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CYNTHIA CLARKE

sworn this 21st day of
SEPTEMBER, 2018


A Commissioner for Taking Affidavits, etc.
PATRICK COTTER



quadrant advisory
group limited

Toronto Catholic District School Board

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

Date: April 17, 2018



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FOREWORD

The following document fulfills section 257.61 of the Education Act which states “before passing an education development charge by-law, the board shall complete an Education Development Charges background study”. The following document contains the Education Development Charge (EDC) Background Study report for the Toronto Catholic District School Board (TCDSB).

The following document also contains the background report pertaining to a “Review of the Education Development Charges Policies” of the TCDSB, consistent with the legislative requirements to conduct a review of the existing EDC policies of the Board prior to consideration of adoption of a successor EDC by-law.

Finally, this report includes a copy of the proposed EDC by-law which designates the categories of residential and non-residential development, as well as the uses of land, buildings and structures on which EDCs shall be imposed, in specifying the areas in which the established charges are to be imposed.

ACKNOWLEDGEMENTS

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Further, the consultants wish to acknowledge the assistance of Mr. Stephen Waqué and Mr. Andrew Baker, Borden Ladner Gervais LLP, legal counsel for the Board on education development charge matters; the expertise provided by Mr. Mark Penney and Mr. Paul Dombrow, gsi Real Estate & Planning Advisors Inc. on matters dealing with site valuation; as well as Tim Uyl, Vice President of Paradigm Shift Technology Group Inc. (PSTGI) for his company’s assistance in the development of the student enrolment projections and review area mapping. Finally, the consultants wish to acknowledge the podium studies undertaken by Maureen O’Shaughnessy of CS&P Architects Inc. and cost consulting expertise provided by Turner Townsend, on the Board’s behalf.

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Toronto Catholic District School Board – 2018 Education Development Charge Background Study

EXECUTIVE SUMMARY

The purpose of this report is to provide background information with respect to the calculation of the Toronto Catholic District School Board's (TCDSB) Education Development Charges (EDCs) to be implemented in a new EDC by-law. The Board will seek input from the public, hold concurrent public meetings on Wednesday May 2, 2018 and give consideration to the public submissions prior to passage of education development charges proposed for Thursday June 14, 2018.

On June 6, 2013 the TCDSB adopted the Education Development Charges By-law, 2013 No. 178 with stepped phase-in rates in recognition of the \$40.0 million EDC account surplus as of by-law implementation. The EDC account surplus was reflective of the difficulty in acquiring school sites in an environment where complex and lengthy negotiations are required to assemble school site lands.

On June 11, 2015, the EDC by-law was amended. Paragraph 4 of the amending EDC by-law of the TCDSB indicates that the by-law will expire on June 30, 2018 unless it is repealed sooner. Section 257.56 of the *Education Act* stipulates that an EDC by-law does not come into force before the 5th day after the date of by-law passage by the Board. Therefore, in order to ensure the continuation of education development charges as a source of funding growth-related student accommodation needs, the TCDSB must adopt a successor by-law or by-laws no later than June 26, 2018.

The primary purpose of any Board in implementing education development charges is to provide a source of funding for growth-related education land costs which are not funded by capital grant allocations under the Province's capital funding model.

EDCs may be set at any level, provided that:

- The procedures set out in the Regulation and required by the Ministry are followed and only growth-related net education land costs are recovered; and,
- No more than 40% of the applicable cost is financed via non-residential development (including non-exempt commercial, industrial and institutional development).

The EDC calculation is based on new pupils generated by new dwelling units within the City of Toronto for which:

- building permits will be issued over the fifteen-year forecast period mid-2018 to mid-2033;
- additional land or site development costs are required to meet growth-related student accommodation needs; and
- education development charges may be imposed on the new dwelling units.

KEY EDC STUDY COMPONENTS

In determining what level of education development charges are necessary to fund future growth-related school site needs, the following key questions must be explored and answered:

- How many new housing units are expected to be constructed over the 15 years following by-law adoption and how many TCDSB students will be generated by the new housing units;
- How many pupil places owned and operated by the TCDSB are surplus to existing community enrolment needs, and therefore available to accommodate the new housing development within reasonable proximity (i.e. resident area) to the new development, over the long term;
- How much will it cost to acquire and service the land necessary to construct the additional pupil places necessitated by new housing development, and;
- Where land costs are prohibitive due to density value, will the Board be able to secure ownership of land to construct new schools, and, if not, is there an alternative approach to meeting growth-related student accommodation needs within the context of the education development charges legislation?

ELIGIBILITY TO ADOPT A SUCCESSOR EDC BY-LAW

In order to be eligible to adopt a successor EDC by-law the TCDSB must demonstrate that it will either have a deficit in the EDC account as of June 30, 2018, or average enrolment over the next by-law period will exceed school capacity on either the elementary or secondary panel. The TCDSB is expected to have a \$1.5 million surplus in the EDC account. However, secondary enrolment is expected to exceed average secondary enrolment over the 5-year by-law period (whether secondary Bill 30 and religious order leased space is included or not). As such, the TCDSB qualifies to adopt a successor EDC by-law.

FORECASTING DEVELOPMENT

A forecast of new dwelling units and the projected number of TCDSB students to be generated by new housing development in the area in which EDCs are to be imposed, over the 15-year forecast period, were derived from a consideration of:

- The City of Toronto's housing, population and employment forecasts outlined in the January 9, 2018 Development Charges Background Study Report for Public Consultation prepared by Hemson Consulting Ltd.;

- Population, housing and employment background information set out in Profile Toronto – How Does the City Grow? Update 2017; as well as residential development application data from the City of Toronto’s Land Use Information System II for the period July 1, 2012 to June 30, 2017;
- The 2016 Census data for the City of Toronto and the Ministry of Finance Population Projections for the City of Toronto.

A spatial matching of the TCDSB elementary school attendance boundaries against the City’s database of development applications specifying dwelling unit type and location was provided, under agreement with the Board, by the Strategic Initiatives, Policy & Analysis division of the City’s Planning department, as well as an Excel file of the development attribute data.

The dwelling unit and phasing of development forecast derived as the basis for the determination of the proposed EDC charge is net of the residential statutory exemptions related to housing intensification. The forecast gives consideration to the Toronto Railway Lands Exemption specified in the Regulation, as required under section 6 of O. Reg. 20/98.

The City’s DC growth forecast suggests that an additional 214,442 net new occupied dwelling units will be added to the existing housing stock in the City of Toronto over the next fifteen years, at an average of 14,296 units per annum. Of the net additional dwelling units, approximately 2% are anticipated to be low density (single and semi-detached), 4% medium density (row houses, townhouses, etc.), and the remaining 94% high density apartment units. Bachelor and one-bedroom units account for 53.3% of this group (including student and purpose-built seniors residential housing), with 41.2% having two bedrooms or more.

The forecast of non-residential development is also based on the January 9, 2018 DC forecast of employment and the non-exempt gross floor area that would need to be constructed in the City of Toronto to accommodate the anticipated employment growth. The projection of additional non-residential gross floor area (GFA) over the 15-year forecast period (65,345,360 million additional square feet of “net” gross floor area) was based on the City’s DC forecast of non-residential gross floor area, prepared by Hemson Consulting Ltd. (extrapolated proportionately from the 2028 to 2041 forecast period to derive the 2028 to 2033 EDC forecast period), as well as historical non-residential building permit data detailing building permits by type and detailing additions and new construction.

FORECASTING STUDENT ACCOMMODATION NEEDS

The capacity of the elementary and secondary facilities in the Board’s existing inventory is reflective of the On-the-Ground (OTG) capacities approved by the Ministry for EDC purposes, and that, in the opinion of the Board could reasonably be used to accommodate growth-related pupils.

Historically, the determination of available TCDSB capacity has not included school capacity leased from religious orders and Bill 30 schools (i.e. schools that are owned by the Toronto District School

Board). With respect to the latter category of leased facilities, the TCDSB would have to acquire the permission of the TDSB in order to expand or replace the school facilities as part of accommodating student enrolment growth from new development.

Consultant-prepared 15-year school enrolment projections are used to determine the number of growth-related school sites required as a result of anticipated enrolment growth within portions of the Board's jurisdiction. The information respecting projected enrolment and growth-related site needs is compared to, and aligned with, the Board's capital priority needs, where Board decisions have been made.

All elementary enrolment projections are "headcount enrolment" as this is reflective of the Provincial initiative respecting full-day kindergarten. Secondary enrolments are reflective of "average daily enrolment." In addition, for the purpose of Education Development Charges, the enrolment projections are prepared from the perspective of accommodating pupils in their home school areas over the long term (i.e., holding situations outside of the review area are transferred back to their resident area, and students from new housing development are presumed to be accommodated within their resident area over the long term).

The jurisdiction-wide mid-2018 to mid-2033 projections of enrolment indicate that, for the TCDSB, the number of elementary pupils will increase by 6,588 (68,174 – 61,586) and secondary pupils will increase by 1,586 (30,155 – 28,569) students on a jurisdiction-wide basis.

Detailed student enrolment projections for each school are found in Appendix A.

The 15-year housing forecast has been attributed to each elementary and secondary school based on the location of proposed residential development vis-à-vis the elementary school attendance boundaries approved by the Board. The Requirements of New Development, or ROND, is therefore determined on a school-by-school basis. The individual schools that will be impacted by new housing development are subsequently reviewed to determine their ability to accommodate additional student enrolment from new development. Where it is determined that there is a need to acquire additional land to accommodate further enrolment growth; the number of additional pupil places required, along with the potential cost to acquire and service the lands; is the key determinant to establishing projected net education land costs.

The determination of net growth-related pupil places (NGRPP) and associated growth-related site needs reflect:

- projected 2018 to 2033 growth within each of the 18 elementary and 4 secondary review areas, taking into consideration housing development by school and the extent to which individual school enrolment will be affected by that development, as well as;
- attribution of site sizes for new school sites based on the standards set out in section 2 of O. Reg. 20/98, except where the Board is in the process of acquiring specific properties as part of a land assembly to expand existing school sites to accommodate enrolment growth;

- Site costs and site preparation/development costs reflect a combination of the Board's site acquisition experiences and appraisal research recently undertaken by gsi Real Estate & Planning Advisors Inc. on the Board's behalf.

ASSESSING GROWTH-RELATED NEEDS SINCE ORIGINAL BY-LAW INCEPTION

A reconciliation of historical enrolment and available capacity at original EDC by-law inception in 2001 was compared to 2017/18 and projected 2032/33 enrolment growth, for which the TCDSB has not been in a position, to acquire lands to accommodate this growth. The analysis summarizes all growth-related pupil place requirements funded to date, as well as lands proposed to be acquired over the next 15-year forecast period. This reconciliation of historical growth-related need is found in Appendix E of this report.

RESULTING PROPOSED EDC RATES

As a result of undertaking all of the necessary research and completing the EDC submission, the proposed education development charge for the Toronto Catholic DSB, where 75% of the costs are recovered from development, is as follows:

\$7,336 per residential dwelling unit

\$8.02 per square foot of non-residential gross floor area

This is in comparison to the \$1,493 per residential dwelling unit and \$1.07 per square foot on non-residential gross floor area in the 2013 EDC by-law. However, it is noted that the proposed EDC by-law rates are based on 75% residential recovery, and the Board may choose to retain this approach or may elect to allocate a different percentage of the charge (a minimum of 0% up to a maximum of 40%) to non-residential development.

The EDC forms for the Board were submitted to the Ministry of Education for approval, on April 9, 2018. Ministerial approval of the submission is required prior to by-law adoption.

In the event that the School Board chooses to enact a by-law levying education development charges on non-residential development, then the by-law will take substantially the form set out in Appendix B. The range of possible charges depends on the Board's choice of the percentage of the growth-related net education land cost that is to be funded by charges on residential development and the percentage, if any, that is to be funded by charges on non-residential development. The percentage

that is to be funded by charges on non-residential development shall not exceed 40 percent, according to section 7, paragraph 8 of Regulation 20/98. The range of possibilities for the Board is set out below:

TORONTO CATHOLIC DISTRICT SCHOOL BOARD		
Proposed EDC Rates		
Non-Residential Share	Residential Rate	Non-Residential Rate
0%	\$9,781	\$0.00
5%	\$9,292	\$1.60
10%	\$8,803	\$3.21
15%	\$8,314	\$4.81
20%	\$7,825	\$6.42
25%	\$7,336	\$8.02
40%	\$5,869	\$12.84

Chapter 1 - INTRODUCTION

1.1 Legislative Background

Education development charges (EDCs) are charges which may be levied by a Board on residential, industrial, commercial and institutional development (excluding municipal, school, specified residential additions to existing units and replacement dwellings, as well as specific exemptions for industrial expansions of gross floor area and replacement non-residential development) pursuant to Division E of Part IX of the *Education Act*.

The charges relate to the net education land cost of providing additional land (school sites and/or site development costs) for growth-related pupils. Net education land costs are defined by the legislation to be:

- Costs to acquire land, or an interest in land, including a leasehold interest, to be used by the board to provide pupil accommodation;
- Costs to provide services to the land or otherwise prepare the site so that a building or buildings may be built on the site to provide pupil accommodation;
- Costs to prepare and distribute the EDC background studies;
- Interest on money borrowed to pay for land acquisition and site servicing;
- Costs to undertake studies in connection with land acquisition.

It is noted that the acquisition of an ‘interest in land’ is not defined in the legislation. This EDC-eligible cost is considered in more depth in Chapter 6 of this report.

The charges are collected at building permit issuance by the area municipality, implementing the provisions of the Board’s education development charge by-law.

Education development charges are the primary source of funding site acquisition needs for a school board experiencing growth within their jurisdiction.

Section 257.54 of the *Education Act* allows a board to “pass by-laws for the imposition of education development charges” if there is residential land in the jurisdiction of a board that would increase education land costs.

However, education development charges as a means of financing site acquisition costs are only available to boards who qualify under the legislation. To qualify, the Board’s average projected enrolment over the five-year by-law period must exceed permanent capacity at the time of by-law passage on either the elementary or secondary panel, for the entire Board jurisdiction, or alternatively, the Board must demonstrate that it has an existing unmet financial obligation arising from the predecessor EDC by-law.

Further, Section 257.70 of the *Education Act*, enables a board to “pass a by-law amending an education development charge by-law.” A by-law amendment allows a board the opportunity to revisit the by-law where actual expenditures exceed cost estimates, to ensure full cost recovery and

deal with short term cash flow shortfalls. If, for instance, recent site acquisition or site development costs are higher or lower than estimated in the existing by-law calculation, an amendment could be undertaken to incorporate these increased or decreased costs into the EDC rate structure(s). The same is true for by-law renewal, in that the transitional EDC account analysis determines the relationship between EDC revenue raised and site acquisition/site development needs generated by enrolment growth. In addition, a school board may pass a by-law amendment to recognize agreements approved by the board to acquire land post by-law adoption. By-law amendment and renewal requires a reconciliation of the EDC account under section 7(5) of O. Reg. 20/98 and affords the opportunity to assess actual versus projected student enrolment and its impact on growth-related student accommodation needs.

1.2 Toronto Catholic District School Board EDC By-law

The Toronto Catholic District School Board (TCDSB) has imposed education development charges since March 27, 2001 under the legislative authority of the *Education Act*, R.S.O., 1990. In each of 2001, 2003, 2008 and 2013, the Toronto Catholic District School Board adopted jurisdiction-wide EDC by-laws that applied to the entire City of Toronto. While the Board has the legislative authority to consider the adoption of multiple area-specific by-laws, the total EDC rates by residential and non-residential development are lower when averaged across the City. For example, an acre of land necessary to serve enrolment growth along the Yonge street corridor could cost 10 to 12 times that of an acre of land purchased in Etobicoke.

However, should the TCDSB determine that it may wish to consider the adoption of area specific by-laws, then a new EDC Background study would have to be undertaken consistent with multiple by-law structures, before the Board could consider the adoption of successor EDC by-laws.

1.3 Rationale for Considering Adoption of New EDC By-law

While the TCDSB continues to have surplus capacity in a number of TCDSB-owned schools, anticipated elementary enrolment growth is expected to impact the Board's ability to provide sufficient spaces for students in schools within several key areas in the City, primarily: south and central Etobicoke; west of High Park North; former City of York north of Lawrence Ave.; future Downsiew and York University Heights; the Yonge Street corridor from Lake Ontario to Steeles Ave.; West Donlands and Portlands future development. Secondary enrolment growth is concentrated in the same development areas, along with enrolment increases along the Kingston Rd. corridor in Scarborough.

The TCDSB continues to seek opportunities to acquire lands to serve growth-related needs, including partnership opportunities; offering to acquire surplus co-terminous board school sites; and making the difficult decision to expropriate properties where no other viable options are available to the Board.

The adopted EDC rates for all Boards with in-force EDC by-laws are set out below.

EDUCATION DEVELOPMENT CHARGE BY-LAWS IN THE PROVINCE OF ONTARIO

Board	Effective Date of By-law	By-law Term	Area to which By-law Applies	Type of Charge	Res. Charge/ Unit	Non-Res. Charge/ Sq. Ft. of G.F.A.	% of Charge Attributed to Residential Development	% of Charge Attributed to Non-Residential Development
Algonquin & Lakeshore Catholic DSB	Oct-17	5 yrs	City of Kingston	A/S	\$254	\$0.00	100%	0%
Brant Haldimand Norfolk Catholic DSB	Nov-13	5 yrs	City of Brantford, County of Brant	A/S	\$912	\$0.00	100%	0%
				J/W/ε				
Conseil des écoles publiques de l'Est de l'Ontario	Apr-14	5 yrs	City of Ottawa	J/W/ε	\$423	\$0.22	85%	15%
Conseil des écoles publiques de l'Est de l'Ontario	Mar-15	5yrs	United Counties of Prescott and Russell	J/W/ε	\$444	\$0.00	100%	0%
Conseil des écoles catholiques du Centre-Est ¹	Apr-14	5 yrs	City of Ottawa	J/W/ε	\$718	\$0.53	20%	80%
Dufferin-Peel Catholic DSB	Jun-14	5 yrs	Peel Region	J/W/ε	\$1,343	\$0.56	75%	25%
Durham Catholic DSB	May-14	5 yrs	Durham Region (excl. Clarington)	J/W	\$786	\$0.00	100%	0%
Durham DSB	May-14	5 yrs	Durham Region (excl. Clarington)	J/W	\$1,949	\$0.00	100%	0%
Greater Essex County DSB	May-14	5 yrs	City of Windsor	J/W/ε	\$305	\$0.00	100%	0%
Greater Essex County DSB	May-14	5 yrs	County of Essex and the Township of Pelee	J/W/ε	\$305	\$0.00	100%	0%
Halton Catholic DSB ¹	Jun-13	5 yrs	Halton Region	J/W	\$2,269	\$0.58	85%	15%
Halton DSB ¹	Jun-13	5 yrs	Halton Region	J/W	\$4,364	\$1.11	85%	15%
Hamilton-Wentworth Catholic DSB	Aug-14	5 yrs	City of Hamilton	J/W	\$885	\$0.34	85%	15%
Hamilton-Wentworth DSB	Aug-14	5 yrs	City of Hamilton	J/W	\$1,039	\$0.39	85%	15%
Kawartha Pine Ridge DSB	Jul-15	5 yrs	Clarington	A/S	\$1,028	\$0.24	90%	10%
Niagara Catholic DSB	Jun-15	5 yrs	fmr Lincoln County	J/W/ε	\$1,860	\$0.00	100%	0%
Niagara Catholic DSB	Jun-15	5 yrs	fmr Welland County	J/W/ε	\$172	\$0.00	100%	0%
Ottawa Catholic SB	Apr-14	5 yrs	City of Ottawa	J/W	\$466	\$0.34	83%	17%
Ottawa-Carleton DSB	Apr-14	5 yrs	City of Ottawa	J/W	\$723	\$0.82	80%	20%
Peel DSB	Jun-14	5 yrs	Peel Region	J/W	\$3,224	\$0.45	90%	10%
Peterborough, Victoria, Northumberland & Clarington Catholic DSB	Jul-15	5 yrs	Clarington	A/S	\$710	\$0.16	90%	10%
Simcoe Muskoka Catholic DSB	Nov-13	5 yrs	Simcoe County	J/W/ε	\$448	\$0.12	90%	10%
Simcoe County DSB	Nov-13	5 yrs	Simcoe County	J/W	\$1,311	\$0.35	90%	10%
Toronto Catholic DSB ¹	Jul-13	5 yrs	City of Toronto	J/W (with exempt areas)	\$1,493	\$1.07	75%	25%
Upper Grand DSB	Aug-14	5 yrs	Dufferin County	J/W/ε	\$832	\$0.00	100%	0%
Upper Grand DSB	Aug-14	5 yrs	Wellington County	J/W/ε	\$1,567	\$0.00	100%	0%
Waterloo Catholic DSB	Jun-16	5 yrs	Regional Municipality of Waterloo	J/W	\$653	\$0.32	80%	20%
Waterloo Region DSB	Jun-16	5 yrs	Regional Municipality of Waterloo	J/W	\$1,948	\$1.41	80%	20%
Wellington Catholic DSB	Aug-14	5 yrs	Wellington County	J/W	\$317	\$0.00	100%	0%
York Catholic DSB	Jul-14	5 yrs	York Region	J/W	\$991	\$0.17	90%	10%
York Region DSB	Jul-14	5 yrs	York Region	J/W	\$3,349	\$0.58	90%	10%

¹ Amended Rates

- Conseil des écoles catholiques du Centre-Est - February 28, 2016
- Halton DSB and HCDSB - March 1, 2017
- Toronto Catholic DSB - July 1, 2015

1.4 Policy Review Process and By-law Adoption Consultation Requirements

In order to consider the adoption of a new EDC by-law, the Board must first undertake a review of its existing EDC policies, in accordance with the legislation. Section 257.60 sub-section (1) of the *Education Act* states that:

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

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

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

As the Board has an existing EDC by-law in place, this section, therefore, has the effect of requiring a minimum of two public meetings to be held as part of consideration of a new education development charge by-law.

The purpose of the first public meeting is to ensure that adequate information is made available to the public relative to the Board’s review of the education development charge policies of the Board. This meeting will be held Wednesday May 2, 2018 at 7:00 PM at the Catholic Education Centre Board Room located at 80 Sheppard Avenue East. Information respecting a review of the Board’s policies is being made available to the public as part of this document. This information is titled, “Background Document Pertaining to a Review of the Education Development Charge Policies of The Toronto Catholic District School Board” and is found in Appendix C of this document.

The Board will meet with interested development community stakeholders on April 6th and April 25th prior to the May 2nd scheduled public meeting to review in detail, the basis for the proposed charge and to receive any comments.

The scheduling of the second public meeting requires that the proposed by-law and the new education development charge background study are made available to the public at least two weeks prior to the meeting, and to ensure that any person who attends the meeting “may make representations relating to the by-law” (s.257.63(2)). This meeting is also scheduled for Wednesday May 2, 2018 immediately following the 7:00 PM public meeting, and will also be held at the Catholic Education Centre Board Room.

Finally, the Board is expected to consider the adoption of a new education development charge by-law on Thursday, June 14, 2018 7:00 PM at the same location.

A copy of the “Notice of Public Meetings” is set out on the following page.



EDUCATION DEVELOPMENT CHARGES – NOTICE OF PUBLIC MEETINGS

FIRST MEETING – POLICY REVIEW PUBLIC MEETING
WEDNESDAY MAY 2, 2018 @ 7:00 PM
Toronto Catholic District School Board
Catholic Education Centre – Board Room
80 Sheppard Avenue East, Toronto, Ontario

TAKE NOTICE that on May 2, 2018, the Toronto Catholic District School Board (TCDSB) will hold a public meeting pursuant to Section 257.60 of the *Education Act* ("Act"). The purpose of the first meeting will be to review the current education development charge policies of the Board and to solicit public input. Any person who attends the meeting may make a representation to the Board in respect of the policies. The Board will also consider any written submissions.

A Policy Review Document is contained as an Appendix to the Board's 2018 Education Development Charges Background Study report. The Policy Review document sets out the Board's policies for the current education development charge by-law and will be available on April 17, 2018, at the Catholic Education Centre, during regular office hours or through the following website: www.tcdsb.org.

SECOND MEETING – POLICY REVIEW PUBLIC MEETING
WEDNESDAY, MAY 2, 2018 @ 7:00 PM
Toronto Catholic District School Board
Catholic Education Centre – Board Room
80 Sheppard Avenue East, Toronto, Ontario

Pursuant to Section 257.63 of the *Act*, the Board will hold a second joint public meeting to consider the continued imposition of education development charges as set out in Section 257.63 of the *Act*, and to inform the public generally about the education development charge proposal. Any person who attends the meeting may make a representation to the Board in respect of the proposal. The Board will also consider any written submissions. All submissions received in writing and those expressed at the public meeting will be considered prior to the passage and enactment of an education development charge by-law.

The education development charge background study required under Section 257.61 of the *Act* (including the proposed EDC by-law) and setting out the Board's education development charge proposal will be available (i.e. the EDC Background Study report and EDC Policy Review document) on April 17, 2018 at the Catholic Education Centre, during regular office hours or through the Board's website.

Finally, it is anticipated that the TCDSB will consider adoption of a successor by-law imposing education development charges in the City of Toronto on June 14, 2018.

THIRD PUBLIC MEETING – IN CONSIDERATION OF BY-LAW ADOPTION –
THURSDAY JUNE 14, 2018 @ 7:00 PM
Toronto Catholic District School Board
Catholic Education Centre – Board Room
80 Sheppard Avenue East, Toronto, Ontario

The purpose of this meeting is to entertain the Board's approval to adopt a successor EDC by-law in the City of Toronto. Any person who attends the meeting may make representation in respect of this matter. Written submissions, filed in advance of the meeting, will also be considered. All interested parties are invited to attend the public meetings. The Board would appreciate receiving written submissions one week prior to the Public Meetings, so that they may be distributed to trustees prior to the meetings. Written submissions and any requests to address the Board as a delegation should be submitted to:

Ms. Sophia Harris, Board Recording Secretary, (416) 222-8282 ext 2293 or e-mail at sophia.harris@tcdsb.org

In addition to the legislated public meetings indicated above, the Board has regularly scheduled Board meetings, at which the Board may receive information regarding education development charges. Regular Board meeting procedures will apply to these meetings.

Any comments or requests for further information regarding this matter may be directed to Mr. Michael Loberto (ext. 2026) during regular office hours.

1.5 Legislative Requirements to Adopt a New EDC By-law

Section 257.54 of the *Education Act* states that “if there is residential development in the area of the jurisdiction of a board that would increase education land costs, the board may pass by-laws for the imposition of education development charges against land in its area of jurisdiction undergoing residential or non-residential development.”

In addition, section 257.61 requires that “before passing an education development charge by-law, the board shall complete an education development charge background study.”

Section 257.62 stipulates that “an education development charge by-law may only be passed within the one-year period following the completion of the education development charge background study.”

Section 10 of O. Reg 20/98 sets out “conditions that must be satisfied in order for a board to pass an education development charge by-law.” These conditions are:

1. The Minister has approved the Board’s estimates of the total number of elementary and secondary pupils over each of the fifteen years of the forecast period.
2. The Minister has approved the Board’s estimates of the number of elementary and secondary school sites used by the Board to determine the net education land costs.
3. The Board has given a copy of the education development charge background study relating to the by-law (this report) to the Minister and each Board having jurisdiction within the area to which the by-law would apply.
4. The Board meets at least one of the following conditions:
 - Either the estimated average elementary or secondary enrolment over the five-year by-law period exceeds the respective total capacity that, in the Board’s opinion is available to accommodate pupils, throughout the jurisdiction, on the day that the by-law is passed, or
 - At the time of expiry of the Board’s last EDC by-law that applies to all or part of the area in which the charges would be imposed, the balance in the EDC account is less than the amount required to pay outstanding commitments to meet growth-related net education land costs, as calculated for the purposes of determining the EDCs imposed under that by-law.

The TCDSB is eligible to adopt a successor EDC by-law during June 2018 given that the Board will have secondary enrolment in excess of capacity over the next 5-year by-law period., as is demonstrated below.

1.6 Eligibility to Impose Education Development Charges and Form A

Form A of the EDC Submission set out on the following page, demonstrates that the head count enrolment (i.e., includes full day kindergarten) over the proposed 5-year term of the EDC by-law (2018/2019 to 2022/2023), as measured in October and March of each academic year, is projected to exceed the permanent capacity of the Board's existing inventory of school facilities, on the secondary panel. The Board's available permanent capacity at the secondary panel is less than the average 5-year enrolment projections over the time-period referenced above, even if the all leased secondary capacity was to be included in the determination of eligibility. As a result, the TCDSB meets the legislative "trigger" on the secondary panel.

It is noted, however, that the legislation allows the Board to utilize education development charges as a source of funding for additional site purchases due to enrolment growth on both panels (elementary and secondary), even if the Board meets the legislative "trigger" on only one panel

The Board carries a small surplus transitional EDC account balance, however the balance in the EDC account is insufficient to fund the projected eligible net education and land costs of the Board, given that there are a number of site purchases that are in the process of being finalized. These purchase and sale agreements are expected to create a negative account balance by the end of this year.

For the TCDSB, the five year (2018/19 to 2022/23) average head count enrolment is 62,512 for the elementary panel and ADE average enrolment of 28,285 on the secondary panel. When these figures are compared to 72,651 permanent spaces in the Board's existing inventory of elementary facilities and 15,909 permanent spaces on the secondary panel, enrolment exceeds capacity on the secondary panel. Note that these figures reflect the entire jurisdiction of the Board, which is the City of Toronto.

TORONTO CATHOLIC DISTRICT SCHOOL BOARD Education Development Charges Submission 2018 Form A - Eligibility to Impose an EDC

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel Board-Wide Capacity	Projected Elementary Panel Average Daily Enrolment Headcount						Elementary Average Projected Enrolment less Capacity
	Year 1 2018/ 2019	Year 2 2019/ 2020	Year 3 2020/ 2021	Year 4 2021/ 2022	Year 5 2022/ 2023	Average Projected Enrolment Over Five Years	
72,651	61,940	62,138	62,476	62,774	63,232	62,612	-10,139

Board-wide Capacity reflects all Purpose-built Kindergarten rooms existing or approved for funding and loaded at 26 pupils per classroom

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide Capacity	Projected Secondary Panel Average Daily Enrolment (ADE)						Secondary Projected Enrolment less Capacity
	Year 1 2018/ 2019	Year 2 2019/ 2020	Year 3 2020/ 2021	Year 4 2021/ 2022	Year 5 2022/ 2023	Average Projected Enrolment Over Five Years	
15,909	28,394	28,092	28,141	28,240	28,669	28,286	12,377

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

Adjusted Outstanding Principal:	\$203,016,204
Less Adjusted EDC Account Balance:	\$204,692,014
Total EDC Financial Obligations/Surplus:	\$1,676,811

1.7 Background Study Requirements

The following sets out the information that must be included in an education development charge background study and the appropriate chapter references from the enclosed report:

1. estimates of the anticipated amount, type and location of residential development for each year of the fifteen-year forecast period, as well as the anticipated non-residential forecast of gross floor area in the City of Toronto- Chapter 4
2. the number of projected new pupil places (Chapter 5) and the number of new sites and/or site development costs required to provide those new pupil places - Chapter 6
3. the number of existing pupil places available to accommodate the projected number of new pupils in item #2 – Chapter 7 and Appendix A
4. for each school in the board’s inventory, the number of existing pupil places and the number of pupils who attend the school – Appendix A
5. for every existing elementary and secondary pupil place in the board’s jurisdiction that the board does not intend to use, an explanation as to why the board does not intend to do so – Chapter 7
6. estimates of the education land cost, the net education land cost, and the growth-related net education land costs required to provide the projected new pupil places in item #2, the location of the site needs, the acreage for new school sites, including the area that exceeds the maximum set out in section 2 of O. Reg. 20/98, an explanation of whether the costs of the excess land are education land costs and if so, why - Chapter 6
7. the number of pupil places the board estimates will be provided by the school to be built on the site and the number of those pupil places that the board estimates will be used to accommodate the new pupils in item #2 - Chapter 6
8. a statement of the board’s policy concerning possible arrangements with municipalities, school boards or other persons or bodies in the public or private sector, including arrangements of a long-term or co-operative nature, which would provide accommodation for the new pupils in item #2, without imposing EDCs, or with a reduction in such charges – Appendix D
9. a statement from the board indicating that it has reviewed its operating budget for savings that could be applied to reduce growth-related net education land costs, and the amount of any savings which it proposes to apply, if any – Appendix D.

The TCDSB has developed assumptions in the calculations on which its EDC by-law will be based.

The legislation stipulates that an education development charge by-law may only be passed within the one-year period following the completion of the education development charge background study. This report, dated April 17, 2018 will be considered for approval by the Board, as part of the meeting on June 14, 2018, which will also consider by-law adoption.

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

1.8 EDC Study Process

Figure 1-1 provides an overview of the education development charge process to be followed when a board considers the adoption of its second (and any subsequent) EDC by-law under the *Education Act*, including the policy review process.

