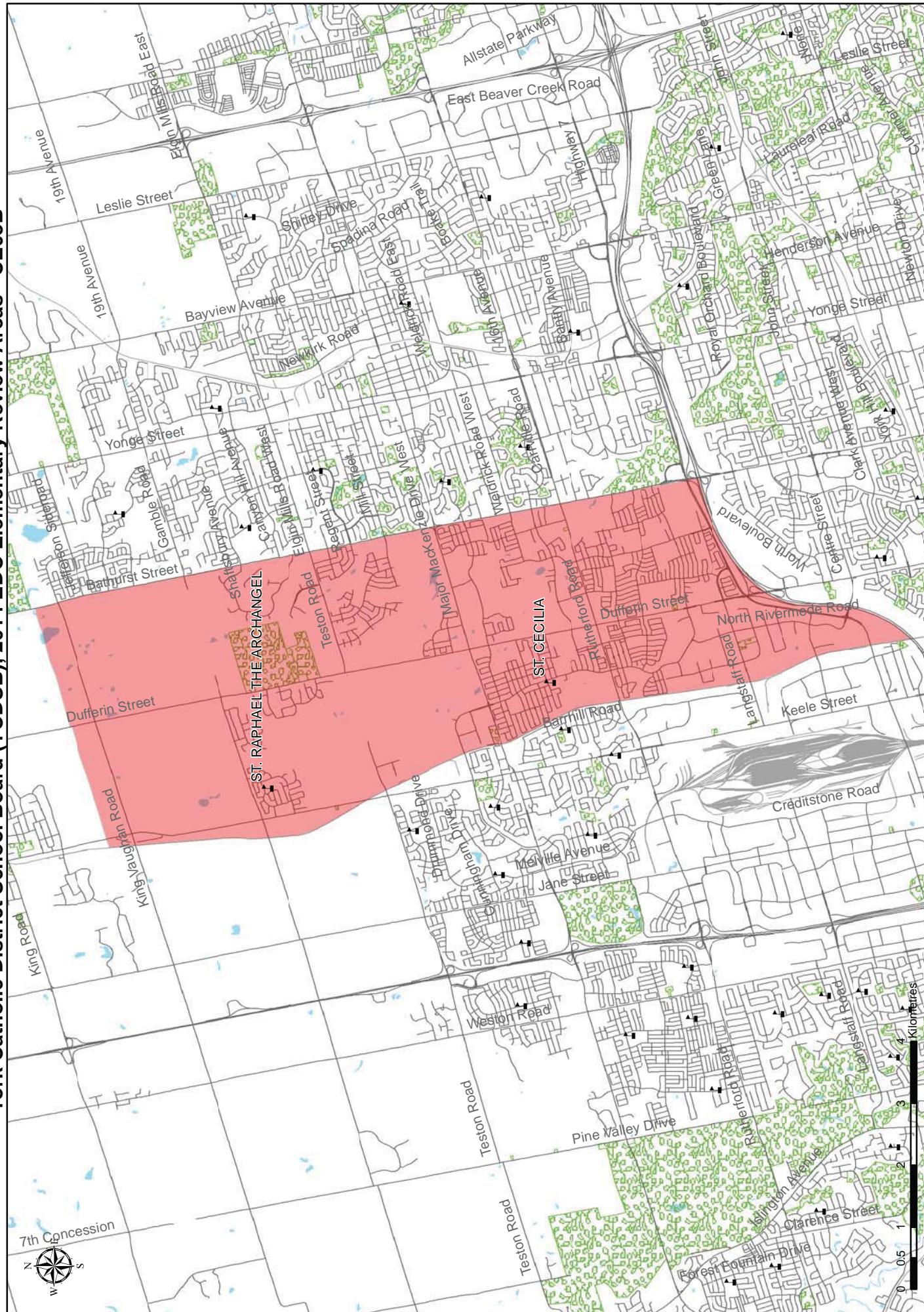
Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	15 Year Projections (Assumes Full Day JK/SK)													
				Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029			
43	93	146	205	258	363	462	563	645	725	799	849	897	940	980			

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	980
2 Available Pupil Places in Existing Facilities	1,085
3 Net Growth-related Pupil Place Requirements (1-2)	0

NOTES:

York Catholic District School Board (YCDSSB), 2014 EDC Elementary Review Areas - CE03B



CE03B Maple East

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

Panel:

Review Area:

Elementary Panel

CE03B

Maple-East

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projections (Assume Full Day K/5K)														
				Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
St. Cecilia	786	0	628	680	720	767	812	844	872	894	889	883	898	906	911	917	923	
St. Raphael the Archangel	467	2	504	510	514	505	511	515	508	500	490	496	502	505	509	513	516	519
TOTAL:	1,253.0	2	1,132	1,190	1,233	1,272	1,323	1,360	1,380	1,393	1,380	1,379	1,395	1,403	1,415	1,424	1,433	-

AVAILABLE PUPIL PLACES:

Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	15 Year Projections (Assume Full Day K/5K)											
				Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029	
30	64	101	143	180	227	269	312	346	379	397	403	410	416	421	-

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

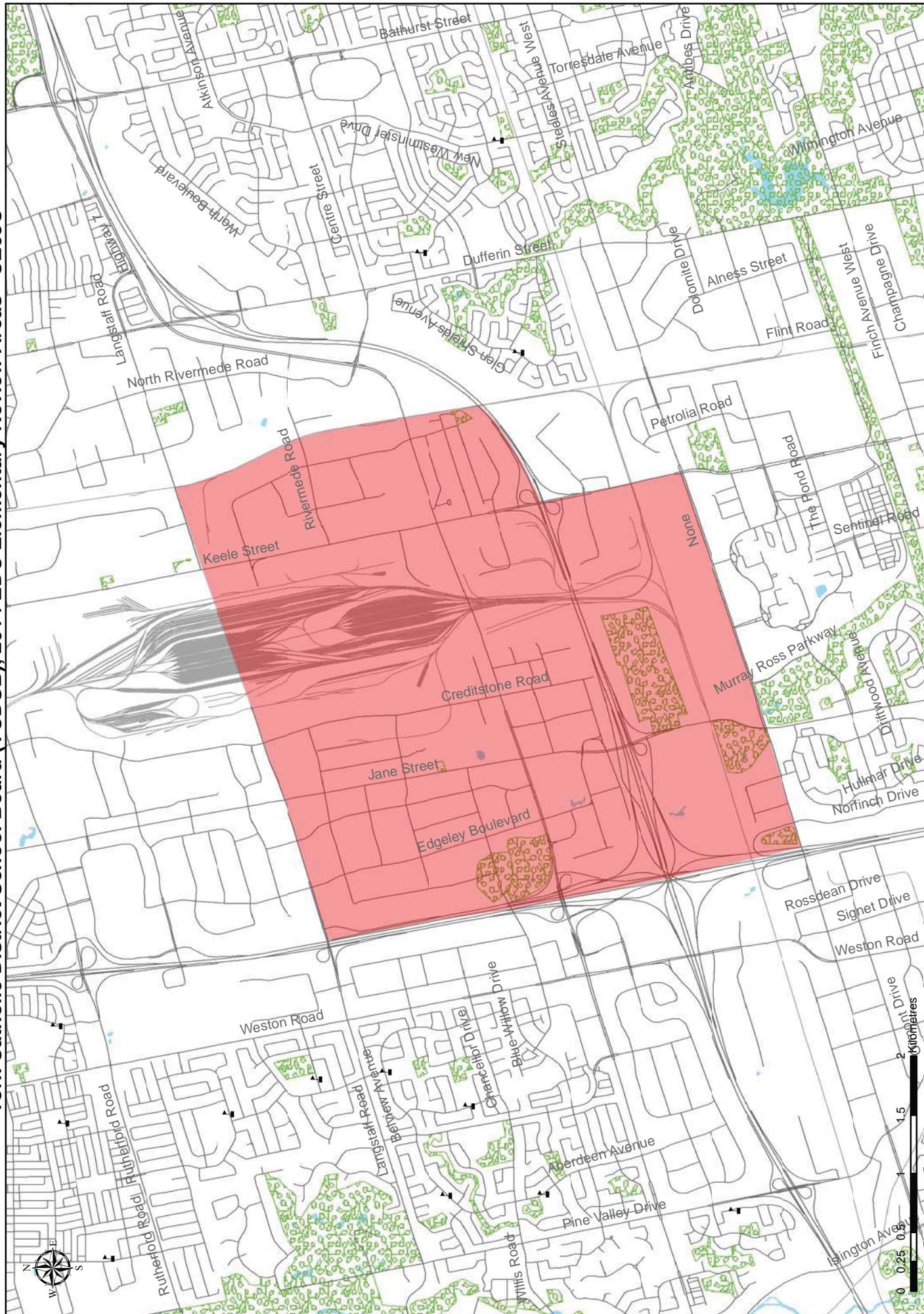
1 Requirements of New Development (Pupil Places)

2 Available Pupil Places in Existing Facilities

3 Net Growth-related Pupil Place Requirements (1-2)

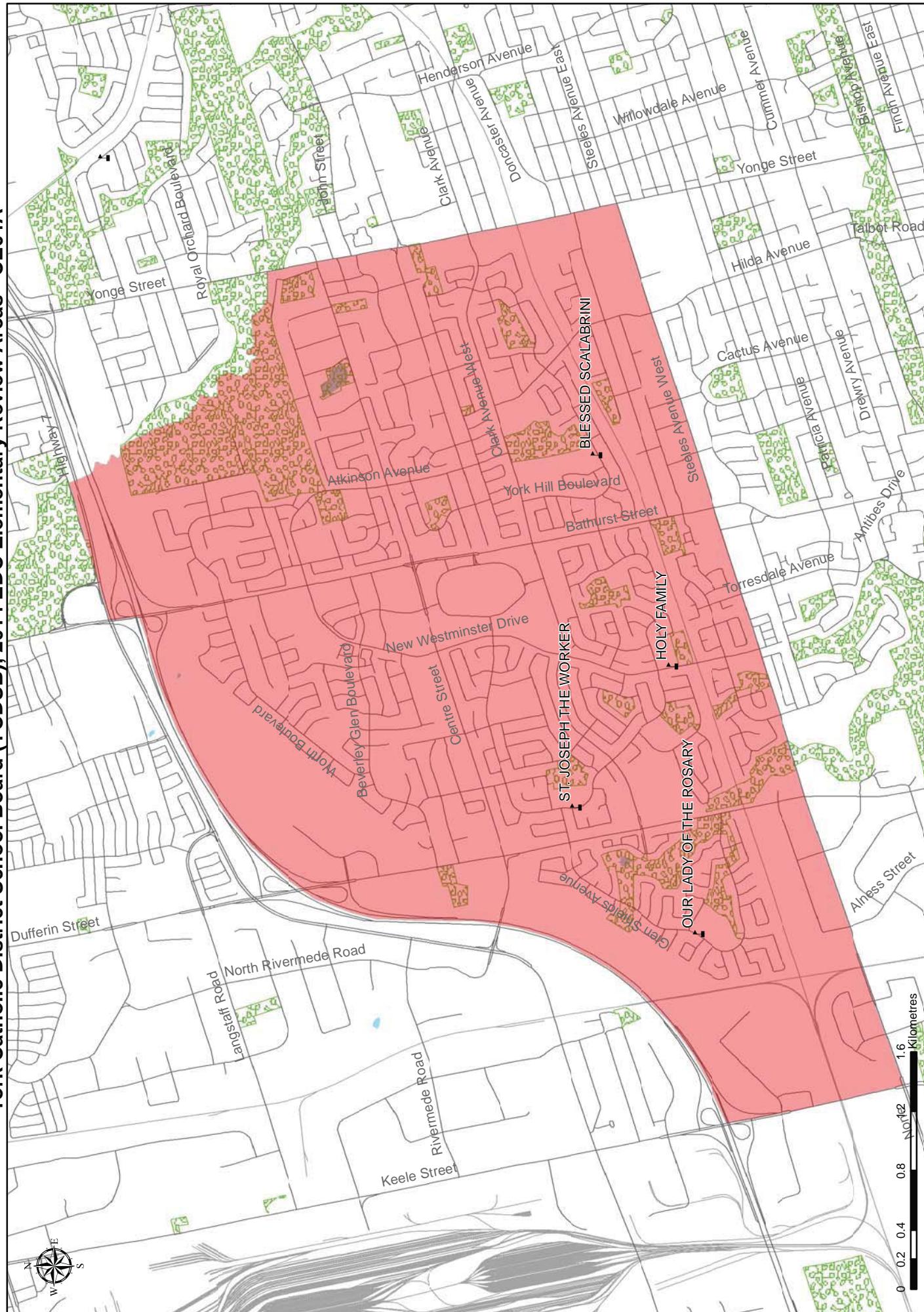
NOTES:

York Catholic District School Board (YCDSSB), 2014 EDC Elementary Review Areas - CE03C



CE03C Maple Vaughan Centre

York Catholic District School Board (YCDSSB), 2014 EDC Elementary Review Areas - CE04A



CE04A Vaughan Thornhill

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

Panel:

Review Area:

Elementary Panel

CE04A

Vaughan-Thornhill

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
Blessed Scalabrinini	0	214	213	207	205	199	204	205	204	193	187	183	180	178	178	178	178	
Holy Family	0	211	201	185	173	174	178	174	172	171	165	162	159	158	157	158	158	158
Our Lady of the Rosary	0	338	318	296	269	262	241	229	223	211	200	197	195	195	195	195	195	195
St. Joseph The Worker	0	251	257	277	292	315	348	368	386	386	376	368	363	351	360	361	361	361
TOTAL:	0	1,014	990	965	939	949	956	956	956	956	948	948	940	934	934	934	934	934
AVAILABLE PUPIL PLACES:																		824

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

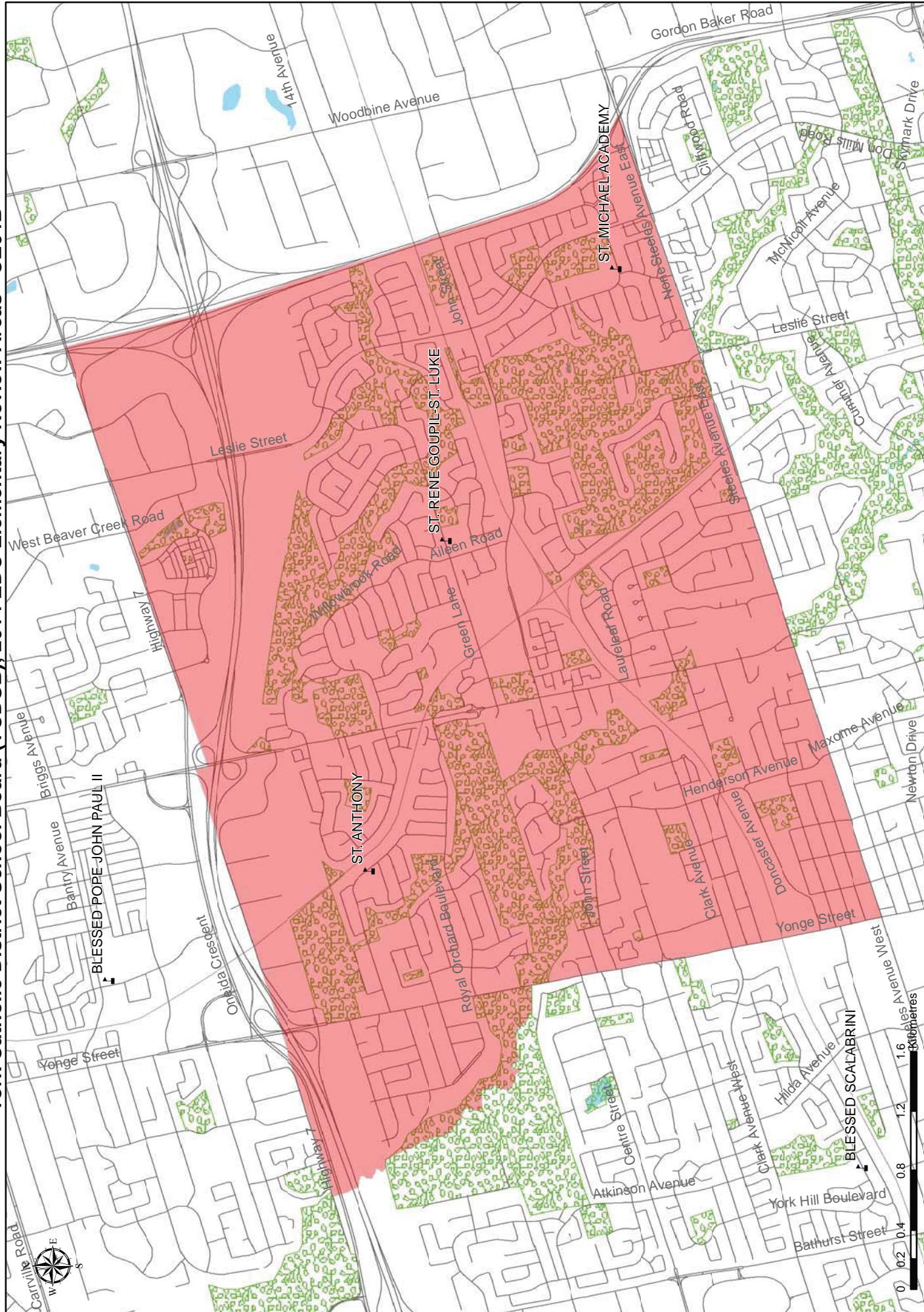
Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029			
2	5	7	10	13	17	20	24	26	29	31	32	33	33	33	33	34	34