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

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

1. NGRELC - Net growth-related Education Land Costs

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Chapter 2 - METHODOLOGICAL APPROACH

The following chapter outlines the methodology utilized to undertake the background analysis which underlies the proposed education development charge.

There are two distinct aspects to the model. The first is the planning component, which is comprised primarily of the dwelling unit projections over a fifteen-year period, the pupil yield analysis, the determination of the requirements of new development, enrolment projections for the existing community, the determination of net growth-related pupil places by review area and the identification of additional site requirements due to growth. The second component, which is the financial component, encompasses the determination of the charge (undertaken in the form of a cashflow analysis), including identification of the site acquisition, site development and study costs, projected expenditure timing, determination of revenue sources and assessment of borrowing impact.

A description of each step in the calculation process is set out below.

2.1 Planning Component

Step 1 - Determine the anticipated amount, type, and location of residential development over the 15-year period (i.e., building permits to be issued) and for which education development charges would be imposed during the mid-2018 to mid-2033 forecast period.

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

1. The housing, population and employment forecasts prepared by Hemson Consulting Ltd. as part of the City's development charges by-law update process, and dated January 9, 2018;
2. Population, housing and employment background information set out in Profile Toronto – How Does the City Grow? Update 2017;
3. Residential development application data from the City of Toronto's Land Use Information System II for the period July 1, 2012 to June 30, 2017, as well the development phasing data compiled and tracked by the TCDSB Planning department;
4. The 2016 Census data for the City of Toronto and the Ministry of Finance Population Projections for the City of Toronto.

A spatial matching of the TCDSB elementary school attendance boundaries against the City's database of development applications specifying dwelling unit type, location provided was provided,

under agreement with the Board, by the Strategic Initiatives, Policy & Analysis division of the City's Planning department, as well as an Excel file of the development attribute data.

The City's DC growth forecast suggests that an additional 214,442 net new occupied dwelling units will be added to the existing housing stock in the City of Toronto over the next fifteen years, at an average of 14,296 units per annum. Of the net additional dwelling units, approximately 2% anticipated to be low density (single and semi-detached), 4% medium density (row houses, townhouses, etc.), and the remaining 94% will be high density apartment units. Bachelor and one-bedroom units are expected to account for 53.3% of this group (including student and purpose-built seniors housing), with 41.2% having two bedrooms or more.

The occupied dwelling unit forecast derived as the basis for the determination of the proposed EDC charge is net of the statutory exemptions related to demolitions and conversions. The consultants have netted off an additional 1,343 high density units from the CEO7 housing forecast in consideration to the Toronto Railway Lands Exemption specified in the legislation. The Railway Lands exempt developments were taken from the City's Land Use Information System.

The forecast of non-residential development is also based on the January 9, 2018 DC forecast of employment and the non-exempt gross floor area that would need to be constructed in the City of Toronto to accommodate the anticipated employment growth. The projection of additional non-residential gross floor area (GFA) over the 15-year forecast period (65,345,360 million additional sq.ft. of "net" gross floor area) was based on the City's DC forecast of non-residential gross floor area, prepared by Hemson Consulting Ltd. (extrapolated proportionately from 2028 to 2041 forecast period to determine the 2028 to 2033 EDC forecast period), as well as historical non-residential building permit data detailing building permits by type and detailing additions and new construction.

Step 2 - The draft by-law structure is based on a jurisdiction-wide rather than an area-specific approach to the by-law structure. The policy reasons for this choice are outlined in Appendix B. The elementary and secondary review areas match the elementary attendance boundaries approved by the Board after the 2013 EDC by-law was adopted. The updated review area boundaries are consistent with the 2013 EDC Review Area boundaries, except that the several of the boundary road demarcations have been cleaned up to be consistent with the approved attendance boundaries; the future Downsview lands development has been ascribed to Review Area CE06 and St. Francis Xavier/St. Fidelis have been ascribed to CE05 rather than CE08. Review Area boundaries continue to consider the accommodation of pupils in their resident areas over the longer term, as well as man-made barriers including major arterial roads, railway crossings and industrial areas, municipal boundaries, travel distances within the Board's transportation policies, program requirements, etc.

Step 3 - Utilize the School Facilities Inventory information to determine the Ministry-approved OTG (On-the-Ground) capacities and the number of portables and portapaks (temporary space) for each existing elementary and secondary facility. Adjust the OTG capacity for pupil spaces, which in the opinion of the Board, are not required to meet the needs of the existing community and to recognize the Ministry of Education's adjustment to address the Full Day Kindergarten (FDK) and child care initiatives.

Steps 4 through 6 - Determine the Board's projections of enrolment, by school, by grade, by program over the fifteen-year forecast period. Enrolment projections that distinguish the pupil

requirements of the existing community (elementary to secondary retention, the number of future Kindergarten subscriptions, and the by-grade advancement of the student population) from the pupil requirements of new development (the number of pupils anticipated to be generated by new development within the City and over the next 15 years) were prepared by the consultants and reviewed by Board Planning staff. Finally, the enrolment analyses assume that any pupils temporarily accommodated outside of their resident attendance area are returned to their resident area.

Steps 7 and 9 - Determine the number of “available” pupil places by subtracting the Year 2027/28 projected head count enrolment (to reflect FDK) from the total capacity for the review area. The Board is entitled to exclude any available pupil places that in the opinion of the Board, could not reasonably be used to accommodate enrolment growth. Schools within each Review Area are distinguished between those that have been (due to enrolment growth and capacity added) and will be impacted by the construction of new homes within their attendance boundaries, from those that are not. The determination of 15-year growth-related needs is relevant to the first category of schools – not the latter.

Subtract any available and surplus pupil places in existing facilities from the requirements of new development, to determine the net growth-related pupil place requirements, by review area. Determine net growth-related pupil places by review area and within each review area in accordance with the timing and location of growth.

Step 8 - Complete Form A of the EDC Submission to determine eligibility to impose education development charges. This involves a detailed analysis of the EDC account and the need to project the balance in the account as of the day prior to implementation of the new EDC by-law.

Step 10 - Determine the number of additional school sites and/or site development costs required to meet the net growth-related pupil place need and the timing of proposed expenditures. Where the needs can be met through additions to existing facilities and where no additional land component is required, no sites are identified. However, in the latter circumstances, there may be site development costs incurred in order to accommodate enrolment growth. These costs will be included in the determination of “growth-related net education land costs” where appropriate. In addition, the Board may acquire lands adjacent to existing school sites in order to accommodate enrolment growth. Finally, the acquisition of lands may be part of redevelopment strategies and may involve the acquisition of lands declared ‘surplus’ by co-terminous school boards. Finally, where land costs are prohibitive, can the board acquire an interest in land through the imposition of education development charges and does this include an interest in a strata development?

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

2.2 Financial Component:

Step 1 - Identify the land acquisition costs (on a per acre basis) in 2018 dollars. The TCDSB site acquisition strategies include the purchase of residential properties, the acquisition of lands for new

development sites where available, and acquisitions involving the purchase of lands from other school boards or agencies. In addition, identify the supplementary site acquisition costs for site expansions only partially funded under the predecessor EDC by-law.

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

Step 3 - Apply an appropriate indexation factor to site preparation/development costs to recognize increased labour and material costs over the 15-year forecast period. Apply an appropriate land escalation factor to site acquisition costs, over the first by-law period.

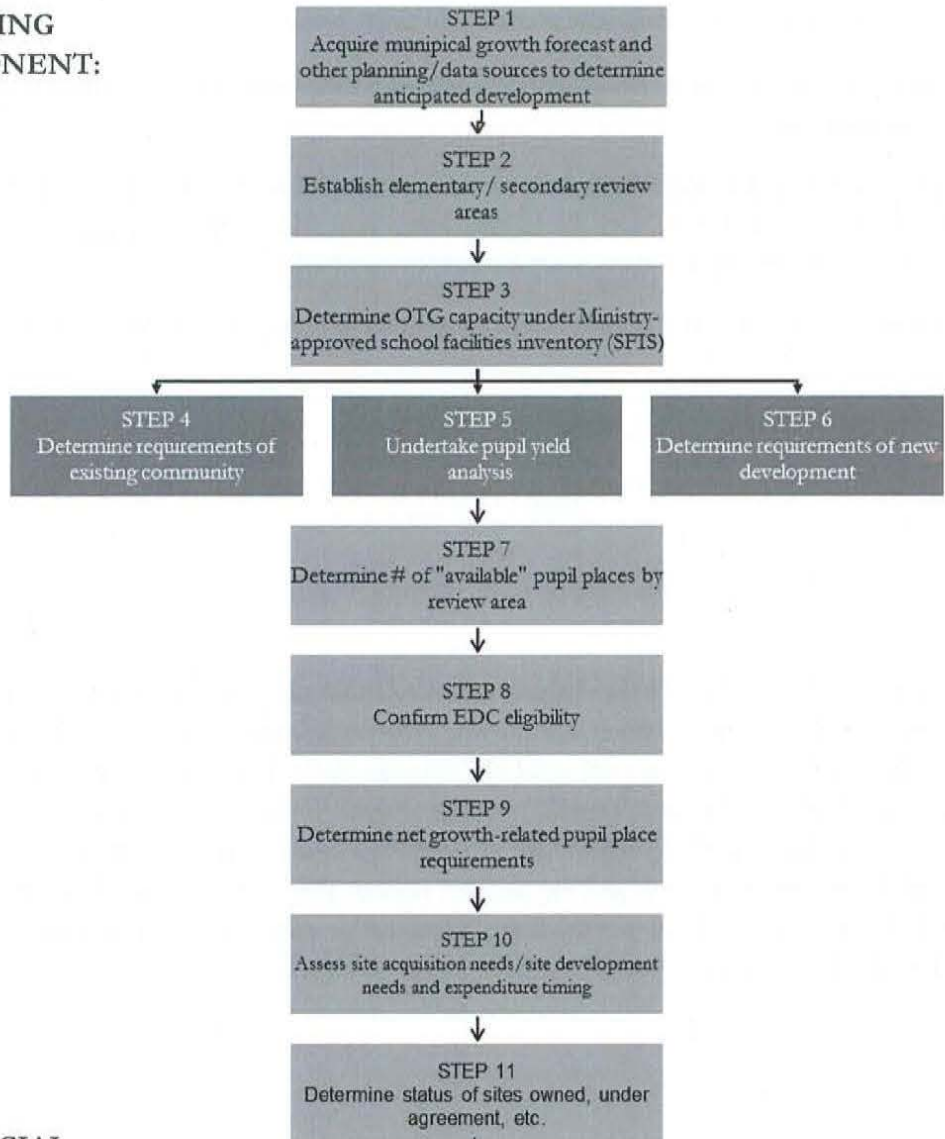
Step 4 - Determine what amounts, if any, should be applied to reduce the charge as a result of the following:

1. The Board's policy on alternative accommodation arrangements;
2. The Board's policy on applying any operating budget surplus to reduce net education land costs;
3. Any surplus funds in the existing EDC account which should be applied to reduce the charge;

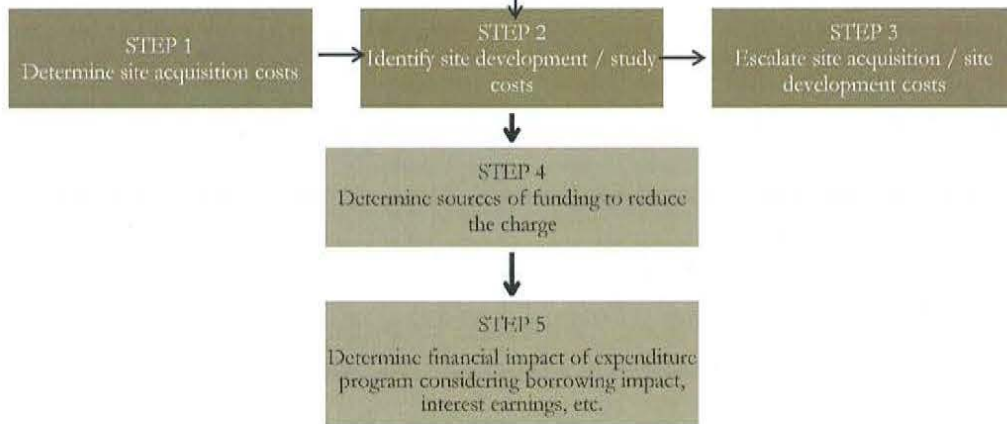
Step 5 - Determine the quantum of the charge (both residential and non-residential if the Board intends to have a non-residential charge), considering borrowing impact (particularly where there is significant deficit EDC account balances) and EDC account interest earnings by undertaking a cashflow analysis of the expenditure program over the 15-year forecast period. The cashflow analysis is consistent with the \$166 million Line of Credit agreement with CIBC World Markets, specifying the interest rate to be paid and the payback period. The cashflow analysis sets proposed EDC rates based on an assumption that the Board's internal working capital could support a negative EDC account balance up to \$10.0 million in any given year.

**FIGURE 2-1
EDC METHODOLOGICAL
APPROACH**

**PLANNING
COMPONENT:**



FINANCIAL



¹ Available pupil places, that, in the opinion of the Board, could reasonably be used to accommodate growth (section 7.3 of O. Reg 20/98 as amended)

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Chapter 3 – JURISDICTION OF THE BOARD

3.1 Legislative Provisions

Section 257.54(4) of the *Education Act* states that “an education development charge by-law may apply to the entire area of the jurisdiction of a board or only part of it.”

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

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

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

Maps 3-1 and 3-2 found at the end of this chapter, outline the geographic jurisdiction analyzed in this EDC Background report and the elementary and secondary Review Areas used to determine growth-related education land costs.

3.2 Analysis of Pupil Accommodation Needs by “Review Area”

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

The total OTG capacity of all existing permanent accommodation is considered to be the total available capacity of the Board for instructional purposes and required to meet the needs of the

existing community, as a first priority. Subsequently, the school board is entitled to recognize and remove any capacity that is not available to be used to accommodate growth-related pupils, provided that an explanation is given for the exclusion. As such, the use of permanent accommodation spaces within a review area is based on the following parameters:

1. The needs of the existing community (at the end of the 15-year forecast period) must take priority over the needs resulting from new development in the construction of additional pupil places.
2. Pupils generated from new development for the schools impacted by new housing construction fill any surplus available OTG capacity within their resident catchment area.
3. Pupils generated from new development within the review area must take priority over the “holding” accommodation needs of other review areas.

The remaining pupil spaces required as a result of new development within the review area, or net growth-related pupil place requirements, are to be potentially funded through education development charges.

The review area concept within education development charges is based on the premise that pupils should, in the longer term, be able to be accommodated in permanent facilities within their resident area; therefore, any existing available capacity within the review area is not necessarily the most cost-effective long-term solution to accommodating pupils generated by the construction of new homes. For the purposes of the calculation of education development charges described in this report, pupils of the Board who currently attend school facilities outside of their resident area, have been transferred back if the holding situation is considered to be temporary in nature.

There are four important principles to which the consultants have adhered in undertaking the EDC calculation on a review area basis:

1. Capacity required to accommodate pupils from existing development should not be utilized to provide “temporary” or “holding” capacity for new development over the longer term; and
2. Pupils generated by new development should not exacerbate each Board’s current accommodation problems (i.e., an increasing portion of the student population being housed in portables for longer periods of time); and
3. Board transportation costs should be minimized.
4. Determining where housing development has occurred, or is, expected to occur, and the specific schools affected by this development.

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

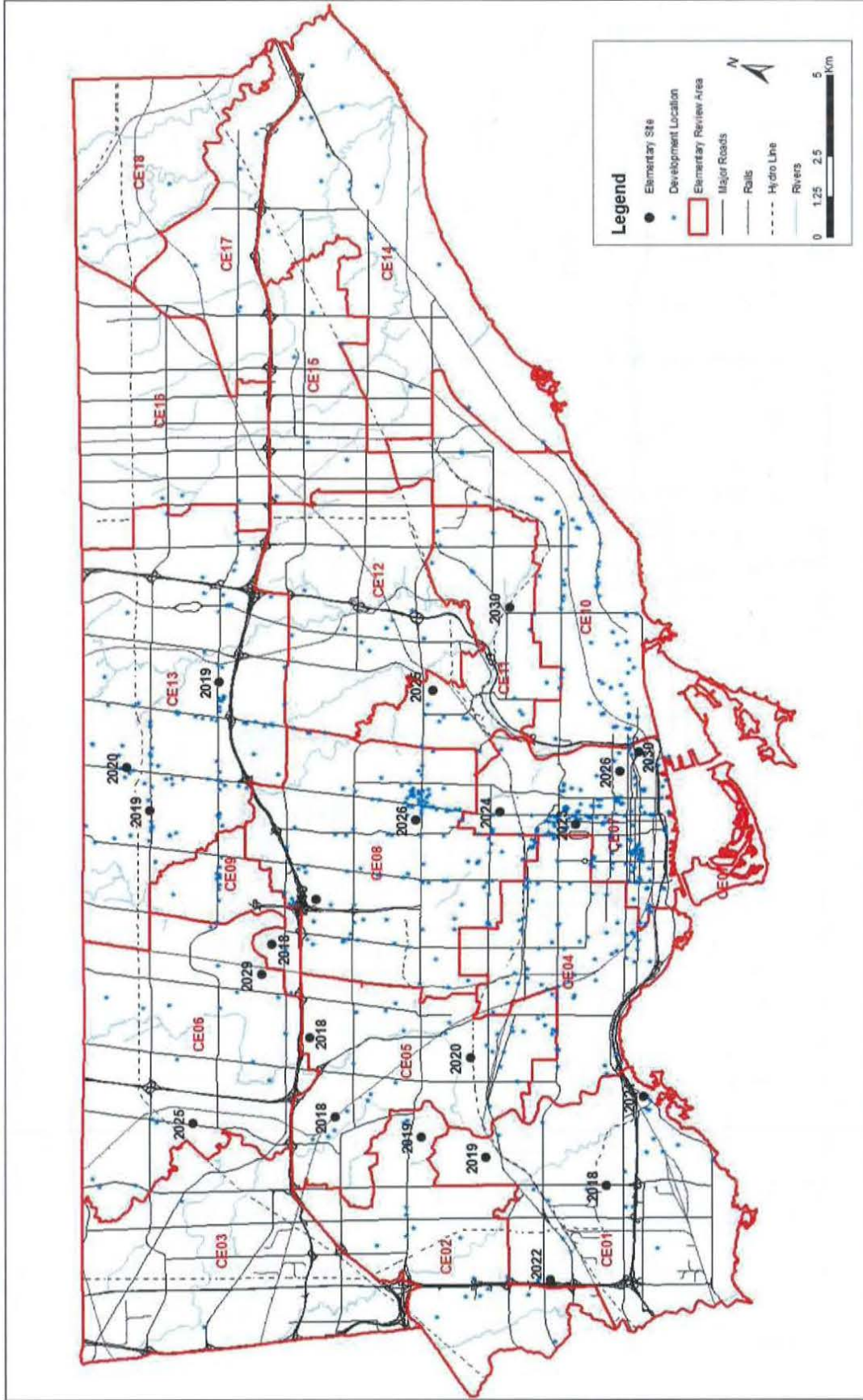
- a. A desire by the Board to align feeder school patterns as students move from Kindergarten to elementary and secondary programs;
- b. Current Board-approved school attendance boundaries;
- c. Travel distances to schools consistent with the Board's transportation policies;
- d. Former municipal boundaries;
- e. Manmade or natural barriers (e.g. existing or proposed major arterial roadways, expressways such as Highway 401 and Highway 8, railway crossings, industrial areas, river valleys, escarpments, woodlots, etc.);
- f. Distance to neighbouring schools.

Secondary review areas are normally larger in size than elementary review areas due to the former having larger school facilities and longer transportation distances. Typically, a cluster of elementary schools are "feeder" schools for a single secondary facility.

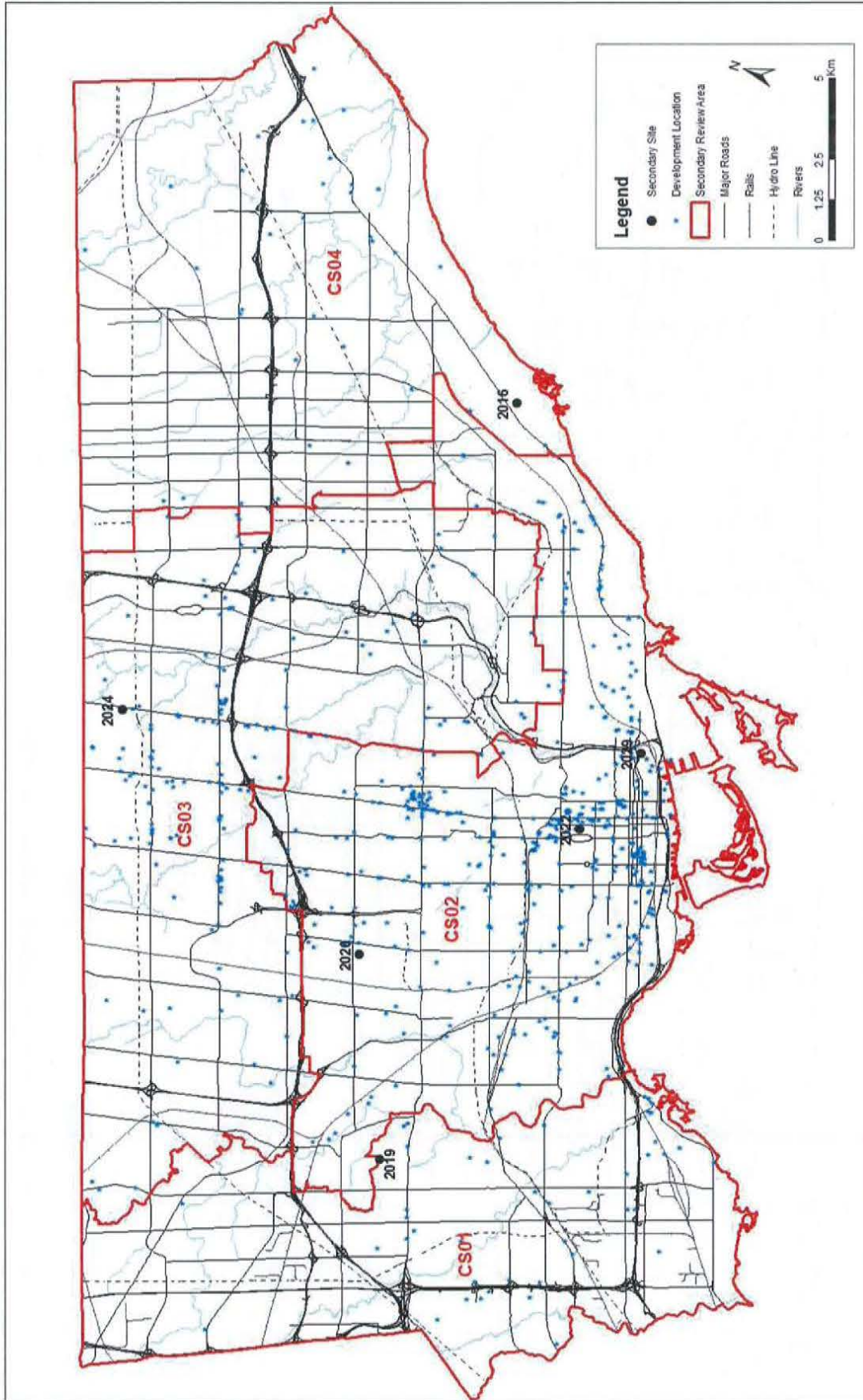
For the purpose of the jurisdiction-wide approach to calculating education development charges, the Toronto Catholic District School Board has 18 elementary review areas and 4 secondary review areas as shown on Maps 3-1 and 3-2, at the end of the chapter.

Each review area has been further subdivided in order to determine the net growth-related pupil place need. The detailed development application database enables the Board to specify which existing and proposed school sites will be impacted by new housing development. The determination of net growth-related pupil place needs is therefore concentrated on the school sites where additional site acquisition and/or site development costs would be required to accommodate enrolment growth, and for which Board staff have identified an accommodation need.

It is noted that undertaking the determination of additional site requirements using a review area and a sub review-area approach is consistent with the way in which future capital construction needs for the Board will be assessed over the long term.



Toronto Catholic DSB: Education Development Charges Background Study 2018
Elementary Sites



Toronto Catholic DSB: Education Development Charges Background Study 2018
Secondary Sites

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Chapter 4 – RESIDENTIAL/NON-RESIDENTIAL GROWTH FORECAST

4.1 Background

This section of the report deals with the 15-year forecast of residential and non-residential development for the mid-2018 to mid-2033 forecast period. The legislative requirements respecting EDC growth forecasts cite the need to identify the anticipated timing, location, and type of residential development, which are critical components of the overall EDC process due to the inextricable link between new units and new pupil places. The location of development is particularly important to the determination of additional growth-related site needs. Therefore, every effort was made to consider the most recent residential and non-residential forecast information available.

For the City of Toronto, the EDC forecasts are consistent with the growth forecasts¹ prepared in consideration of successor development charge (DC) by-laws to be adopted in 2018. While the DC growth forecasts are focused on City-wide development potential and growth-related municipal infrastructure needs generated by residential and non-residential development, the EDC housing forecast takes into consideration the impact on future student accommodation needs at a school-by-school level. As such, a detailed annual forecast of occupied dwelling units was undertaken by TCDSB school, by density type and by number of bedrooms, utilizing development pipeline data supplied by both the school board and the City of Toronto.

While the EDC legislation requires that the by-law rates be based on a 15-year forecast of building permits to which EDC charges would apply, the detailed housing forecast undertaken by the City's DC consultants covers the mid-2018 to mid-2041 period. In particular, the forecast is designed to address how net migration, re-gentrification due to aging population, shifts in perspectives on density choices and housing space needs, along with government housing policies and affordability, will affect housing occupancy over the longer term.

Of the built and proposed residential development applications within the City of Toronto's development pipeline (where proposed unit size in terms of number of bedrooms has been identified as part of the development data – more than 92% of the 367,770 units contained in the Q2 2017 pipeline dataset)² the majority of the units are proposed to be bachelor and 1-bedroom; while just over 8% are proposed to be 3 bedrooms or more. While the pipeline development applications would suggest an overwhelming market need for smaller units that are not typically geared to family occupancy, and the City's Growing Up Vertical reports suggest that families are trying to cope with raising children in high-rise developments; the number of families occupying

¹ City of Toronto Development Charges Background Study Report for Public Consultation, Appendix A Growth Forecast prepared by Hemson Consulting Ltd., January 9, 2018

² City of Toronto Land Use Information System II as of June 2017

high-rise apartments is on the rise; and it is anticipated that more recent restrictions on mortgage qualifications for ground-related housing may force increased occupancy of apartments due to affordability issues.

4.2 Legislative Requirements

As the legislation permits school boards to collect education development charges on both residential and non-residential development, both must be considered as part of the growth forecast as follows:

- “An EDC background study shall include estimates of the anticipated amount, type and location of residential and non-residential development.”; (Section 257.61(2) of the *Education Act*)
- “Estimate the number of new dwelling units in the area in which the charges are to be imposed for each of the 15 years immediately following the day the by-law comes into force.”; (O. Reg 20/98), Section 7(2)
- “If charges are to be imposed on non-residential development, the board shall determine the charges and the charges shall be expressed as either:
 - (a) a rate applied to the gross floor area (GFA) of the development;
 - (b) a rate applied to the declared value of development.” (O. Reg. 20/98), Section 7(10)
- “If the board intends to impose different charges on different types of residential development, the board shall determine the percentage of the growth-related net education land cost to be funded by charges on residential development, and that is to be funded by each type of residential development.” (O. Reg. 20/98), Section 9.1
- “The Board shall choose the percentage of the growth-related net education land costs that is to be funded by charges on residential development and the percentage, if any, that is to be funded by the charges on non-residential development. The percentage that is to be funded by non-residential development shall not exceed 40 percent.” (O. Reg. 20/98), Section 7(8))
- The EDC Guidelines state that “boards are encouraged to ensure that projections for growth are consistent with that of municipalities.”

The Toronto Catholic District School Board is also required to consider Section 6 of O. Reg. 20/98 dealing with the Toronto Railway Lands exemption, stating that:

“a board shall exempt an owner from education development charges on the lands to the extent provided for in the agreement (Development Levy Agreement – Railway Lands Central and West)”, and the lands refer to the lands described in Schedules A and B to the agreement

4.3 Residential Growth Forecast and Forms B and C

4.3.1 Historical Housing Completions

The Canada Mortgage and Housing data compiled by Hemson Consulting Ltd. as part of the development of the City's DC forecast is replicated below and indicates that more than 209,000 new housing units were completed over the period 2003 through 2017, or an average of 12,303 annually. Approximately 10% of the units were single and semi-detached; 5% were row houses and 85% apartments. The last 5-year reported period indicates a reduced percentage of low and medium density units, along with an increased share of high density units consistent with reduced land supply for ground-related housing.

The City's DC housing forecast of new housing units net of demolitions projects a total of 214,442 additional units – an average of 14,296 units per annum. Less than 2% are anticipated to be single and semi-detached units; less than 4% row housing and the remaining 94% apartment units. A comparison of the City's DC forecast and the City-wide EDC forecast is provided on the following page.

TABLE 4-1

City of Toronto
Historical Housing Unit Completions by Density Type

Average for Years	Single & Semi Detached	Multiples ¹	Apartments ²	Total
2003	2,389	1,062	9,663	13,114
2004	2,209	776	7,453	10,438
2005	2,239	1,412	11,485	15,136
2006	1,369	1,027	10,024	12,420
2007	1,227	552	5,007	6,786
2008	1,186	944	11,320	13,450
2009	1,395	919	10,159	12,473
2010	1,010	230	11,843	13,083
2011	947	558	15,345	16,850
2012	1,107	457	11,910	13,474
2013	1,185	685	12,672	14,542
2014	1,334	456	7,754	9,544
2015	1,230	193	29,326	30,749
2016	1,358	296	14,373	16,027
2017	250	500	10,310	11,060
Total Units	20,435	10,067	178,644	209,146
% of Total Units	9.8%	4.8%	85.4%	100.0%
Annual Average	1,202	592	10,508	12,303
5-year Average	1,071	426	14,887	16,384

Source: Statistics Canada publication 64-001X1B

Notes: 1. Includes townhomes and apartments in duplexes

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

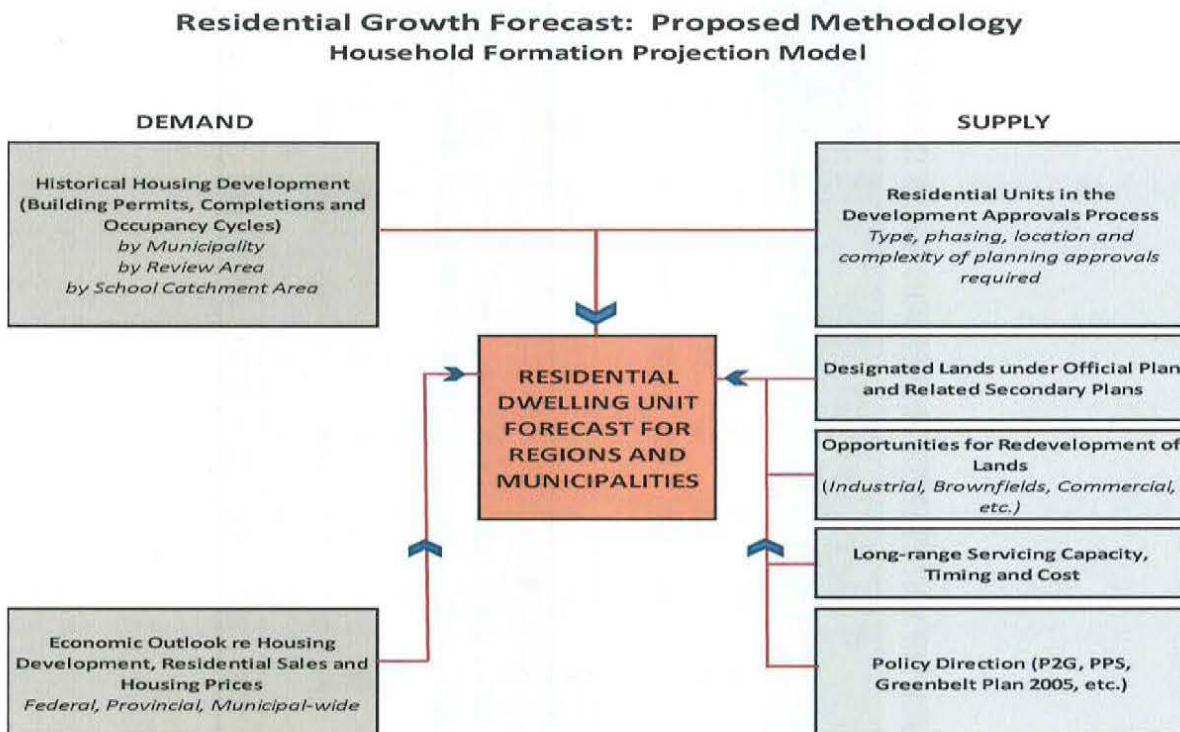
EDC FORECAST OF NET NEW UNITS FOR THE PERIOD MID-2018 THROUGH MID-2033

TOTAL CITY OF TORONTO	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33	15-year Totals	Average Annual	By Density Type
Single & Semi-detached	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	3,750	250	1.7%
Multiples	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	7,500	500	3.5%
Apartments	17,550	17,255	15,450	13,700	13,510	13,455	13,090	13,090	13,090	13,090	12,745	12,400	12,400	11,589	10,777	203,191	13,546	94.8%
Seniors & Student Apartments																	-	0.0%
Totals	18,300	18,005	16,200	14,450	14,260	14,205	13,840	13,840	13,840	13,840	13,495	13,150	13,150	12,339	11,527	214,441	14,296	100.0%
TOTAL EDC 15-year Forecast	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33	15-year Totals	Average Annual	By Density Type
Single & Semi-detached	153	205	216	171	313	347	284	250	197	268	170	175	200	204	202	3,355	224	1.6%
Multiples	844	450	734	475	976	1,316	733	510	236	527	187	728	364	392	68	8,540	569	4.0%
Apartments	17,057	17,088	15,051	13,697	11,222	11,633	12,673	13,038	13,378	13,019	12,612	12,218	12,532	12,129	12,436	199,783	13,319	93.2%
Seniors & Student Apartments				67	1,484	419	120	15	-	-	487	-	-	86	86	2,764	184	1.3%
Totals	18,054	17,743	16,001	14,410	13,995	13,715	13,810	13,813	13,811	13,814	13,456	13,121	13,096	12,811	12,792	214,442	14,296	100.0%

4.3.2 Methodological Approach

Municipal forecasts of residential development generally give consideration to: underlying demographic trends, timing and location of infrastructure emplacement, local planning policies (Official Plan and Secondary Plans), Provincial planning policies (e.g., Places to Grow, Provincial Policy Statement, etc.), considerations of demand (including recent and projected real estate market conditions and recent historical construction statistics) and supply (land supply and absorption rates), staging of units in the development approvals process, government housing policies affecting housing affordability, etc. Figure 4-1 illustrates a typical household formation projection methodology. Figure 4-2 describes the specific approach taken to determine the mid-2018 to mid-2033 EDC housing forecast within the City of Toronto.