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	34
2 Available Pupil Places in Existing Facilities	824
3 Net Growth-related Pupil Place Requirements (1-2)	0

NOTES:

York Catholic District School Board (YCDSB), 2014 EDC Elementary Review Areas - CE04B



CE04B Markham Thornhill

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

Elementary Panel

Review Area:

REQUIREMENTS OF EXISTING COMMUNITY

[REDACTED]

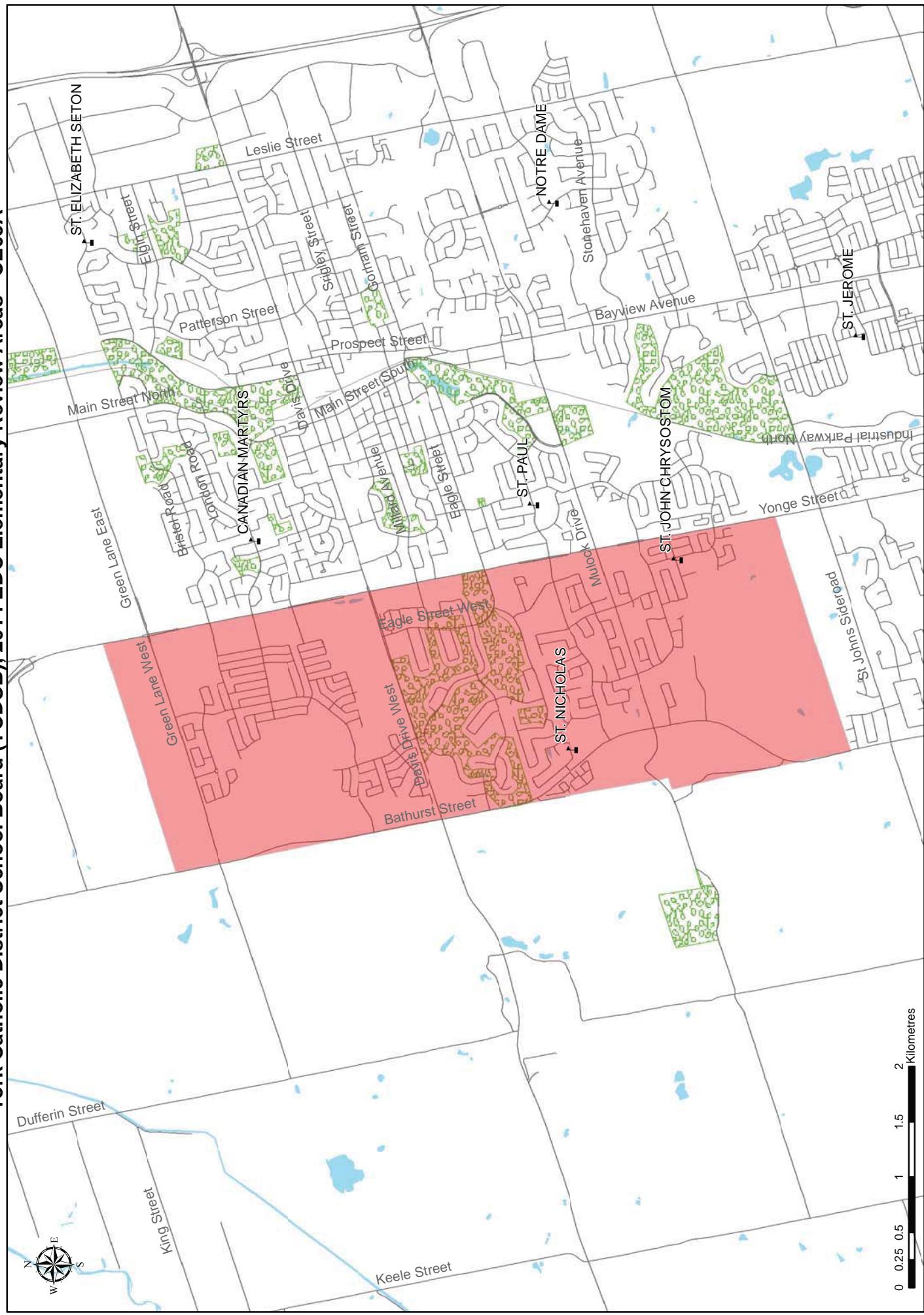
		15 Year Projection of Average Daily Enrollments														
		Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
2	5	7	10	13	21	29	36	43	50	59	66	74	80	86		

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

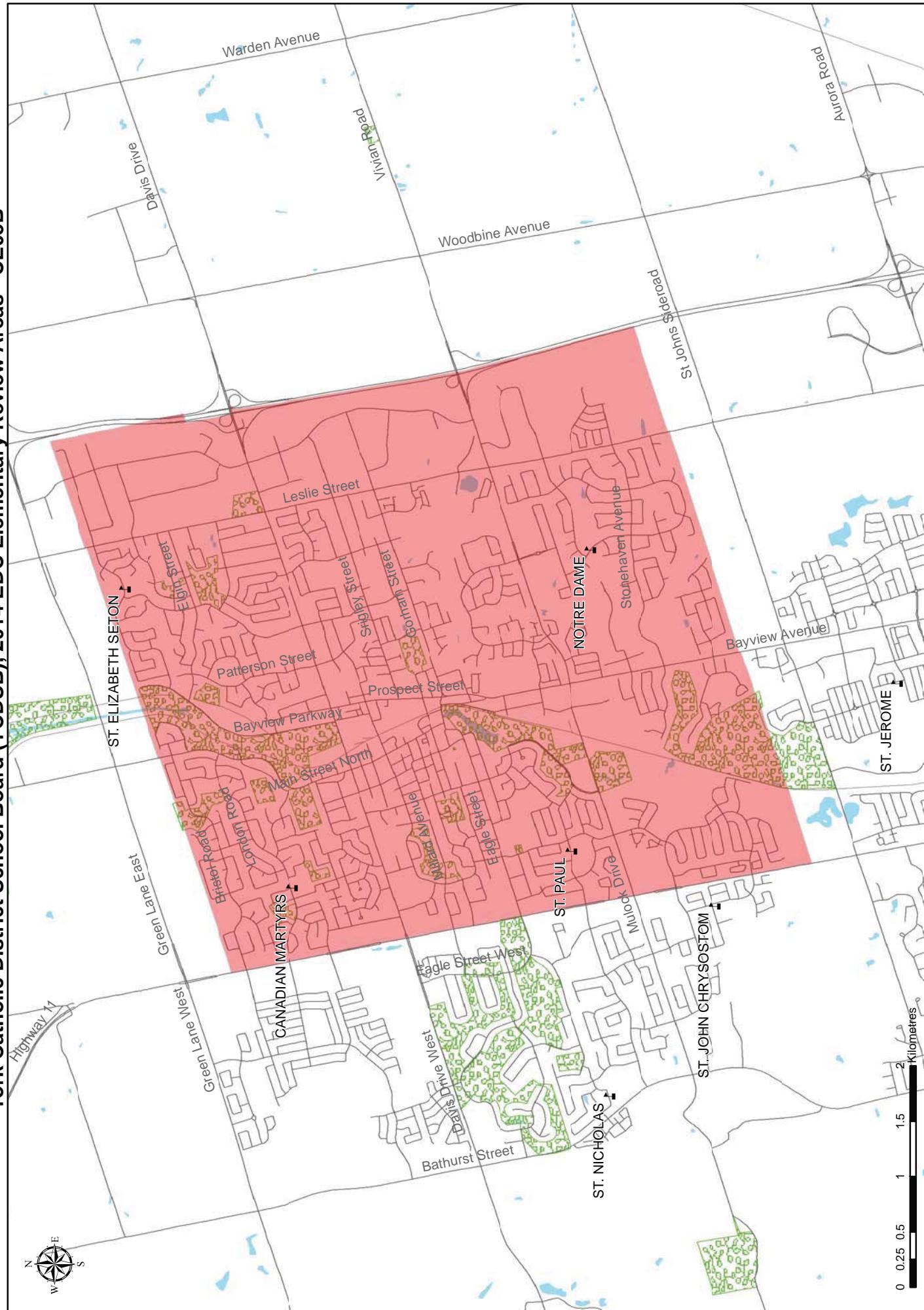
1 Requirements of New Development (Pupil Places)	
2 Available Pupil Places in Existing Facilities	
3 Net Growth-Related Pupil Places Requirements (1,2)	

NOTES

York Catholic District School Board (YCDSSB), 2014 EDC Elementary Review Areas - CE05A



York Catholic District School Board (YCDSSB), 2014 EDC Elementary Review Areas - CE05B



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

Panel:

Review Area:

Elementary Panel

CE05B

Newmarket East

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrolments													
				Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028
Canadian Martyrs	0	463	456	443	435	413	404	392	370	357	344	334	332	332	332	334	336
Notre Dame	8	593	501	460	424	389	373	355	338	343	335	332	331	332	333	333	335
St. Elizabeth Seton	0	335	348	355	354	367	378	392	374	376	363	350	347	347	349	349	351
St. Paul	0	222	226	251	262	268	243	248	254	264	244	240	239	238	238	238	238
TOTAL:	8	1,828.0	1,613	1,571	1,552	1,513	1,472	1,415	1,404	1,338	1,325	1,314	1,263	1,251	1,249	1,250	1,253
<u>AVAILABLE PUPIL PLACES:</u>																	569

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

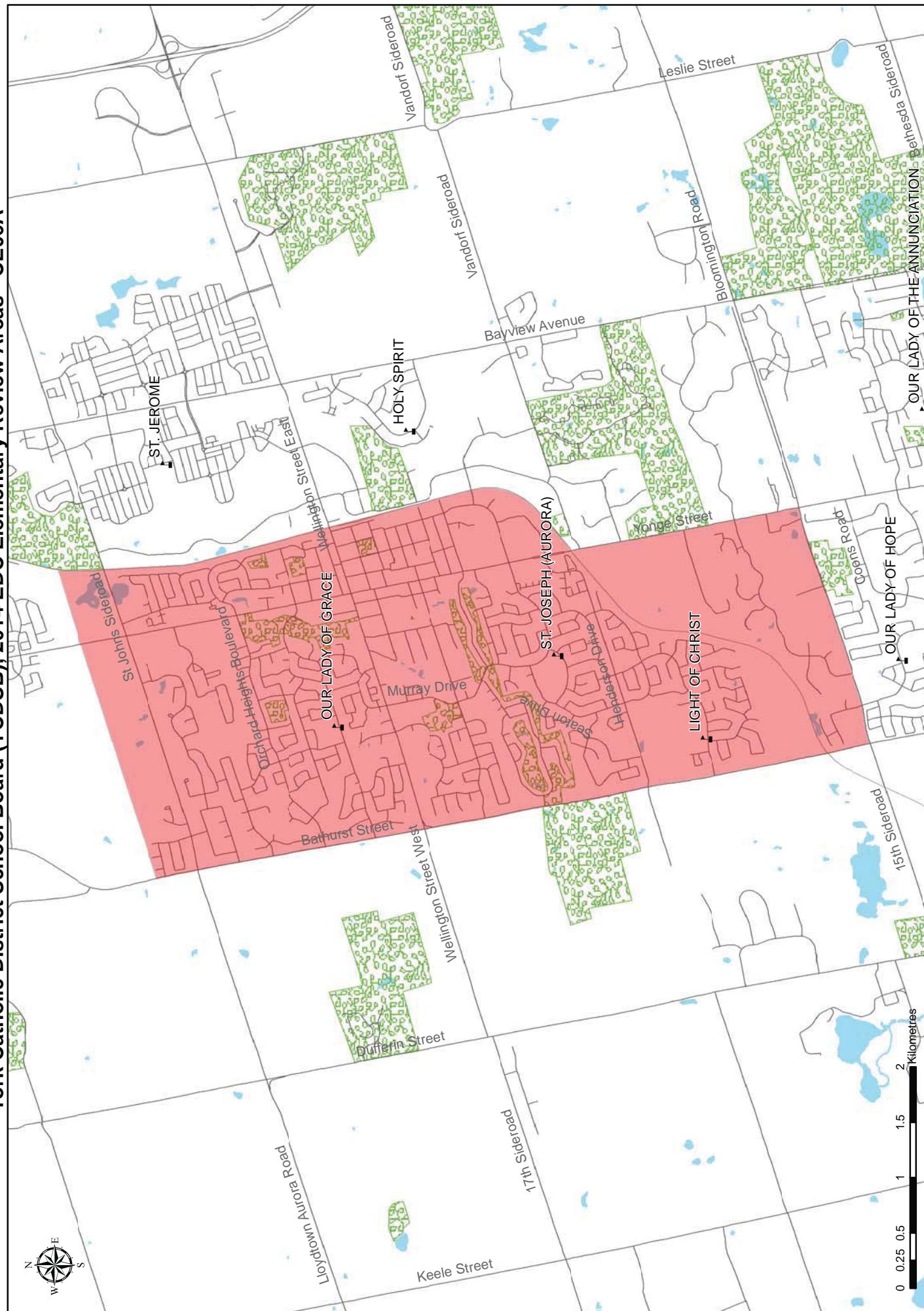
Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	15 Year Projection of Average Daily Enrolments											
					Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029		
12	26	41	57	72	83	91	100	105	111	117	121	124	127	130		

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	130
2 Available Pupil Places in Existing Facilities	569
3 Net Growth-related Pupil Place Requirements (1-2)	0

NOTES:

York Catholic District School Board (YCDSB), 2014 EDC Elementary Review Areas - CE06A



CE06A Aurora West

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

Elementary Panel | Panel:

Review Area:

BECOMING PART OF EXISTING COMMUNITY

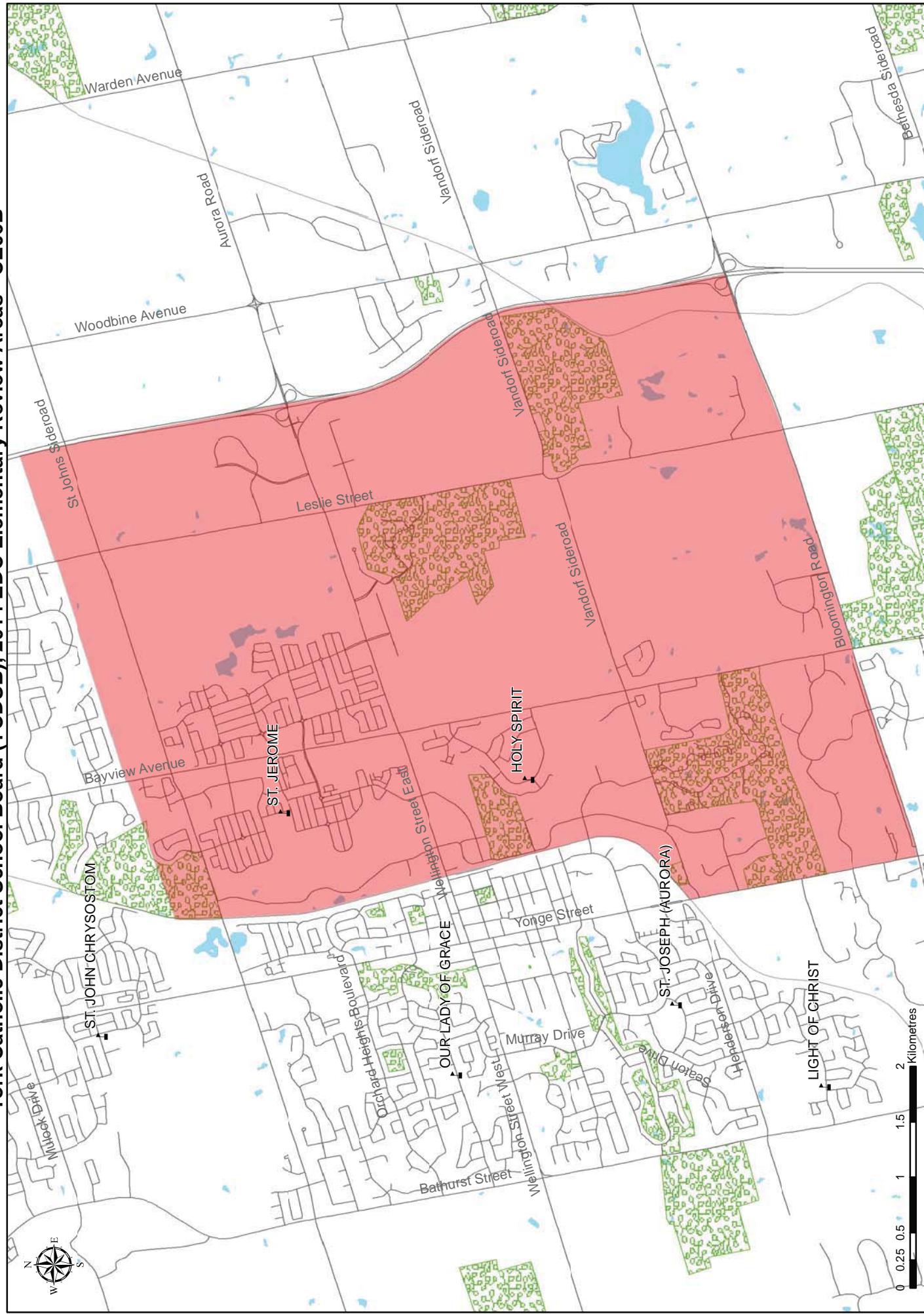
REQUIREMENTS OF NEW DEVELOPMENT (SIMILAR)