FIGURE 4-1



In order to prepare 15-year projections of new occupied dwelling units in the City of Toronto, for which education development charges are to be imposed, the process outlined in Figure 4-2 was followed. Primarily, the process included three key steps:

1. Determine City-wide control totals by density type (and number of bedrooms for high-rise developments) for each year of the mid-2018 to mid-2033 forecast period;
2. Use the City's Land Use Information System data attributes to determine the location of specific development applications by TCDSB, by density type and timing
3. Adjust data to add low and medium density units based on % density by Review Area; adjust for statutorily-exempt development; compare to TCDSN SPS development phasing and adjust as necessary

Statutory Residential Exemptions:

Additional Dwelling Unit Exemption –

Section 257.54 (3) of the *Education Act* exempts, from the imposition of education development charges, the creation of two additional dwelling units within an existing single detached dwelling (i.e. the conversion of a single unit to a duplex or triplex), or one additional dwelling unit within a semi-detached, row dwellings and other residential building. A reduction of 130 medium density units, or 1.5% of the total medium density units has been made on the EDC dwelling unit forecast. The assumption respecting the number of units that would fall into this exemption category was taken from a review of development application within the City's Land Use Information System where a low-density development was proposed to be converted to two or more units.

Replacement Dwelling Unit Exemption –

Section 4 of O. Reg 20/98 requires that the Board exempt from the payment of education development charges, the 'replacement, on the same site, a dwelling unit that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it uninhabitable', provided that the replacement building permit is issued within two years that the dwelling unit was destroyed or became uninhabitable. No deduction has been made for replacement dwelling units where a demolition permit is unavailable, or has expired, as the City's grace period practice is five years.

Toronto Railway Lands Exemption

In 1994, an agreement entitled "Development Levy Agreement – Railway Lands Central and West" (often referred to as the Railway Lands Agreement) was entered into by the City of Toronto, the predecessor boards of the Toronto District School Board (TDSB), the Toronto Catholic District School Board (TCDSB) and Canadian National Railway/CN Transactions Inc. The agreement provided for development levy revenue to be collected from all development within the Railway Lands Central and West to finance the construction of a community centre and elementary schools for both TDSB and TCDSB. A 2-acre joint TDSB/TCDSB school site parcel, located south of Fort York Boulevard and West of Brunel Court, and known as 20 Brunel Court is currently under development.

It is noted that the Railway Lands Agreement did not contemplate the provision of any secondary school pupil spaces (nor the designation of lands for a secondary school site) for either the TDSB or the TCDSB.

The City's development tracking system indicated that there are development applications equivalent to 1,343 additional units in the Railway Lands development area. This report assumes, and the proposed EDC by-law will state, that the TCDSB intends to apply education development charges to all future development within the Railway lands to the extent that additional density is approved by the City. A reduction of 1,343 apartment units has been made to the EDC housing forecast in respect of future development within the Railway Lands, for which building permits have not been issued to date. A map indicating the location of the Railway Lands is provided following Figure 4-3.

Figure 4-2

15-YEAR CITY OF TORONTO HOUSING FORECAST (ANNUALIZED FORECAST OF OCCUPIED DWELLING UNITS)

STEP ONE: REVIEW BACKGROUND INFORMATION

Review of January 2018 City of Toronto DC population and occupied dwelling unit forecast for mid-2018 to mid-2033 period
Review Data Respecting Building Permits, Housing Starts and Completions, Changes in PPU's and Census Households
Review of Profile Toronto: How Does the City Grow? Update 2017, Proposed Residential Development by Growth Area and Stage of Development,
Review of Land Use Information System II attribute data by TCDSB elementary attendance boundary, by stage of development, density type and # of
Review of TCDSB SPS Development

STEP TWO: PREPARE CITY-WIDE FORECAST BY DWELLING TYPE

Extract mid 2018 to mid 2033 forecast of occupied housing units net of demolitions from Table 4 of the January 2018 DC Forecast - City-wide annual forecast by density type as a control total
--

STEP THREE - REVIEW LAND USE INFORMATION SYSTEM ATTRIBUTE DATA BY SCHOOL CATCHMENT AREA

Eliminate Completed Units from the attribute data to recognize mid-2018 start (367,770 to 280,456 units) Sort by stage in development approvals process within each Review Area and for each school Add low density and medium density developments based on recent location of development to match to City-wide density targets

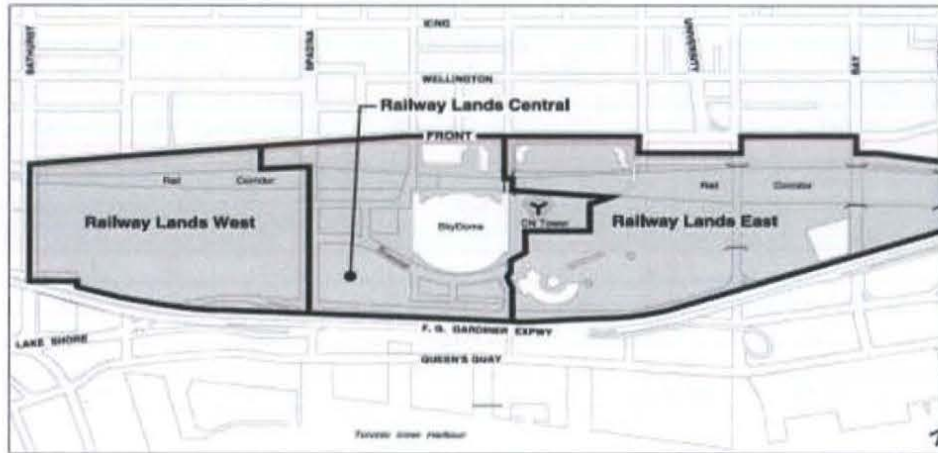
STEP FOUR - REVIEW LAND USE INFORMATION AGAINST TCDSB DEVELOPMENT PHASING BY EDC REVIEW AREA AND BY SCHOOL CATCHMENT

Review of Board-supplied units in the development approvals process (phasing by unit type and by school catchment)
Review detailed housing forecast and adjusted phasing with Board staff and revise as necessary

STEP FIVE: ADJUST FOR STATUTORY EXEMPTIONS

Remove Railway Lands developments found in the Land Use Development data and adjust for additional dwellings required by the Regulation

FIGURE 4-3 RAILWAY LANDS CENTRAL, EAST AND WEST



4.3.3 Net New Units and Forms B and C

Table 4-2 summarizes the City of Toronto’s housing forecast by unit type for the mid-2018 to mid-2033 period. The table also provides a summary of the housing forecast by TCDSB elementary and secondary review area.

Table 4-3 which follows, summarizes Forms B and C of the EDC Submission.

Table 4-2
Elementary Panel

Review Area	Total Cumulative 15 Year New Net Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	BACHELOR & 1 BEDROOM APARTMENTS (includes purpose-built seniors housing and student housing)	2 BEDROOM + APARTMENTS	TOTAL UNITS
CE01	13,563	6%	276	398	7,036	5,853	13,563
CE02	5,029	2%	148	513	2,423	1,945	5,029
CE03	514	0%	205	138	163	8	514
CE04	9,442	4%	55	385	5,576	3,426	9,442
CE05	8,117	4%	80	719	3,481	3,837	8,117
CE06	6,507	3%	505	112	2,992	2,898	6,507
CE07	76,684	36%	6	381	46,296	30,001	76,684
CE08	30,356	14%	631	1,647	15,916	12,162	30,356
CE09	1,485	1%	30	710	411	334	1,485
CE10	8,095	4%	92	874	3,355	3,774	8,095
CE11	6,839	3%	75	78	3,532	3,154	6,839
CE12	6,403	3%	105	382	3,118	2,798	6,403
CE13	29,066	14%	347	1,013	14,968	12,738	29,066
CE14	2,312	1%	562	505	666	579	2,312
CE15	6,641	3%	62	91	2,966	3,522	6,641
CE16	1,808	1%	90	342	846	530	1,808
CE17	1,529	1%	57	229	543	700	1,529
CE18	52	0%	29	23	0	0	52
TOTAL	214,442	100%	3,355	8,540	114,288	88,259	214,442

Table 4-2
Secondary Panel

Review Area	Total Cumulative 15 Year New Net Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	BACHELOR & 1 BEDROOM APARTMENTS (includes purpose-built seniors housing and student housing)	2 BEDROOM + APARTMENTS	TOTAL UNITS
CS01	19,106	8.9%	629	1,049	9,622	7,806	19,106
CS02	132,694	61.9%	864	4,006	74,624	53,200	132,694
CS03	50,300	23.5%	1,062	2,295	25,021	21,922	50,300
CS04	12,342	5.8%	800	1,190	5,021	5,331	12,342
TOTAL	214,442	100.0%	3,355	8,540	114,288	88,259	214,442

TABLE 4-3
TORONTO CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2018
Forms B/C - Dwelling Unit Summary

PROJECTION OF NET NEW DWELLING UNITS ¹

	Year 1 2018/ 2019	Year 2 2019/ 2020	Year 3 2020/ 2021	Year 4 2021/ 2022	Year 5 2022/ 2023	Year 6 2023/ 2024	Year 7 2024/ 2025	Year 8 2025/ 2026	Year 9 2026/ 2027	Year 10 2027/ 2028	Year 11 2028/ 2029	Year 12 2029/ 2030	Year 13 2030/ 2031	Year 14 2031/ 2032	Year 15 2032/ 2033	Total All Units
City of Toronto																
Singles and Semi-Detached	153	205	216	171	313	347	284	250	197	268	170	175	200	204	202	3,355
Medium Density	844	450	734	475	976	1,316	733	510	236	527	187	728	364	392	68	8,540
Apartments Seniors and Students	-	-	-	67	1,484	419	120	15	-	-	487	-	-	86	86	2,764
Apartments Bachelor and 1 Bedroom	10,802	10,892	9,309	7,869	6,758	6,118	5,895	7,935	7,417	7,162	6,993	4,991	6,542	6,526	6,315	111,524
Apartments - 2 Bedroom or more	6,255	6,196	5,742	5,828	4,464	5,515	6,778	5,103	5,961	5,857	5,619	7,227	5,990	5,603	6,121	88,259
Total	18,054	17,743	16,001	14,410	13,995	13,715	13,810	13,813	13,811	13,814	13,456	13,121	13,096	12,811	12,792	214,442

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

Grand Total Gross New Units in By-Law Area	215,915
Less: Statutorily Exempt Units in By-Law Area	130
Less: Railway Lands Exempt Development	1,343
Total Net New Units in By-Law Area	214,442

4.4 Non-Residential Growth Forecast and Form D

The non-residential growth forecast indicates that a total of 71,712,075 square feet of non-residential gross floor area (GFA) space and additions is anticipated for the City of Toronto over the 15-year forecast period. Industrial and institutional additions, municipal and school board properties, which are exempt under the legislation, are expected to total 6,366,714 square feet of GFA over that same time period. Therefore, an education development charge by-law can be applied against a net of 65,345,360 square feet of net gross floor area. The non-residential growth forecast was derived

from the City's DC forecast of new construction of space and employees prepared by Hemson Consulting Ltd. The historic estimated construction of new space and additions is taken from Table 11 of the City's DC report. Historical non-residential building permit data is found in Table 4-4.

Table 4-4
City of Toronto
Historic Non-Residential Building Permit Values
Permits for New Construction only, including building additions

Year	Value of Non-Residential Permits for New Buildings and Additions (000s)			Total
	Commercial	Industrial	Institutional	
2000	\$ 205,306	\$ 35,180	\$ 49,094	\$ 289,580
2001	\$ 206,387	\$ 30,246	\$ 191,927	\$ 428,560
2002	\$ 284,919	\$ 23,084	\$ 360,066	\$ 668,069
2003	\$ 236,440	\$ 42,841	\$ 385,262	\$ 664,543
2004	\$ 339,497	\$ 96,002	\$ 412,742	\$ 848,241
2005	\$ 282,527	\$ 21,148	\$ 75,217	\$ 378,892
2006	\$ 250,257	\$ 26,318	\$ 89,365	\$ 365,940
2007	\$ 682,434	\$ 50,133	\$ 173,033	\$ 905,600
2008	\$ 774,255	\$ 92,952	\$ 234,851	\$ 1,102,058
2009	\$ 726,409	\$ 17,592	\$ 81,221	\$ 825,222
2010	\$ 718,149	\$ 38,806	\$ 443,733	\$ 1,200,688
2011	\$ 542,853	\$ 89,403	\$ 1,623,457	\$ 2,255,713
2012	\$ 365,170	\$ 318,545	\$ 478,033	\$ 1,161,748
2013	\$ 683,406	\$ 41,155	\$ 232,011	\$ 956,572
2014	\$ 599,652	\$ 90,996	\$ 136,258	\$ 826,906
2015	\$ 651,367	\$ 24,625	\$ 882,661	\$ 1,558,653
2016	\$ 359,540	\$ 163,679	\$ 65,817	\$ 589,036

Source: City of Toronto DC Study, January 2018 prepared by Hemson Consulting Ltd.
(Table 11)

The projections of non-residential gross floor area were based on the City's 'draft' DC forecast of non-residential space for the 2018 to 2027, plus extrapolation of the 2028 to 2041 forecast period to derive 1,828,214 additional square metres of new and additional non-residential GFA as the basis for the 2028 to 2033 forecast period as indicated below. This 15-year projection of additional non-residential gross floor area, with assumptions respecting statutorily-exempt gross floor area prepared by Quadrant Advisory Group is set out on Table 4-5 below. Note that the DC forecast is based on square metres of additional gross floor area, while the EDC submission is expressed in square feet.

Table 4-5

City of Toronto

Non-Residential Forecast of Net Gross Floor Area

Forecast of Space Construction, New and Additions (sq m)										
Year	Office (est. as all non-ground floor commercial)	Commercial (net of office est. - mainly retail)	Residential (Primarily Hotels)	Other (primarily inflatable & farm bldgs.)	Non-res in High Rise (primarily retail & office in apt bldgs.)	Non-res in Ground Housing	Total Commercial and Non-Res in Mixed Use	Industrial	Institutional	Total
2010	12,100	125,200	9,000	8,000	16,100	31,000	201,400	4,900	-	206,300
2011	43,900	305,800	3,700	12,100	33,100	8,800	407,400	82,400	190,900	680,700
2012	47,500	211,400	4,400	7,100	33,200	8,100	311,700	52,500	137,700	501,900
2013	220,500	147,200	11,400	900	19,600	11,500	411,100	97,600	589,200	1,097,900
2014	40,700	135,100	25,500	1,900	73,200	9,200	285,600	70,800	2,100	358,500
2015	97,200	106,300	5,500	7,000	23,200	15,100	254,300	63,000	53,100	370,400
2016	130,900	157,300	2,600	10,100	4,900	300	306,100	38,300	90,500	434,900
2017 Est.	130,900	157,300	2,600	10,100	4,900	300	306,100	38,300	90,500	434,900
Average Annual	90,500	168,200	8,100	7,200	26,000	10,500	310,500	56,000	144,300	510,700
Floor Space per Employee (m ²)	20.0	40.0	40.0	100.0	35.0	25.0	28.2	75.0	60.0	34.5
Total New Space (m ²)	1,292,000	1,400,000	100,000	72,000	290,000	120,000	3,274,000	560,000	1,000,000	4,834,000
Floor Space per Employee (m ²)	20.0	40.0	40.0	100.0	35.0	25.0	27.5	75.0	60.0	33.5
Total New Space (m ²)	542,500	508,214	36,429	26,071	105,357	43,571	1,262,143	203,214	362,857	1,828,214
TOTAL NEW SPACE (M ²)	1,834,500	1,908,214	136,429	98,071	395,357	163,571	4,536,143	763,214	1,362,857	6,662,214
As a % of GFA							68.1%	11.5%	20.5%	100.0%
Less Statutorily Exempt GFA							0	114,482	477,000	591,482
Net Projected GFA							4,536,143	648,732	885,857	6,070,732

Source: City of Toronto DC Study, January 2018 prepared by Hemson Consulting Ltd. (Tables 12, 13 and 14) with Statutory Exemptions prepared by Quadrant based on Statistics Canada Catalogue No. 64-001-X Table 13 data

Table 4-6 summarizes Form D of the EDC Submission:

TABLE 4-6
TORONTO CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2018
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	71,712,075
Less: Board-Determined Gross Floor Area From Exempt Development	6,366,714
Net Estimated Board-Determined Gross Floor Area	65,345,360

Chapter 5 – DEMOGRAPHIC TRENDS AND FUTURE ENROLMENT EXPECTATIONS

5.1 Demographic and Enrolment Trends

The Toronto Catholic District School Board provides faith-based education services in the City of Toronto. The TCDSB has a 2017-18 total enrolment of 90,155 students (61,586 elementary headcount and 28,569 secondary ADE) and currently operates 165 elementary and 31 secondary schools.

5.1.1 Overview

The consultants have been retained to prepare long term (i.e., 15-year) enrolment projections for the Board. The analysis set out herein examines both historic demographic and enrolment trends within the Board's jurisdiction. The determination of 15-year enrolment projections uses a spatial matching of historical TCDSB student data with MPAC housing data (i.e. by period of occupancy), in order to derive the number of TCDSB pupils to be generated by new housing development and to determine appropriate by school, by grade, by program (e.g. French Immersion) enrolments.

The key elements of historical trends (both demographic and enrolment) are examined below. Firstly, *demographic trends* are assessed in terms of:

What has been the *change in pre-school and school age population*, for the jurisdiction as a whole, and for sub-geographies within the Board's jurisdiction? Many school boards can, and will experience areas of school age population growth, offset by areas of decline. Further, it is possible to experience growth in secondary school age children due to in-migration, but a decline in elementary school age population.

More importantly, what has been the *change in pre-school and school age population per household*? It is possible to experience significant new housing construction and yet experience a decline in school age population per household due to an aging population driving the demand for a portion of the new housing. As noted throughout this report, it is possible to experience an increase on children per household in high-rise developments due to reduced housing affordability.

How have *migrations trends* changed, as a whole and by age cohort? How has the economy affected the in-migration and out-migration of female persons between the ages of 20 to 35 (i.e., those who account for the majority of the household births)? Has the *ethnic make-up of the migrant population* changed and, if so, how might this affect projected enrolment for the Catholic board in particular? What is the *religious affiliation of the migrant population*? It should be noted that religion is only asked every second Census undertaking.

How has the *birth rate* (i.e., the number of children born annually) and the *fertility rate* (i.e., the number of children a female is likely to have in her lifespan) changed for particular age cohorts? For

example, in many areas, the birth rate has declined in recent years, while the fertility rate in females over the age of 35 has been increasing. Generally, the data indicates that, for the majority of the Province, women are initiating family formation later on in life and, in turn, having fewer children overall.

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

How has the *grade structure ratio* (i.e., the number of pupils entering Junior Kindergarten versus the number of students graduating Grade 8) of the Board changed?

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

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

5.1.2 Population and Housing

Statistics Canada released the population and dwelling unit data related to the 2016 Census undertaking. This data provides insights into demographic shifts by City Neighbourhood and for the City as a whole. This information is one of the sources of the school and pre-school age population trends discussed herein as they relate to the TCDSB's jurisdiction.

Table 5-1 compares the pre-school and school age population between 2001-2006, 2006-2011 and 2011-2016 Census periods, illustrating the changing trends which will impact future enrolment growth for the Board.

As shown in the table, from a City-wide perspective, the pre-school age population (ages 0-4) decreased by 7,250 persons or 5.1% between 2001 and 2016. The elementary school age population (ages 5-14) decreased by 27,430 persons or 9.5% from 2001 to 2016. From 2001 to 2006 the secondary school age population (ages 15-19) increased by 2,375 persons or 1.7%.

The Census data over the 2001 to 2016 period also indicates that for the City as a whole the number of pre-school and elementary school age children has been on the decline, while areas like the Yonge Street corridor, for example, have experienced increases in all age groups between 0 years and 19 years with the exception of Area 3's pre-school age population and Area 1's elementary school age population. In fact, the Yonge Street corridor has experienced an increase of almost 4,000 pre-school age children and almost 7,800 elementary and secondary school age children.

In terms of future shifts in age structures within City of Toronto Neighbourhoods, the percentage of the neighbourhood population over the age of 65 years, as a % of the total population, is one of the indicators of future re-gentrification and re-occupancy of dwellings. As to the impact on future TCDSB enrolment, that is something to be monitored over time.

TABLE 5-1

# Neighbourhood	Neighbourhood Name	Census Total Population		0-4 years 2001	0-4 years 2006	0-4 years 2011	0-4 years 2016	5-14 years 2001	5-14 years 2006	5-14 years 2011	5-14 years 2016	15-19 years 2001	15-19 years 2006	15-19 years 2011	15-19 years 2016	# of Census Families with Children 2011	# of Census Families with Children 2016	% of Population 65+ years 2016	
		2011	2016																
AREA 1 - Yonge Street Corridor - Lake Ontario to Bloor Street																			
77	Waterfront Communities-The Isl	43,365	65,910	696	800	1,290	2,135	1,075	1,055	1,120	1,530	580	615	815	1,140	1,925	2,890	7.0%	
76	Bay Street Corridor	19,350	25,815	550	605	795	985	555	540	580	710	310	435	665	1,385	1,125	1,360	9.4%	
75	Church-Yonge Corridor	28,350	31,360	490	470	590	675	655	590	515	595	440	665	835	1,040	870	1,020	9.6%	
	Sub-Totals	91,065	123,085	1,736	1,875	2,675	3,795	2,285	2,185	2,215	2,835	1,330	1,715	2,315	3,920	3,920	5,270		
	% Change over Base Year		35.2%		8.0%	54.1%	118.0%		-4.4%	-3.1%	24.1%		28.9%	74.1%	168.0%		34.4%		
	Absolute Change over Base Year		32,020		2,059						550				2,235				
AREA 2 - Yonge Street Corridor - Bloor Street to Briar Hill Ave./Keele Ave. (north of Eglinton Ave.)																			
95	Annex	29,175	30,510	770	825	865	925	1,260	1,275	1,330	1,435	830	840	870	1,015	1,825	1,975	19.3%	
98	Rosedale-Moore Park	20,640	20,905	780	810	690	735	1,745	1,790	1,800	1,865	860	1,040	1,065	1,025	2,015	2,130	24.7%	
97	Yonge-St. Clair	11,660	12,535	315	385	395	450	515	525	580	750	305	300	285	310	770	925	23.3%	
100	Yonge-Eglinton	10,580	11,805	505	575	620	590	830	800	930	1,210	420	445	445	500	1,175	1,350	13.5%	
104	Mount Pleasant West	28,590	29,635	670	695	855	1,070	1,055	1,045	1,135	1,320	545	685	730	815	1,620	1,895	15.5%	
	Sub-Totals	100,645	105,390	3,040	3,290	3,425	3,770	5,405	5,435	5,775	6,380	2,960	3,310	3,395	3,665	7,405	8,275		
	% Change over Base Year		4.7%		8.2%	12.7%	24.0%		0.6%	6.8%	21.7%		11.8%	14.7%	23.8%		11.7%		
	Absolute Change over Base Year		4,745		730						1,175				705				
AREA 3 - Yonge Street Corridor - Eglinton Ave. To Highway 401																			
103	Lawrence Park South	15,085	15,170	840	850	780	675	2,230	2,185	2,115	2,165	1,030	1,090	1,170	1,100	2,295	2,325	14.8%	
105	Lawrence Park North	14,540	14,610	1,155	1,100	1,205	950	1,780	1,810	2,135	2,340	725	775	840	940	2,365	2,420	13.3%	
39	Bedford Park-Nortown	23,190	23,235	1,450	1,430	1,465	1,275	2,825	3,070	3,250	3,280	1,265	1,450	1,695	1,725	3,230	3,315	17.2%	
40	St. Andrew-Windfields	17,960	17,835	640	640	690	615	2,380	2,165	2,035	2,040	1,460	1,490	1,480	1,270	2,730	2,600	18.0%	
	Sub-Totals	70,775	70,850	4,085	4,020	4,140	3,515	9,215	9,230	9,535	9,825	4,480	4,805	5,185	5,035	10,620	10,600		
	% Change over Base Year		0.1%		-1.6%	1.3%	-14.0%		0.2%	3.5%	6.0%		7.3%	15.7%	12.4%		0.4%		
	Absolute Change over Base Year		75		-370						610				535				
AREA 4 - Yonge Street Corridor - Highway 401 to Steeles Ave.																			
41	Bridle Path-Sunnybrook-York Mills	8,720	9,280	385	310	285	345	1,175	1,195	1,125	1,110	585	720	765	750	1,330	1,415	19.3%	
38	Lansing-Westgate	14,645	16,180	755	805	845	815	1,430	1,520	1,470	1,595	595	750	795	855	1,930	2,095	13.4%	
51	Willowdale East	45,045	50,445	975	1,625	2,010	2,290	2,575	2,950	2,995	3,640	2,145	2,600	2,375	2,680	5,715	6,195	12.4%	
37	Willowdale West	15,010	16,950	430	485	670	695	920	875	1,000	1,100	595	665	565	815	1,785	1,910	19.9%	
36	Newtonbrook West	23,060	23,830	920	835	1,045	980	1,995	1,825	1,810	1,825	1,305	1,345	1,255	1,375	2,945	2,950	17.5%	
50	Newtonbrook East	16,420	16,105	490	505	585	540	1,295	1,205	1,160	1,050	1,055	1,035	830	825	2,220	2,025	20.6%	
	Sub-Totals	122,900	132,790	3,955	4,565	5,440	5,665	9,390	9,570	9,560	10,320	6,280	7,115	6,585	7,300	15,925	16,590		
	% Change over Base Year		8.0%		15.4%	37.3%	43.2%		1.9%	1.8%	9.9%		13.3%	4.9%	16.2%		4.2%		
	Absolute Change over Base Year		9,890		1,710						930				1,020				
City of Toronto		2,613,385	2,729,551	143,405	134,975	140,460	136,155	290,240	274,620	260,365	262,810	143,400	146,210	149,710	145,775	311,955	316,095	15.4%	
	% Change over Base Year		4.4%		-5.9%	-2.1%	-5.1%		-5.4%	-10.3%	-9.5%		2.0%	4.4%	1.7%		1.3%		
	Absolute Change over Base Year		116,166		-7,250						-27,430				-2,375				

5.1.3 Enrolment Overview and Apportionment

Historical elementary and secondary enrolments (2001/02 to 2017/18 projected) for the TCDSB and the TDSB have been summarized in Table 5-2. This table summarizes the change in elementary and secondary enrolment for each Board over this time period, as well as English-language apportionment shares (i.e. the percentage of students who choose to attend TDSB and TCDSB schools). The information is taken from the Ministry-reported enrolments and found in the annual Funding Projections report for each Ontario school board.

TCDSB elementary enrolment as a percentage of total TDSB/TCDSB enrolment has remained relatively consistent at approximately 26% of the total, while secondary continues to grow from 24.5% to 28.5% which is significant. Without the apportionment shift in favour of the TCDSB on the secondary panel, the TCDSB's historical decline in elementary enrolment would negatively impact on future secondary enrolment due to smaller graduating elementary classes moving into the secondary school environment.

Table 5-2
TCDSB/TDSB Historical Apportionment Share

Year	TCDSB Elementary	TCDSB Secondary	TDSB Elementary	TDSB Secondary
2001/02	63,607	30,416	180,218	92,865
2002/03	62,242	29,706	178,588	91,915
2003/04	60,719	27,633	174,858	86,929
2004/05	59,236	28,159	170,495	88,009
2005/06	59,073	28,450	167,153	85,618
Avg. 2001-2006 Shares	25.9%	24.5%	74.1%	75.5%
2006/07	57,927	29,432	163,330	85,261
2007/08	57,088	29,123	159,960	84,171
2008/09	56,190	29,767	156,944	84,148
2009/10	55,910	30,360	155,120	84,473
2010/11	55,572	30,424	154,234	84,506
Avg. 2006-2011 Shares	26.4%	26.1%	73.6%	73.9%
2011/12	55,342	30,488	154,401	82,967
2012/13	55,092	30,016	153,987	80,444
2013/14	54,681	29,322	154,267	76,219
2014/15	60,173	28,836	171,510	73,239
2015/16	60,389	28,574	169,611	71,458
2011-2016	26.2%	27.7%	73.8%	72.3%
2016/17 Revised Estimates	61,121	28,182	171,132	70,708
2017/18 Projections	61,627	27,997	171,470	70,385
Avg. 2016-2018 Shares	26.4%	28.5%	73.6%	71.5%

Source: Provincial Summaries

5.2 15-year Student Enrolment Projections and Projections of Pupil Accommodation Needs

The end of this chapter summarizes the elementary and secondary 15-year EDC enrolment projections for the TCDSB.

5.2.1 Methodology

The derivation of by-school and by-grade enrolment projections consists of two distinct methodological elements. The first, which is consistent with industry standards, follows a retention rate approach to determine how the existing pupils of the Board (i.e. pupils residing in existing housing within the Board’s jurisdiction, as well as any pupils who reside outside of the Board’s jurisdiction but attend schools of the Board) would move through each grade and transition from the elementary to the secondary panel, including any shifts in apportionment moving from elementary to secondary school programs. This element of the enrolment projection methodology is known as the “Requirements of the Existing Community.”

The second part of the projection exercise is to determine how many pupils would be generated by new housing development over the forecast period, and what portion of these pupils would potentially choose to attend schools of the Board. This element of the forecasting exercise is known as the “Requirements of New Development.” The EDC Guidelines require that each projection element be examined separately and subsequently combined to determine total projected enrolment. The methodological approach to each element is examined in depth below.

Requirements of the Existing Community

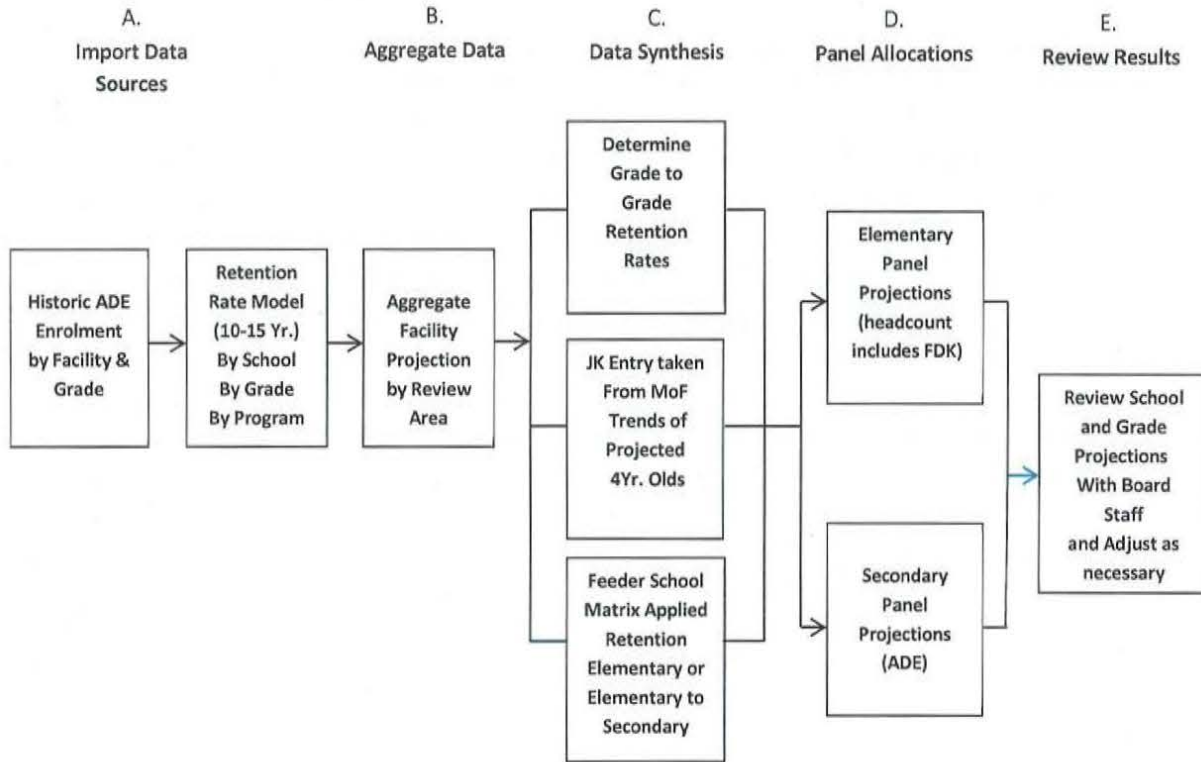
The enrolment projections of the existing community are intended to reflect the predicted change in enrolment pertaining to housing units that have previously been constructed and occupied within the Board’s jurisdiction. Existing community projections may also include some pupils who live outside of the Board’s jurisdiction, but attend schools of the Board.

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

1. Enrolment projections disaggregated by sub-geography (i.e., review areas) and by school.
2. Historic average daily enrolment by school, by grade and by program (e.g. French Immersion). This information is verified against the Board’s Financial Statements. The enrolment summaries are used to determine how changes in the provision of facilities and programs, as well as school choice, have affected student enrolment to date. This information also provides perspectives on how board apportionment has changed throughout the jurisdiction and by sub-area. This information provides an indication of holding situations where pupils are provided with temporary accommodation awaiting the construction of additional pupil spaces (e.g. new development along Sheppard Ave. that will eventually attend a new school to be constructed on the Sheppard Avenue Concord Adex site).

FIGURE 1

PUPIL REQUIREMENTS OF THE EXISTING COMMUNITY



3. Historic retention rates by school, by grade and by program -- has the number of students moving through from grade to grade been more or less than previous years? Have changes to program offering affected the Boards' share of enrolment at any particular school, or more recent retention rates of any school or particular grade?
4. Feeder school retentions for each elementary and secondary school -- this includes pupils feeding into specialized programs (e.g., French Immersion, Extended French, Gifted, etc.) and from elementary schools into secondary schools. Typically Grade 8 students are directed to a preferred secondary school based on a board's attendance boundaries. However, "open access" policies at the secondary level often permit students to attend their school of choice (which could include a co-terminous board's secondary school).
5. Historical enrolment anomalies and the ability to document unusual shifts in enrolment at any individual school due to changes in program, staffing, transportation policies, capital improvements, etc.

Requirements of New Development

The projected enrolment supporting the "Requirements of New Development" is intended to determine the number of pupils that would occupy new housing development, and the percentage

of these pupils that are likely to attend schools of the Board. Some of these pupils may be held in existing schools of the Board, awaiting the opening of new resident-area schools.

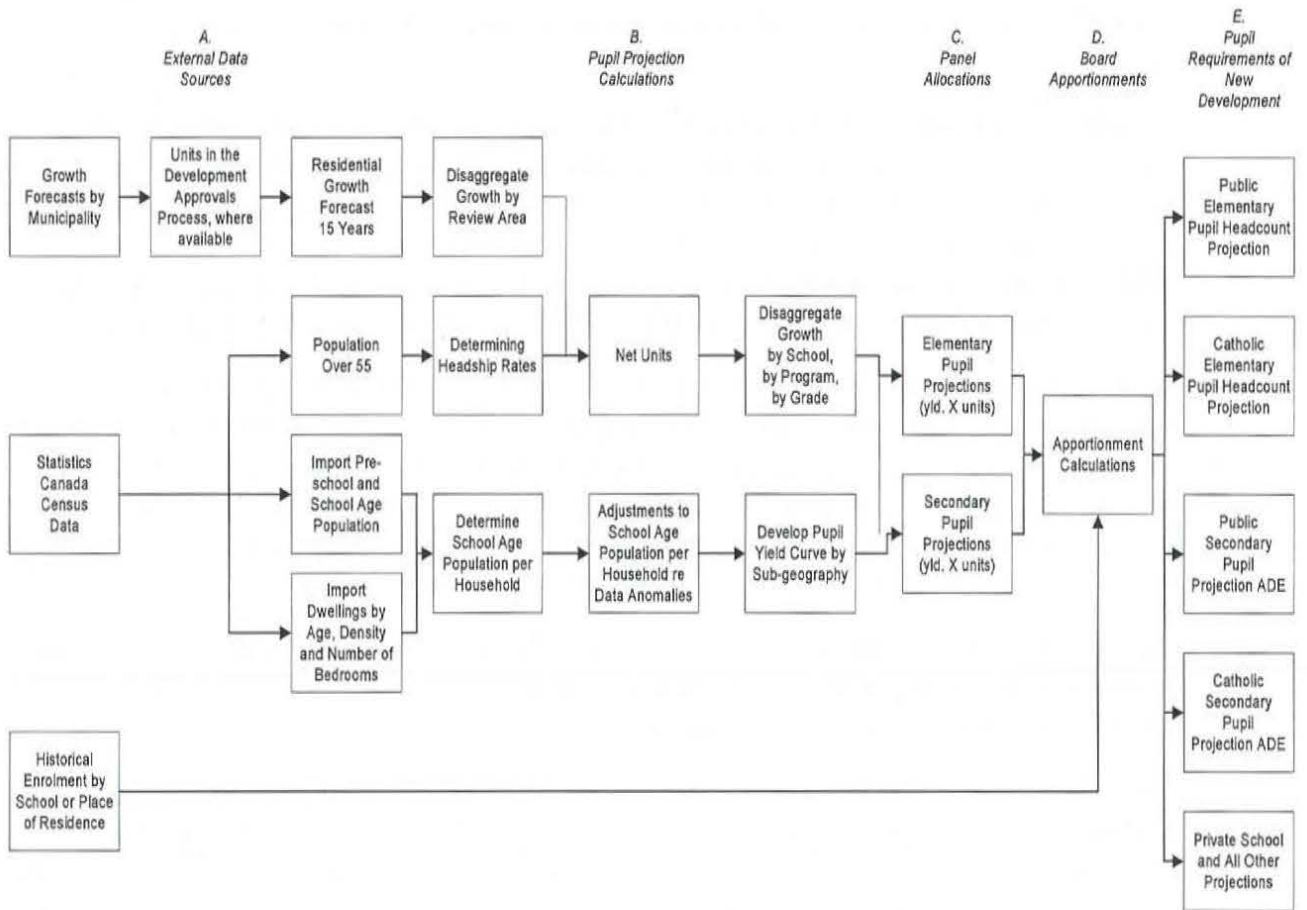
The key components of the new development projection model are outlined in Figure 2.

1. Units in the development approvals process – a spatial matching of the City’s Land Use Information System II and Board-approved TCDSB elementary attendance boundaries is used as one of the considerations in deriving the detailed fifteen-year housing forecast by school resident area, by unit type and for the majority of the high-rise development applications - the number of proposed bedrooms per unit. The units constructed and in various stages of occupancy were removed from the dataset in deriving the 15-year housing forecast by school, given the lag between the timing of the dataset (June 30, 2017) and the timing of proposed by-law implementation – July 1, 2018. The development applications were sorted by stage in the development approvals process and application date in matching to the City’s DC forecast of 214,442 units over the mid-2018 to mid-2033 forecast period. Finally, the consultants were required to add low density and medium density units based on recent housing completions by sub-area, in order to match to the projected density mix.
2. Municipal growth forecast – the City of Toronto’s DC housing forecast which was released to the public in January 2018 was used as the basis for the City-wide 15-year control totals, 5-year increments and density mix.
3. The TCDSB’s development phasing data in its SPS application was used to crosscheck the detailed dwelling unit forecast by school.
4. Pupil yield cycles derived from historical TCDSB student data spatially matched to MPAC housing data by period of housing construction over the last 15-years (to derive 15-year pupil yield cycles), by density type and by Review Area. The pupil yields cycles were subsequently applied to each of the development applications comprising the housing forecast by school.
5. Age-specific Ministry of Finance (MoF) population projections for the City of Toronto were reviewed and the historical TCDSB apportionment share applied to determine the order of magnitude of projected enrolment increases, consistent with fertility and net migration assumptions underlying the MoF projections. The total Requirements of New Development plus Requirements of the Existing Community were peer reviewed against the MoF projections. It is noted that the most conservative MoF projections – Spring 2013 found in Table 5-3 were used as the basis for the peer review. While more recent MoF projections suggest an even higher increase in pre-school and school-age population, the EDC projections are consistent with the Spring 2013 population increase (based on TCDSB apportionment share) of 6,943 additional persons aged 5-14 years and 4,288 additional persons aged 15-19 years.
6. Figure 2 outlines the methodological approach in assessing the Requirements of New Development.

Table 5-3
Ministry of Finance mid-2018 to mid-2033 Population Projections
and TCDSB Apportionment Share

	2006 Census	2011 Census	Preliminary 2016 Census	MoF 2016 Projections	Difference Preliminary Census to MoF Projections	Spring 2013 MoF Projections (mid-2018 to mid- 2033)	Spring 2015 MoF Projections (mid-2018 to mid- 2033)	Spring 2017 MoF Projections (mid-2018 to mid- 2033)	TCDSB Apportionment Share & MoF Spring 2013	TCDSB Apportionment Share & MoF Spring 2015	TCDSB Apportionment Share & MoF Spring 2017
Total Population											
Pre-school (0-4 yrs)	134,975	140,510	136,000	149,554	13,554	13,360	20,527	28,180	2,495	4,299	5,902
Elementary (5-14 yrs)	274,645	260,360	262,135	258,333	-3,802	35,460	59,441	70,860	6,943	12,450	13,234
Secondary (15-19 yrs)	146,205	150,045	145,525	153,276	7,751	19,980	24,323	27,911	4,288	5,584	5,714
Totals	555,825	550,915	543,660	561,163	17,503	68,800	104,291	126,951	13,726	22,334	24,851

FIGURE 2
PUPIL PLACE REQUIREMENTS OF NEW DEVELOPMENT: CONCEPTUAL SCHEMATIC



The New Unit Pupil Yield Cycle

Figure 3 translates the impact of the single detached unit occupancy trend to a conceptual representation of the pupil yield cycle for these types of dwelling units. This figure illustrates a typical yield cycle for a new single detached dwelling unit, commencing at initial occupancy of the unit. In reality, there are several variables that affect the overall pupil yield cycle. Firstly, most new communities are constructed over periods of 5 to 15 years, so that the aggregated overall pupil yield of even a community comprised entirely of single detached units will represent an amalgamation of units at different points on the pupil yield cycle. It should be noted that new communities are generally comprised of:

- Units constructed and occupied at different times;
- Development of varying densities (low, medium or high);
- There are particular types of units with low “initial” yield occupancies (e.g., adult lifestyle, recreational, granny flats, etc.).

The second variable is that there are basically two pupil yield cycles that have historically affected single detached units in newer communities: the primary cycle, which occurs over the (approximate) first 15-20 years of community development; and the sustainable cycle, which occurs after that point.

The primary yield cycle for elementary pupil yields in new single detached units generally peaks within the first 7 to 10 years of community development, depending on the timing of occupancy of the units. Recent demographic and occupancy trends, however, suggest that the family creation process is being delayed as many families are postponing having children and also having less children (as witnessed by declining fertility rates). Also, lower mortgage interest rates over the past few years have allowed buyers to purchase homes in advance of the intention to create families.

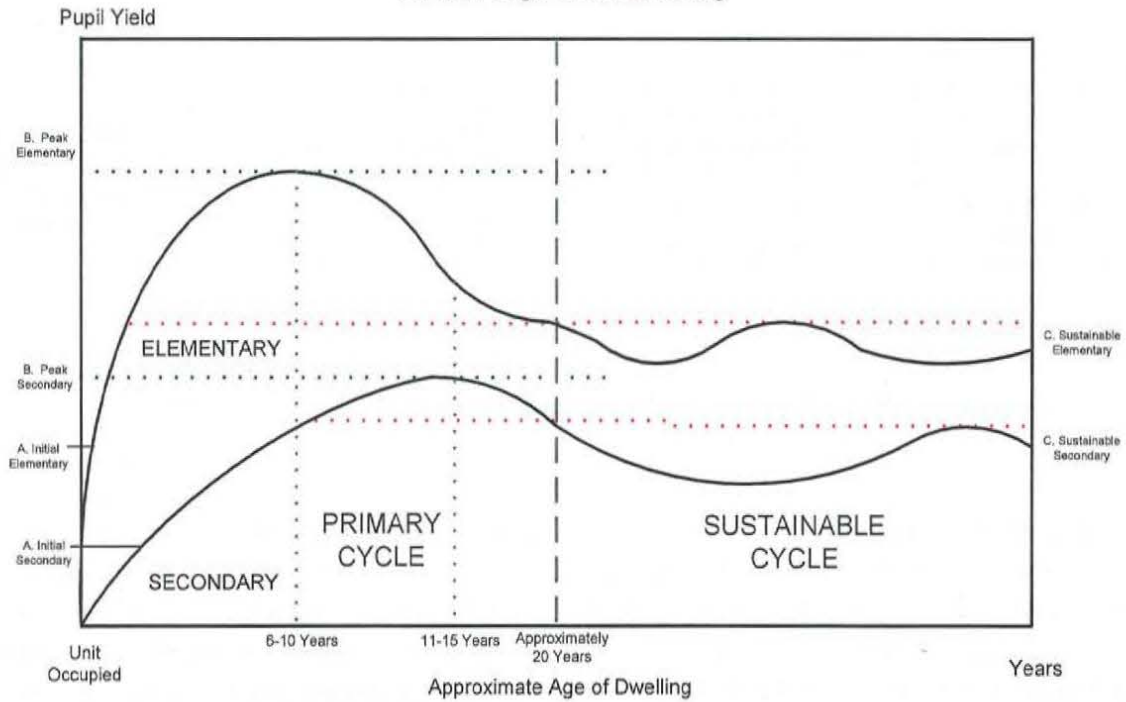
“Peak” yields may remain relatively constant over several years, particularly in periods of sustained economic growth. Eventually, however, the elementary yield would gradually decline until it reaches the end of the initial yield cycle and moves to the first stage of the sustainable yield cycle. The initial yield cycle of secondary pupil generation peaks in approximately year 12 to 15 of new community development (depending on the timing of occupancy of the units), and experiences a lower rate of decline than the elementary panel, before reaching the sustainable yield cycle.

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

Accordingly, the overall blended pupil yield for a single community will incorporate the combination of these factors. Pupil yields applicable to different communities will vary based on these (and other) demographic factors. Pupil generation in the re-occupancy of existing dwelling units can vary from its initial occupancy. For these reasons, an overall pupil yield generally reflects a weighting (i.e. the proportion of low, medium and high-density units constructed each year) and blending of these variables. As discussed earlier in this report, the family occupancy of high-rise developments in the

City of Toronto is on the rise. Moreover, there is a need to track how neighbourhoods with an increased aged population, change over time as the units are reoccupied.

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

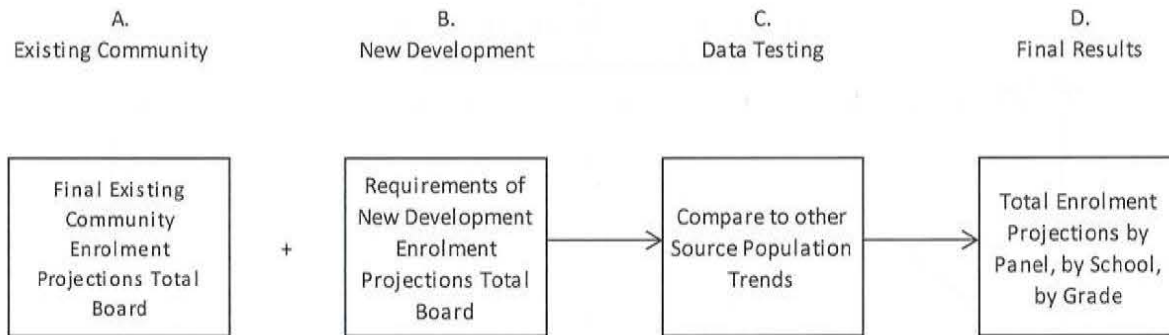


Total Student Enrolment Projections

The projected “requirements of the existing community” are added to the total “requirements of new development” by school and by grade, to determine total projected enrolment over the forecast period, as shown in Figure 4.

This information is reviewed in detail with Board staff. The enrolments are adjusted, where necessary.

FIGURE 4



5.2.2 Summary of Board Enrolment Projections

Summaries of the total 15-year EDC enrolment, for the TCDSB, are provided in Table 5-4 and for the elementary and secondary panels. The total EDC elementary enrolment projections indicate that by the end of the 15-year forecast period, the Board will have a total enrolment of 68,174 students for an increase of 6,588 students from the 2017/18 enrolment of 61,586. The Board is expected to experience an increase of about 687 students in the existing community, which is projected to be enhanced by an additional 5,901 pupils from new housing development, which is an overall pupil yield of 0.0275.

On the secondary panel, the TCDSB EDC projections forecast a decrease of 1,535 students in the existing community and 3,121 additional students to come from new development over the next 15 years. This results in total projected year 15 enrolment of 30,155 students on the secondary panel, increase of about 1,586 students from the 2017/18 enrolment.

Chapter 6 – SITE REQUIREMENTS AND VALUATION

6.1 Legislative Requirements

The steps set out in section 7 of O. Reg. 20/98 for the determination of an education development charge, require the Board to “...estimate the net education land cost for the elementary/secondary school sites required to provide pupil places for the new school pupils.”

Section 257.53(2) specifies the following as education land costs if they are incurred or proposed to be incurred by a Board:

1. Costs to acquire land or an interest in land, including a leasehold interest, to be used by the board to provide pupil accommodation.
2. Costs to provide services to the land or otherwise prepare the site so that a building or buildings may be built on the land to provide pupil accommodation.
3. Costs to prepare and distribute education development charge background studies as required under this Division.
4. Interest on money borrowed to pay for costs described in items 1 and 2.
5. Costs to undertake studies in connection with an acquisition referred to in item 1.

Only the capital component of costs to lease land or to acquire a leasehold interest is an education land cost.

Under the same section of the Act, the following are not education land costs:

1. Costs of any building to be used to provide pupil accommodation;
2. Costs that are attributable to excess land of a site that are “not education land costs.” (section 2 subsection 1 of O. Reg. 20/98).

However, land is not excess land if it is reasonably necessary,

- (a) to meet a legal requirement relating to the site; or
- (b) to allow the facilities for pupil accommodation that the board intends to provide on the site to be located there and to provide access to those facilities.

The exception to this is:

- (a) land that has already been acquired by the board before February 1, 1998, or
- (b) land in respect of which there is an agreement, entered into before February 1, 1998, under which the board is required to, or has an option to, purchase the land.

Finally, the Regulation specifies the following site sizes:

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

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

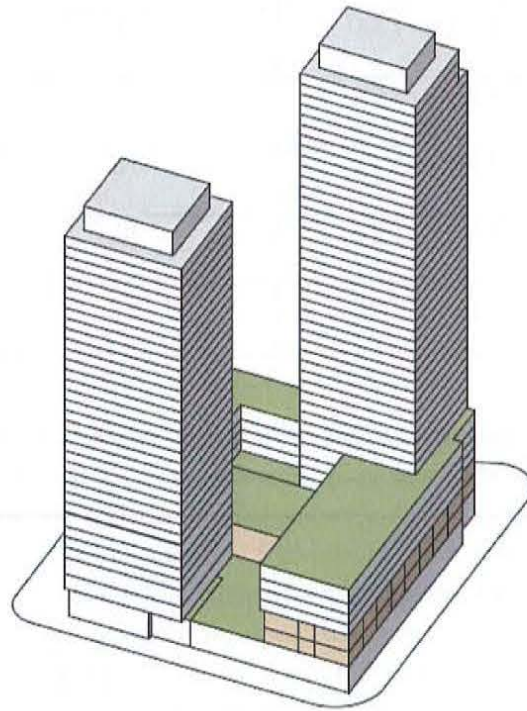
In some cases, school boards may agree to smaller site sizes where they are situated adjacent to parkland that is partially or wholly available for school program usage (i.e. preferably on an exclusive use basis during the school day). However, municipalities may be reluctant to allow shared usage of this land. The school board would likely be required to participate in cost sharing responsibilities related to operating costs and risk management. In some instances, Boards may require site sizes in excess of the maximum prescribed above, in that a portion of the school site may be undevelopable (e.g. environmentally sensitive lands, woodlots, etc.). Changes to program offering often translates into larger school buildings footprints, increased playfield space, parking spaces, site access, etc. that would require larger school sites. The EDC legislation deals with the acquisition of school sites exceeding the acreage benchmarks outlined above. School site sizes need to be determined on a site-specific basis and may be more or less than specified in the table above.

6.2 Increased Site Size Requirements

The EDC Guidelines (Section 2.3.8) require that “when the area of any of the proposed sites exceeds the site designations in this table (i.e. table above), justification as to the need for the excess land is required.” Given that the Regulation standards have not been updated since 1998, larger site sizes than specified by the Regulation benchmark may be required to account for changing municipal parking standards and the impact of programs such as PCS, FDK and on-site daycare, greater site access needs, playfield space and pens, parking requirements; the potential to accommodate increased portables and a larger building footprint. Where school site sizes include undevelopable table lands or lands that cannot be severed and sold off; or include the requirement for larger site sizes to address program or municipal site plan requirements; the entire site size can be considered EDC-eligible, provided that the appropriate explanation is given in the EDC Background Study report.

6.3 Reduced Site Size Considerations and Acquiring an Interest in Land

The following section deals with site needs related to enrolment growth in intensified urban development settings; where the costs of acquiring land for a school site exceeds the cost of constructing a podium school. A podium school is a school constructed at the base of a high-rise development as shown below.



Rendering courtesy of CS&P Architects

The section of the *Education Act* dealing with education development charges was designed to address the acquisition of lands in a greenfields setting – that is: designed to deal with the acquisition of average elementary and secondary site sizes found throughout Ontario and outside of urban settings attracting intensified land uses.

Where land costs are prohibitive due to the value of potential density on the land, a school board may not be in a position to acquire land (or assemble parcels of land) of sufficient size to make up a school site unless the board is willing to expropriate properties at considerable public angst and expense; and the development community is willing to see these costs funded through the imposition of considerably higher education development charges.

Given that the definition of education land costs includes:

Costs to acquire land or an interest in land, **including a leasehold interest**, to be used by the Board to provide pupil accommodation; but excludes the costs of any building to be used to provide pupil accommodation.

Does the cost to acquire an ‘interest in land’ include acquiring an interest in the strata development, where the strata development incorporates a school building? It is noted that an ‘interest in land’ is not defined in the *Education Act*. Can the costs of constructing the school facility be considered EDC-eligible, in lieu of the ownership of a school site where land costs are prohibitive? Legal counsel has advised the TCDSB that a change in the legislation and associated Regulations would be required to allow EDC funds to be used to pay for a strata interest – the costs of constructing a school as a podium school.

During the 2013 TCDSB EDC study, several of the EDC-eligible school sites included the costs of underground parking as eligible site preparation costs, even though underground parking is clearly a construction cost in that it requires building permit application and approval, and the underground parking structure supports the school building structure. A business case demonstrating that the cost to fund the construction of the underground parking was less than the cost to acquire surface lands of sufficient size to meet the City’s parking requirements, was the basis for including the underground parking construction costs as an EDC-eligible cost for several sites in the 2013 EDC study.

The TCDSB is working with legal counsel, qualified architects and costs consultants to evaluate the break-even point at which the fair market value of land would exceed the cost of constructing a podium school as a solution to meeting growth-related student accommodation needs. It is the intention of the TCDSB to share this analysis with development community stakeholders, and determine if there are shared interests in approaching the Province to enable education development charge funds to be used to acquire a strata interest in a high-rise development. There are potential benefits to the development community in terms of reduced development charge payments and increased marketability of their developments, particularly where community facilities and shared school program spaces are made available to the local community as part of a multi-use

development. There are opportunities to create additional community spaces in high-rise developments that have been lacking indoor spaces for local community use.

A Stratified Title Arrangement is a determination of ownership or use of land divided above and/or below grade, and typically involves two or more parties. A strata development can be buildings or land, divided into separate units, called strata lots. This allows for individual ownership of strata lots. As such, a podium school constructed as part of a high-rise development could be developed as a strata development where the school owns a portion of the building, rooftop play spaces, child care spaces and circulation space necessary to meet student program needs. However, strata schools provide an opportunity to correct recognized deficiencies in high-rise developments in the City of Toronto that are increasingly occupied by households with children. The City's Growing Up Vertical report highlights the need for additional community spaces within these buildings available to local families. Specialized program spaces in schools like makerspaces (makerspaces provide hands-on, creative ways to encourage students to design, experiment, build and invent as they deeply engage in science, engineering and tinkering), libraries, gymnasiums, etc. could be made available to the local community during after school hours. Community hubs as part of school design can add additional shared program spaces.

In the case of a podium school, the timing of the high-rise development will dictate the timing necessary to fund and construct the school. Having the school construction and underground parking costs funded from education development charges negates the need to wait for capital priority funding approval from the Province. This enables the timing of the school development to be more precisely aligned with the intended timing of construction of the high-rise development.

It is important for a school board to have control over the portion of the development involving the school facility and program spaces. Moreover, there is a need to determine how the strata interest will accommodate enrolment growth or decline over the lifecycle of the building. Finally, school enrolment will always follow construction and occupancy of surrounding high-rise developments and there may not be sufficient pupils to warrant the opening of the school at the same time the strata development is completed. There may be a need to expand the student program spaces to accommodate enrolment growth and there may be a need to repurpose some of the school spaces if enrolment declines over the lifecycle of the building.

In the context of EDCs, there will be a need to demonstrate that the acquisition of an interest in land can include a strata interest and that EDC funds can be used to pay for podium school construction costs – a business case will be required to demonstrate that the cost of the strata interest is less than the cost of acquiring land under the EDC legislation. Further, the strata interest could be part of redevelopment of surplus school sites owned by co-terminous school boards.

Recently, the TCDSB retained CS&P Architects and costs consultants Turner Townsend to develop concept plans for podium schools under three scenarios: a JK-8 school; a 9-12 school; and a JK-12 school configuration. The architects used a proposed development property east of Yonge Street as a proxy for determining the impact of inserting a school at the base of the proposed development. The proposed anticipates the construction of more than 1,500 family-sized apartment units (at least

one-bedroom plus den) plus townhouses in an area that is historically recognized for its lack of student accommodation for both the TDSB and the TCDSB.

The podium analysis, when complete, will determine the cost of the following podium elements:

1. Underground parking requirements, consistent with Block 31 standards of 0.0541 parking spaces per pupil places and height/turnaround requirements necessary to allow for bus pick-up/drop-off and delivery underground.
2. Exterior circulation and play space, including roof-top play spaces necessary to accommodate separate play areas for Kindergarten and Child Care.
3. School Superstructure (i.e. base building) with services to the building.
4. School Interior Fit-up consistent with industry standards.
5. School spaces to be shared with a community partner.
6. Community flex space (i.e. space that could be used by the community, but available to the school to accommodate enrolment growth if necessary).
7. Parkland for shared playfield space (e.g. a nearby park with one or more sports fields that could be shared between the City and the school board).
8. The potential value of the development displaced as a result of inserting the school as part of the proposed development, and a determination of how much increased density would have to be approved by the City in order to offset the displaced density taken up by the school.
9. The development soft costs, City levies, parkland dedication, etc. and exemptions afforded the TCDSB, as part of determining the overall financial impact of the displaced GFA.

Once the podium analysis is complete it will be shared with the TCDSB to assess the potential for podium schools from a program delivery perspective. The podium analysis will also be shared with the development community from the perspective of opportunities to reduce the EDC rates through the incorporation of strata school developments, where a podium school would provide a more cost-effective solution and where it may be possible to do so. Should the podium analysis demonstrate that funding the school construction costs with EDC funds is a more economical solution than acquiring the land necessary to accommodate school construction, then TCDSB will be seeking BILD's support in approaching the Ministry to define an interest in land to include a school strata interest as described herein.

6.4 Site Requirements

The site requirements arising from new development in each review area indicate the cumulative number of new pupil places required by Year 15 of the forecast period, and for which there is insufficient permanent pupil places to accommodate all projected students. Further, new sites may not be required where the Board intends to construct additions to existing facilities to meet all or a portion of the requirements of new development over the forecast period (although, in some cases

the acquisition of adjacent property and demolition of existing buildings may be required). Even in a greenfield situation, school additions constructed to accommodate enrolment growth may require additional site development (e.g. grading, soil remediation, upgrading utility services, removal of portables, demolition of existing buildings, etc.).

Boards generally acquire sites a minimum of two years in advance of opening a new school facility, in order to ensure that there is sufficient time allowed for site servicing and preparation, facility design, contract tendering, building construction and the capital allocation process. The length of time required to approve development plans, acquire land for school sites, assess site preparation needs, and commence school construction can consume a decade or more, particularly where multi-use developments or redevelopment of lands are proposed. The site acquisition and redevelopment process in the City of Toronto can take years and involve complex negotiations with land owners, the City, multi-use partners, sale of development density to fund capital costs, etc. Aligning funding, acquisition and site development timing is particularly challenging in an intensified urban development environment.

6.5 Land Valuation Approach for School Sites

The TCDSB retained the services of the firm gsi Real Estate & Planning Advisors Inc. to undertake an analysis of the growth-related land acquisition costs “proposed to be incurred” (section 257.53(2) of the Education Act) by the Board over the fifteen-year forecast period. Specifically, the appraisers were requested to provide an opinion as to:

- (a) the appropriate land acreage value for school site acquisitions by the Board, for expected sites within the Board’s jurisdiction through available land acquisition and through friendly or non-friendly expropriations;
- (b) the appropriate annual escalation factor to apply to the (current) school site value in order to sustain the likely acquisition cost over the by-law period.

The following is an excerpt from the gsi Report:

Land Valuation Process

6.5.1 Methodology

“The valuations provided in this study were completed for the purpose of EDC rate setting. In those instances where the required site is comprised of several specific (smaller) parcels - as is the case with the expansion lands – it is important to recognize that for the purpose of establishing appropriate EDC rates the value of the whole is more important than the specific value assigned to each of the parts (i.e. the smaller parcels or properties that combine to form the Board’s requirements). As such, while the values contained in this report are suitable and defensible for the purpose of EDC rate

setting, it is not appropriate to rely exclusively on the specific values assigned to each of the smaller parcels for the purpose of acquiring or expropriating said parcels.

For those sites improved with a residential dwelling, we were unable to inspect the interior of the dwelling. Instead, we have relied on an exterior inspection (from the roadway) and property information available from the Municipal Property Assessment Corporation (MPAC).

6.5.1 Valuation Approach

The valuations pertaining to the new school sites assume a relatively level, clear site with full municipal services available to the lot line, and a site where there is sufficient soil depth to allow for construction of laterals to the building with blasting, or the use of a hoe ram or the importation of a substantial amounts of fill.

The values are predicated upon the “Highest and Best Use” of each site. A property’s highest and best use is defined as:

“...that use which is most likely to produce the greatest net return, in income or amenities, over a given period of time. Alternatively, Highest and Best Use may also be defined as the reasonable and probable use that will support the highest land value as of the effective date of appraisal.”

The following criteria are considered when estimating Highest and Best Use:

- 1) *The use must be legal and in compliance with zoning and building restrictions (or have the potential to receive an amendment or variance to the in-force land use controls).*
- 2) *The use must be within the realm of probability, a likely one not speculative or conjectural.*
- 3) *A demand for such a use must exist.*
- 4) *The use must be profitable.*

Our value estimates are predicated upon the concept of “Market Value”, which is defined as:

“The most probable price which a property should bring in a competitive and open market as of the specific date under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.”

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. *buyer and seller are typically motivated;*

2. *both parties are well informed or well advised, and acting in what they consider their best interests;*
3. *a reasonable time is allowed for exposure in the open market;*
4. *payment is made in terms of cash in Canadian Dollars or in terms of financial arrangements comparable thereto; and*
5. *the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. [1]*

[1] *Canadian Uniform Standards of Professional Appraisal Practice, Appraisal Institute of Canada, 2004.*

We have applied the Direct Comparison Approach in forming our estimates of market value for the Subject Sites.