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

- | | |
|---|----|
| 1 Requirements of New Development (Pupil Places) | 6 |
| 2 Available Pupil Places in Existing Facilities | 58 |
| 3 Net Growth-Related Pupil Place Requirements (12) | |

NOTES

York Catholic District School Board (YCDSSB), 2014 EDC Elementary Review Areas - CE06B



CE06B Aurora East

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

Elementary Panel:

Review Area:

REQUIREMENTS OF EXISTING COMMUNITY

PROCEDURES FOR NEW DEVELOPMENTS (CONTINUED)

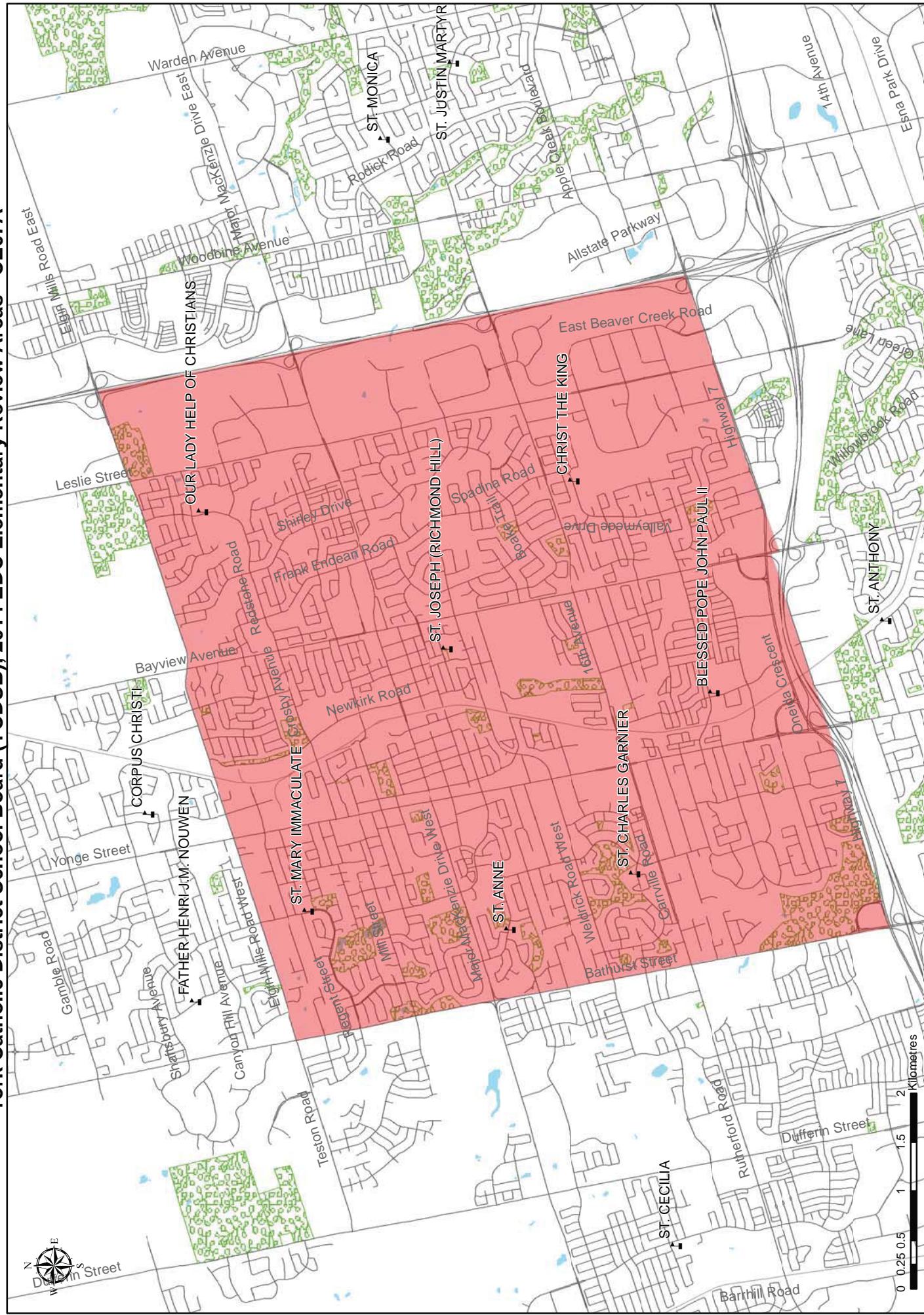
	15 Year Projection of Average Daily Enrollments													
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028
55	119	187	263	332	373	406	439	459	478	474	458	443	429	415

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

- | | |
|---|-----------|
| 1 Requirements of New Development (Pupil Places) | 41 |
| 2 Available Pupil Places in Existing Facilities | 19 |
| 3 Net Growth-Related Pupil Places Required (1-2) | 22 |

NOTES

York Catholic District School Board (YCDSSB), 2014 EDC Elementary Review Areas - CE07A



CE07A Richmond Hill

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

Panel:

Review Area:

Elementary Panel

CE07A

Richmond Hill

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrolments													
				Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028
Blessed John Paul II	0	326	308	296	272	256	243	233	222	230	220	219	219	218	218	219	220
Christ the King	2	365	413	476	523	578	599	619	628	630	635	654	612	609	610	611	613
Our Lady Help of Christians	0	573	493	467	461	450	424	401	386	382	370	371	369	370	371	371	373
St. Anne	0	275	265	258	237	226	212	210	199	201	203	197	197	196	197	197	198
St. Charles Garnier	0	336	315	275	264	255	247	250	235	234	233	235	234	233	234	234	235
St. Joseph (Richmond Hill)	0	528	371	343	322	307	281	274	265	259	250	251	249	248	249	250	251
St. Mary Immaculate	0	392	343	333	317	313	313	301	301	305	303	291	291	290	290	291	293
TOTAL:	2	3,280.0	2,551	2,479	2,428	2,382	2,360	2,311	2,274	2,249	2,232	2,215	2,178	2,173	2,164	2,168	2,174
AVAILABLE PUPIL PLACES:																	1,098

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

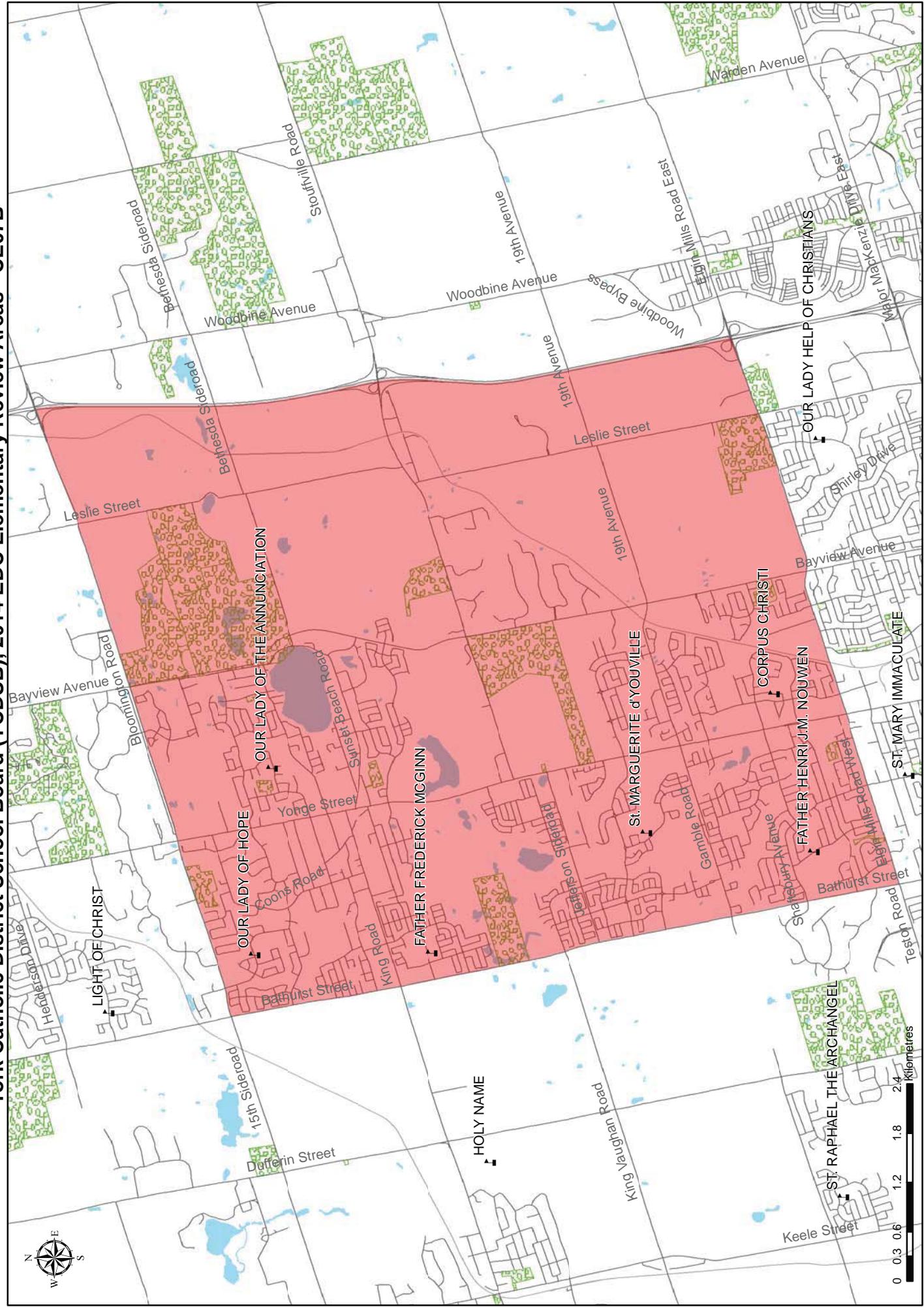
Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	15 Year Projection of Average Daily Enrolments												
				Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029		
28	59	93	132	166	192	213	235	249	263	275	278	282	286	288		

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	288
2 Available Pupil Places in Existing Facilities	1098
3 Net Growth-related Pupil Place Requirements (1-2)	0

NOTES:

York Catholic District School Board (YCDSB), 2014 EDC Elementary Review Areas - CE07B



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

Panel:

Review Area:

Elementary Panel

CE07B

Oak Ridges

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrolments														
				Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
Corpus Christi	432	0	281	259	241	227	222	208	206	212	211	214	214	216	217	219	221	
Father Frederick McGinn	588	8	605	631	648	666	671	688	690	692	700	706	710	711	716	721	727	733
Father Henri(M.) Nouwen	499	0	389	357	332	297	277	261	247	237	237	232	236	236	237	239	241	243
Our Lady of Hope	461	12	723	712	679	648	624	596	566	546	525	524	532	532	536	540	544	549
Our Lady of the Annunciation	582	0	425	399	370	358	352	324	308	297	283	270	277	277	279	281	283	286
St. Marguerite d'Youville	501	6	471	465	446	428	402	377	355	344	333	331	331	341	343	346	349	351
TOTAL:	3,063.0	26	2,894	2,822	2,732	2,637	2,552	2,457	2,375	2,313	2,289	2,273	2,309	2,312	2,328	2,346	2,364	2,383
AVAILABLE PUPIL PLACES:																	680	

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

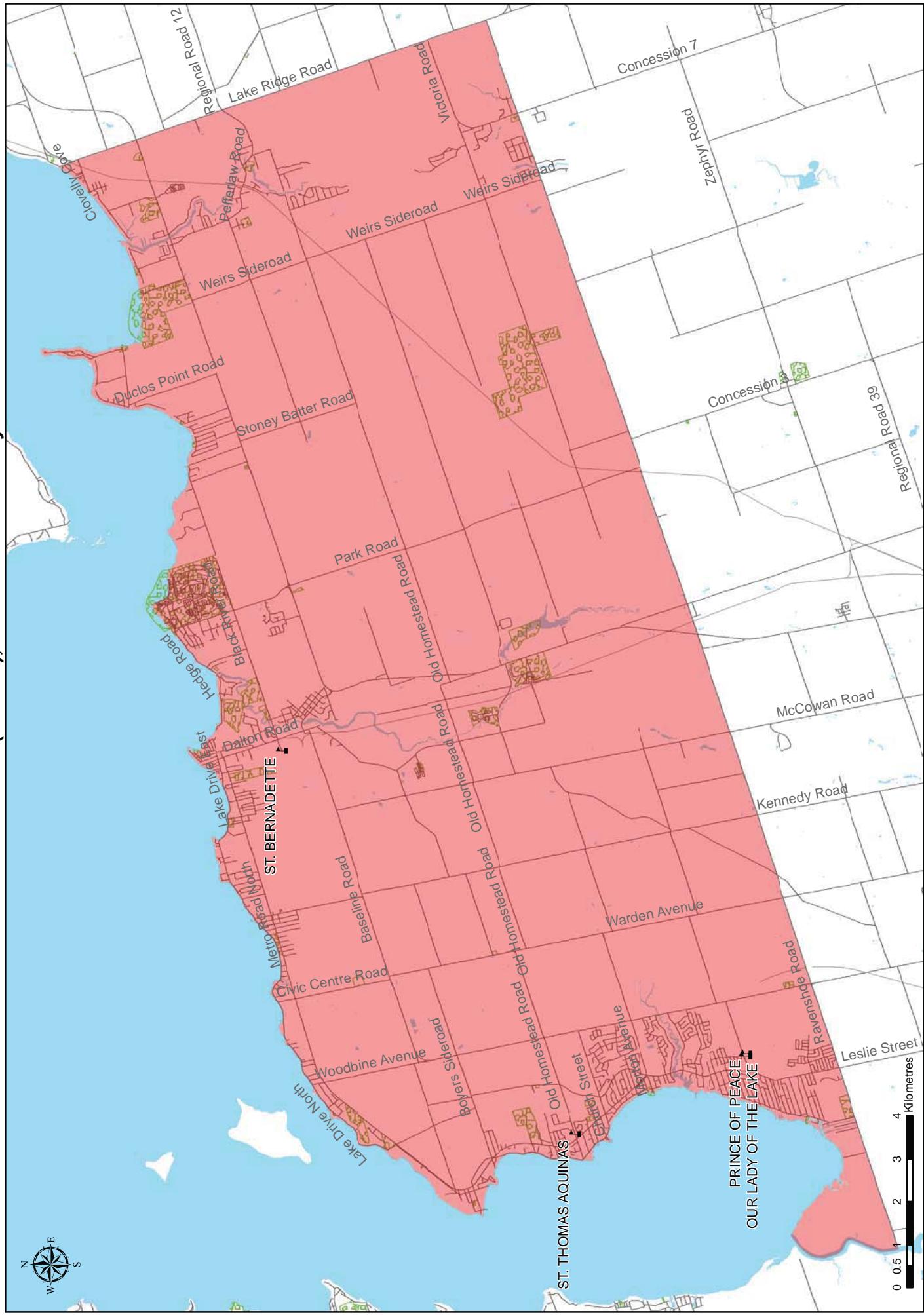
Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	15 Year Projection of Average Daily Enrolments												
				Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029		
86	186	293	412	520	615	697	780	840	898	922	920	920	919	917		

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	917
2 Available Pupil Places in Existing Facilities	680
3 Net Growth-related Pupil Place Requirements (1-2)	236

NOTES:

York Catholic District School Board (YCDSB), 2014 EDC Elementary Review Areas - CE08



CE08 Georgina

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

Panel:

Review Area:

Elementary Panel

CE08

Georgina

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	15 Year Projection of Average Daily Enrolments											
				Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	
Our Lady of the Lake	0	186	155	122	122	125	137	139	134	146	148	139	140	137	134
Prince of Peace	2	245	239	243	247	243	241	235	232	231	231	228	226	225	224
St. Bernadette	0	123	139	145	151	162	164	165	165	159	159	157	156	155	154
St. Thomas Aquinas	0	224	224	220	224	216	213	216	218	209	208	206	205	203	202
TOTAL:	1,283.0	2	778	758	731	743	746	754	750	746	745	729	727	720	716
AVAILABLE PUPIL PLACES:															571