The Direct Comparison Approach provides a basis for value through a process of adjustments for differences between comparable sales and the Subject Site. In this method, similar land recently sold or offered for sale is analyzed and comparisons are made for variations in such factors as time, location, size, motivation, corner influence, zoning and prospective use. This is the most commonly used approach to value as it reflects typical buyer and seller reactions.

The Direct Comparison Approach extracts its supporting data directly from the market. It contemplates the comparison of the Subject Sites with comparable properties that have recently sold or are currently listed for sale and is an application of the Principal of Substitution. The analysis of completed sales, current listings and other information of properties with similar utility reflect, as of the effective date, the actions of buyers and sellers in the prevailing economic climate, and estimated market value of the Subject Sites.

For a new school site, the unit(s) of comparison utilized in the analysis process includes the sale price per area, sale price per square foot of buildable gross floor area (proposed or anticipated) and/or sale price per buildable dwelling unit (proposed or anticipated).

In forming our estimates of market value, we have also considered the assessed value assigned to the Subject Sites by the Municipal Property Assessment Corporation (MPAC). We recognize that assessments are typically lower than current market value due to the retrospective date of assessment (being January 1, 2016) and the likely application of a discount to market value in order to avoid administratively cumbersome and costly appeals, as well as political turmoil.

Land Value Escalation Model

The purpose of the Land Value Escalation Model is to provide an annual land value escalation rate to apply to the current day values in order to project values at the time of site acquisition, specifically over the next 15 years in 5-year increments.

In arriving at an escalation factor to be applied to the 15-year horizon in 5-year increments, we have considered the recent historical general economic conditions and land value trends over the past 15 years. While averages have been at approximately 7.1% over this time period (with the most recent years providing year-over-year increases of 12.5% per annum), we may now be at the height of the real estate market.

Historically speaking, the data suggests an escalation factor of approximately:

- 2003 – 2007 = 6.4% per annum
- 2008 – 2012 = 5.5% per annum
- 2013 – 2017 = 9.2% per annum

Based on the preceding, we anticipate the following value escalator:

- 2018 – 2023 = 6% per annum
- 2023 – 2028 = 8% per annum
- 2028 – 2033 = $\frac{10\%}{8\%}$ per annum

As such, we recommend an escalation factor of between 6% and 10% per annum, with an average of 8% per annum, for the purposes of projecting the land values over the 15-year horizon. “

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

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

1. parcels of land in the midst of being acquired as part of land assembly strategies;
2. future site acquisitions specified under option agreement between the Board and a landowner;
3. future site requirements either reserved or designated in a secondary plan, or whose exact location is, as yet undetermined;

4. lands being acquired from co-terminous school boards who have declared the lands surplus to their needs (must be acquired at ‘fair market value’ as specified in the legislation);
5. acquisitions of land parcels through friendly or non-friendly expropriations;
6. future sites, identified by a municipality as part of a secondary plan or other planning process, or sites identified as part of joint venture projects;
7. expansions of existing sites to allow for the construction of additional capacity and program amenities;
8. future land purchases proposed to be incurred by a board (section 257.53(2)), where the acquisition of said land is delayed due to land servicing or the planning approvals process (with the proviso that the land be sold at a future date if it becomes clear that the affected lands will not be developed for school purposes). In this case the value of the EDC funds used to acquire the land, must be returned to the EDC account. Any additional land proceeds are to be added to a board’s Proceeds of Disposition account and used to fund capital expenditure needs (Section 16.1 of O. Reg 20/98).

6.5.2 Preliminary Valuation Report

Using the methodology described above, gsi Real Estate & Planning Advisors Inc. provided the following values for the identified review areas in Table 6-1.

Landowners’ views of “fair market value” may be higher than an expert land valuation appraisal would reasonably suggest. While the Board has the opportunity under the legislation to revisit the quantum of the education development charge to account for higher than estimated land prices, it may only do so once every 12-month period. Constant amendments to the by-law are both costly and time consuming.

The land values outlined in Table 6-1 indicate specific property addresses in order to derive as close a proximation in potential land values as possible. It is important to note that the TCDSB has not, as yet, expressed any interest in the development of future schools at several of the municipal addresses indicated, and the final location of the new school construction may ultimately differ from that shown in the Table, as planning and development of future school sites proceeds. The land values outlined in Table 6-1 are reflected of a land valuation process as of January 2018.

6.6 Land Escalation over the Forecast Period

The Appraiser’s Report also estimates an annual land escalation rate to be applied to the acreage values in order to sustain the likely site acquisition costs over the next 5 years. In arriving at an escalation factor to be applied to the next 5-year horizon, the Appraisers considered the recent

historical general economic conditions and land value trends over the past 15 years. While averages have been at approximately 7.1% over this time period, the Appraisers concluded that slow economic growth and uncertainties regarding the future of the market, particularly as interest rates begin to rise should be factors in the consideration of the application of an escalator. As such, the Appraisers recommended an escalation factor of 6.0% per annum for the purposes of projecting the land values over the five-year by-law period. The Consultants have applied an escalation factor of 6.0% to site acquisition needs in review areas where specific sites have not as yet been identified. The total site escalation costs account for 19.6% of the total net education costs, or \$411, 547,913.



TABLE 6-1
SUMMARY OF MARKET ESTIMATES FOR FEE SIMPLE INTERESTS
 - 2018 Toronto Catholic District School Board EDC Land Valuation Report -

#	REVIEW AREA	GENERAL DEVELOPMENT AREA	REQUIREMENT	POTENTIAL PODIUM SCHOOL	OFFICIAL PLAN DESIGNATION	EST. HIGHEST AND BEST USE	UNIT RATE	EST. MARKET VALUE PER ACRE (Low/High)	COMMENTS
1	CE01	Dundas St/Royal York & Central Etobicoke	Humberdown Shopping Centre 270 The Kingsway First Capital Realty parking lot redevelopment.	Yes	Mixed Use Areas	High Density Mixed Use @ 2.00x FSI	\$60 to \$70 PSF buildable	\$5,400,000 / \$6,300,000	Application to develop 270 The Kingsway with a density of 2.06x FSI recommended for approval in 2013. Existing Humberdown Shopping Centre would be demolished.
2	CE01	Mimico 2020 and Etobicoke south of the Gardner Expressway	2150 Lakeshore Blvd. West, Etobicoke (both TDCSB and TDCSB want a site - with a shared playfield); Owned by First Capital Corporation and Canada Pension Plan Investment Board	Yes	Core Employment Areas	High Density Mixed Use @ 2.50x FSI	\$80 to \$100 PSF buildable	\$8,700,000 / \$10,800,000	Based on an estimated 2.5x FSI and adj. for size influences. Value est. based on sales along Lake Shore Blvd. West and premiums being paid for properties within close proximity to Lake Ontario.
3	CE01	East side of Hwy 427	5 Redcar Avenue, Etobicoke (existing St. Elizabeth elementary school for redevelopment)	Yes	Neighbourhood	High Density Mixed Use @ 2.50x FSI	\$55 to \$65 PSF buildable	\$6,000,000 / \$7,100,000	TDCSB owns 5 Redcar Avenue. Potential to expand by 0.50 acres. Density estimated according to neighbourhood proxities. Land designated "Neighbourhoods" in the Official Plan.
4	CE02	Eglinton Ave. from Humber River to Kipling Ave.	TDCSB Buttonwood PS, 100 Allarhurst Drive (agreement of P&S in place)	No	Neighbourhood	Medium Density Residential	\$3.8M to \$4.5M per acre	\$3,800,000 / \$4,500,000	It is gsi's understanding the TDCSB is currently in negotiations to acquire this site.
5	CE05	Runnymede & Rockcliffe-Smythe	200 Rockcliffe Ct. - Rockcliffe Property Mgmt. Across from Rockcliffe MS	No	Neighbourhood	Medium Density Residential	\$4.0M to \$5.0M per acre	\$4,000,000 / \$5,000,000	Based on surrounding medium density residential comparable sales ranging from \$3.4M to \$8.8M per acre.
6	CE05	Maple Leaf	Nelson Boylen, 155 Falstaff Ave. (agreement of P&S in place)	No	Neighbourhood	Medium Density Residential	\$3.7M to \$4.0M per acre	\$3,700,000 / \$4,000,000	
7	CE06	Emery	St. Jude - 3251 Weston Rd. site expansion - plaza on NE corner of Weston Rd. and Bradstock Rd.	No	Mixed Use Areas	Medium Density Residential	\$3.5M to \$4.0M per acre	\$3,500,000 / \$4,000,000	Based on medium density residential comparable sales located in CE06, ranging from \$3.0M to \$4.5M per acre. Est. value accounts for interim revenue from the existing plaza.
8	CE06	East side of Keele Street	Downsview Park - premature to determine if future development density will warrant a podium elementary school	No	Neighbourhoods; Apartment Neighbourhoods; Parks and Open Space Areas; Employment Areas; Mixed Use Areas	Medium Density Residential	\$3.0M to \$3.5M per acre	\$3,000,000 / \$3,500,000	Based on medium density residential comparable sales sold within the Downsview Parc area.
9	CE07	Duke of York/St. Paul	20 Regent Street, TDCSB acquired from TDCSB in 2013. NOT VALUED AS PART OF THIS EDC STUDY.	Yes				NOT VALUED AS PART OF THIS EDC STUDY.	
10	CE07	Yonge Eglinton south of St. Clair east of Yonge Street	Block between Woodlawn Ave. East and Summerhill Ave. east of Yonge Street and within 1 block of David Balfour Park (would require acquisition of 7 residential properties)	No	Neighbourhoods	Medium Density Residential	\$19.0M to \$23.8M per acre	\$19,000,000 / \$23,800,000	Based on the cost to acquire 7 residential dwellings and medium density land value for 16 Summerhill Ave. based on 40 LPA @ 1,800 SF per unit with land value equal to 50% of finished product.
11.a	CE07	Yonge Eglinton south of Bloor St.	Cost to redevelop 74 Wellesley Street West. Currently a TDCSB site, however will have to pay the Sisters of St. Joseph upon redevelopment if future land uses are anything other than education uses.	Yes	Institutional Areas (Located outside of the "Areas of Special Identity")	High Density Mixed Use Development of 12x to 15x FSI	\$135 PSF buildable @ 12x to 15x FSI	\$70,500,000 / \$68,200,000	Based on gsi's appraisal of 74 Wellesley Street West @ \$150 PSF as of June 2017 for 560,219 SF to 725,274 SF of GFA. Adjusted to January 2018 market conditions.

TABLE 6-1 (cont'd)

SUMMARY OF MARKET ESTIMATES FOR FEE SIMPLE INTERESTS
- 2018 Toronto Catholic District School Board EDC Land Valuation Report -

#	REVIEW AREA	GENERAL DEVELOPMENT AREA	REQUIREMENT	POTENTIAL PODIUM SCHOOL	OFFICIAL PLAN DESIGNATION AND BEST USE	EST. HIGHEST AND BEST USE	UNIT RATE	EST. MARKET VALUE PER ACRE (Low / High)	COMMENTS
11.b	CE07	Yonge Eglinton south of Bloor St.	95 St. Joseph Street with a significant retention of heritage attributes upon redevelopment.	Yes	Institutional Areas (located outside of the "Areas of Special Identity")	High Density Mixed Use Development of @ 7.0x FSI	\$125 PSF buildable @ 6.0x FSI	\$32,700,000	Based on gsi's appraisal of 95 St. Joseph Street @ \$135 PSF as of June 2017 for 342,100 SF of GFA. Includes a significant retention of heritage attributes. Adjusted to January 2018 market conditions.
12	CE07	West Donlands/Portlands	169,171 and 185 Eastern Avenue (across from Corktown Common) or Portlands (this is a long term placeholder until Portlands is developed)	Yes	Regeneration Areas	High Density Residential Use @ 7.0x FSI	\$70 to \$85 PSF buildable	\$21,500,000 / \$26,000,000	According to the West Don Lands block plan and design guidelines, development of this block requires restoration and preservation of the heritage structures to modern use. Development should encourage usage by interesting tenants within what should be conceived as a campus environment.
13	CE08	Lawrence Heights/Yonge Street corridor	145 Baycrest Avenue. Former Baycrest Public School.	No	Neighbourhoods	Medium Density Residential	\$4.2M to \$4.8M per acre	\$4,200,000 / \$4,800,000	Based on gsi's valuation of 145 Baycrest Avenue as of June 2016 with emphasis on more recent sales of medium density residential development land.
14	CE08	Yonge Eglinton corridor north of Eglinton Ave.	174 Orchard View Blvd., Toronto M4R 1C3 (large parking lot - part of City owned park adjacent to a community & recreation centre) 1 block east of Marshall McLuhan	Yes	Parks	High Density Residential Use @ 8.0x FSI	\$80 to \$100 PSF buildable	\$28,000,000 / \$35,000,000	Based on comparable high density sales located in the Yonge and Eglinton Area. Adjustment made for required OFAZBA and lack of retail potential.
15	CE08	Yonge Street corridor north of Lawrence Ave.	Exact location TBD.	No	Mixed Use Areas; Neighbourhoods	Medium Density Residential	\$11.0M to \$12.0M per acre	\$11,000,000 / \$12,000,000	Based on comparable medium density sales located in the Yonge St. and Lawrence Ave. Area. Area lacks high density developments north of Lawrence Avenue; Yonge Street frontage unlikely.
16	CE09	St. Norbert	TDCSB has acquired or is negotiating. NOT VALUED AS PART OF THIS EDC STUDY.	No	-	-	-	NOT VALUED AS PART OF THIS EDC STUDY.	-
17	CE10/11	O'Connor/Woodbine	401 Cedarvale Ave., East York (redevelop parking to north of Parkside elementary school with UG parking for TDSB/TDCDSB)	No	Neighbourhood	Medium Density Residential	\$6.0M to \$6.5M per acre	\$6,000,000 / \$6,500,000	Based on medium density residential comparable sales located in the general area, ranging from \$6.1M to \$6.8M per acre. Lack of medium density development in the immediate area.
18	CE12	Thorncliffe Park	150 Vanderhoof Avenue, East York (adjacent to Leonard Linton Park) (assumes closure/relocation of St. Anselm)	No	Employment Areas	Medium Density Residential	\$8.0M to \$9.0M per acre	\$8,000,000 / \$9,000,000	Based on comparable medium density sales located in the general area. Adjustment made for required OFAZBA and large site size.
19	CE13	North York Centre/Sheppard Corridor	Concord Adept Block 20 or Block 9 (assumes closure/redirection of St. Gabriel)	No	Mixed Use Areas	Med - High Density Residential	\$11.5M to \$12.5M per acre	\$11,500,000 / \$12,500,000	Based on medium density residential comparable sales, ranging from \$11.4M to \$12.6M per acre, time adjusted value from gsi's previous value estimate in 2013.
20	CE13	North York Centre east of Yonge and south of Cummer Ave.	5789 - 5915 Yonge Street, 46 & 47 Averil Crescent	Yes	Mixed Use Area G within the NYCSP	High Density Residential Use @ 4.2x FSI	\$120 to \$135 PSF buildable	\$22,000,000 / \$24,500,000	Based on previous sale for \$200,000,000 in September 2017. Application approved by OMB prior to sale.
21	CE13	St. Antoine Daniel	Site preparation costs and UG parking to provide additional playfield space for replacement school. Owned by TCDSB. NOT VALUED AS PART OF THIS EDC STUDY.	No	-	-	-	NOT VALUED AS PART OF THIS EDC STUDY.	-
22	CS01	Acquire Scarlett Heights Entrepreneurial Academy from TDSB	15 Trehorne Drive, Etobicoke	No	Neighbourhoods	Medium Density Residential	\$3.5M to \$4.2M per acre	\$3,500,000 / \$4,200,000	Based on comparable medium density sales located in the general area, with adjustments made for large site size.

Valuation date: January 15, 2018

6.7 Site Preparation/Development Costs

Site preparation/development costs are “costs to provide services to the land or otherwise prepare the site so that a building or buildings may be built on the land to provide pupil accommodation.”

Site preparation/development costs are funded through three different sources. First, there is an expectation that the owner of the designated school site will provide:

- site services to the edge of the property’s limit;
- rough grading and compaction; and
- a site cleared of debris;

in consideration of being paid “fair market value” for the land. Where un-serviced land is acquired by the board, the cost to “provide services to the land” is properly included in the education development charge. In the case of the TCDSB almost all EDC sites are redevelopment sites and most will require extensive soils remediation, demolition of existing buildings on the site, servicing infrastructure that is needs replacement due to age (e.g. water services, sewer services, gas and utilities, transformers, etc.), on-site storm water management, off-site sidewalk and traffic upgrades, road service remediation and service crossing requirements of the City of Toronto. In addition, the TCDSB may be required on occasion to pay for unusual site servicing costs (e.g. snow clearing and grass cutting for the Bayview townhouses prior to demolition; costs associated with risk management requirements related to the Metrolinx decking over the railway tunnel portion of the St. John the Evangelist school site, etc.).

Prior to 2009, a board who qualified for pupil accommodation grants received \$4.50 per square foot to provide a cost allowance for: landscaping, seeding and sodding (which includes rough grade and spreading stock-piled top soil), fencing and screening, asphalt and concrete (play areas, parking and curbs), as well as some excavation and backfilling. However, the current capital funding model requires that a school board submit a capital priorities business case for funding approval once such an initiative is announced by the Ministry. The Ministry’s “Leading Practices Manual for School Construction” states that, “Ministry funding for capital construction assumes soil conditions that would result in strip foundations or similar and other routine site costs, such as final grading, back-filling, landscaping, parking and curbs, hard and soft play areas, and on-site services.”

The capital construction benchmarks are considerably less than is required to provide services to a school site in order to build a building or buildings to provide pupil accommodation, within the City of Toronto.

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

The third and final source of financing site preparation/ development costs is education development charges (i.e. for ‘eligible’ school boards). Through discussion with the development

community, the boards and the Ministry, a list (although by no means an exhaustive list) of EDC “eligible” site preparation/ development costs in a greenfields situation has been determined.

6.7.1 Eligible Site Preparation/Development Costs in a Greenfields Situation

EDC eligible site preparation/development costs in a greenfields development area include:

- an agent or commission fee paid to acquire a site or to assist in negotiations to acquire a site;
- costs to fulfill municipal requirements to properly maintain the school site prior to construction of the school facility;
- land appraisal reports and legal fees;
- transportation studies related to site accessibility;
- soils tests;
- environmental studies related to the condition of the school site;
- preliminary site plan/fit studies;
- stormwater management studies related to the site;
- archaeological studies precedent to site plan approval of the site;
- planning studies aimed at ensuring municipal approval of the site plan;
- expropriation costs;
- site option agreement costs;
- rough grading, removal of dirt and rubble, engineered fill;
- removal of buildings on the site;
- land transfer taxes.

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

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

6.7.2 Conclusions on Site Preparation/Development Costs

The Board concluded that an average of \$436,000 per acre (based on the historical expenditure details set out below) for both elementary and secondary school sites is reasonable based on the Board's experiences over the previous and current by-law terms. Where underground parking is a more cost-effective solution, parking costs have been included at \$67,200 per parking space.

An escalation factor of 3% per annum for site preparation/development costs has been applied, which is a conservative estimate given the Board's recent experience. Site preparation/development costs are escalated annually over the fifteen-year forecast period.

The Form Gs of the EDC Submission, set out in Appendix A, outline the assumed cost per acre (expressed in 2018 dollars), the assumed total land costs escalated to the year of site acquisition, or the end of the proposed by-law period, whichever is sooner, the site development costs and associated financing costs for each site required to meet the needs of the net growth-related pupil places.

Average Site Preparation Costs per Acre

TORONTO CATHOLIC DSB
AVERAGE SITE PREPARATION COSTS PER ACRE

	Current Review Area Reference	EDC Eligible Site Name	Address	Year Site Acquired	Site Size in acres	Net Site Preparation Costs to Date	Net Site Preparation Costs Per Acre	Net Site Preparation Costs per Acre 2018\$
1.	CE06	St. Andrew (frmr TDSB Yvonne PS)	36 Yvonne Ave, North York	2005	5.09	\$ 536,264.73	\$ 105,351.15	\$ 145,830.63
2.	CE13	St. Edward	1 Botham Road, North York	2006	4.99	\$ 3,272,187.66	\$ 655,562.48	\$ 881,021.15
3.	CE12	St. Kevin site expansion (Goederham Learning Centre)	15 Murray Glen Dr, Scarborough	2004	1.32	\$ 41,953.90	\$ 31,783.25	\$ 45,315.32
4.	CE18	Blessed Pier Giorgio Frassati (Morningside Heights)	8 Seasons Dr, Scarborough	2006	2.97	\$ 121,159.13	\$ 40,860.36	\$ 54,912.90
5.	CS04	McAsphalt site (Mattamy)	N Sheppard Ave East/East of Collins Rd.	2006	9.90	\$ 343,794.66	\$ 34,726.73	\$ 46,669.83
6.	CE02	St. Norbert site expansion	60 Maniza Rd, North York	2014	2.78	\$ 212,287.05	\$ 76,386.43	\$ 81,038.36
7.	CS04	Blessed Cardinal Newman	100 Brimley Rd S, Scarborough	2013	7.99	\$ 183,228.54	\$ 22,932.23	\$ 25,058.67
8.	CE05	St. John the Evangelist site expansion	11 George Street, North York	2013	2.83	\$ 3,336,305.24	\$ 1,319,459.15	\$ 1,441,808.64
9.	CE10	St. John/Notre Dame site expansion	750 Kingston Road, Scarborough	2013	0.85	\$ 398,502.91	\$ 468,826.95	\$ 512,299.67
10.	CE06	St. Simon (frmr TDSB Melody PS)	20 Wallasey Ave, North York	2010	1.83	\$ 187,622.90	\$ 102,526.17	\$ 122,421.61
11.	CS02	Dante Alighieri (Sisters of the Good Shepherd)	25 Good Shepherd Court, Toronto	2013	3.15	\$ 285,732.93	\$ 81,185.06	\$ 88,713.10
12.	CE07	Duke of York site (frmr TDSB Duke of York)	20 Regent Street, Toronto	2014	3.92	\$ 2,907,041.56	\$ 741,592.23	\$ 786,755.20
13.	CE01	The Holy Trinity (Lakeshore Grounds)	2 Colonel Samuel Smith Park Dr, Etobicoke	2014	2.16	\$ 170,300.64	\$ 78,842.89	\$ 83,644.42
14.	CE01	Holy Angels (Candy Kerr property)	956 Islington Ave., Etobicoke	2014	3.92	\$ 1,373,163.64	\$ 350,296.88	\$ 371,629.92
15.	CS03	St. Joseph Morrow Park I	Bayview Ave. properties, North York	2014	5.73	\$ 10,010,740.85	\$ 1,747,075.19	\$ 1,853,472.07
TCDSB TOTALS					59.12	\$ 23,087,767	\$ 390,494	\$ 436,039

Value to be included in 2018 EDC Submission	\$ 436,000
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	2018 \$s
Average Surface Parking Cost per Space	\$ 6,800
Average UG Parking Cost per Space (Block 31 Standards)	\$ 67,200

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Chapter 7 - EDUCATION DEVELOPMENT CHARGE CALCULATION

The basis for the calculation of the jurisdiction-wide schedule of education development charges for the Toronto Catholic District School Board is documented in the Board's Education Development Charges Submission to the Ministry of Education and found in Appendix A.

7.1 Growth Forecast Assumptions

The net education land costs and EDC calculations for the Board were based on the following forecast of net new dwelling units for the mid-2018 to mid-2033 period, as detailed in Chapter 4 of this report:

RESIDENTIAL:

Net New Units	214,442
Average units per annum	14,296

NON-RESIDENTIAL:

The forecast of non-residential (includes commercial, industrial and institutional development) building permit value over the mid-2018 to mid-2033 period, as detailed in Chapter 4 of this report, is summarized as follows:

Net Gross Floor Area (GFA)	65,345,360 square feet
Average annual GFA	4,356,357 square feet

7.2 EDC Pupil Yields

In addition, the Board's education development charge calculations were based on assumptions respecting the number of pupils generated, per dwelling unit type (with separate pupil yields applied to each type), by municipality, and by panel (elementary versus secondary) from new development, as set out in the Review Area Form Fs in Appendix A and described in detail in Chapter 5 of this report.

Table 7-1 sets out the EDC pupil yields utilized to determine the number of pupils generated from new development and the yields attributable to the TCDSB based on a spatial matching of TCDSB student data and MPAC housing data. A 'zero' yield was applied to student housing and purpose-built seniors housing units.

TABLE 7-1
TORONTO CATHOLIC DISTRICT SCHOOL BOARD

Elementary Panel**TCDSB EDC 2018 Weighted Blended Pupil Yields**

Review Area	Total Cumulative 15 Year New Net Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	SINGLE and SEMI- DETACHED	MEDIUM DENSITY	BACHELOR & 1 BEDROOM APARTMENTS (includes purpose- built seniors housing and student housing)	2 BEDROOM + APARTMENTS	TOTAL UNITS
CE01	13,563	6%	0.2117	0.0817	0.0200	0.0529	0.0399
CE02	5,029	2%	0.2414	0.0651	0.0196	0.0674	0.0493
CE03	514	0%	0.1113	0.1310	0.0135	0.1520	0.0862
CE04	9,442	4%	0.1886	0.0462	0.0165	0.0885	0.0448
CE05	8,117	4%	0.2449	0.0983	0.0207	0.0806	0.0581
CE06	6,507	3%	0.1268	0.1333	0.0142	0.0883	0.0580
CE07	76,684	36%	0.0750	0.0126	0.0129	0.0240	0.0173
CE08	30,356	14%	0.1119	0.0437	0.0129	0.0241	0.0211
CE09	1,485	1%	0.1834	0.0463	0.0168	0.0648	0.0451
CE10	8,095	4%	0.0881	0.1070	0.0193	0.0292	0.0342
CE11	6,839	3%	0.0726	0.0739	0.0143	0.0509	0.0325
CE12	6,403	3%	0.0402	0.0417	0.0150	0.0382	0.0271
CE13	29,066	14%	0.0823	0.0468	0.0119	0.0240	0.0193
CE14	2,312	1%	0.1496	0.1421	0.0148	0.0945	0.0953
CE15	6,641	3%	0.0405	0.0900	0.0130	0.0299	0.0233
CE16	1,808	1%	0.0357	0.0640	0.0071	0.0484	0.0314
CE17	1,529	1%	0.0973	0.1118	0.0445	0.0631	0.0651
CE18	52	0%	0.0982	0.0380	0.0000	0.0000	0.0716
TOTAL	214,442	100%	0.1288	0.0689	0.0142	0.0369	0.0275

Secondary Panel

Review Area	Total Cumulative 15 Year New Net Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	SINGLE and SEMI- DETACHED	MEDIUM DENSITY	BACHELOR & 1 BEDROOM APARTMENTS (includes purpose- built seniors housing and student housing)	2 BEDROOM + APARTMENTS	TOTAL UNITS
CS01	19,106	8.9%	0.1200	0.0786	0.0144	0.0474	0.0349
CS02	132,694	61.9%	0.0447	0.0197	0.0039	0.0118	0.0078
CS03	50,300	23.5%	0.0336	0.0339	0.0107	0.0197	0.0162
CS04	12,342	5.8%	0.0804	0.0945	0.0464	0.0369	0.0492
TOTAL	214,442	100.0%	0.0638	0.0412	0.0081	0.0184	0.0146

7.3 Determination of Net Growth-Related Pupil Place Requirement

The determination of the number of growth-related pupil places eligible for EDC funding involves three key steps. The analysis required to complete each of these steps was undertaken for each of the growth forecast sub-areas, or review areas, discussed in Chapter 3. Generally, the steps required to determine the number of net growth-related pupil places by review area, are as follows:

1. Populate each Review Area model with each of the schools having attendance boundaries within the individual Review Area.
2. Determine the Requirements of New Development, which is the number of pupils generated from the dwelling units forecasted to be constructed over the forecast period and the number of pupils generated from new development in previous EDC by-law periods that continues to be temporarily accommodated in existing schools until new school sites are acquired and the schools and/or additions constructed.
3. Determine the Requirements of the Existing Community which is total permanent capacity (net of any Bill 30 and religious order leased or non-operational capacity) of all school facilities in the Board's inventory measured against the projected enrolment (i.e. headcount enrolment for the elementary panel and ADE enrolment for the secondary panel) from the existing community at the end of the fifteen-year forecast period.
4. Distinguish between schools that are impacted by new housing development since March 2001 or will be impacted by new housing development over the next 15 years. That is - distinguish between schools having new residential development within the school's attendance boundary and for which additional student accommodation will be required, and schools having little or no residential development with sufficient surplus spaces to accommodate the limited increase in enrolment. This determines whether there are any surplus pupil places available and accessible for pupils generated by new development.
5. Determine Net Growth-related Pupil Place Requirements which is the Requirements of New Development plus Year 15 enrolment less the number of available pupil places in existing facilities (OTG capacity).
6. Undertake an analysis of the total net growth-related pupil place (NGRPP) entitlement since March 27, 2001, less the number of pupil places constructed by the Board for the schools impacted by new housing development. Include any additional pupil places constructed by the Board (or reductions in capacity to allow for child care programs in schools) whether they are part of a growth-related need derived from new residential development or new pupil places constructed to address program needs (e.g. expansion of French Immersion programs) and changes in Provincial program requirements (e.g. classroom loading caps, full day Kindergarten, child care programs, etc.).

7. In determining the NGRPP entitlement going forward account for all additional school capacity previously funded from capital allocations other than enrolment pressures; enrolment pressures capital projects; current enrolment pressures projects for which the Board is in the process of assembling the land parcels necessary to create a new school site or school site expansion. The net growth-related pupil place entitlement is subsequently incorporated into the Form G to determine the appropriate net education land costs based on aligning the EDC identified needs with the TCDSB's long-term student accommodation strategies.

It is noted that the Board is entitled to remove any OTG capacity that is not considered to be available to serve new development (e.g., surplus space in areas that are not within the resident catchment areas of new residential development, leased space, closed non-operational space, temporary holding space, etc.). As noted above, the TCDSB has made a number of adjustments to capacity to reflect these circumstances and outlined in more detail below.

Excluding Capacity from the Determination of Accommodation Needs

Section 7(3) of O. Reg. 20/98 enables a school board to exclude any capacity, that in the opinion of the school board is not available to accommodate enrolment growth generated by new housing development. Sections 9 (3 and 4) of the Regulation require the board to provide an explanation for any capacity exclusions.

The TCDSB has excluded capacity in the determination of net growth-related pupil places as follows:

1. Bill 30 secondary schools leased from the. There are a total of seven (7) Bill 30 secondary schools: Bishop Allen Academy (OTG of 717); Bishop Marrocco/T Merton (OTG of 1158); Bishop Archbishop Romero (OTG of 945); Father Henry Carr (OTG of 834); Jean Vanier CSS (OTG of 909); Michael Power/St. Joseph CSS (OTG of 1644); St. Patrick CSS (OTG of 1152) for a total of 7,359 secondary spaces excluded from determination of growth-related need. The TCDSB requires the permission of the TDSB to undertake any major renovations, replacements or expansions to these school buildings to accommodate enrolment growth.
2. Elementary and secondary school spaces leased from religious orders: Blessed Cardinal Newman (OTG of 945), which has received a capital funding allocation to construct a permanent school facility for the Board.
3. St. Joseph Morrow Park is currently leased from Tyndale College and the Board has received capital funding approval to construct a Board-owned secondary school at Bayview and Cummer in North York.
4. St. John the Evangelist which is in a temporary holding facility awaiting completion of replacement school construction.
5. Christ the King (OTG capacity of 323), elementary and Don Bosco secondary school which have been closed recently (OTG capacity of 840).

6. Secondary spaces taken up by VISA students paying tuition fees to the TCDSB as indicated below:

	VISA student spaces Excluded from Secondary Capacity
Brebeuf College School	35.50
Cardinal Carter Academy for the Arts	5.75
Chaminade College School	6.75
Dante Alighieri Academy	17.75
Father John Redmond Catholic Secondary and Regional Arts Centre	54.50
Francis Libermann Catholic High School	30.00
James Cardinal McGuigan Catholic Secondary School	4.50
Loretto Abbey Catholic Secondary School	36.00
Loretto College School	1.50
Madonna Catholic Secondary School	3.00
Marshall McLuhan Catholic Secondary School	16.75
Mary Ward Catholic Secondary	35.00
Monsignor Percy Johnson Catholic Secondary School	7.00
Neil McNeil High School	35.25
Notre Dame High School	18.50
Senator O' Connor College School	40.50
St. Basil-the-Great Catholic Secondary School	6.25
St. John Paul II Catholic Secondary School	31.75
St. Joseph's College School	56.00
St. Mary Catholic Academy	23.50
St. Mother Teresa Catholic Academy	2.75
Totals	468.50

7. Schools not impacted by new housing development in that they are outside of the resident school catchment area.

Determining Net Growth-related Pupil Place Requirements

Table 7-2 sets out the projected net growth-related pupil place requirements (assuming a jurisdiction-wide approach to the calculation), including the determination of the requirements of the new development and the requirements of the existing community, by panel for the Toronto Catholic District School Board.

	Elementary	Secondary
OTG Capacity	72,631	15,909
Projected 2032/2033 Enrolment (Existing Community)	62,273	27,034
Requirements of New Development 2032/2033 (In addition to Existing Community)	5,904	3,321
Add: Adjustment - NGRPP from Previous By-law ¹	384	5,444
# of NGRPP Included in EDC Rate	6,288	8,565

Notes: 1) Secondary adjustment of 5,444 pupil places includes several EDC-eligible school sites already acquired, or partially acquired and for which capital construction have been approved by the Province, but the schools have not been built as yet (i.e. St. Joseph Morrow Park, Blessed Cardinal Newman, Dante Alighieri).

7.4 Approved Capital Cost Per Pupil

Paragraphs 4-10 of Section 7 of O. Reg. 20/98 set out the steps involved in moving from growth-related new school pupils to obtain “the growth-related net education land costs.” Generally, these steps are as follows:

1. Estimate the net education land cost for the elementary and secondary school sites required to provide new pupil places.
2. Estimate the balance of the existing EDC account, on the day prior to inception of the new EDC by-law, if any. If the balance is positive, subtract the balance from the net education land costs. If the balance is negative, add the balance (in a positive form) to the net education land costs. In estimating the balance in the account the Board is entitled to account for actual rather than projected growth-related needs.
3. Determine the portion of the charges related to residential development and to non-residential development if the Board intends to impose a non-residential charge.
4. Differentiate the residential development charge by unit type if the Board intends to impose a variable residential rate. Instructions setting out the methodological approach to differentiate the residential charge can be found in the Education Development Charge Guidelines (Spring 2002) prepared by the Ministry of Education.

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

The total net education land costs for the Toronto Catholic District School Board including escalation of land over the term of the by-law (five years), site acquisition costs, site development costs, associated financing costs and study costs, less any EDC account balances, are \$2,097,528,683 to be recovered from 214,442 “net” new units.

The Board does not anticipate being in a position to designate any operating budget funds for the purpose of acquiring school sites. On March 22, 2018, the Toronto Catholic District School Board Trustees approved the recommendation that there were no available operating surplus funds that could be used to reduce the education development charges. A Board report discussing the Board’s approved policy and recent Board resolution is found in Appendix D of this document.

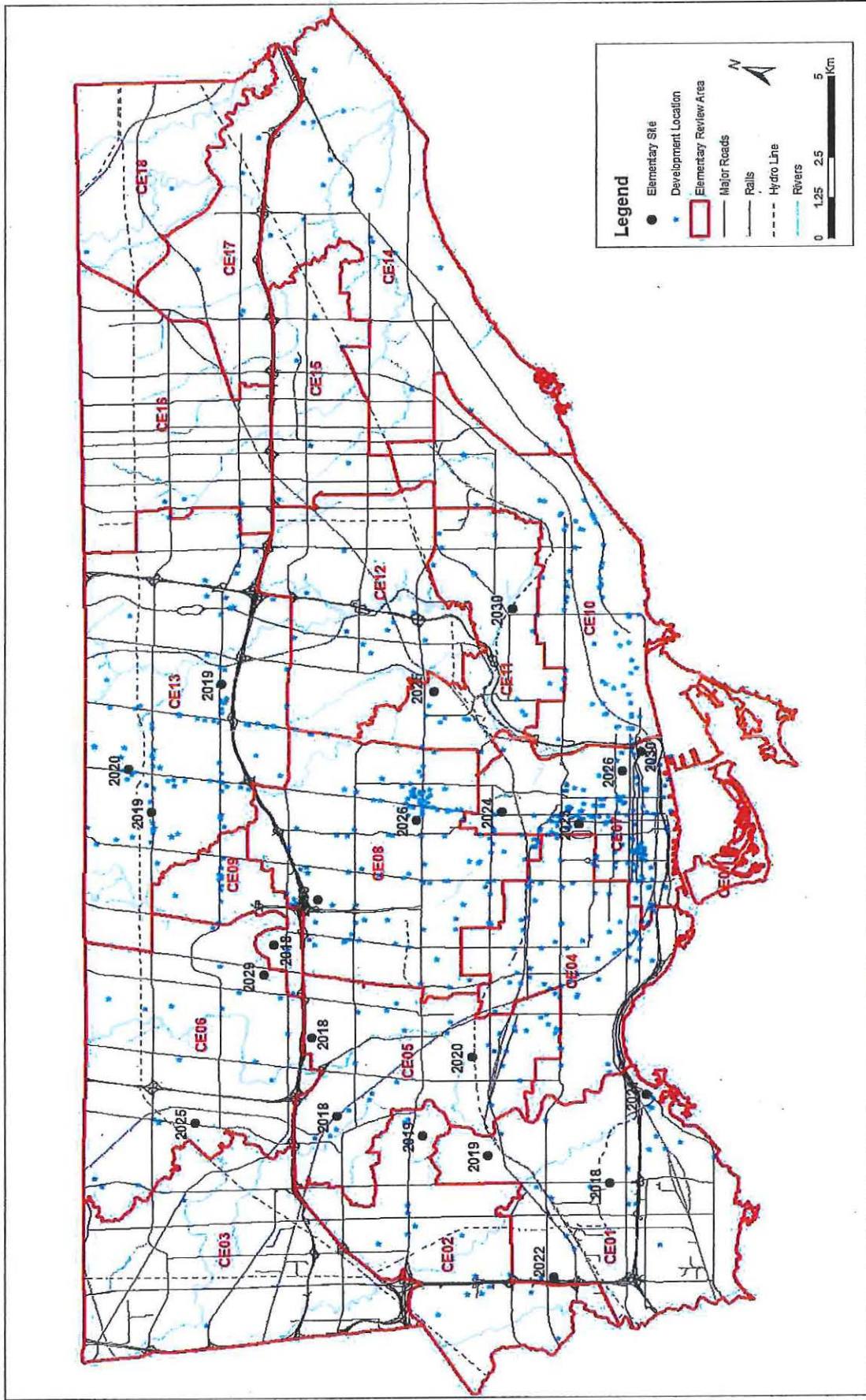
In addition, the Board has not been presented with any viable alternative accommodation arrangements that would serve to reduce the charge. On March 22, 2018, the Toronto Catholic District School Board Trustees approved the recommendation that there are no viable alternative accommodation arrangements that are available to reduce the education development charges. A copy of the Board report and resolution is found in Appendix D of this document.

EDC Submission (Form E, F and G):

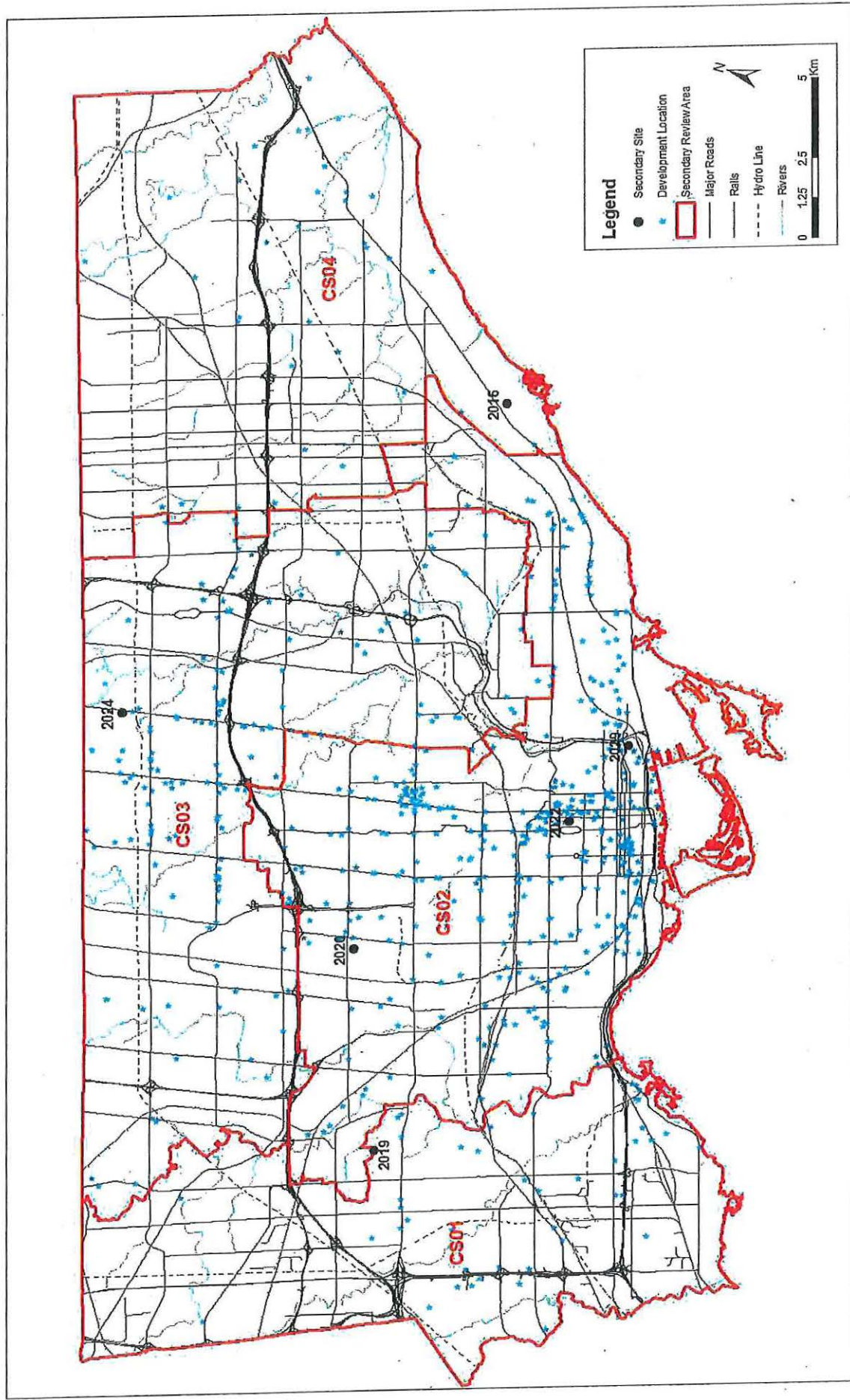
The Review Area sheets set out in Appendix A detail the following information for each elementary and secondary Review Area:

- the cumulative number of forecasted new dwelling units by type;
- the weighted/blended pupil yield by unit type and the number of growth-related pupil places generated by the 15-year housing forecast (Forms E and F);
- the existing schools within each review area, the SFIS # and the OTG capacity for EDC purposes;
- the projected existing community enrolment;
- the cumulative requirements of new development and the determination of the number of available and surplus pupil places;
- the number of net growth-related pupil places (i.e. the number of eligible pupil places);
- comments detailing each Board's capital priorities, and the determination of the number of NGRPP;
- a description of the growth-related site acquisition needs, the number of eligible acres, the anticipated cost per acre, the site preparation costs, financing costs and total education land costs (Form G).

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Toronto Catholic DSB: Education Development Charges Background Study 2018
Elementary Sites



Toronto Catholic DSB: Education Development Charges Background Study 2018
Secondary Sites

7.6 EDC Accounts

Section 7(5) of O. Reg. 20/98 (as amended by 473/98 and O. Reg. 193/10) states that:

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

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

Table 7-3 summarizes the EDC account collections to from March 27, 2001 to March 2018 for the Toronto Catholic District School Board. The collections cover the period which corresponds to implementation of the original EDC by-law - to funds received from the City of Toronto as of March 12, 2018, and includes collections from residential and non-residential development, as well as any proceeds from the disposition of surplus properties (i.e., to the extent that the disposed of site was previously funded through education development charges), any interest earned on the account to date, any interest expense on account deficits to date and any refunds or overpayments during this time period. The total collections for the period March 27, 2001 to the end of February 2018 are \$197,861,433 as shown in Table 7-3.

Section 7(5) of O. Reg 20/98 requires that a board estimate the EDC account collections and eligible expenditures on the day immediately before the day the board intends to have the new by-law come into force. This “estimate” is typically undertaken several months in advance of the implementation of the new by-law. Actual collections for the period March through June during the last 5 years was used as the basis for estimating additional EDC collections for the March 1, 2018 to June 30, 2018 period. Additional revenue of \$6,730,581 is assumed for the next four months, prior to successor by-law implementation.

Table 7-4 calculates the “estimated” EDC account balance as of June 30, 2018 which is the day before the in-force date of the proposed by-law. The total EDC collections from March 27, 2001 to June 30, 2018 are estimated to be \$204,592,014. When EDC expenditures are taken into consideration for the same time period, the account balance as of June 30, 2018 is projected to be a surplus of \$1,575,811.

TABLE 7-3

TORONTO CATHOLIC DSB

EDC ACCOUNT RECONCILIATION - EDC Collections

March 27, 2001 to June 30, 2018 Continuity Statement to Determine Current EDC Account Balance and any Unfunded Financial Obligations

Date	EDC Collections	Cumulative EDC Collections
<i>EDC Collections March 27, 2001 to March 29, 2002</i>	\$5,139,125.46	\$5,139,125.46
<i>EDC Collections March 30, 2002 to March 28, 2003</i>	\$11,601,192.26	\$16,740,317.72
Less: Refunds March 30, 2002 to March 28, 2003	-\$790,263.00	\$15,950,054.72
<i>EDC Collections March 29, 2003 to May 23, 2003</i>	\$1,967,310.76	\$17,917,365.48
Plus: Interest Earned March 27, 2001 to May 23, 2003	\$50,879.00	\$17,968,244.48
Less: Adjustments March 27, 2001 to August 27, 2003	-\$550.72	\$17,967,693.76
<i>EDC Collections May 24, 2003 to August 26, 2003</i>	\$813,508.00	\$18,781,201.76
<i>EDC Collections August 27, 2003 to August 31, 2004</i>	\$6,814,494.00	\$25,595,695.76
<i>EDC Collections September 1, 2004 to August 31, 2005</i>	\$5,442,440.00	\$31,038,135.76
<i>EDC Collections September 1, 2005 to August 31, 2006</i>	\$7,192,261.00	\$38,230,396.76
<i>EDC Collections September 1, 2006 to August 31, 2007</i>	\$3,121,519.00	\$41,351,915.76
<i>EDC Collections September 1, 2007 to December 31, 2007</i>	\$3,965,604.00	\$45,317,519.76
Plus: Interest Earned May 24, 2003 to August 31, 2007	\$1,975,365.00	\$47,292,884.76
<i>EDC Collections January 1, 2008 to August 24, 2008</i>	\$2,257,626.00	\$49,550,510.76
<i>EDC Collections August 25, 2008 to August 24, 2009</i>	\$6,590,282.00	\$56,140,792.76
<i>EDC Collections August 25, 2009 to August 24, 2010</i>	\$6,537,168.00	\$62,677,960.76
<i>EDC Collections August 25, 2010 to August 24, 2011</i>	\$12,921,435.00	\$75,599,395.76
<i>EDC Collections August 25, 2011 to August 24, 2012</i>	\$11,957,496.00	\$87,556,891.76
<i>EDC Collections August 25, 2012 to August 31, 2012</i>	\$1,853,115.52	\$89,410,007.28
Plus: Interest Earned September 1, 2007 to August 31, 2012	\$2,011,500.72	\$91,421,508.00
<i>EDC Collections September 1, 2012 to August 31, 2013</i>	\$13,279,902.00	\$104,701,410.00
Plus: Interest Earned September 1, 2012 to August 31, 2013	\$489,027.00	\$105,190,437.00
<i>EDC Collections September 1, 2013 to August 31, 2014</i>	\$22,004,871.00	\$127,195,308.00
Plus: Interest Earned September 1, 2013 to August 31, 2014	\$239,364.00	\$127,434,672.00
<i>EDC Collections September 1, 2014 to August 31, 2015</i>	\$22,089,570.00	\$149,524,242.00
Plus: Interest Earned September 1, 2014 to August 31, 2015	\$295,921.00	\$149,820,163.00
<i>EDC Collections September 1, 2015 to August 31, 2016</i>	\$13,151,735.00	\$162,971,898.00
Plus: Interest Earned September 1, 2015 to August 31, 2016	\$247,213.00	\$163,219,111.00
<i>EDC Collections September 1, 2016 to August 31, 2017</i>	\$17,940,782.00	\$181,159,893.00
Plus: Interest Earned September 1, 2016 to August 31, 2017	\$215,000.00	\$181,374,893.00
<i>EDC Collections September 1, 2017 to February 28, 2018 (includes City remittance during March 2018)</i>	\$16,494,005.47	\$197,868,898.47
Less: Refunds September 1, 2017 to December 31, 2017	-\$7,465.00	\$197,861,433.47
Plus:		
Projected EDC Collections March 1, 2018 - June 30, 2018		\$6,730,581.00
Total Net EDC Collections March 27, 2001 to June 30, 2018		\$204,592,014.47
Projected EDC Account Balance as of June 30, 2018		\$1,575,810.96

Table 7-4 determines the eligible EDC expenditures for the Board and details site acquisition costs, “net” site preparation and development costs, and study costs. The analysis outlines all EDC expenditures since March 27, 2001 and to March 12, 2018. The consultants worked with Board staff to reconcile all expenditures since the original by-law adoption; ensure all expenditure entries were EDC-eligible and removed any ineligible expenditures; determined the percentage site eligibility based on the reconciliation of growth-related entitlement. The portion of the expenditures eligible to be funded through education development charges is shown within each by-law period and a cumulative EDC account balance is determined. For the TCDSB, there is an account surplus in the order of \$1,575,811. It is noted that any additional costs related to these EDC eligible sites, and expended after the account reconciliation undertaken as of March 2018, will be included in the reconciliation of the next EDC by-law.

7.7 Cash Flow Analysis and Forms H1 and H2

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

The quantum of the charge is determined on the basis of a 75%/25% residential/non-residential share, for the Board. As well, a sensitivity analysis is provided, for various non-residential ratios ranging between 0% and 40%.

Where EDC collections in any given year are insufficient to cover the cost of EDC expenditures, then interim financing in the form of a Line of Credit established with CIBC World Markets has been applied. Currently the Line of Credit provides borrowing funds up to \$166.0 million with an interest rate of Bank of Canada prime rate plus 1.1% administration fee. It should be noted that the Board has identified sites for acquisition within the 5-year by-law term for which negotiated acquisition costs will apply. As such, financing has not been included in the cost of these sites.

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

Cash Flow Assumptions:

- site acquisition costs are assumed to escalate by 6.0% and site development costs are assumed to escalate at 3% per annum consistent with the background information provided in Chapter 6.
- site acquisition costs are inflated only over the term of the by-law period (five years); site development costs are escalated over the full fifteen-year forecast period;
- the Education Development Charge account accrues 0.90% interest earnings per annum;
- all interim financing requirements are assumed to come from the Board's internal working capital up to \$10.0 million per year;
- the cost of one of the secondary sites exceeds \$755 million. Placing the entirety of the expenditure in the cash flow analysis in the Year 2027 would require a significant increase in the EDC rates to generate sufficient revenue to offset this level of expenditure, even with the Line of Credit financing. As such the expenditure has been spread over 5 years to mitigate the impact on the EDC rates. To acquire a site of this value over a 5-year period would require a Purchase and Sale agreement registered on title to solidify the Board's legal interest in the property as the interim payments are being made.

TABLE 7-4
TORONTO CATHOLIC DSB
EDC ACCOUNT RECONCILIATION - EDC Expenditures

	Date	Property Acquired	Review Area Reference	EDC Expenditures	Cumulative Expenditures	% of EDC Eligible Site Costs Funded to Date	Unfunded Financial Obligations Cumulative	Site Acquisition Costs	Site Preparation or Study Costs
By-law #1 March 27, August 26, 2003	EDC Expenditures March 27, 2001 to August 26, 2003								
	2001-2003 EDC Study Costs and Legal Fees	Lawrence East/Bridgmont Drive	CE14	\$ 1,941,256	\$ 1,941,256	100.0%	\$ -	\$ 1,005,989.00	\$ 1,941,256.00
	Port Union site (Carnia)	5183 Sheppard Ave East, Scarborough	CE15	\$ 2,947,245	\$ 4,761,215	100.0%	\$ -	\$ 1,813,970.00	\$ -
	Scarbrough Town Centre (Aspen Ridge site)								
	EDC Expenditures August 27, 2003 to August 26, 2008								
	Father Savin (firms TD/SB Green Meadows PS)	111 Sun Row Dr, Etobicoke	CE02	\$ 763,817	\$ 5,425,032	100.0%	\$ -	\$ -	\$ 703,816.91
	St. Andrew (firms TD/SB Yvonne PS)	36 Yvonne Ave, North York	CE06	\$ 3,172,727	\$ 8,697,759	100.0%	\$ -	\$ -	\$ 3,172,727.00
	St. Andrew (firms TD/SB Yvonne PS)	60 Merton Rd, North York	CE09	\$ 2,599,770	\$ 11,297,529	100.0%	\$ -	\$ -	\$ 2,281,058.86
	St. North site expansion	19 Murney Glen Dr, Scarborough	CE12	\$ 6,801	\$ 11,304,330	100.0%	\$ -	\$ -	\$ 6,801.12
	St. Kevin site expansion (Goodrich Learning Centre)	15 Murray Ave, North York	CE13	\$ 1,034,648	\$ 12,338,978	100.0%	\$ -	\$ -	\$ 992,694.10
St. Edward	111 Sun Row Dr, North York	CE14	\$ 23,076,033	\$ 35,415,011	100.0%	\$ -	\$ -	\$ 21,761,249.00	
Port Union site (Yellow Moon Homes)	Lawrence East/Bridgmont Drive	CE18	\$ 305,536	\$ 35,718,547	100.0%	\$ -	\$ -	\$ 284,999.31	
Blessed Pier Giorgio Fransani (Montingilde Heights)	8 Seasons Dr, Scarborough	CS01	\$ 1,949,956	\$ 37,668,503	100.0%	\$ -	\$ -	\$ 1,281,522.55	
Father John Redmond (Lakeshore Grounds)	28 Colonel Samuel Smith Park Dr, Etobicoke	CS02	\$ 5,477,918	\$ 42,546,421	100.0%	\$ -	\$ -	\$ 5,466,066.00	
Toronto waterfront secondary site	Location to be determined	CS04	\$ 713	\$ 42,547,134	100.0%	\$ -	\$ -	\$ 713.44	
McLaughlin site (Lanum)	N Sheppard Ave East/East of Collins Rd.	CS04	\$ 7,247,248	\$ 49,794,382	100.0%	\$ -	\$ -	\$ 6,903,552.89	
EDC Expenditures August 26, 2008 to June 30, 2013									
2008-2013 EDC Study Costs and Legal Fees									
Father Savin (firms TD/SB Green Meadows PS)	111 Sun Row Dr, Etobicoke	CE02	\$ 748,580	\$ 50,543,005	100.0%	\$ -	\$ -	\$ 2,000,000.00	
St. John the Evangelist site expansion	11 George Street, North York	CE05	\$ 2,000,000	\$ 52,543,005	100.0%	\$ -	\$ -	\$ 497,765.00	
St. Andrew (firms TD/SB Yvonne PS)	36 Yvonne Ave, North York	CE06	\$ 529,509	\$ 52,772,514	100.0%	\$ -	\$ -	\$ 1,537,057.65	
St. Simon (firms TD/SB Yvonne PS)	20 Walsley Ave, North York	CE07	\$ 1,774,611	\$ 54,347,124	100.0%	\$ -	\$ -	\$ 3,402,068.00	
Duke of York site (firms TD/SB Duke of York)	20 Regent Street, Toronto	CE07	\$ 3,402,068	\$ 58,249,192	100.0%	\$ -	\$ -	\$ -	
St. North site expansion	60 Merton Rd, North York	CE09	\$ 7,066	\$ 58,256,257	100.0%	\$ -	\$ -	\$ -	
St. John/N/Ontario Downs site expansion	750 Kingston Road, Scarborough	CE10	\$ 37,261	\$ 58,293,518	100.0%	\$ -	\$ -	\$ 3,939,287.00	
St. Edward (firms TD/SB North York)	1 Botham Road, North York	CE13	\$ 3,069,302	\$ 61,362,820	100.0%	\$ -	\$ -	\$ 4,854,784.00	
Sheppard Ave. East Concord Acker site (firms Cda Title based) (Concord Park Plaza)	1001 Sheppard Ave. East, North York	CE13	\$ 6,482,785	\$ 67,845,605	100.0%	\$ -	\$ -	\$ -	
Blessed Pier Giorgio Fransani (Montingilde Heights)	8 Seasons Dr, Scarborough	CS01	\$ 107,392	\$ 67,953,006	100.0%	\$ -	\$ -	\$ -	
Duane Althoff (Sisters of the Good Shepherd)	5147 St. George Street, North York	CE18	\$ 91,147	\$ 67,994,153	100.0%	\$ -	\$ -	\$ -	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	500 Good Shepherd Court, Toronto	CS02	\$ 3,577,603	\$ 71,343,856	100.0%	\$ -	\$ -	\$ -	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	500 Curran Ave, North York	CS03	\$ 99	\$ 71,343,955	100.0%	\$ -	\$ -	\$ -	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	N Sheppard Ave East/East of Collins Rd.	CS04	\$ -	\$ -	100.0%	\$ -	\$ -	\$ -	
EDC Expenditures July 1, 2013 to June 30, 2018									
2013-March 31, 2018 EDC Study Costs and Legal Fees									
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	2 Colonel Samuel Smith Park Dr, Etobicoke	CE01	\$ 1,301,459	\$ 72,645,414	100.0%	\$ -	\$ -	\$ 1,861,574.36	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	956 Kingston Ave, Etobicoke	CE01	\$ 2,031,875	\$ 74,677,289	100.0%	\$ -	\$ -	\$ 16,189,842.59	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	2150 Lakeshore Blvd.	CE01	\$ 17,527,006	\$ 92,204,295	100.0%	\$ -	\$ -	\$ -	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	145 Bayview Ave, North York	CE02	\$ 23,659	\$ 92,227,954	100.0%	\$ -	\$ -	\$ -	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	100 Alhambra Drive, Etobicoke	CE02	\$ 116,007	\$ 92,343,961	100.0%	\$ -	\$ -	\$ 96,551.51	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	11 George Street, North York	CE05	\$ 3,394,561	\$ 95,738,522	100.0%	\$ -	\$ -	\$ -	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	7 George Street, North York	CE05	\$ 415,000	\$ 96,153,522	100.0%	\$ -	\$ -	\$ 415,000.00	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	23 Fern Avenue, North York	CE05	\$ -	\$ 96,153,522	100.0%	\$ -	\$ -	\$ -	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	25 Fern Avenue, North York	CE05	\$ 502,475	\$ 96,656,000	100.0%	\$ -	\$ -	\$ 502,475.00	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	27 Fern Avenue, North York	CE05	\$ 2,456,427	\$ 99,112,427	100.0%	\$ -	\$ -	\$ 2,456,426.88	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	44/46 King Street, North York	CE05	\$ 56,382	\$ 99,168,809	100.0%	\$ -	\$ -	\$ 56,382.92	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	St. Fiddler/firms TD/SB Nelson, Bowlen	CE06	\$ 122,151	\$ 99,290,960	100.0%	\$ -	\$ -	\$ 125,888.78	
St. Simon (firms TD/SB Melody PS)	20 Wallace Ave, North York	CE06	\$ 767,062	\$ 99,558,022	100.0%	\$ -	\$ -	\$ 767,062.00	
Duke of York site (firms TD/SB Duke of York)	20 Regent Street, Toronto	CE07	\$ 28,273,584	\$ 128,344,596	100.0%	\$ -	\$ -	\$ 25,373,608.00	
St. Margaret (acquire Baycrest PS from TD/SB)	95 St. Joseph Street	CE07	\$ 211,633	\$ 128,556,229	100.0%	\$ -	\$ -	\$ 211,632.61	
St. North site expansion	145 Bayview Ave, North York	CE08	\$ 79,925	\$ 128,636,154	100.0%	\$ -	\$ -	\$ 36,736.74	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	Nelson, Road & Pines Rd, North York	CE09	\$ 5,547,893	\$ 134,184,047	100.0%	\$ -	\$ -	\$ 5,579,607.09	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	750 Kingston Road, Scarborough	CE10	\$ 388,468	\$ 134,572,515	100.0%	\$ -	\$ -	\$ -	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	160 Finch Ave, West	CE13	\$ 10,004	\$ 134,582,519	100.0%	\$ -	\$ -	\$ -	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	1 Botham Road, North York	CE13	\$ 270,600	\$ 134,853,119	100.0%	\$ -	\$ -	\$ 1,257.15	
St. Edward (firms TD/SB North York)	111 Sun Row Dr, North York	CE14	\$ 41,343	\$ 134,894,462	100.0%	\$ -	\$ -	\$ -	
Sheppard Ave. East Concord Acker site (firms Cda Title based)	8 Seasons Dr, Scarborough	CE18	\$ 45,539	\$ 134,940,001	100.0%	\$ -	\$ -	\$ -	
Blessed Pier Giorgio Fransani (Montingilde Heights)	15 Tebbona Drive, Etobicoke	CS01	\$ 18,368	\$ 134,958,369	100.0%	\$ -	\$ -	\$ -	
Duane Althoff (Sisters of the Good Shepherd)	28 Good Shepherd Court, Toronto	CS02	\$ 18,867,772	\$ 153,826,141	100.0%	\$ -	\$ -	\$ 18,641,039.26	
Duane Althoff (Sisters of the Good Shepherd)	74 Walsley Street, West	CS02	\$ 99,481	\$ 153,925,622	100.0%	\$ -	\$ -	\$ -	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	Bayview Ave, property, North York	CS03	\$ 31,135,188	\$ 185,060,810	100.0%	\$ -	\$ -	\$ 21,620,846.33	
St. Joseph Morrow Park (firms L B Pearson TD/SB McLaughlin site (Lanum))	500 Curran Avenue, North York	CS03	\$ 556,343	\$ 185,617,153	100.0%	\$ -	\$ -	\$ 95,947.35	
Blessed Cardinal Newman	100 Baimley Rd S, Scarborough	CS04	\$ 17,992,013	\$ 203,609,166	100.0%	\$ -	\$ -	\$ 17,215,784.14	
Total Expenditures March 27, 2001 to June 30, 2018			\$ 203,016,205.51	\$ 203,016,205.51	100.0%	\$ -	\$ -	\$ 174,450,500.67	\$ 28,565,702.84

Source: EDC

TORONTO CATHOLIC DISTRICT SCHOOL BOARD

BOTH PANELS

ECC Account Interest earnings (per annum)	
A. EDC Account Interest earnings (per annum)	0.50%
B. Credit Line Borrowing Rate	4.55%

TABLE T-5

TORONTO CATHOLIC DISTRICT SCHOOL BOARD

Cashflow Analysis for Both Panels (Total Jurisdiction)

Current (2019)

	FORN HE				MFC Education Debt				MFC Education Debt				MFC Education Debt			
	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	
Low Density	114,288	114,288	114,288	114,288	114,288	114,288	114,288	114,288	114,288	114,288	114,288	114,288	114,288	114,288	114,288	
Medium Density	8,540	8,540	8,540	8,540	8,540	8,540	8,540	8,540	8,540	8,540	8,540	8,540	8,540	8,540	8,540	
High Density Bachelors & 1 Bedroom	114,288	114,288	114,288	114,288	114,288	114,288	114,288	114,288	114,288	114,288	114,288	114,288	114,288	114,288	114,288	
High Density 2 Bedroom plus	88,259	88,259	88,259	88,259	88,259	88,259	88,259	88,259	88,259	88,259	88,259	88,259	88,259	88,259	88,259	

Non-Residential Properties		Residential Properties	
Share	Rate	Share	Rate
0%	\$1.71	0%	\$1.00
5%	\$1.22	5%	\$1.00
10%	\$1.03	10%	\$1.00
15%	\$1.14	15%	\$1.00
20%	\$1.25	20%	\$1.00
25%	\$1.36	25%	\$1.00
40%	\$1.69	40%	\$1.00