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

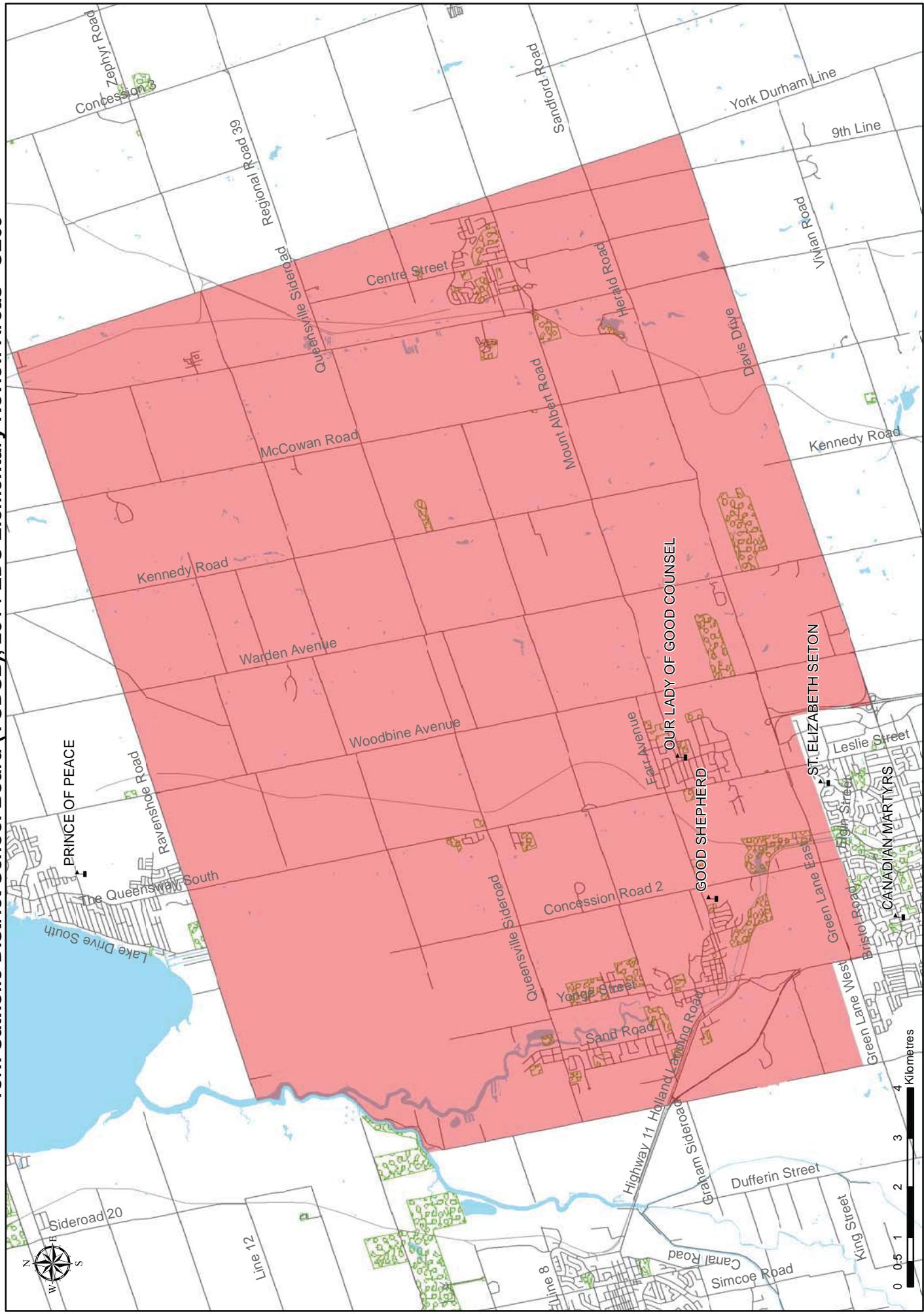
Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	15 Year Projection of Average Daily Enrolments										
				Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
18	40	63	88	111	147	179	213	240	266	295	315	334	352	368

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	368
2 Available Pupil Places in Existing Facilities	571
3 Net Growth-related Pupil Place Requirements (1-2)	0

NOTES:

York Catholic District School Board (YCDSB), 2014 EDC Elementary Review Areas - CE09



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

Elementary Panel:

REQUIREMENTS OF EXISTING COMMUNITY

REQUIREMENTS OF NEW DEVELOPMENT (SIMILAR)

15 Year Projection of Average Daily Enrollments															
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
56	119	189	267	338	451	562	657	730	799	896	979	1051	1117	1178	

CALCULATION OF GROWTH-RELATED PUBL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)

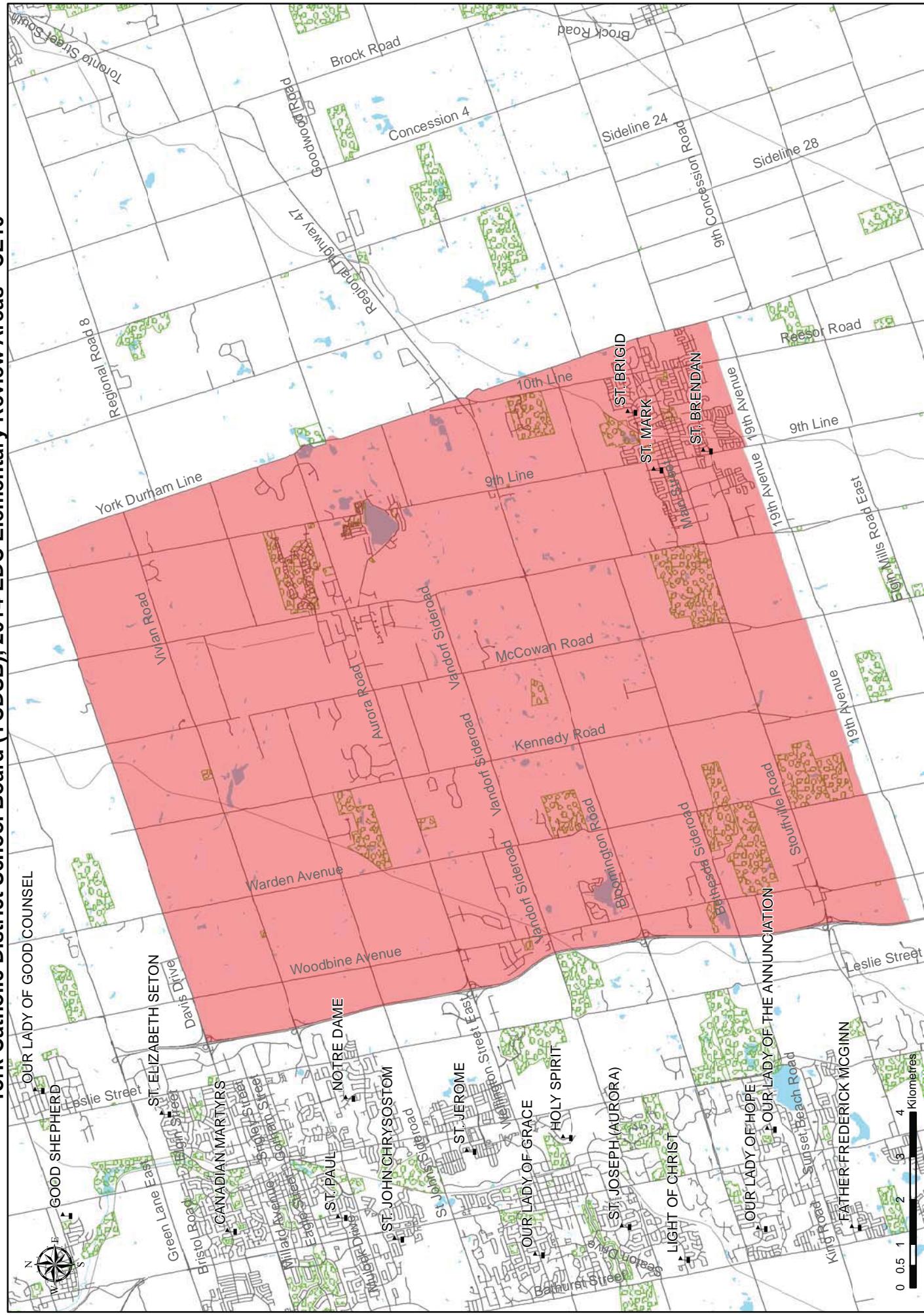
3 Available PHP Places in Existing Facilities

3. Net Growth-Related Buill Place Requirements (1-2)

3. Net Growth Related Funds (1-2)

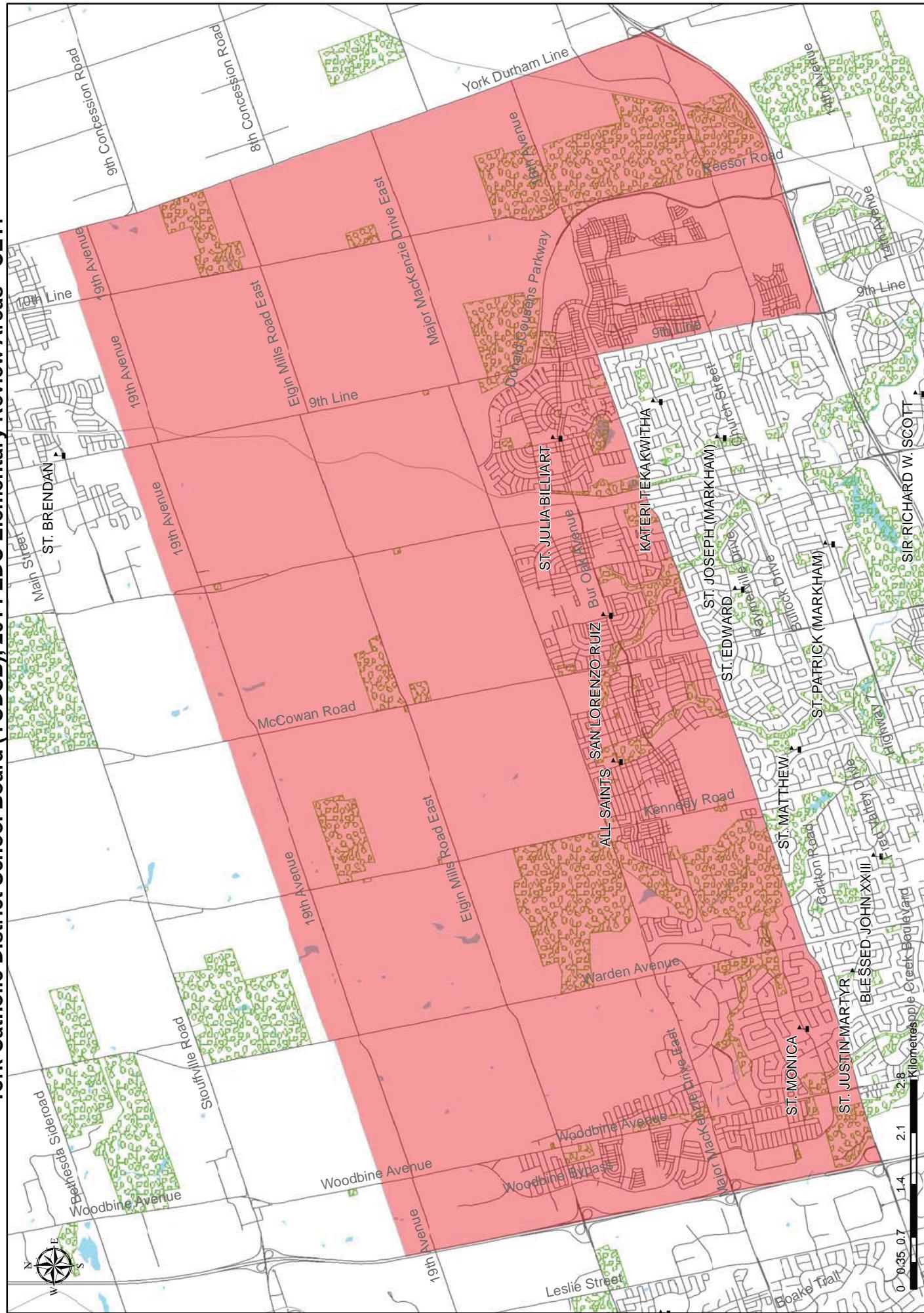
NOTES

York Catholic District School Board (YCDSB), 2014 EDC Elementary Review Areas - CE10



CE10 Whitchurch-Stouffville

York Catholic District School Board (YCDSB), 2014 EDC Elementary Review Areas - CE11



CE11 Markham North

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

Panel:

Review Area:

Elementary Panel

CE11

Markham North

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2013/2014	Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
All Saints	513	4	524	475	440	403	372	322	299	286	269	267	271	271	274	277	280	284
San Lorenzo Ruiz	695	0	543	547	538	542	530	516	501	488	475	477	482	483	487	493	498	504
St. Julia Billiart	694	0	657	695	707	728	742	758	754	744	750	740	736	738	745	753	762	771
St. Monica	441	3	433	421	422	412	412	404	404	399	393	389	387	386	392	396	401	405
TOTAL:	2,343.0	7	2,157	2,137	2,107	2,085	2,056	2,000	1,959	1,917	1,886	1,872	1,876	1,880	1,898	1,919	1,941	1,964
AVAILABLE PUPIL PLACES:																		
379																		

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

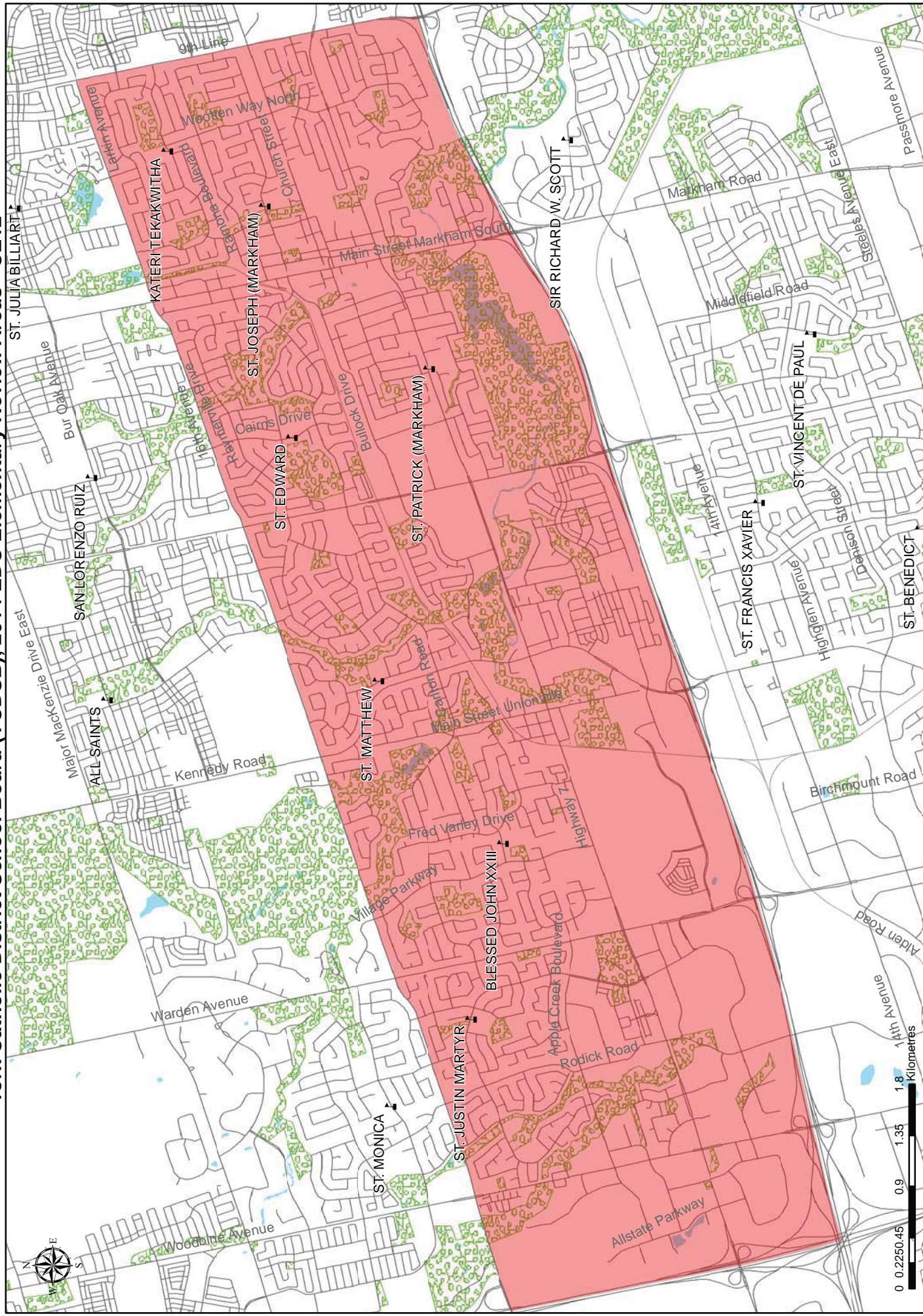
Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029	
59	127	201	283	356	453	540	630	700	768	828	863	897	929	958	958

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	958
2 Available Pupil Places in Existing Facilities	379
3 Net Growth-related Pupil Place Requirements (1-2)	579

NOTES:

York Catholic District School Board (YCDSB), 2014 EDC Elementary Review Areas - CE12



CE12 Markham Centre

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

Elementary Panel:

Review Area:

REQUIREMENTS OF EXISTING COMMUNITY

REQUIREMENTS OF NEW DEVELOPMENT (SIMILAR)

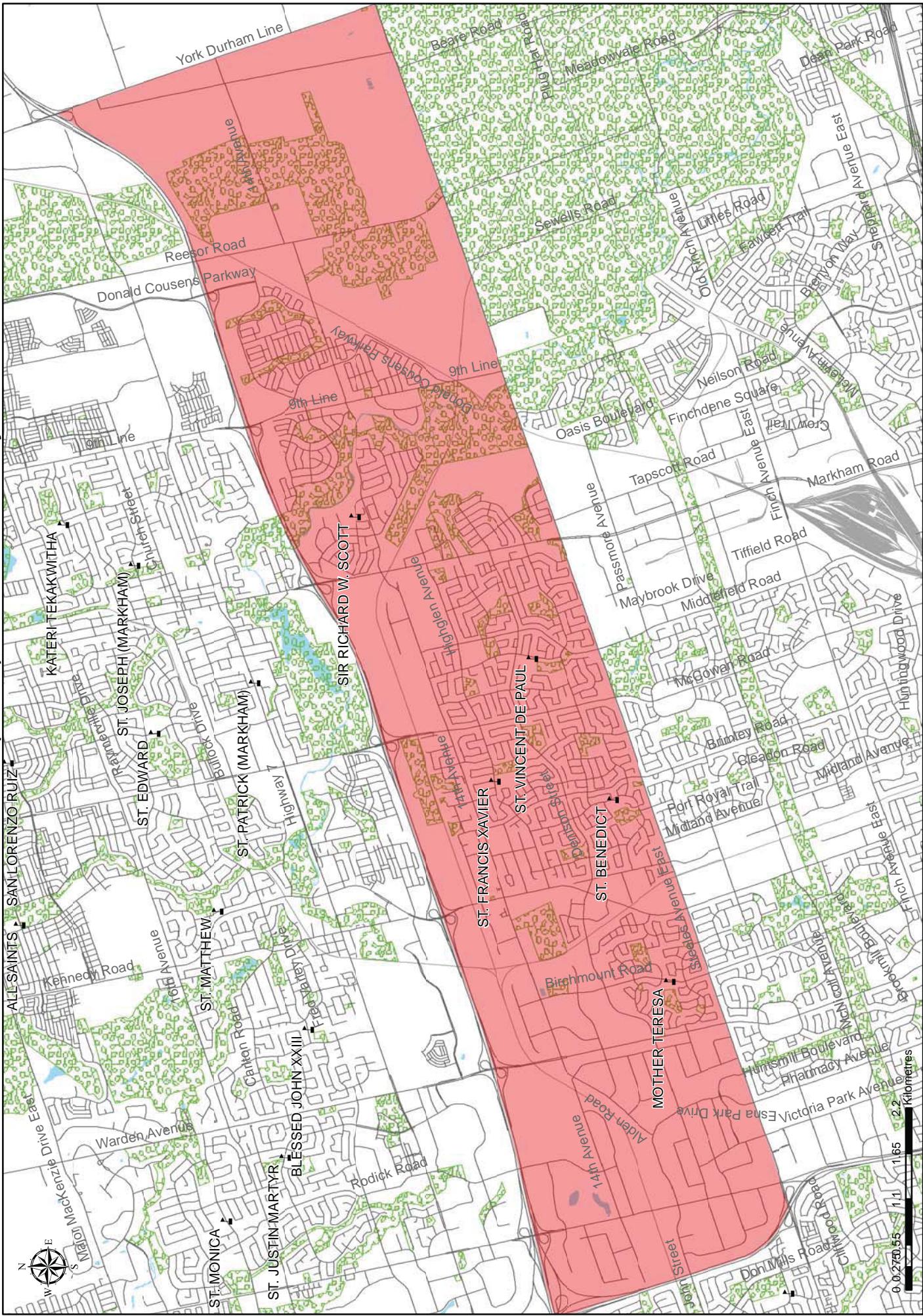
CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	20
2 Available Pupil Places in Existing Facilities	63
3 Net Growth-Related Pupil Place Requirements (12)	

NOTES

Capacity for St. Joseph is indicative of the replacement school capacity which is proposed to open in 2014.

York Catholic District School Board (YCDSB), 2014 EDC Elementary Review Areas - CE13



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

Panel:

Review Area:

REQUIREMENTS OF EXISTING COMMUNITY

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

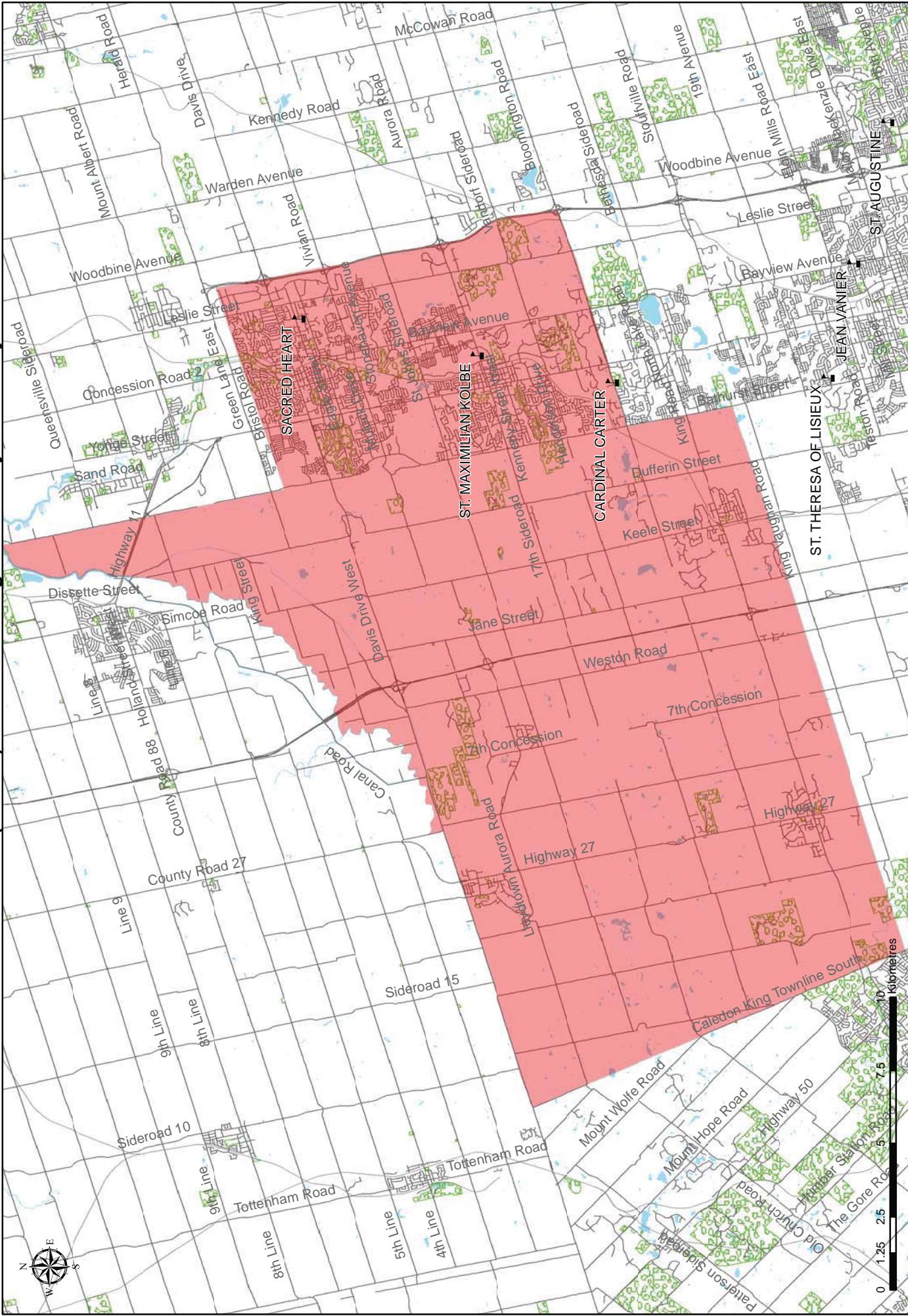
	Year 1 2015/2016	Year 2 2016/2017	Year 3 2017/2018	Year 4 2018/2019	Year 5 2019/2020	Year 6 2020/2021	Year 7 2021/2022	Year 8 2022/2023	Year 9 2023/2024	Year 10 2024/2025	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
5	11	17	23	29	34	38	42	44	47	48	49	49	49	49	49

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

NOTES

York Catholic District School Board (YCDSB) 2014 EDC Background Study Secondary Review Areas - CS01



CS01 Aurora, King, Newmarket

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

Panel:

Review Area:

C501

Aurora, King, Newmarket

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current Number of temp Facilities	15 Year Projection of Average Daily Enrolments																
		Year 1 2013/ 2014	Year 2 2014/ 2015	Year 3 2015/ 2016	Year 4 2016/ 2017	Year 5 2017/ 2018	Year 6 2018/ 2019	Year 7 2019/ 2020	Year 8 2020/ 2021	Year 9 2021/ 2022	Year 10 2022/ 2023	Year 11 2023/ 2024	Year 12 2024/ 2025	Year 13 2025/ 2026	Year 14 2026/ 2027	Year 15 2027/ 2028		
Cardinal Carter	2	1,098	1,162	1,241	1,370	1,359	1,287	1,254	1,247	1,266	1,200	1,126	1,079	1,022	994	1,001	983	
Sacred Heart	4	986	895	877	888	868	887	858	905	864	859	886	860	853	851	850	848	
St. Maximilian Kolbe	6	1,422	1,433	1,436	1,371	1,319	1,313	1,306	1,341	1,302	1,231	1,147	1,084	1,066	1,066	1,068	1,054	
TOTAL: AVAILABLE PUPIL PLACES:	3,954	12	3,416	3,489	3,554	3,529	3,447	3,488	3,419	3,493	3,422	3,290	3,158	3,023	2,941	2,911	2,919	2,885

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

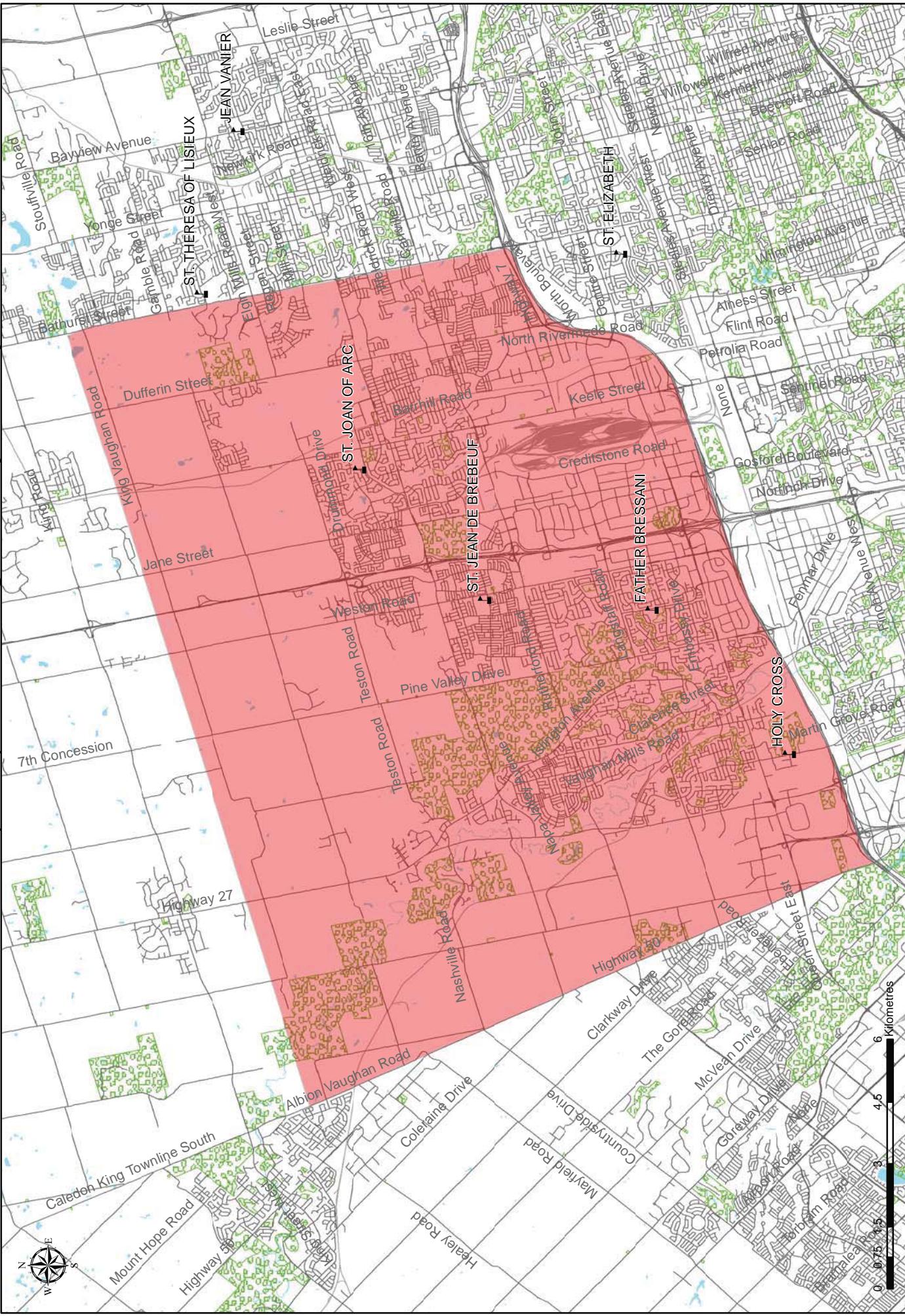
Year 1 2014/ 2015	Year 2 2015/ 2016	15 Year Projection of Average Daily Enrolments												
		Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
45	90	136	181	208	216	218	225	252	290	328	372	402	421	441

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	441
2 Available Pupil Places in Existing Facilities	1,069
3 Net Growth-Related Pupil Place Requirements (1-2)	-

NOTES

York Catholic District School Board (YCDSB) 2014 EDC Background Study Secondary Review Areas - CS02



CS02 Vaughan Central, North

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

Panel: Secondary Panel

Review Area: CS02 Vaughan Central, North

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current Number of temp Facilities	Current										15 Year Projection of Average Daily Enrolments									
		2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	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
Fr. Breisani	10	1,060	1,073	1,002	996	989	1,039	1,021	1,036	1,087	1,016	975	915	878	803	781	765	727	2028	2029	
Holy Cross Academy	3	978	933	882	831	793	755	712	682	658	612	576	536	522	510	498	488	472	2027	2028	
St. Jean de Brebeuf	26	1,541	1,528	1,525	1,634	1,746	1,857	1,961	2,038	2,039	2,008	1,944	1,909	1,872	1,861	1,864	1,854	1,847	2027	2028	
St. Joan of Arc	8	1,556	1,488	1,394	1,381	1,332	1,310	1,253	1,207	1,147	1,045	957	897	867	855	847	831	821	2027	2028	
St. Luke Catholic Learning Academy	0	0	114	114	114	114	114	114	114	114	114	114	114	114	114	114	114	114	2027	2028	
TOTAL:	5,226.0	47	5,249	5,086	4,917	4,937	4,973	5,075	5,062	5,078	5,041	4,794	4,566	4,390	4,203	4,153	4,104	4,041	2027	2028	
<u>AVAILABLE PUPIL PLACES:</u>																					

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

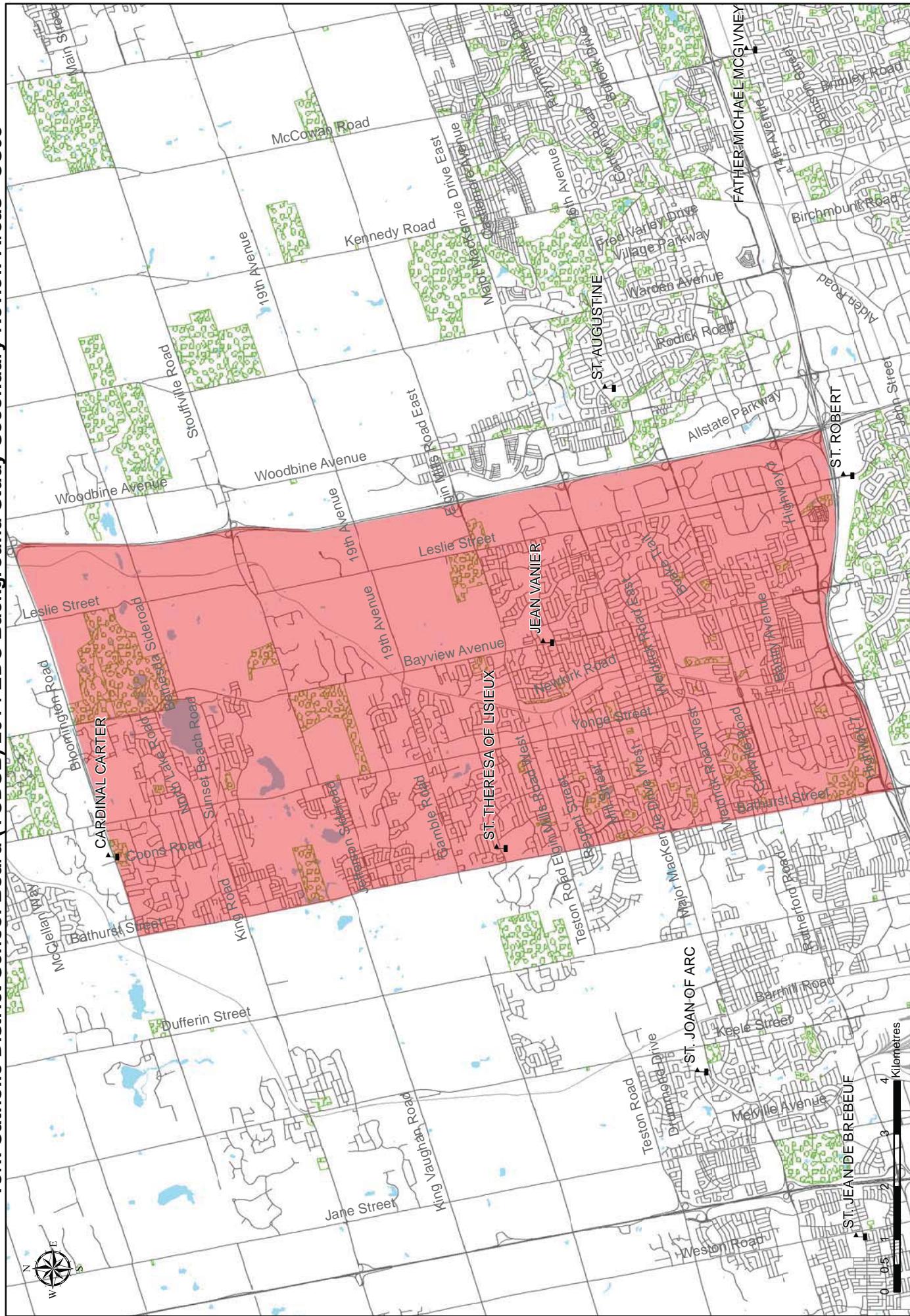
	Current										15 Year Projection of Average Daily Enrolments									
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029					
	153	306	459	612	706	765	798	848	972	1,138	1,338	1,576	1,758	1,897	2,038					