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
	2019/2020	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
1 Alternative Accommodation Arrangements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 Operating Budget Surplus	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 Credit Line Borrowing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4 Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5 Estimated EDC Revenue (Residential) Per Unit	\$ 132,444,144	\$ 130,162,848	\$ 127,881,492	\$ 125,599,840	\$ 123,318,184	\$ 121,036,528	\$ 118,754,872	\$ 116,473,216	\$ 114,191,560	\$ 111,909,904	\$ 109,628,248	\$ 107,346,592	\$ 105,064,936	\$ 102,783,280	\$ 100,501,624
6 Estimated EDC Revenue (Non-Residential) Per Sq Ft	\$ 38,008,844	\$ 38,008,844	\$ 38,008,844	\$ 38,008,844	\$ 38,008,844	\$ 38,008,844	\$ 38,008,844	\$ 38,008,844	\$ 38,008,844	\$ 38,008,844	\$ 38,008,844	\$ 38,008,844	\$ 38,008,844	\$ 38,008,844	\$ 38,008,844
7 Subsidy EDC Revenue	\$ 170,650,788	\$ 168,169,292	\$ 165,687,796	\$ 163,206,300	\$ 160,724,804	\$ 158,243,308	\$ 155,761,812	\$ 153,280,316	\$ 150,798,820	\$ 148,317,324	\$ 145,835,828	\$ 143,354,332	\$ 140,872,836	\$ 138,391,340	\$ 135,909,844
8 Total Revenue	\$ 170,650,788	\$ 168,169,292	\$ 165,687,796	\$ 163,206,300	\$ 160,724,804	\$ 158,243,308	\$ 155,761,812	\$ 153,280,316	\$ 150,798,820	\$ 148,317,324	\$ 145,835,828	\$ 143,354,332	\$ 140,872,836	\$ 138,391,340	\$ 135,909,844
9 Site acquisition costs (receivable at 6% per annum for 5 years)	\$ 35,022,828	\$ 202,345,520	\$ 310,549,428	\$ 34,837,216	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812
10 Site preparation costs (receivable at 3% per annum to date of acquisition)	\$ 3,694,274	\$ -	\$ 5,642,834	\$ 23,594,684	\$ 16,286,828	\$ 2,894,188	\$ 402,888	\$ 3,439,208	\$ 7,609,532	\$ 6,910,304	\$ 7,295,100	\$ -	\$ -	\$ -	\$ -
11 Show Costs	\$ 1,596,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12 Subsidy Projected Expenditure	\$ 40,723,202	\$ 202,345,520	\$ 310,549,428	\$ 34,837,216	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812
13 Credit Line Borrowing Costs - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14 Credit Line Borrowing Costs - Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15 Estimated Borrowing Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16 Total Expenditure	\$ 40,723,202	\$ 202,345,520	\$ 310,549,428	\$ 34,837,216	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812	\$ 4,134,812
17 Net Revenue (Expenditure)	\$ 130,227,586	\$ 145,823,772	\$ 135,138,368	\$ 128,369,084	\$ 126,589,992	\$ 124,809,496	\$ 123,029,000	\$ 121,248,504	\$ 119,468,008	\$ 117,687,512	\$ 115,907,016	\$ 114,126,520	\$ 112,346,024	\$ 110,565,528	\$ 108,785,032
18 EDC Account Opening Balance	\$ 1,575,811	\$ 131,503,397	\$ 95,503,575	\$ 69,503,753	\$ 43,503,931	\$ 17,504,109	\$ 1,504,287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19 Revenue Minus Expenditures	\$ 130,227,586	\$ 131,503,397	\$ 95,503,575	\$ 69,503,753	\$ 43,503,931	\$ 17,504,109	\$ 1,504,287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20 Sub total	\$ 131,803,397	\$ 132,992,194	\$ 97,007,150	\$ 71,007,506	\$ 45,007,862	\$ 19,008,218	\$ 3,008,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21 Credit Line - Principal Due at year end	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22 Sub total	\$ 131,803,397	\$ 132,992,194	\$ 97,007,150	\$ 71,007,506	\$ 45,007,862	\$ 19,008,218	\$ 3,008,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23 Interest Earnings (12 months on Sub-bill)	\$ 21,762,405	\$ 1,672,495	\$ 367,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24 EDC 15-Year Forecast Account Closing Balance (includes OS Principal owed)	\$ 131,803,397	\$ 132,992,194	\$ 97,007,150	\$ 71,007,506	\$ 45,007,862	\$ 19,008,218	\$ 3,008,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25 EDC Unfunded Financial Obligation Account Closing Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26 EDC 15-Year Forecast Account Closing Balance (includes OS Principal owed)	\$ 131,803,397	\$ 132,992,194	\$ 97,007,150	\$ 71,007,506	\$ 45,007,862	\$ 19,008,218	\$ 3,008,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27 EDC 15-Year Forecast Cash Closing Balance (excludes OS Principal owed)	\$ 131,803,397	\$ 132,992,194	\$ 97,007,150	\$ 71,007,506	\$ 45,007,862	\$ 19,008,218	\$ 3,008,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total debt (principal only): 140,000,000

Total debt payments (principal and interest): 158,575,048

Debt at end of forecast period (principal only): 140,000,000

Year in which outstanding debt is fully funded: 2030/31

1. No recoubling applied beyond the 15-year timeframe.

2. Includes any EDC Account surplus/deficit accruing from the Board's existing EDC by-line.

Explanation of the Cash Flow Analysis:

A. Revenues

- Line 1 incorporates any offsetting reduction to the charge resulting from alternative accommodation arrangements the Board has entered into, or proposes to enter into.
- Line 2 incorporates any operating budget surplus that the Board has available to offset net education land costs.
- Line 3 incorporates proposed borrowing against the Board's Line of Credit agreement with CIBC World Markets. Line 3 involves an iterative process wherein interim (Line of Credit) financing is incorporated in order to ensure that the "closing balance" on Line 27 does not exceed a negative balance of \$10.0 million (i.e. the cash flow analysis contemplates that the Board will utilize up to \$10.0 million of the Board's internal working capital in any given year as short-term cash flow financing) and that the Line of Credit is fully paid by the end of the 15-year forecast period.
- Line 4 subtotals lines 1 through 3.
- Line 5 determines the EDC revenue to be generated by residential building permits to be issued over the forecast period.
- Line 6 determines the EDC revenue to be generated by non-residential building permits to be issued over the forecast period.
- Line 7 subtotals the residential EDC revenue (Line 5) and the non-residential EDC revenue (Line 6).
- Line 8 totals all anticipated revenue sources including funds borrowed against the Line of Credit (Lines 1 through 7).

B. Expenditures

- Line 9 brings forward into the calculation the annual site acquisition costs. The timing of the capital expenditures determines the point at which the escalation factor of 6.0% per annum is applied to the first 5 years of the forecast period. The escalation factor is only applied to sites for whom no Purchase and Sale Agreement specifying a price to be paid, has been entered into by the Board.
- Line 10 incorporates the site preparation/development costs, and escalates these costs at 3% per annum over the entire 15-year forecast period.
- Line 11 incorporates the study costs specified under section 257.53(2) at the beginning of each new by-law period, and over the 15-year forecast period.
- Line 12 totals all projected expenditures
- Line 13 sets out the annual principal payments against the Line of Credit borrowing. A 4.55% interest rate (i.e. prime rate plus 1.1% administration fee) is assumed consistent with the Line of Credit agreement which specifies borrowing up to \$166 million, with a payment period of no more than 9 years. Interest is accrued beginning in the 6-month period following the L/C borrowing.
- Line 14 calculates the annual cost of borrowing against the Line of Credit and indicates when each borrowing tranche is fully paid.

- Line 15 totals the annual principal and interest payments required.
- Line 16 calculates total expenditures, including borrowing requirements by totaling Lines 9 through 15.

C. Cash Flow Analysis

- Line 17 calculates total revenues minus total expenditures (Line 8 minus Line 16).
- Line 18 extracts the “closing balance” from the previous year and describes it as the “opening balance” in the following year.
- Line 19 pulls forward the revenues less expenditures balance from Line 17
- Line 20 calculates a sub-total of Lines 18 and 19.
- Line 21 indicates the level of principal payments outstanding in any given year as part of calculating the total financial obligations of the Board
- Line 22 indicates the total financial obligations including any principal payments outstanding
- Line 23 accrues EDC account interest earnings at 0.90% on the sub-total (Line 20).
- Line 24 is the total financial obligations outstanding including any principal payments less any interest earned to date (Line 22 plus Line 23).
- Line 25 indicates any Unfunded Financial Obligations resulting from school sites previously acquired or site preparation costs, and for which there have been insufficient EDCs collected to pay these costs. The TCDSB however, is expected to have a surplus balance in the EDC account as of June 30, 2018.
- Line 26 indicates the total financial obligations including any principal payments outstanding, as well as any Unfunded Financial Obligations to be funded by the EDC rates, if any.

7.8 Non-Residential Share

One of the key policy decisions to be made by the Board in advance of adopting the by-law, is the percentage of net education land costs to be recovered from residential and non-residential development (or residential only).

The apportionment of net education capital costs to determine the residential education development charge per unit and the non-residential rate per square foot of gross floor area was based on the residential/non-residential share underlying the Board’s existing EDC by-law (i.e., 75% residential and 25% non-residential share). However, it is noted that the determination of the EDC charge based on any assumed share non-statutory exempt residential development over the term of the by-law, and any proportionate share from non-residential (industrial, institutional and commercial) development, does not prejudice the Board’s final policy decision on this matter.

A sensitivity analysis outlining a range of possible residential EDC rates and comparable non-residential rates is set out in the top right-hand corner of the cashflow analysis. Non-residential shares ranging from 0% to 40% are determined for this purpose.

7.9 Education Development Charges

Finally, Table 7-6 summarizes the calculation of the jurisdiction-wide residential and non-residential education development charges for the Board.

This information is consistent with the EDC submission, approval of which is required to be given by the Ministry of Education prior to consideration of by-law adoption.

CALCULATION OF EDUCATION DEVELOPMENT CHARGES	
Total Growth-Related Net Education Land Costs (over 15-year forecast period including associated financing and study costs)	\$ 2,097,528,683
Costs Financed in the Previous 2013 By-law	\$ -
Site Acquisition Costs	\$ 1,597,942,489
Land Escalation Costs	\$ 411,547,913
Site Preparation Costs	\$ 77,782,233
Site Preparation Escalation Costs	\$ 15,444,787
Credit Line Interest Payments	\$ 12,579,048
Study Costs	\$ 6,344,000
Financial Obligations/Surplus (projected EDC Account Balance as of June 31, 2018)	\$ 1,575,811
Interest Earnings	\$ 25,794,085
Closing Account Balance	\$ 3,258,109
Total Net New Units	214,442
Total Non-Residential, Non-Exempt Board-Determined GFA	65,345,360
Residential Education Development Charge Per Unit based on 75% of Total Growth-Related Net Education Land Costs	\$ 7,336
Non-Residential Education Development Charge Per Sq. Ft. of GFA based on 25% of Total Growth-Related Net Education Land Costs	\$ 8.02

Appendix A – EDC SUBMISSION 2018

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

TORONTO CATHOLIC DISTRICT SCHOOL BOARD Education Development Charges Submission 2018 Form A - Eligibility to Impose an EDC

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel Board-Wide Capacity	Projected Elementary Panel Average Daily Enrolment Headcount						Elementary Average Projected Enrolment less Capacity
	Year 1	Year 2	Year 3	Year 4	Year 5	Average Projected Enrolment Over Five Years	
	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023		
72,651	61,940	62,138	62,476	62,774	63,232	62,512	-10,139

Board-wide Capacity reflects all Purpose-built Kindergarten rooms existing or approved for funding and loaded at 26 pupils per classroom

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide Capacity	Projected Secondary Panel Average Daily Enrolment (ADE)						Secondary Projected Enrolment less Capacity
	Year-1	Year 2	Year 3	Year 4	Year 5	Average Projected Enrolment Over Five Years	
	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023		
15,909	28,394	28,092	28,141	28,240	28,559	28,285	12,377

A.2: EDC FINANCIAL OBLIGATIONS (Estimated to June 30 2018)

Adjusted Outstanding Principal:	\$203,016,204
Less Adjusted EDC Account Balance:	\$204,592,014
Total EDC Financial Obligations /Surplus:	\$1,575,811

TORONTO CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2018
Forms B/C - Dwelling Unit Summary

PROJECTION OF NET NEWDWELLING UNITS¹

	Year 1 2018/ 2019	Year 2 2019/ 2020	Year 3 2020/ 2021	Year 4 2021/ 2022	Year 5 2022/ 2023	Year 6 2023/ 2024	Year 7 2024/ 2025	Year 8 2025/ 2026	Year 9 2026/ 2027	Year 10 2027/ 2028	Year 11 2028/ 2029	Year 12 2029/ 2030	Year 13 2030/ 2031	Year 14 2031/ 2032	Year 15 2032/ 2033	Total All Units
City of Toronto																
Singles and Semi-Detached	153	205	216	171	313	347	284	250	197	268	170	175	200	204	202	3,355
Medium Density	844	450	734	475	976	1,316	733	510	236	527	187	728	364	392	68	8,540
Apartments Seniors and Students	-	-	-	67	1,484	419	120	15	-	-	487	-	-	86	86	2,764
Apartments Bachelor and 1 Bedroom	10,802	10,892	9,309	7,869	6,758	6,118	5,895	7,935	7,417	7,162	6,993	4,991	6,542	6,526	6,315	111,524
Apartments - 2 Bedroom or more	6,255	6,196	5,742	5,828	4,464	5,515	6,778	5,103	5,961	5,857	5,619	7,227	5,990	5,603	6,121	88,259
Total	18,054	17,743	16,001	14,410	13,995	13,715	13,810	13,813	13,811	13,814	13,456	13,121	13,096	12,811	12,792	214,442

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

Grand Total Gross New Units in By-Law Area	215,915
Less: Statutorily Exempt Units in By-Law Area	130
Less: Railway Lands Exempt Development	1,343
Total Net New Units in By-Law Area	214,442

TORONTO CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2018
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	71,712,075
Less: Board-Determined Gross Floor Area From Exempt Development	6,366,714
Net Estimated Board-Determined Gross Floor Area	65,345,360

FORM E
TORONTO CATHOLIC DISTRICT SCHOOL BOARD
 Education Development Charges Submission 2018
 Growth-Related Pupil Place Requirements

Elementary Panel

TCDSB EDC 2018 Weighted Blended Pupil Yields

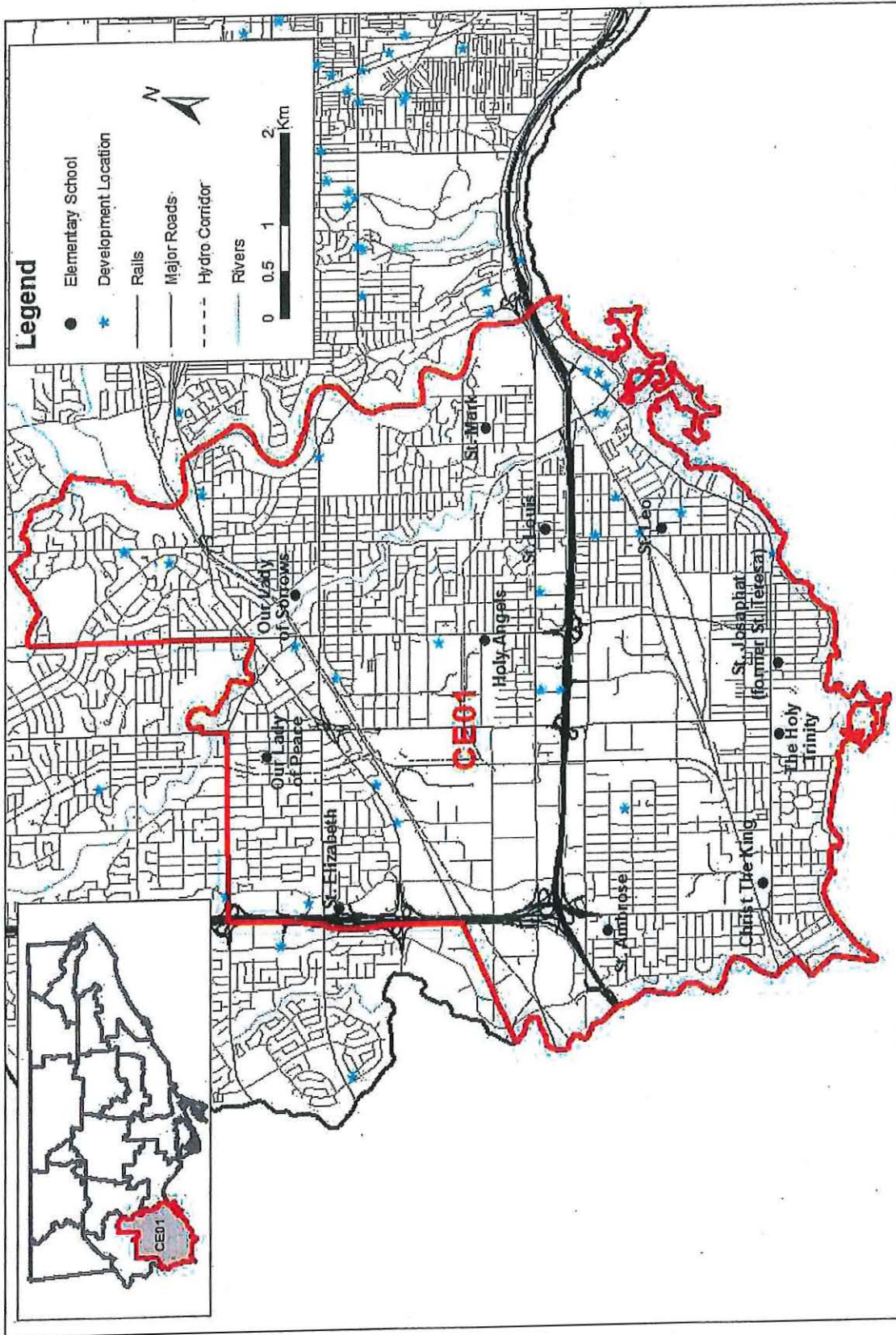
Review Area	Total Cumulative 15 Year New Net Unit Projections	% Total Forecast Municipal Residential Growth	2018/19-2032/33 Pupil Requirements of New Development	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	BACHELOR & 1 BEDROOM APARTMENTS (includes purpose-built seniors housing and student housing)	2 BEDROOM + APARTMENTS	TOTAL UNITS	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	BACHELOR & 1 BEDROOM APARTMENTS (includes purpose-built seniors housing and student housing)	2 BEDROOM + APARTMENTS	TOTAL UNITS
CE01	13,563	6%	541	276	398	7,036	5,833	13,563	0.2117	0.0817	0.0200	0.0529	0.0399
CE02	5,029	2%	248	148	513	2,423	1,945	5,029	0.2414	0.0651	0.0196	0.0674	0.0493
CE03	514	0%	44	205	138	163	8	514	0.1113	0.1310	0.0135	0.1520	0.0862
CE04	9,442	4%	423	55	385	5,576	3,426	9,442	0.1886	0.0462	0.0165	0.0885	0.0448
CE05	8,117	4%	471	80	719	3,481	3,837	8,117	0.2449	0.0983	0.0207	0.0806	0.0581
CE06	6,507	3%	377	505	112	2,992	2,898	6,507	0.1268	0.1333	0.0142	0.0883	0.0580
CE07	76,684	36%	1,324	6	381	46,296	30,001	76,684	0.0750	0.0126	0.0129	0.0240	0.0173
CE08	30,356	14%	640	631	1,647	15,916	12,102	30,356	0.1119	0.0437	0.0129	0.0241	0.0211
CE09	1,485	1%	67	30	710	411	334	1,485	0.1834	0.0463	0.0168	0.0648	0.0451
CE10	8,095	4%	277	92	874	3,355	3,774	8,095	0.0881	0.1070	0.0193	0.0292	0.0342
CE11	6,839	3%	222	75	78	3,532	3,154	6,839	0.0726	0.0739	0.0143	0.0509	0.0325
CE12	6,403	3%	174	105	382	3,118	2,798	6,403	0.0402	0.0417	0.0150	0.0382	0.0271
CE13	29,066	14%	560	347	1,013	14,968	12,738	29,066	0.0823	0.0468	0.0119	0.0240	0.0193
CE14	2,312	1%	220	562	505	666	579	2,312	0.1496	0.1421	0.0148	0.0945	0.0953
CE15	6,641	3%	155	62	91	2,966	3,522	6,641	0.0405	0.0900	0.0130	0.0299	0.0233
CE16	1,808	1%	57	90	342	846	530	1,808	0.0357	0.0640	0.0071	0.0484	0.0314
CE17	1,529	1%	100	57	229	543	700	1,529	0.0973	0.1118	0.0445	0.0631	0.0651
CE18	52	0%	4	29	23	0	0	52	0.0982	0.0380	0.0000	0.0000	0.0716
TOTAL	214,442	100%	5,904	3,355	8,540	114,288	88,259	214,442	0.1288	0.0689	0.0142	0.0369	0.0275

Secondary Panel

Review Area	Total Cumulative 15 Year New Net Unit Projections	% Total Forecast Municipal Residential Growth	2018/19-2032/33 Pupil Requirements of New Development	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	BACHELOR & 1 BEDROOM APARTMENTS (includes purpose-built seniors housing and student housing)	2 BEDROOM + APARTMENTS	TOTAL UNITS	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	BACHELOR & 1 BEDROOM APARTMENTS (includes purpose-built seniors housing and student housing)	2 BEDROOM + APARTMENTS	TOTAL UNITS
CS01	19,106	8.9%	666	629	1,049	9,622	7,806	19,106	0.1200	0.0786	0.0144	0.0474	0.0349
CS02	132,694	61.9%	1,035	864	4,006	74,624	53,200	132,694	0.0447	0.0197	0.0039	0.0118	0.0078
CS03	50,300	23.5%	813	1,062	2,295	25,021	21,922	50,300	0.0336	0.0339	0.0107	0.0197	0.0162
CS04	12,342	5.8%	607	800	1,190	5,021	5,331	12,342	0.0804	0.0945	0.0464	0.0369	0.0492
TOTAL	214,442	100.0%	3,121	3,355	8,540	114,288	88,259	214,442	0.0638	0.0412	0.0081	0.0184	0.0146

ELEMENTARY REVIEW AREAS

Review Area Map CE01



Toronto Catholic DSB: Education Development Charges Background Study 2018
Elementary Review Area: CE01

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2018

- Holy Angels - EDC funds have been used to acquire 3.92 acres at 956 Islington Ave. with leaseback to February 28, 2022 and acquired 0.29 acres at 962 Islington Ave. for a total of 4.21 acres to construct larger replacement school to accommodate enrolment growth.
- A new school site is sought in the Dundas/Royal York Rd. area to accommodate new housing development and to alleviate overcrowding at Our Lady of Sorrows and Our Lady of Peace.

3. Ongoing development along east side of Hwy 427 is expected to generate the need for either a new podium site or redevelopment of St. Elizabeth.

4. A new school is required to serve future Mimico 2020 development; projected oversubscription of St. Leo plus ROND

Review Area: CE01

Projected Housing Growth	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27						
Low Density	21	22	26	23	30	28	28	22	18	20	10	10	9	9	-
Medium Density	74	74	12	11	88	95	7	526	572	568	534	532	522	522	314
High Density - Bachelor & 1 Bedroom	434	433	405	404	502	502	517	526	526	517	581	581	581	581	581
High Density - 2 Bedroom plus	210	208	197	202	582	584	579	369	379	300	300	342	342	342	604
A. Total Gross Dwelling Units	739	737	640	640	1,202	1,209	1,131	917	969	1,169	857	671	878	929	875

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

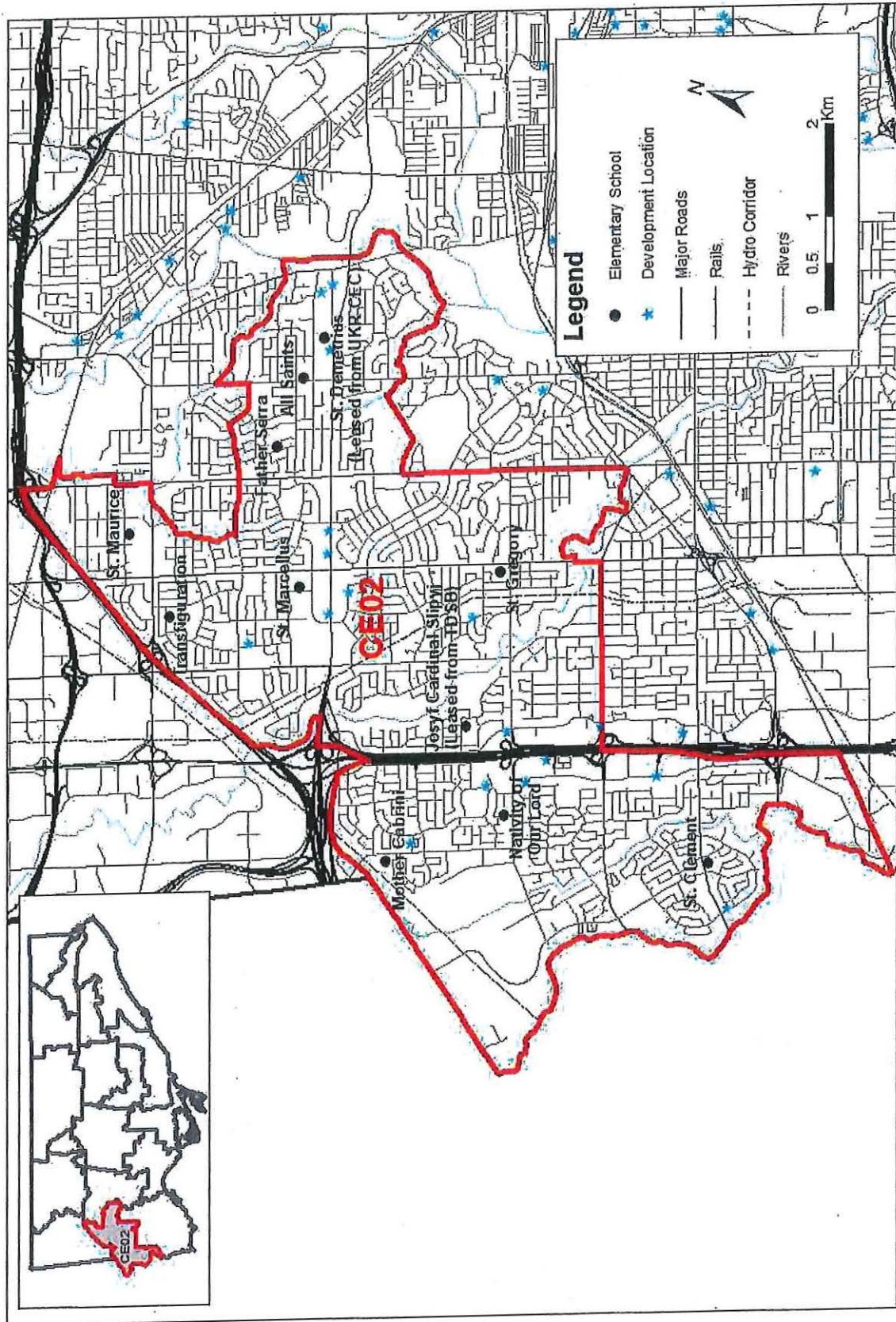
Review Area Schools	OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
B1 CHRIST THE KING	438	372	381	398	408	433	434	432	441	450	446	436	439	440	440	440	439
B2 ST AMBROSE	-	127	121	109	102	97	94	92	91	93	97	98	98	98	98	98	98
B3 ST JOSAPHAT (leased facility - program moved to St. Teresa)(0)	358	201	205	205	207	216	222	236	243	247	257	259	259	260	260	260	260
B4 ST LOUIS (FI)	266	210	214	218	214	215	222	227	225	233	234	235	236	237	237	237	237
B5 ST MARK	291	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B6 ST TERESA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	1,353	910	921	929	930	960	972	986	1,000	1,024	1,034	1,028	1,032	1,035	1,035	1,035	1,034
Total Enrolment 1999/2000	1,787	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Surplus Pupil Spaces	443	433	424	423	393	393	381	367	353	330	319	325	321	318	318	318	319

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

Review Area Schools	OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
C1 HOLY ANGELS	375	522	546	570	605	631	658	675	697	712	708	711	715	717	718	717	716
C2 OUR LADY OF SORROWS	580	755	755	744	745	732	724	720	708	713	722	732	736	738	740	739	738
C3 ST ELIZABETH	208	212	207	199	195	183	182	187	185	182	182	187	188	189	189	189	189
C4 ST LEO (R)	459	395	364	400	424	457	502	530	550	570	569	577	581	584	584	583	582
C5 OUR LADY OF PEACE (FI)	596	668	677	681	689	698	701	708	714	734	741	746	750	754	755	754	752
C6 THE HOLY TRINITY	536	485	494	498	493	498	509	519	504	514	498	501	503	506	507	506	505
C7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	2,754	2,978	3,042	3,091	3,151	3,198	3,286	3,338	3,358	3,426	3,422	3,454	3,473	3,487	3,492	3,487	3,481
Total Enrolment 1999/2000	1,847	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Pupil Spaces Available to Accommodate Growth	907	907	907	907	907	907	907	907	907	907	907	907	907	907	907	907	907
D Requirements of New Development for Growth Areas (Cumulative)	56	82	107	130	157	179	217	256	298	341	381	412	441	470	499	528	557

Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

Review Area Map CE02



Toronto Catholic DSB: Education Development Charges Background Study 2018
Elementary Review Area: CE02

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2018

1. Development along Eglington Ave. from the Humber River to Kipling Ave. plus oversubscription at All Saints, Father Serra and St. Gregory. (from Buxtonwood PS to be acquired from TDSSB)

3.

4.