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	2,038
2 Available Pupil Places in Existing Facilities	1,185
3 Net Growth-Related Pupil Place Requirements [1-2]	853

NOTES

York Catholic District School Board (YCDSB) 2014 EDC Background Study Secondary Review Areas - CS03



CS03 Richmond Hill

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

Panel: Secondary Panel

Review Area:

C503

Richmond Hill

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current Number of temp Facilities	Current ORG Capacity	15 Year Projection of Average Daily Enrolments												
			Year 1 2013/ 2014/	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	
Jean Vanier	0	870	804	775	680	678	633	631	612	584	559	510	499	483	
St. Theresa of Lisieux	18	1,482	1,479	1,489	1,477	1,402	1,374	1,314	1,251	1,161	1,091	1,025	933	956	
TOTAL: AVAILABLE PUPIL PLACES:	2,433.0	18	2,302	2,283	2,264	2,157	2,080	2,007	1,945	1,863	1,745	1,630	1,536	1,452	1,339
															1,401
															1,337
															1,060
															1,373

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

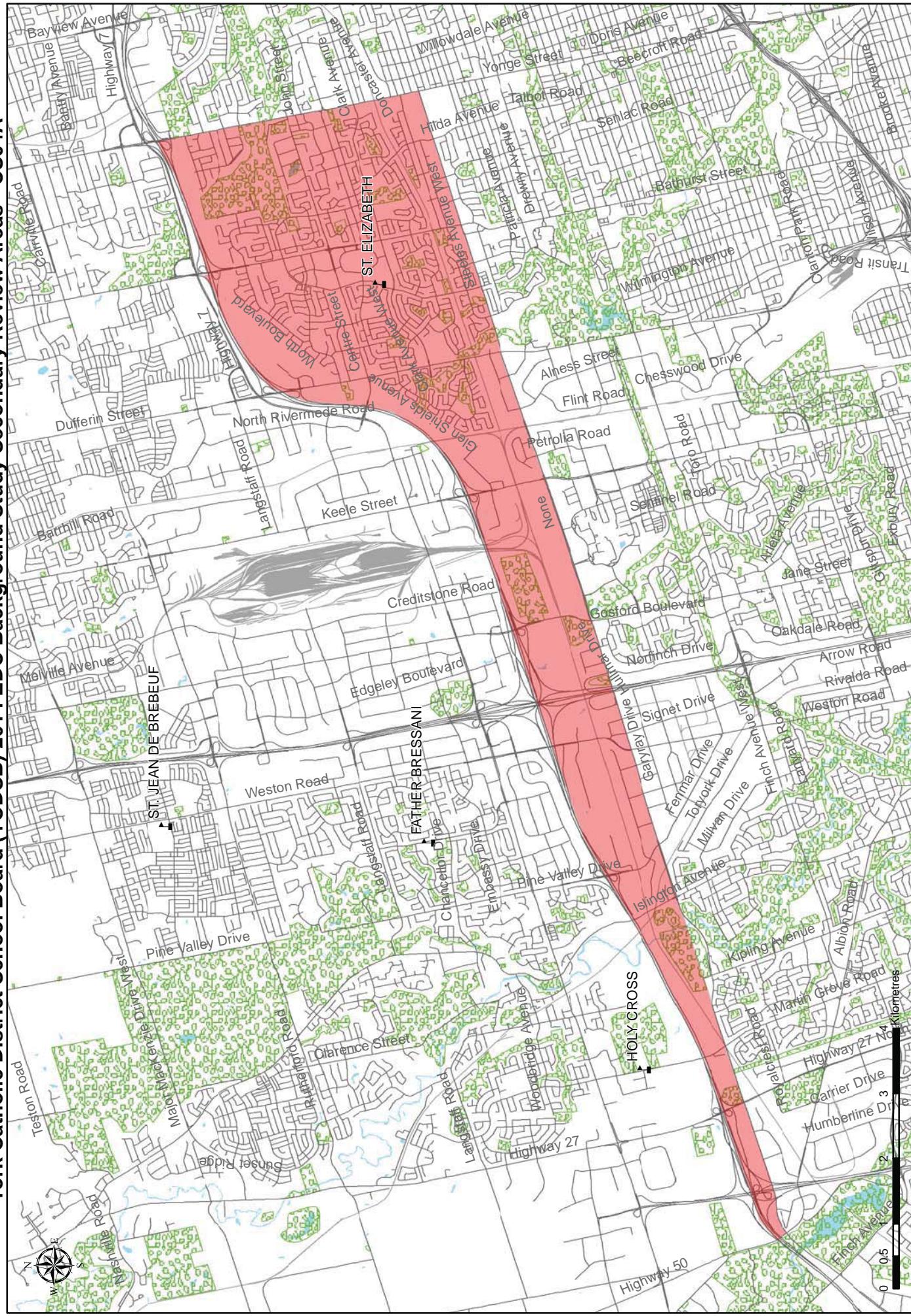
Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	15 Year Projection of Average Daily Enrolments									
					Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
47	94	141	188	216	222	223	229	256	294	329	371	398	414	431

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	431
2 Available Pupil Places in Existing Facilities	1,060
3 Net Growth-Related Pupil Place Requirements (1-2)	-

NOTES

York Catholic District School Board (YCDSSB) 2014 EDC Background Study Secondary Review Areas - CS04A



CS04A Vaughan-Thornhill

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

Panel: Secondary Panel

Review Area: CSM4A Vaughan, Thornhill

REQUIREMENTS OF EXISTING COMMUNITY

	Existing Schools and Projects	Current Number of temp Facilities	Current O&G Capacity	15 Year Projection of Average Daily Enrolments													
				Year 1 2013/ 2014/	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028
St. Elizabeth	1,428.0	12	1,745	1,619	1,520	1,463	1,326	1,303	1,236	1,185	1,203	1,201	1,226	1,242	1,246	1,222	1,190
TOTAL:	1,428.0	12	1,745	1,619	1,520	1,463	1,326	1,303	1,236	1,185	1,203	1,201	1,226	1,242	1,246	1,222	1,190
AVAILABLE PUPIL PLACES:																	265

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

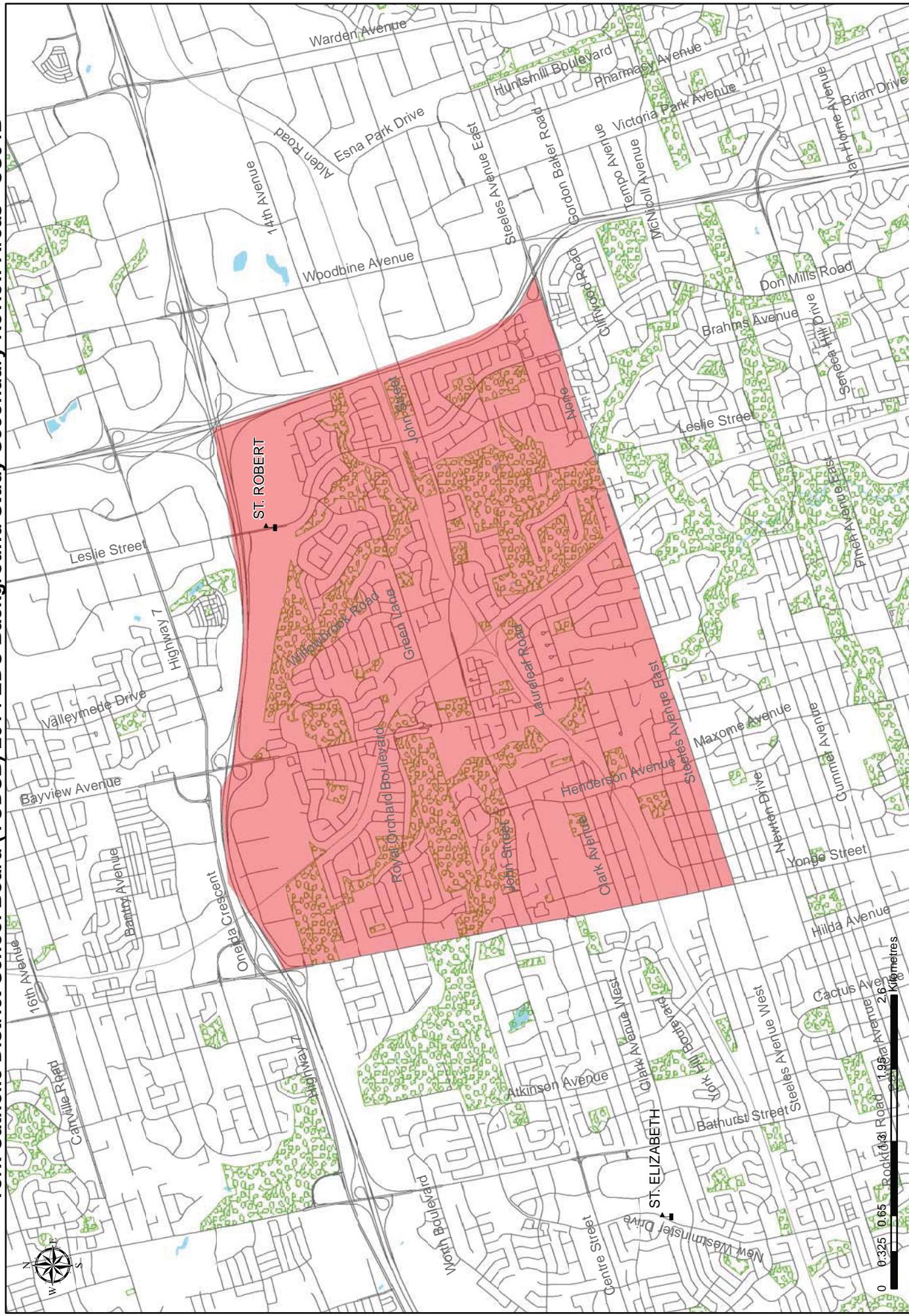
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	15 Year Projection of Average Daily Enrolments											
						Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029		
	7	15	22	30	34	38	40	43	50	59	73	90	103	115	126		

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	126
2 Available Pupil Places in Existing Facilities	265
3 Net Growth-Related Pupil Place Requirements (1-2)	-

NOTES

York Catholic District School Board (YCDSSB) 2014 EDC Background Study Secondary Review Areas - CS04B



CS04B Markham-Thornhill

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

Panel:

Review Area:

REQUIREMENTS OF EXISTING COMMUNITY

Secondary Panel CS04B Markham, Thornhill

SECURITIES AND EXCHANGE COMMISSION (CONT'D) 10

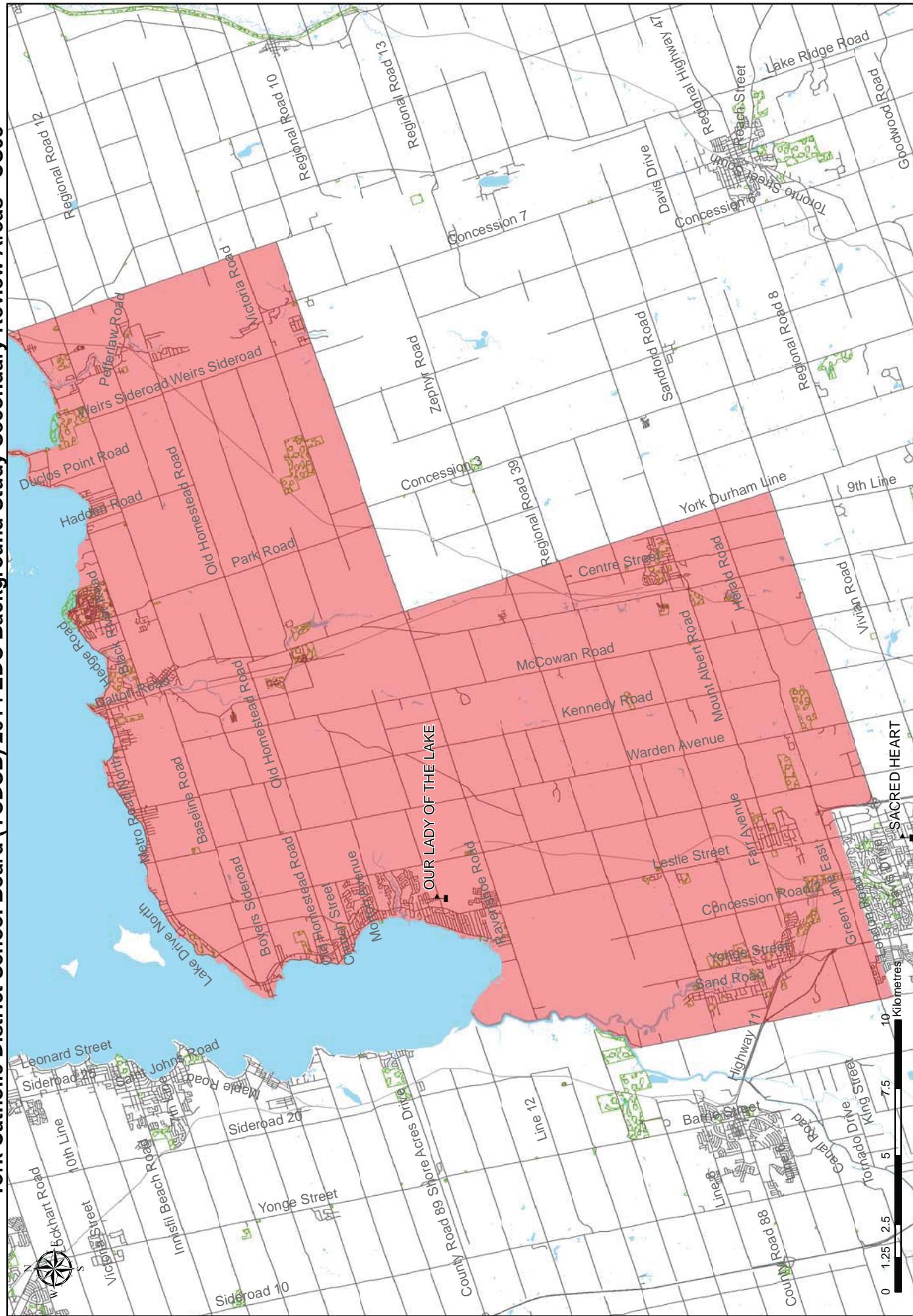
15 Year Projection of Average Daily Enrollments														
Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2020/ 2022	Year 9 2021/ 2023	Year 10 2022/ 2024	Year 11 2023/ 2025	Year 12 2024/ 2026	Year 13 2025/ 2027	Year 14 2026/ 2028	Year 15 2027/ 2029
6	12	18	24	27	41	52	62	78	97	127	162	192	219	245

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

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

NOTES

York Catholic District School Board (YCDSB) 2014 EDC Background Study Secondary Review Areas - CS05



CS05 Georgina, East Gwillimbury

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

Panel:

Review Area:

REQUIREMENTS OF EXISTING COMMUNITY

S05 Georgina, East Gwillimbury

		15 Year Projection of Average Daily Enrollments																
		Current OTG Capacity	Number of Temp Facilities	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
Existing Schools and Projects				397	370	312	287	260	230	213	246	253	265	269	257			
Our Lady of the Lake		480.0	12															
TOTAL:		480.0	12	367	367	312	287	260	230	243	266	265	269	257	257	257		

15 Year Projection of Average Daily Enrollments															
	Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029
15	30	40	59	68	83	93	105	125	151	189	236	275	308	341	

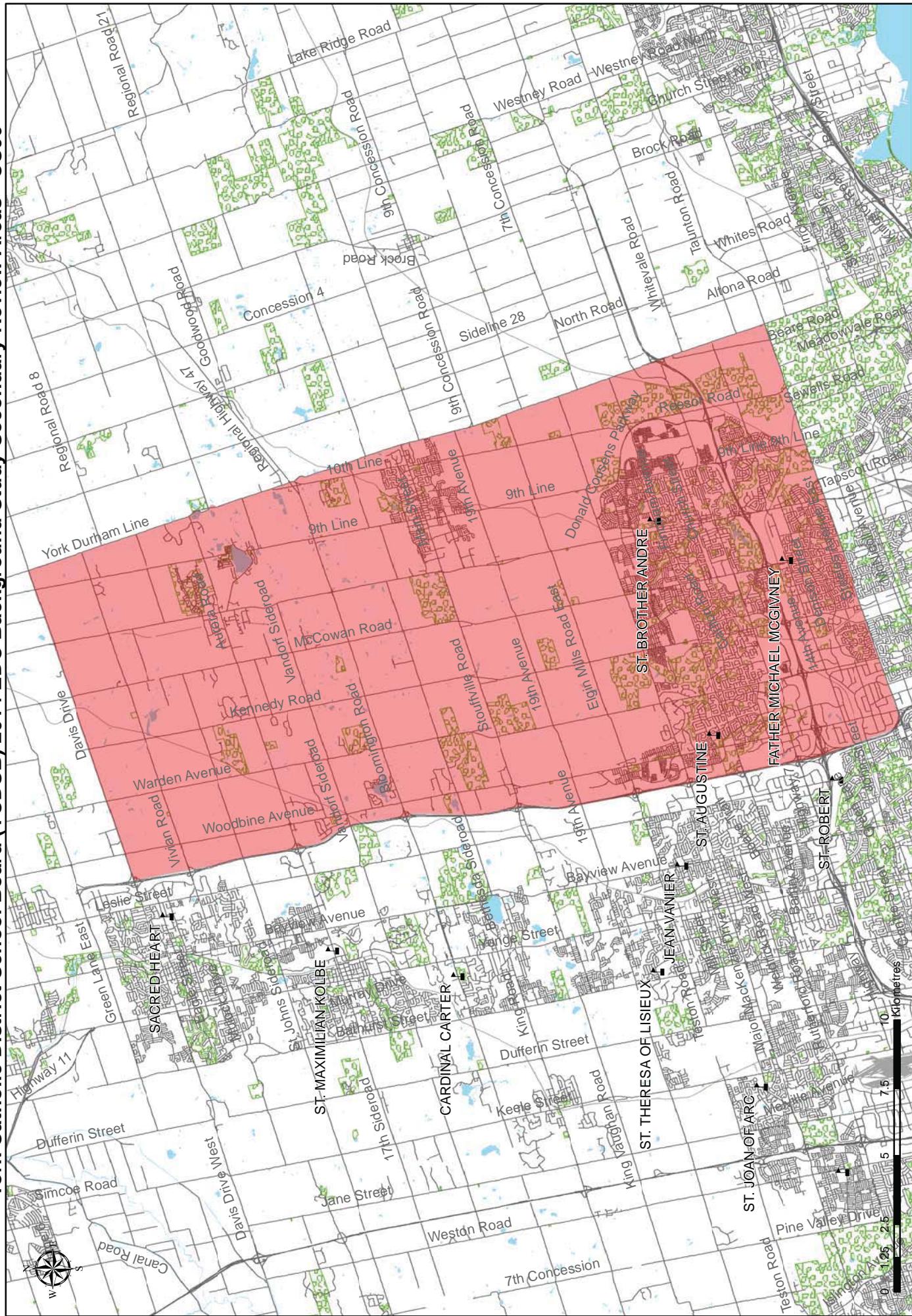
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CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	341
2 Available Pupil Places in Existing Facilities	228
3 Net Growth-Related Pupil Place Requirements (1-2)	113
Total Pupil Places Required	454

NOTES

York Catholic District School Board (YCDSB) 2014 EDC Background Study Secondary Review Areas - CS06



CS06 Markham, Whitchurch-Stouffville

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

Panel: Secondary Panel
 Review Area: CS06 Markham, Whitchurch-Stouffville
 REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current Number of temp Facilities	Current										15 Year Projection of Average Daily Enrolments									
		2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	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
St. Brother Andre Catholic	26	1,421	1,425	1,428	1,434	1,462	1,532	1,660	1,795	1,919	1,978	1,949	1,877	1,838	1,769	1,745	1,745	2027/2028	2028	2028/2029	
Fr. M. McGuire Academy	4	1,026	998	971	879	782	727	691	690	677	677	627	596	602	587	603	603	2027/2028	2028	2028/2029	
St. Augustine	2	1,149	1,137	1,109	1,082	1,007	977	941	870	880	830	830	807	777	759	777	770	770	770	770	764
Students From CS04B Returned Back To Resident Area				225	225	225	225	225	225	225	225	225	225	225	225	225	225	225	225	225	225
TOTAL: AVAILABLE PUPIL PLACES:	3,600.0	32	3,596	3,785	3,734	3,619	3,476	3,461	3,517	3,581	3,701	3,709	3,597	3,506	3,432	3,340	3,333	3,338	262	262	

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	Current										15 Year Projection of Average Daily Enrolments									
	Year 1 2014/2015	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029					
	69	137	206	274	316	353	377	407	472	559	653	766	852	916	981					

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	981
2 Available Pupil Places in Existing Facilities	262
3 Net Growth-Related Pupil Place Requirements [1-2]	719

NOTES

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

ELEMENTARY PANEL

Review Area	Site Status (Optioned, Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Site Location/ Facility Type	Net Growth-Related Pupil Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth-Related Pupil Place Requirements	Total Number of Acres Required (Footnote Oversized Site)*	Acreage To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
CE01			Accommodated In Existing Facilities	109										
CE02B	TBD	2015	Elementary School Site	550	550	100.00%	6.00	6.00	\$ 1,851,000	\$ 11,106,000	\$ 524,856	\$ 555,300	\$ 1,277,507	\$ 13,463,663
CE02B	Designated	2018	Elementary School Site	550	550	100.00%	6.00	6.00	\$ 1,851,000	\$ 11,106,000	\$ 560,264	\$ 2,393,412	\$ 1,473,313	\$ 15,533,589
CE02B	Optioned	2022	Elementary School Site	431	550	78.36%	6.00	4.70	\$ 850,000	\$ 3,996,545	\$ 478,973	\$ 415,964	\$ 512,787	\$ 5,404,269
CE03B	Optioned	2016	Elementary School Site	421	550	76.55%	6.00	4.59	\$ 2,023,000	\$ 9,291,087	\$ 410,592	\$ 952,336	\$ 1,116,889	\$ 11,789,044
CE03C	Designated	2018	Elementary School Site	401	401	100.00%	5.00	5.00	\$ 2,600,000	\$ 13,000,000	\$ 466,887	\$ 2,801,581	\$ 1,705,667	\$ 17,979,335
CE03C	Designated	2025	Elementary School Site	175	401	43.64%	5.00	2.18	\$ 2,600,000	\$ 5,673,317	\$ 237,280	\$ 1,567,483	\$ 783,942	\$ 8,261,972
CE06B	Designated	2018	Elementary School Site	220	550	40.00%	5.90	2.36	\$ 1,250,000	\$ 2,950,000	\$ 220,371	\$ 635,743	\$ 399,005	\$ 4,205,119
CE07B	Designated	2022	Elementary School Site	236	550	42.91%	6.00	2.57	\$ 1,607,000	\$ 4,137,295	\$ 262,268	\$ 1,143,058	\$ 581,048	\$ 6,123,669
CE09	Designated	2016	Elementary School Site	319	550	58.00%	6.00	3.48	\$ 650,000	\$ 2,262,000	\$ 311,114	\$ 231,855	\$ 294,052	\$ 3,099,021
CE09	Designated	2020	Elementary School Site	550	550	100.00%	6.00	6.00	\$ 650,000	\$ 3,900,000	\$ 548,204	\$ 1,077,498	\$ 579,274	\$ 6,104,976
CE09	Designated	2025	Elementary School Site	91	550	16.55%	6.00	0.99	\$ 650,000	\$ 645,273	\$ 107,951	\$ 178,277	\$ 97,652	\$ 1,029,153
CE10	TBD	2016	Elementary School Site	395	550	71.88%	6.00	4.31	\$ 1,021,500	\$ 4,404,522	\$ 385,479	\$ 451,464	\$ 549,477	\$ 5,790,942
CE11	Optioned	2018	Elementary School Site	550	550	100.00%	6.13	6.13	\$ 571,980	\$ 3,506,237	\$ 572,404	\$ 363,993	\$ 465,733	\$ 4,908,367
CE11			Accommodated In Existing Facilities	29										
Total:				5,028	6,852		76.03	54.33		\$ 75,978,276	\$ 5,086,643	\$ 12,767,914	\$ 9,836,745	\$ 103,663,578

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

SECONDARY PANEL

Review Area	Site Status (Optioned, Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Facility Type	Net Growth-Related Pupil Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth-Related Pupil Place Requirements	Total Number of Acres Required (Footnote oversized sites)	Acreage To Be Funded in EDC	Cost Per Acre	By-Law Period	Eligible Site Preparation Costs	Education Land Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
C502	TBD	2018	Secondary School Site	833	1000	85.33%	12.00	10.24	\$ 1,874,500	\$ 19,193,006	\$ 956,091	\$ 4,136,214	\$ 2,545,894	\$ 26,831,204	
C504B			Accommodated In Existing Facilities	245							\$ -				
C505	TBD	2027	Secondary School Site	118	800	14.75%	12.00	1.77	\$ 650,000	\$ 1,150,500	\$ 201,036	\$ 317,862	\$ 175,007	\$ 1,844,405	
C506	TBD	2019	Secondary School Site	719	1000	71.90%	12.00	8.63	\$ 1,021,500	\$ 8,813,502	\$ 823,385	\$ 2,435,008	\$ 1,265,529	\$ 13,337,424	
Total:				1,396	2,800		36.00	20.64		\$ 29,157,008	\$ 1,980,512	\$ 6,889,084	\$ 3,986,430	\$ 42,013,033	

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

Determination of Total Growth-Related Net Education Land Costs

Total:	Education Land Costs (Form G)	\$ 145,682,611
Add:	EDC Financial Obligations (Form A2)	\$ 10,360,812
Subtotal:	Net Education Land Costs	\$ 156,043,423
Less:	Operating Budget Savings	
	Positive EDC Reserve Fund Balance	
Subtotal:	Growth-Related Net Education Land Costs	\$ 156,043,423
Add:	EDC Study Costs	\$ 750,000
Total:	Growth-Related Net Education Land Costs	\$ 156,793,423

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%	\$ 15,679,342
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	90%	\$ 141,114,081

Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	\$ 141,114,081
Net New Dwelling Units (Form C)	142,411
Uniform Residential EDC per Dwelling Unit	\$ 991

Calculation of Non-Residential Charge - Board Determined GFA

Non-Residential Growth-Related Net Education Land Costs	\$ 15,679,342
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GFA Method:	Non-Exempt Board-Determined GFA (Form D)	91,450,978
	Non-Residential EDC per Square Foot of GFA	0.17

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

Determination of Total Growth-Related Net Education Land Costs

Total:	Education Land Costs (Form G)	\$ 145,682,611
Add:	EDC Financial Obligations (Form A2)	\$ 10,360,812
Subtotal:	Net Education Land Costs	\$ 156,043,423
Less:	Operating Budget Savings	
	Positive EDC Reserve Fund Balance	
	Growth-Related Net Education Land Costs	\$ 156,043,423
Add:	EDC Study Costs	\$ 750,000
Total:	Growth-Related Net Education Land Costs	\$ 156,793,423

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%	\$ 15,679,342
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	90%	\$ 141,114,081

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

Non-Residential Growth-Related Net Education Land Costs	\$ 15,679,342
GFA Method:	
Non-Exempt Board-Determined GFA (Form D)	\$ 91,450,978
Non-Residential EDC per Square Foot of GFA	\$ 0.17

York Catholic District School Board
Education Development Charges Submission 2014

Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 2 of 2)

Residential Growth-Related Net Education Land Costs:	\$	147,114,081
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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	51,060	0.118	6,047	62.3%	0.042	2,163	47%	8,210	57%
Medium Density	30,981	0.073	2,247	23.2%	0.039	1,218	26%	3,465	24%
High Density	60,370	0.023	1,409	14.5%	0.020	1,223	27%	2,633	18%
Total	142,411	0.0681	9,704	100%	0.0323	4,604	100%	14,308	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	\$ 80,974,815	\$ 51,060	\$ 1,586
Medium Density	\$ 34,173,748	\$ 30,981	\$ 1,103
High Density	\$ 25,965,518	\$ 60,370	\$ 430

APPENDIX B
EDUCATION DEVELOPMENT CHARGE
PROPOSED DRAFT BY-LAWS

YORK REGION DISTRICT SCHOOL BOARD PROPOSED DRAFT 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. The York District School Board (the "Board") has determined that the residential development of land to which this by-law applies increases education land costs.
3. The Board has referred its estimates of the total number of new elementary and secondary pupils and its estimates of the number of elementary and secondary school sites to the Minister of Education for approval, with such approval being given on May 15, 2014, and the Board has satisfied all other conditions prescribed by section 10 of Ontario Regulation 20/98.
4. The Board has conducted a review of its education development charge policies and held a public meeting on May 15, 2014 in accordance with section 257.60 of the Act.
5. The Board has given notice and held a public meeting on ● 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 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*,
 - (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 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 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 and, for the purpose of this definition, 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;
- (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) "residential development" means lands, buildings or structures developed or to be developed for residential use;
- (n) "residential use" means lands, buildings or structures used, or designed or intended for use as a dwelling unit or units, and shall include a residential use accessory to a non-residential use and the residential component of a mixed use or of an agricultural use.

2. 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.

Lands Affected

4.

- (a) Subject to section 4(b), 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*;
 - (iv) a publicly funded university established by a special act of the Legislative Assembly of Ontario which exempts the property of such university from taxation for school purposes or a college of applied arts and technology established under the *Ontario Colleges of Applied Art and Technology Act, 2002*;
 - (v) Metrolinx;
 - (vi) a place of worship owned by a religious organization that is exempt from taxation under the *Assessment Act* that is used primarily as a place of public worship;
 - (vii) a non-residential farm building;
 - (viii) non-residential uses permitted pursuant to s. 39 of the *Planning Act*.

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,

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.

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, the Board hereby imposes an education development charge of \$● per dwelling unit upon the designated categories of residential development and the designated residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use, and, in the case of a mixed-use building or structure, upon the dwelling units in the mixed-use building or structure.

Exemptions from Residential Education Development Charges

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 Regulation 20/98 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 building	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

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, the Board hereby imposes an education development charge of \$● per square foot (\$● per square metre) of gross floor area of non-residential development 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.

Exemptions from Non-Residential Education Development Charges

13. 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.

14.

- (a) As required by section 5 of Regulation 20/98, subject to paragraphs (b) and (c), an education development charge under section 11 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 11 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 11 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);
- (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 in 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. All education development charges payable shall be paid by cash, by certified cheque or by bank draft.

19. The treasurer of the Board shall establish and maintain an education development charge account in accordance with the Act, Regulation 20/98 and this By-law.

20. Withdrawals from an education development charge account shall be made in accordance with the Act, Regulation 20/98 and this By-Law.

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, 2014.

Date By-law Expires

24. This by-law shall expire on July 1, 2019 unless it is repealed at an earlier date.

Repeal

25. York Region District School Board Education Development Charges By-Law 2009-02 is hereby repealed effective as of July 1, 2014.

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 ● day of June, 2014.

Chairperson

Director of Education and Secretary

**YORK CATHOLIC DISTRICT SCHOOL BOARD
PROPOSED DRAFT 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. The Board has referred its estimates of the total number of new elementary and secondary pupils and its estimates of the number of elementary and secondary school sites to the Minister of Education for approval, with such approval being given on ●, and the Board has satisfied all other conditions prescribed by section 10 of Ontario Regulation 20/98.
4. The Board has conducted a review of its education development charge policies and held a public meeting on May 15, 2014 in accordance with section 257.60 of the Act.
5. The Board has given notice and held a public meeting on May 15, 2014 in accordance with section 257.63 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 Board has determined in accordance with subsection 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*,
 - (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 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 and, for the purpose of this definition, 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;
- (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) "residential development" means lands, buildings or structures developed or to be developed for residential use;
- (n) "residential use" means lands, buildings or structures used, or designed or intended for use as a dwelling unit or units, and shall include a residential use accessory to a non-residential use and the residential component of a mixed use or of an agricultural use.

2. 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.

Lands Affected

4.

- (a) Subject to section 4(b), 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*;
 - (iv) a publicly funded university established by a special act of the Legislative Assembly of Ontario which exempts the property of such university from taxation for school purposes or a college of applied arts and technology established under the *Ontario Colleges of Applied Art and Technology Act, 2002*;
 - (v) Metrolinx;
 - (vi) a place of worship owned by a religious organization that is exempt from taxation under the *Assessment Act* that is used primarily as a place of public worship;
 - (vii) a non-residential farm building;
 - (viii) non-residential uses permitted pursuant to s. 39 of the *Planning Act*.

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,

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.

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, the Board hereby imposes an education development charge of \$● per dwelling unit upon the designated categories of residential development and the designated residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use, and, in the case of a mixed-use building or structure, upon the dwelling units in the mixed-use building or structure.

Exemptions from Residential Education Development Charges

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 Regulation 20/98 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

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, the Board hereby imposes an education development charge of \$● per square foot (\$● per square metre) of gross floor area of non-residential development 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.

Exemptions from Non-Residential Education Development Charges

13. 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.

14.

- (a) As required by section 5 of Regulation 20/98, subject to paragraphs (b) and (c), an education development charge under section 11 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 11 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 11 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);
- (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 in 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. All education development charges payable shall be paid by cash, by certified cheque or by bank draft.

19. The treasurer of the Board shall establish and maintain an education development charge account in accordance with the Act, Regulation 20/98 and this by-law.

20. Withdrawals from an education development charge account shall be made in accordance with the Act, Regulation 20/98 and this by-law.

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, 2014.

Date By-law Expires

24. This by-law shall expire on July 1, 2019 unless it is repealed at an earlier date.

Repeal

25. York Catholic District School Board Education Development Charges By-Law 194 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 ● day of June, 2014.

Chairperson

Director of Education and Secretary

APPENDIX C

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

YORK REGION DISTRICT SCHOOL BOARD



Board Policy #470.0

Education Development Charges:

Alternative Arrangements for

School Facilities

Document Integration Project Format

1. Background

- (1) A number of legislative provisions encourage school boards to consider alternative arrangements for the accommodation of elementary and secondary school pupils to the usual arrangement under which a school site is acquired and a stand-alone school is built on it.
- (2) Ontario Regulation 20/98 provides that the education development charge background study contain:
 - a. A statement of the Board's policy concerning possible arrangements with municipalities, school boards or other persons or bodies in the public or private sector, including arrangements of a long-term or co-operative nature, which would provide accommodation for the new elementary school pupils and new secondary school pupils estimated under paragraph three of section seven, without imposing education development charges, or with a reduction in such charges.
 - b. If a previous education development charge background study completed by the Board included a statement under paragraph six, a statement of how the policy referred to in the statement was implemented and, if it was not implemented, an explanation of why it was not implemented.
- (3) Regulation 446/98 (Reserve Funds) permits a school board to utilize proceeds in the Pupil Accommodation Allocation Reserve Fund for the acquisition of "school sites that are acquired as part of transactions under which the board also acquires school buildings on the school sites".
- (4) Section 110.1 of the Municipal Act authorizes municipalities and school boards to enter into arrangements under which they can provide for exemptions from taxation for municipal and school purposes of land or a portion of it that is "entirely occupied and used or intended for use for a service or function that may be provided by a "school board" or municipality". It also authorizes an exemption to be given from municipal and education development charges in certain circumstances.
- (5) The Board recognizes that alternative arrangements can provide an opportunity to improve service delivery and peak enrolment capacity, reduce duplication of public facilities, maximize the effective use of available dollars, and reduce site size requirements. These include a variety of acquisition strategies such as forward buying, options, purchases, lease buy-back, site exchanges and joint venture partnerships.
- (6) The Board's record demonstrates this commitment through projects such as:
 - Newmarket High School and Theatre (1996);
 - Westmount Collegiate Institute, Multi-Use Project (1996);
 - Black River Public School, Multi-Use Project (1996);
 - Red Maple Public School, Multi-Use Project (2003);
 - Richmond Green Secondary School and Municipal Library (2005).

2. Direction

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

3. Requirements

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

POLICY HISTORY

Approved 1999

Revised 2004

Revised 2010

It is the expectation of the York Region District School Board that all employees, students and persons invited to or visiting Board property; or partaking/volunteering in Board or school-sponsored events and activities will respect the policies and procedures of the Board. The term "parents" refers to both biological/adoptive parents and guardians in all Board policies and procedures.



Board Policy #475.0

Education Development Charges:

School Sites – Operating Budget Surplus

Document Integration Project Format

1. Background

- (1) Section 9 (1) paragraph 8 of O. Reg. 20/98 (Education Development Charges – General) provides that an education development background charge study must contain:
 8. *A statement from the board stating that it has reviewed its operating budget for savings that could be applied to reduce growth-related net education land costs, and the amount of any savings which it proposes to apply, if any.*
- (2) It is therefore necessary that the review referred to in Section 9(1) paragraph 8 be conducted annually as part of the process of setting the estimates.
- (3) Under the General Legislative Grant Regulation, only a surplus from the non-classroom part of the estimates is eligible to be used to acquire school sites, thereby reducing the “growth-related net education land cost” and the education development charge that may be levied by the Board.

2. Direction

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

3. Regulations

- (1) A Board shall annually pass a motion substantially in the form attached as the appendix to this policy.

POLICY HISTORY

Approved 1999
Revised 2004
Revised 2010

It is the expectation of the York Region District School Board that all employees, students and persons invited to or visiting Board property; or partaking/volunteering in Board or school-sponsored events and activities will respect the policies and procedures of the Board. The term “parents” refers to both biological/adoptive parents and guardians in all Board policies and procedures.

APPENDIX

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

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

Moved that:

- (1) The Board will designate \$Y as available for the purpose of acquiring school sites by purchase, lease or otherwise;
- (2) The Board's reasons for so deciding are as follows:

(Reasons for the decision should be included which indicate where the Board will be directing the funds and its basic reasons for doing so. The purpose for this part of the motion is to ensure that a clear record of the Board's decision and its reasons are available as part of the public record for inclusion in the education development charge background study.)

POLICY HISTORY

Approved 1999
Revised 2004
Revised 2010

It is the expectation of the York Region District School Board that all employees, students and persons invited to or visiting Board property; or partaking/volunteering in Board or school-sponsored events and activities will respect the policies and procedures of the Board. The term “parents” refers to both biological/adoptive parents and guardians in all Board policies and procedures.

York Region DSB

Statement of Implementation of Education Development Charges: Alternative Arrangements for School Facilities Policy

On March 4, 2014, the York Region District School Board approved the following statement of implementation of the Board's Education Development Charges: Alternative Arrangements for School Facilities Policy 470.0, as recommended on February 18, 2014 by the Property Management Committee:

That the York Region District has adopted a policy concerning alternative accommodation arrangements and has implemented the policy by entering into a joint-venture partnership with the Town of East Gwillimbury at Phoebe Gilman Public School.

Operating Budget Review

On March 4, 2014, the York Region District School Board approved the following statement pursuant to the Board's Education Development Charges: School Sites-Operating Budget Surplus Policy 470.0, as recommended on February 18, 2014 by the Property Management Committee:

That the York Region District School Board has reviewed its operating budget for the year ending August 31, 2014 for savings that could be applied to reduce growth-related net education land costs. Such review disclosed that there is no surplus of operating funds available for such capital needs. The Board has therefore determined that the amount of the savings which it proposes to apply to reduce growth-related net education land costs is nil.

YORK CATHOLIC DISTRICT SCHOOL BOARD

YORK CATHOLIC DISTRICT SCHOOL BOARD



BOARD POLICY	
Policy Section Property	Policy Number 706
Former Policy # 503	Page 1 of 3
Original Approved Date November 1999	Subsequent Approval Dates February 25, 2014

POLICY TITLE: ALTERNATIVE ACCOMMODATION ARRANGEMENTS

SECTION A

1. PURPOSE

Legislative provisions encourage school boards to consider alternative accommodation arrangements for all elementary and secondary students when acquiring a school site or building a stand alone school. The purpose of this policy is to guide Senior Administration in the identification of partnerships that support Board priorities, within the specified requirements outlined in this policy.

2. POLICY STATEMENT

The York Catholic District School Board will consider possible alternative accommodation arrangements with municipalities, school boards or other persons or bodies in the public or private sector, including arrangements of a long-term or cooperative nature for the benefit of all new elementary and new secondary students.

3. PARAMETERS

- 3.1 *Ontario Regulation 20/98* provides that an education development charge background study shall contain:
 - 3.1.1. A statement of the board's policy concerning possible arrangements with municipalities, school boards or other persons or bodies in the public or private sector, including arrangements of a long-term or co-operative nature, which would provide accommodation for the new elementary school pupils and new secondary school pupils, without imposing education development charges, or with a reduction in such charges; and,
 - 3.1.2. If a previous education development charge background study completed by the board included a statement of how the policy referred to in the statement was implemented and, if it was not implemented, an explanation of why it was not implemented.
- 3.2 The *Municipal Act, 2001* authorizes municipalities and school boards to enter into arrangements under which they can provide for exemptions from taxation for municipal and school purposes of land or a portion of it that is "entirely occupied and used or intended for use for a service or function that may be provided by a "school board" or

municipality. It also authorizes an exemption to be given from municipal and education development charges in certain circumstances.

- 3.3 The Board recognizes that Alternative Accommodation Arrangements can provide an opportunity to improve service delivery and address peak enrolment capacity, reduce duplication of public facilities, maximize the effective use of available dollars, and reduce site size requirements. These include a variety of acquisition strategies such as forward buying, options, purchases, lease buy-back, sites exchanges and joint venture partnerships.
- 3.4 The Board's Alternative Accommodation Arrangement shall demonstrate and record this commitment, as per legislative requirements, e.g., St. Nicholas (1994), Sutton Multi-use Facility (St. Bernadette, 1996), St. John Chrysostom (2003), Langstaff Discovery Centre (Blessed Pope John Paul II, 2003), St. Jean de Brebeuf C.H.S. (2005).
- 3.5 The arrangement shall be cost effective and advantageous for the Board compared to other possible arrangements including an acquisition of a school site and the construction of a free standing building.
- 3.6 The arrangement shall comply with any guidelines issued by the Ministry of Education.
- 3.7 The Board may enter into lease arrangements respecting school facilities intended to be used to accommodate peak enrolment, but shall not enter into such arrangements respecting school facilities that are necessary to accommodate long-term enrolment unless the arrangements could result in ownership at the Board's discretion.
- 3.8 The Board shall retain sufficient governance authority over the facility to ensure that it is able to deliver the appropriate educational program to its pupils, and to ensure that its Catholic identity, ambience and integrity are preserved.
- 3.9 Any Joint Use facility shall have a separate entrance and separate Administrative area with the school name on the exterior of the school that is easily visible from the street.

4. RESPONSIBILITIES

4.1 Board of Trustees

- 4.1.1 To support the Alternative Accommodation Arrangements policy.

4.2 Director of Education

- 4.2.1 To oversee compliance of the Alternative Accommodation Arrangements policy.

4.3 Associate Director of Corporate Services

- 4.3.1 To ensure compliance with the Alternative Accommodation Arrangements policy.

4.4 Senior Manager of Administrative Services

- 4.4.1 To implement the Alternative Accommodation Arrangements policy.

6. CROSS REFERENCES

YCDSB Policy 707 Acquisition and Development of School Sites

Approval by Board	November 1999
	Date
Effective Date	November 1999
	Date
Revision Date(s)	February 25, 2014
	Date
Review Date	February 2019
	Date

YORK CATHOLIC DISTRICT SCHOOL BOARD



BOARD POLICY	
Policy Section Finance	Policy Number 810
Former Policy # 610	Page 1 of 3
Original Approved Date April 30, 1990	Subsequent Approval Dates February 25, 2014

POLICY TITLE: SCHOOL SITES – OPERATING BUDGET SURPLUS

SECTION A

1. PURPOSE.

Ontario Regulation 20/98, Sec. 9(1) Para. 8, (Education Development Charge) states that an education development background charge study must contain:

"A statement from the board stating that it has reviewed its operating budget for savings that could be applied to reduce growth-related net education land costs, and the amount of any savings which it proposes to apply, if any".

This policy ensures that this process is documented annually during budget deliberations of the Board.

2. POLICY STATEMENT

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

3. PARAMETERS

- 3.1 The Board shall annually address the use of Operating Budget Surpluses for the Acquisition of school sites to ensure that a clear record of the Board's decision and its reasons are available as part of the public record for inclusion in the Education Development Charge background study (Appendix A).

4. RESPONSIBILITIES

4.1 Board of Trustees

- 4.1.1 To support the School Sites - Operating Budget Surplus Policy.

4.2 Director of Education

4.2.1 To oversee compliance with the School Sites - Operating Budget Surplus Policy.

4.3. Associate Director: Corporate Services and Treasurer of the Board

4.3.1 To implement the School Sites - Operating Budget Surplus Policy.

5. DEFINITIONS

5.1 Education Development Charge

The Board's Education Development Charge By-Law is a by-law used to fund the acquisition of school sites and related costs, to accommodate growth-related pupil needs, if residential development in the area of jurisdiction of the Board increases education land costs.

6. CROSS REFERENCES

Relevant Acts, Legislation & Regulations

Approval by Board	<u>June 8, 1999</u>
	Date
Effective Date	<u>June 9, 1999</u>
	Date
Revision Date(s)	<u>February 25, 2014</u>
	Date
Review Date	<u>February 2019</u>
	Date

APPENDIX A

BOARD MOTION PURSUANT TO THE POLICY 810, ENTITLED

“SCHOOL SITES – OPERATING BUDGET SURPLUS”

**CONCERNING THE USE OF OPERATING BUDGET SURPLUSES
FOR THE ACQUISITION OF SCHOOL SITES**

Whereas it appears that there has been or that there will be a surplus in the non-Classroom part of the budget in the amount of (insert dollar amount).

Moved that:

1. The Board will designate (insert dollar amount) as available for the purpose of acquiring school sites by Purchase, lease or otherwise:

The Board's reasons for deciding are as follows:
(Reasons for the decision should be included which indicate where the Board will be directing the funds and its basic reasons for doing so.)

YORK CATHOLIC DISTRICT SCHOOL BOARD

REPORT TO: Board of Trustees
FROM: Administration
DATE: April 29, 2013
RE: Alternative Accommodation Policy Implementation

Executive Summary:

The purpose of this report is to provide Trustees with information regarding the statement of implementation included within the EDC Background study.

Background:

In the preparation of the Education Development Charge By-law there are a number of regulatory requirements the Board must comply with. One such requirement is a statement of implementation regarding the Alternative Accommodation Requirements.

Subsection 257.61 (1) of the Education Act requires that the Board, as part of the process of enacting an education development charge by-law, is the completion of an education development charge background study. Ontario Regulation 20/98 requires that such study contain:

6. A statement of the board's policy concerning possible arrangements with municipalities, school boards or other person or bodies in the public or private sector, including arrangements of a long-term or co-operative nature, which would provide accommodation for the new elementary school pupils and new secondary school pupils estimated under paragraph 3 or section 7, without imposing education development charges, or with a reduction in such charges.
7. If a previous education development charge background study completed by the board included a statement under paragraph 6, a statement of how the policy referred to in the statement was implemented and, if it was not implemented, an explanation of why it was not implemented.

On February 25, 2014 the Board approved the amended policy **706: Alternative Accommodation Arrangements** originally passed in 1999. As a component of that policy paragraph 3.4 identifies all the projects which represent alternative accommodation arrangements.

3.4 The Board's Alternative Accommodation Arrangement shall demonstrate and record this commitment, as per legislative requirements, e.g., St. Nicholas (1994), Sutton Multi-use Facility (St. Bernadette, 1996), St. John Chrysostom (2003), Langstaff Discovery Centre (Blessed Pope John Paul II, 2003), St. Jean de Brebeuf C.H.S. (2005).

In support of this policy and the requirements for the Education Development Charge the following statement has been included within the Education Development Charge Background Study, to reiterate the Board's support for the implementation of Alternative Accommodation Arrangements.

*The York Catholic District School Board has implemented policy **706- Alternative Accommodation Arrangements** in support of reducing the need to acquire land for school sites. Since the implementation of this policy the Board has entered into a number alternative accommodation arrangements as identified within the policy. Since the previous by-law of 2009 the policy has remained in effect and the Board continues to seek out appropriate alternative accommodation arrangements. However, none have been implemented since 2009 because no suitable opportunities have been presented to the Board.*

Summary:

The above statement highlights the Board's commitment to the implementation of Alternative Accommodation Arrangements as outlined in policy 706, and illustrated by the projects to date identified in paragraph 3.4.

Prepared by: Tom Pechkovsky, Manager of Planning Services
Submitted by: Dan McCowell, Senior Manager of Administrative Services
Endorsed by: John Sabo, Associate Director of Leading Services and Treasurer

Q:\Planning Shareable\Word Processing\BOARD\2014\EDC Alternative Accommodation, April 7, 2014

USE OF OPERATING BUDGET SURPLUS FOR EDC PURPOSES

Ontario Regulation 20/98 (Education Development Charges) requires “*A statement from the board stating that it has reviewed its operating budget for savings that could be applied to reduce growth-related net education land costs, and the amount of any savings which it proposes to apply, if any.*”

The Board approved the following motion in April, 2004, related to the passage of the EDC By-Law. The same policy statement was continued as part of the passage of the 2009 EDC By-Law on June 2, 2009:

“THAT the Board continues to endorse Policy 610 – School Sites – Operating Budget Surplus and will annually review its budget in accordance with same.

THE Board has reviewed its Operating Budget for savings that could be applied to reduce growth-related net education land costs, and currently no surpluses exist which it proposes to apply to the EDC reserve.”

The Board’s Policy #610 (approved June 8, 1999) in response to Regulation 20/98 also requires a motion annually, at budget approval time, stating that the Board has reviewed the use of operating budget surpluses for the acquisition of school sites. Based on the proposed final draft of the 2013-2014 Operating Budget, the following motion was passed on June 28, 2013:

THAT the Board not designate 2013-2014 Operating Budget funds for the purpose of acquisition of school sites.