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total Net New Units 2032/33	Total Yr. 15 Growth-related Pupils
Low Density	0.2414	148	36
Medium Density	0.0651	513	33
High Density - Bachelor & 1 Bedroom	0.0196	2,423	48
High Density - 2 Bedroom plus	0.0574	1,945	131
Total Gross Dwelling Units	0.0493	5,025	248

Review Area: CE02 Projected Housing Growth	OTG Capacity	Current 2017/18	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
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Low Density	219	180	178	184	185	185	179	184	184	174	174	180	181	181	181	181	181
Medium Density	541	414	403	395	390	392	378	378	376	368	371	367	370	370	370	370	370
High Density - Bachelor & 1 Bedroom	245	265	263	264	269	255	248	254	253	253	252	249	252	253	253	252	251
High Density - 2 Bedroom plus	407	427	422	429	427	425	426	434	430	425	425	426	427	428	428	428	427
Total Gross Dwelling Units	431	295	286	282	263	259	248	251	247	241	239	238	240	240	241	240	240
A	350	408	409	393	392	384	387	401	399	392	390	390	393	395	396	395	394

Review Area Schools not Impacted by New Housing Development

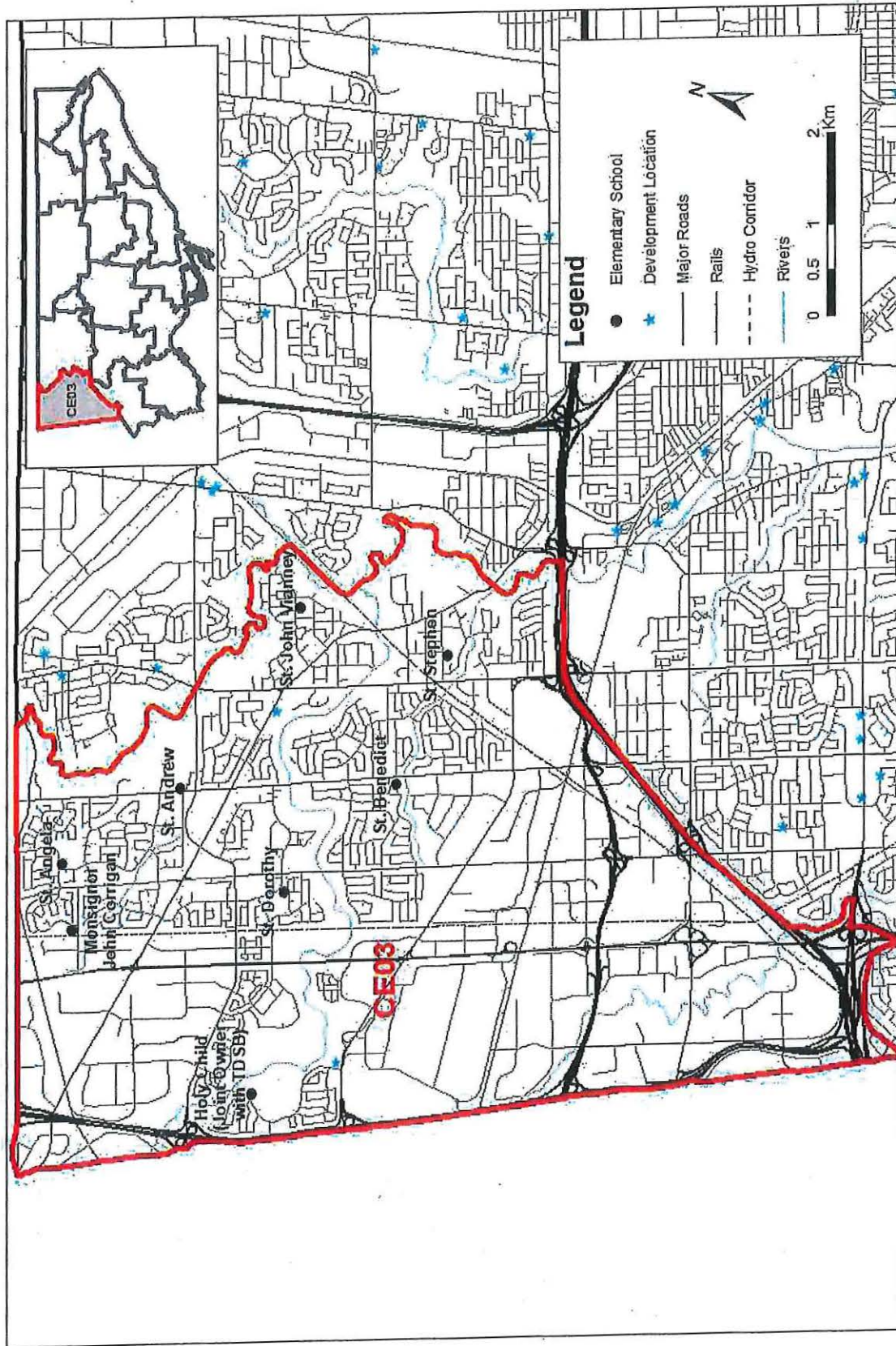
Review Area Schools	OTG Capacity	Current 2017/18	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
B1 MOTHER CABRINI	219	180	178	184	185	185	179	184	184	174	174	180	181	181	181	181	181
B2 NATIVITY OF OUR LORD	541	414	403	395	390	392	378	378	376	368	371	367	370	370	370	370	370
B3 ST DEMETRIUS (Leased from UKR CEC)	245	265	263	264	269	255	248	254	253	253	252	249	252	253	253	252	251
B4 ST MARCELLUS	407	427	422	429	427	425	426	434	430	425	425	426	427	428	428	428	427
B5 ST MAURICE	431	295	286	282	263	259	248	251	247	241	239	238	240	240	241	240	240
B6 TRANSFIGURATION	350	408	409	393	392	384	387	401	399	392	390	390	393	395	396	395	394
B7																	
B8																	
B9																	
B10																	
B11																	
B12																	
Totals	2,193	1,989	1,961	1,943	1,926	1,905	1,875	1,900	1,891	1,859	1,851	1,850	1,860	1,867	1,868	1,866	1,862
Total Enrolment 1999/2000	1,971																
B	204	232	232	245	267	288	318	293	302	334	342	343	333	325	325	327	331

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

Review Area Schools	OTG Capacity	Current 2017/18	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
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
C1 FATHER SERRA	536	515	590	533	547	555	551	548	558	561	555	559	562	565	566	565	564
C2 ALL SAINTS (FI)	691	900	889	850	842	822	814	799	802	796	795	796	800	802	804	803	802
C3 ST CLEMENT	507	453	471	478	477	480	483	488	491	494	484	487	489	492	493	492	491
C4 ST GREGORY (FI)	580	715	720	722	721	721	730	730	711	714	709	710	715	717	718	718	716
C5 JOSYF CARDINAL SLIPIYI (Leased from TDSSB)	562	588	581	578	561	568	569	567	567	579	575	579	582	584	585	585	584
C6 ROND																	
C7 ROND																	
C8 ROND																	
Totals	2,876	3,171	3,191	3,151	3,148	3,145	3,148	3,131	3,128	3,143	3,118	3,131	3,148	3,160	3,166	3,163	3,157
Total Enrolment 1999/2000	2,591																
C	2,876	3,171	3,191	3,151	3,148	3,145	3,148	3,131	3,128	3,143	3,118	3,131	3,148	3,160	3,166	3,163	3,157
Total Pupil Spaces Available to Accommodate Growth																	
D	Requirements of New Development for Growth Areas (Cumulative)	19	35	50	56	76	96	113	128	149	164	180	195	193	193	204	204

Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

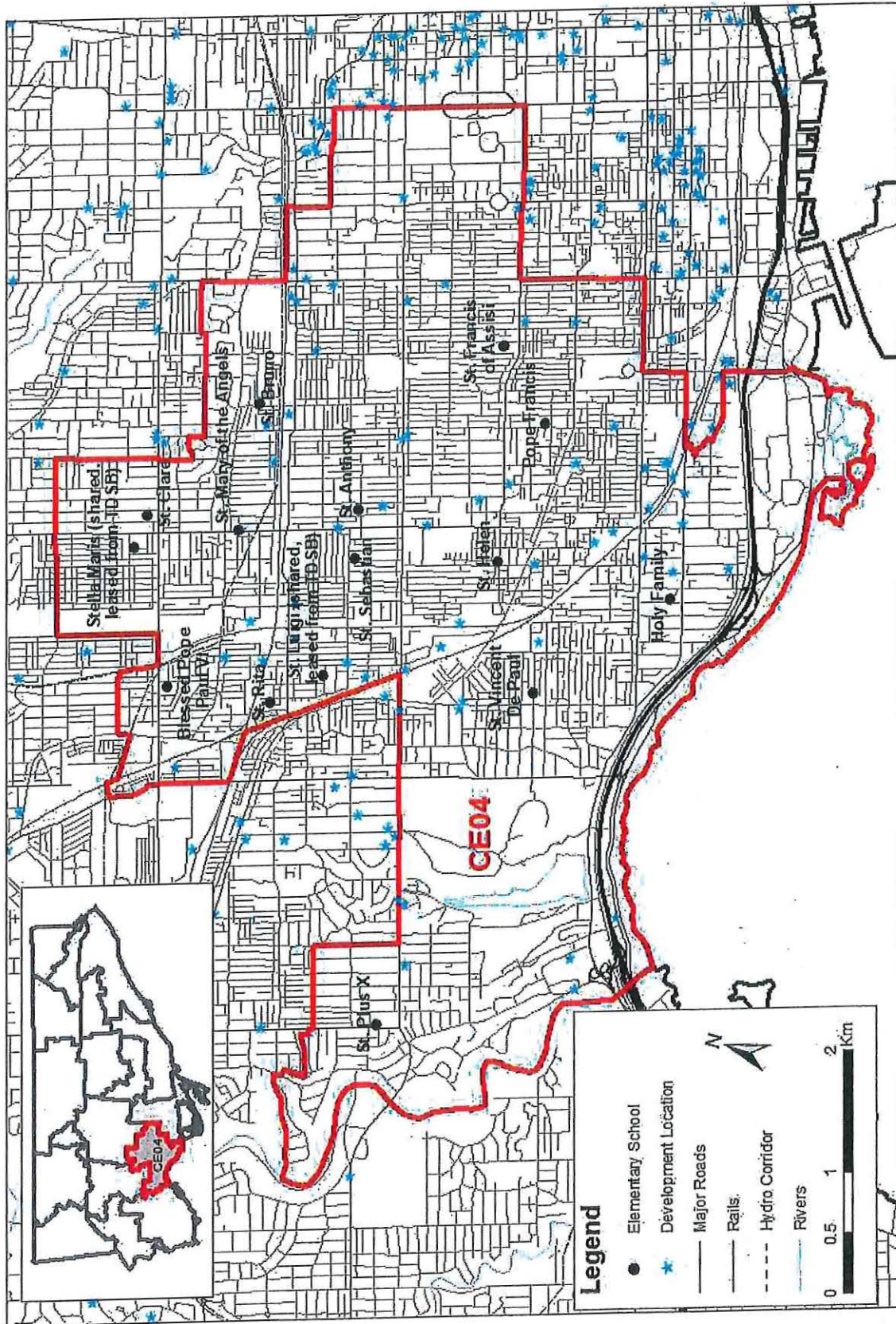
Review Area Map CE03



Toronto Catholic DSB: Education Development Charges Background Study 2018

Elementary Review Area: CE03

Review Area Map CE04



Toronto Catholic DSB: Education Development Charges Background Study 2018
Elementary Review Area: CE04

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2018

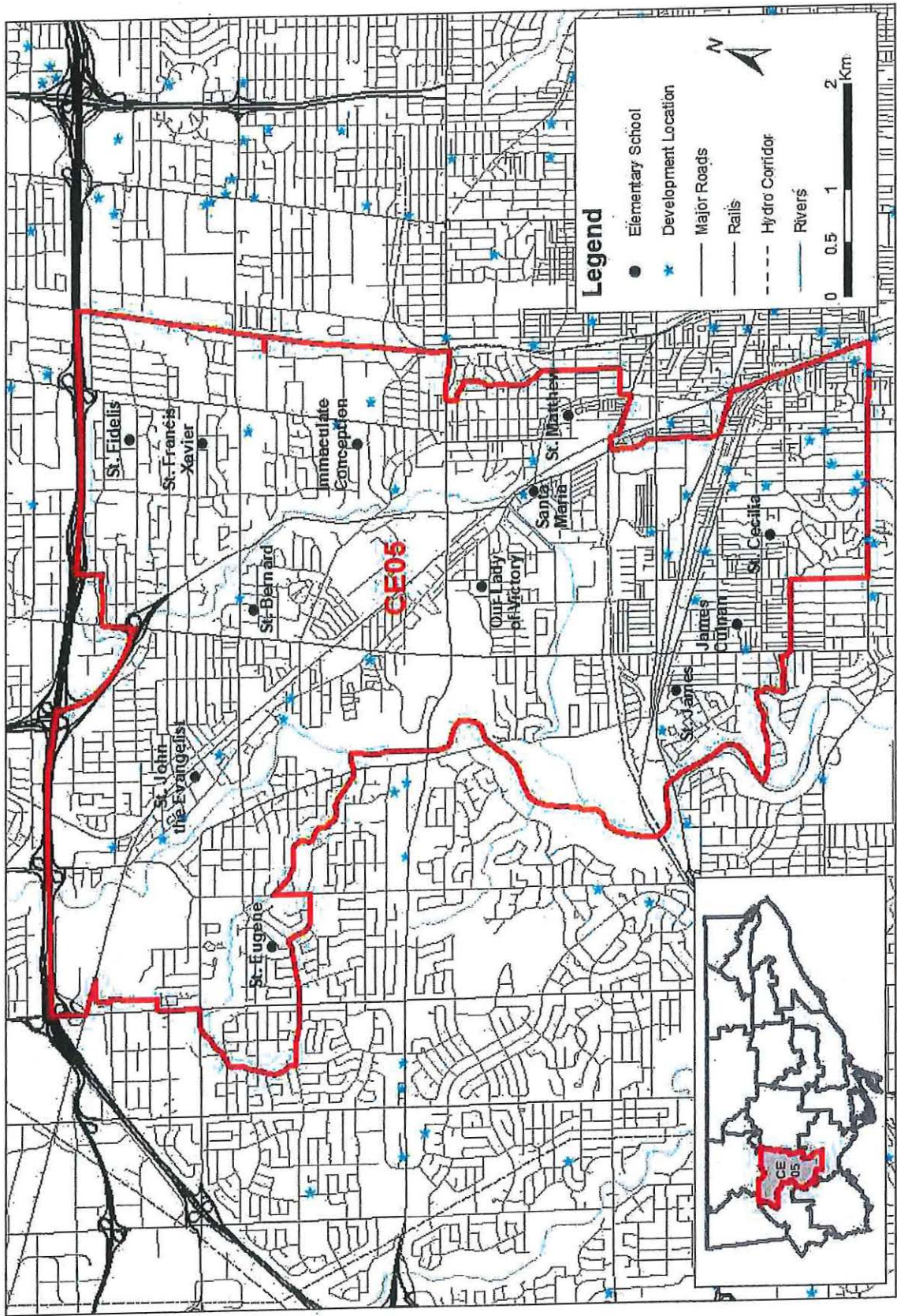
	Projected Housing Growth											Total Net Growth-related Pupils			
	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29		Year 12 2029/30	Year 13 2030/31	Year 14 2031/32
1. No growth-related needs															
2.															
3.															
4.															
	Total														
	NGRPP														
	Low Density														
	Medium Density														
	High Density - Bachelor & 1 Bedroom														
	High Density - 2 Bedroom plus														
	Total Gross Dwelling Units														

	OTG Capacity	Current 2017/18	Projected Housing Growth															Year 15 2032/33
			Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32		
Review Area: CE04																		
Review Area Schools not Impacted by New Housing Development																		
B1			295	282	266	257	247	228	226	223	218	221	222	222	222	221	221	
B2			330	325	318	311	309	299	293	297	291	294	295	295	295	295	295	
B3			447	434	427	422	428	426	431	430	436	437	438	438	438	437	437	
B4			157	159	154	147	138	130	123	128	131	131	131	131	131	131	131	
B5			235	234	227	229	227	227	232	236	235	232	234	235	235	234	234	
B6			90	102	115	121	126	134	145	168	169	169	169	169	169	169	169	
B7			102	102	115	121	126	134	145	168	169	169	169	169	169	169	169	
B8			212	197	182	165	159	150	145	137	136	137	138	139	138	137	137	
B9			341	343	348	355	352	352	356	351	347	355	358	359	359	359	359	
B10			369	347	330	309	304	295	288	283	288	298	298	300	299	298	298	
B11																		
B12																		
Totals	4,510	2,491	2,447	2,398	2,376	2,336	2,304	2,258	2,263	2,274	2,288	2,308	2,319	2,326	2,327	2,325	2,322	
Total Enrollment 1999/2000	3,839																	
Total Surplus Pupil Spaces		2,019	2,063	2,112	2,134	2,174	2,206	2,252	2,247	2,236	2,222	2,202	2,191	2,184	2,183	2,185	2,189	

	OTG Capacity	Current 2017/18	Projected Housing Growth															Year 15 2032/33
			Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32		
Review Area Schools Impacted by Housing Growth, but for which additional Growth-related Accommodation Solutions are Not Required																		
C1	711	250	217	208	197	186	184	182	180	171	162	164	165	166	166	165	164	
C2	525	263	263	269	263	256	255	261	261	269	278	280	281	281	281	281	281	
C3	380	233	214	197	182	165	159	150	145	137	136	137	138	139	138	137	137	
C4	867	425	405	380	370	354	337	319	304	296	287	289	291	293	293	292	291	
C5	406	139	125	117	106	107	108	109	105	104	107	107	107	108	108	108	107	
C6	449	506	520	526	533	541	551	545	545	551	552	562	565	567	568	568	566	
C7				28	28	41	52	54	59	59	62	64	64	69	69	71	73	
C8																		
Totals	3,338	1,796	1,745	1,696	1,652	1,609	1,591	1,560	1,541	1,527	1,522	1,536	1,546	1,552	1,554	1,551	1,546	
Total Enrollment 1999/2000	2,412																	
Total Pupil Spaces Available to Accommodate Growth				1,642	1,686	1,729	1,748	1,778	1,797	1,811	1,816	1,802	1,793	1,786	1,784	1,787	1,792	
Requirements of New Development for Growth Areas (Cumulative)			64	102	145	177	190	220	262	284	303	303	309	322	332	342	350	

Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

Review Area Map CE05



Toronto Catholic DSB: Education Development Charges Background Study 2018
Elementary Review Area: CE05

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2018

- Site expansion at St. John the Evangelist as part of constructing replacement elementary school (OTG was 278). TCDSB has already acquired 0.31 acres and have 0.38 acres under agreement to purchase, for a total of 0.69 acres. New school to open with OTG of 598 in 2020.
- Accommodation solution for James Culnan, St. Cecilia, St. Mathew & St. Plus X (CE04) plus ROND for each school.
- TCDSB is acquiring the 11.0 acre Nelson Boylen site from TDSB can acquire 6 acres with EDCs (plus 2.04 acres residual from St. John the Evangelist) would warrant 11.0 acres.

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total Net New Units 2032/33	Total Yr. 15 Growth-related Pupils
Low Density	0.2449	80	20
Medium Density	0.0983	719	71
High Density - Bachelor & 1 Bedroom	0.0207	3,481	72
High Density - 2 Bedroom plus	0.0805	3,837	309
Total Gross Dwelling Units	0.0581	8,117	471

Project	Total NGRPP														
	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
Review Area: CE05															
Projected Housing Growth	4	5	4	5	6	4	4	4	6	8	8	4	8	6	4
Low Density	23	-	-	74	10	501	88	18	-	-	-	-	5	-	-
Medium Density - Bachelor & 1 Bedroom	180	256	236	247	231	106	232	316	335	128	31	31	385	384	383
High Density - 2 Bedroom plus	180	226	202	193	172	72	193	244	175	559	553	553	175	170	169
A. Total Gross Dwelling Units	387	488	442	520	419	683	517	582	516	695	589	592	571	560	556

Review Area Schools not Impacted by New Housing Development

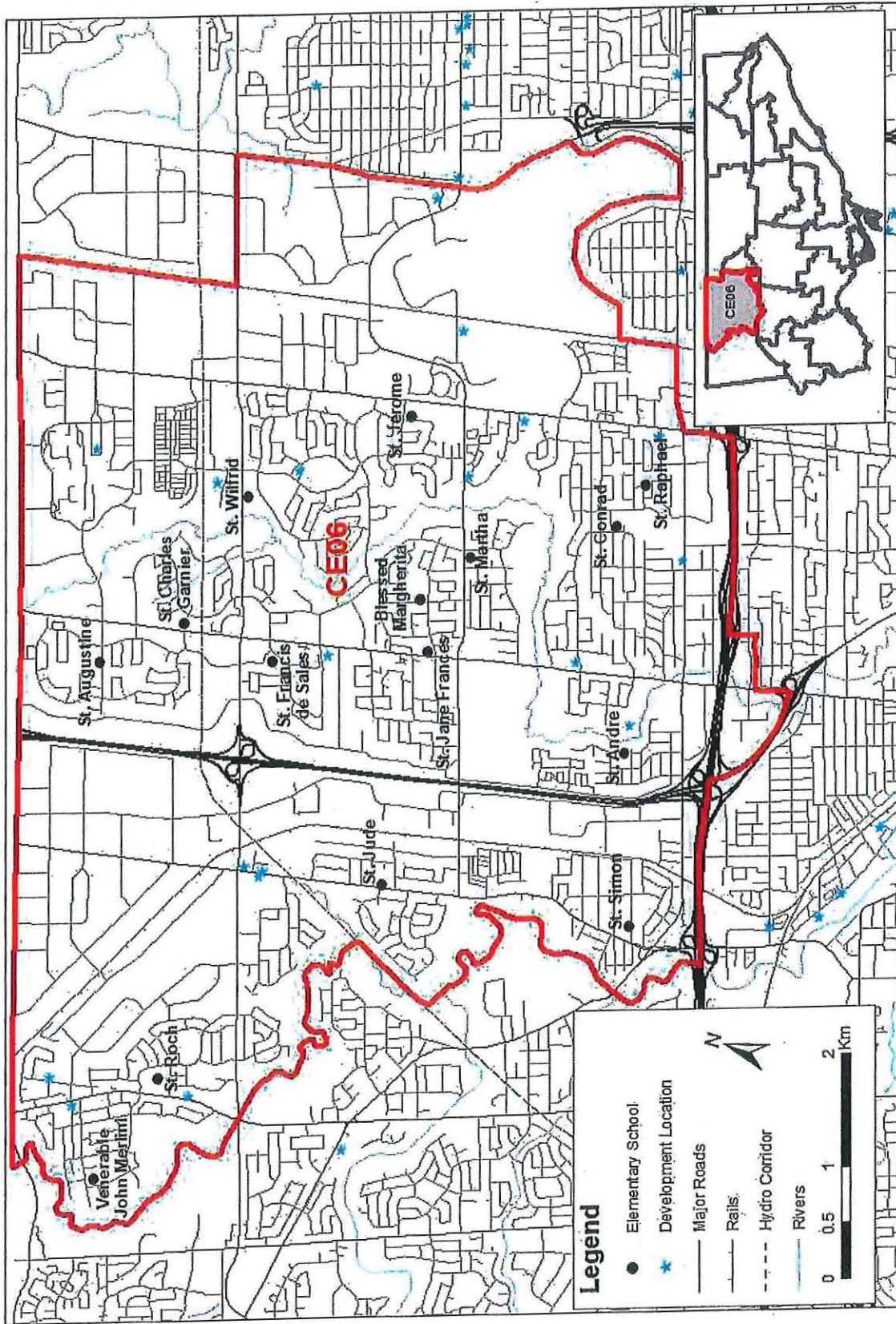
Review Area Schools	OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
B1 OUR LADY OF VICTORY	670	668	678	681	701	698	708	692	700	705	708	706	710	713	714	713	711
B2 SANTA MARIA	280	280	223	217	220	217	217	220	214	213	216	220	220	220	220	220	220
B3 ST BERNARD	681	672	665	664	655	655	655	670	663	662	668	662	665	667	668	668	666
B4 ST JAMES	328	185	166	153	147	148	147	147	148	149	146	149	149	149	149	149	149
B5 ST PHILIP NERI (temp holding for St. J)	358	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B6																	
B7																	
B8																	
B9																	
B10																	
B11																	
B12																	
Totals	2,317	1,748	1,736	1,714	1,736	1,717	1,727	1,729	1,726	1,728	1,737	1,736	1,744	1,749	1,751	1,750	1,746
Total Enrolment 1999/2000	1,828																
B. Total Surplus Pupil Spaces	569	581	603	600	581	588	590	588	591	589	580	581	573	568	566	567	571

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

Review Area Schools	OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
C1 ST JOHN THE EVANGELIST	-	411	413	419	420	430	423	421	421	429	428	424	427	428	428	428	428
ROND																	
C2 ST CECILIA (FI)	628	662	657	651	637	626	614	610	609	604	602	607	610	612	612	612	611
ROND																	
C3 JAMES CULNAN (FI)	645	532	555	593	612	633	641	665	673	670	667	676	680	682	682	681	680
ROND																	
C4 IMMACULATE CONCEPTION	538	508	511	517	525	529	545	547	552	561	559	558	561	562	562	561	560
ROND																	
C5 ST EUGENE (FI)	487	385	441	487	525	563	600	630	656	668	695	703	707	711	712	710	709
ROND																	
C6 ST MATTHEW	504	561	552	555	555	565	557	551	548	561	574	568	570	572	572	572	571
ROND																	
C7 ST HIBELIS	381	633	615	603	611	604	588	593	600	599	599	591	595	597	598	598	596
ROND																	
C8 ST FRANCIS XAVIER	525	527	528	540	551	556	527	527	533	541	540	529	531	534	535	535	534
ROND																	
Totals	3,708	4,219	4,272	4,366	4,416	4,484	4,494	4,544	4,591	4,632	4,664	4,656	4,681	4,696	4,701	4,698	4,688
Total Enrolment 1999/2000	3,714																
C. Total Pupil Spaces Available to Accommodate Growth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
D. Requirements of New Development for Growth Areas (Cumulative)	42	42	63	87	93	120	141	169	196	243	315	363	390	415	446	446	446

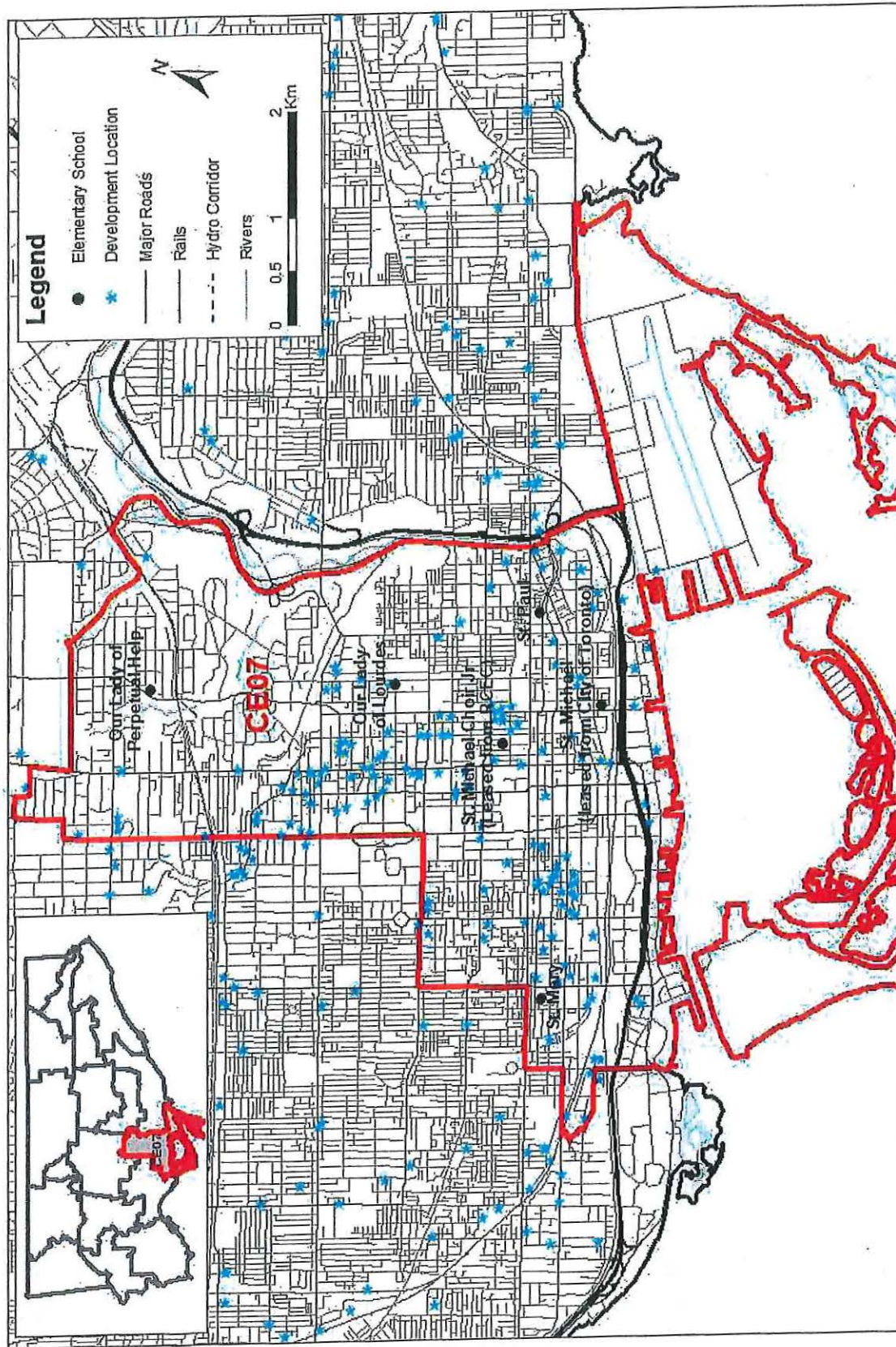
Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

Review Area Map CE06



Toronto Catholic DSB: Education Development Charges Background Study 2018
Elementary Review Area: CE06

Review Area Map CE07



Toronto Catholic DSB: Education Development Charges Background Study 2018
Elementary Review Area: CE07

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2018

		Projected Housing Growth													Total Net Growth-Related Pupils	
		Total NERPP													Total Net Growth-Related Pupils	
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
1. Bishop Macdonell (Railway Lands Block 33) under construction - Joint TDSB/TCDDB site acquired through Railway Lands Agreement (OTG 5000 pp)																
2. Duke of York 20 Regent Street - TCDDB acquired 3.92 acres in 2013 with EDC lands																
3. New Yonge St. corridor schools (2)																
4. New Portlands/West Donlands school																
Review Area: CE07																
Projected Housing Growth																
Low Density																
Medium Density																
High Density - Bachelor & 1 Bedroom																
High Density - 2 Bedroom plus																
Total Gross Dwelling Units																
Total NERPP																
Low Density																
Medium Density																
High Density - Bachelor & 1 Bedroom																
High Density - 2 Bedroom plus																
Total Gross Dwelling Units																

Review Area Schools not Impacted by New Housing Development

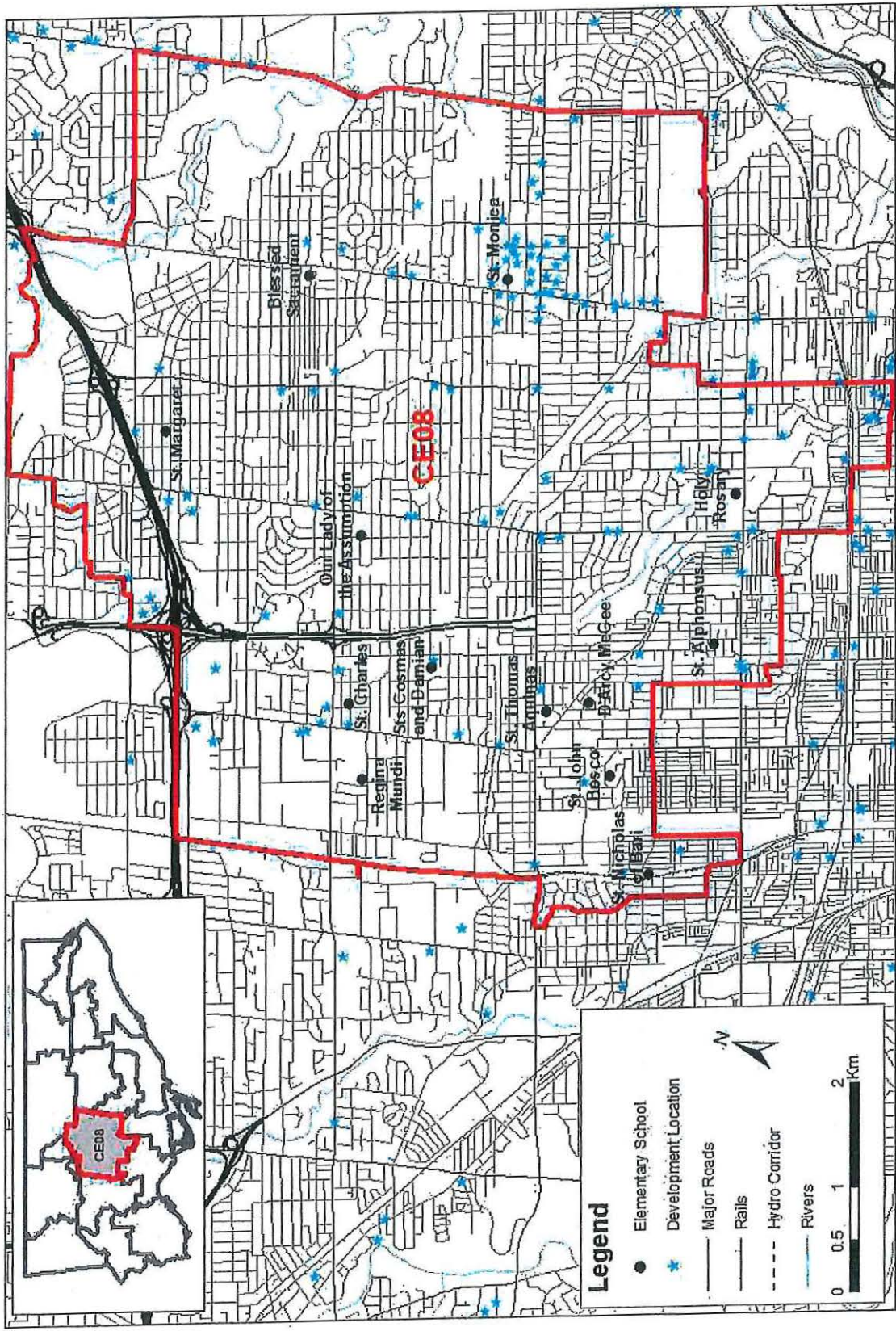
Review Area Schools	OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
B1. ST MICHAEL-CHOIR IR (F) (leased from RCEC)	299	170	172	173	172	173	172	172	172	172	172	172	172	172	172	172	172
B2. ST RAYMOND																	
B3																	
B4																	
B5																	
B6																	
B7																	
B8																	
B9																	
B10																	
B11																	
B12																	
Totals	299	170	172	173	172	173	172	172	172	172	172	172	172	172	172	172	172
Total Enrolment 1999/2000	482																
Total Surplus Pupil Spaces	129	127	126	127	127	127	127	127	127	127	127	127	127	127	127	127	127

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

Review Area Schools	OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
C1. OUR LADY OF LOURDES	692	588	570	588	583	580	586	591	591	596	595	600	603	605	605	604	603
C2. OUR LADY OF PERPETUAL HELP	315	357	353	337	334	329	326	327	325	326	326	329	330	331	332	331	330
C3. ST MICHAEL (leased from City of Toronto)	90	148	146	140	136	126	112	115	115	110	109	113	114	114	114	114	114
C4. ST PAUL	450	199	200	210	213	204	199	199	203	199	203	206	207	208	209	209	209
C5. ST MARY (F)	494	331	374	409	432	460	478	494	505	519	544	547	549	551	552	551	550
C6. ROND			57	100	163	172	183	186	193	236	239	258	259	304	331	353	382
C7. ROND																	
C8. Portlands School																	
Totals	2,041	1,623	1,643	1,684	1,698	1,697	1,701	1,730	1,744	1,765	1,783	1,796	1,803	1,809	1,812	1,809	1,806
Total Enrolment 1999/2000	1,477																
Total Pupil Spaces Available to Accommodate Growth			357	344	343	344	340	311	297	277	259	245	238	232	229	232	235
Requirements of New Development for Growth Areas (Cumulative)			345	446	446	529	592	665	739	802	870	941	1,009	1,059	1,176	1,245	1,324

Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

Review Area Map CE08



Toronto Catholic DSB: Education Development Charges Background Study 2018

Elementary Review Area: CE08

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2018

	Total NGRPP	Projected Housing Growth	Weighted/ Blended Elementary Yield	Total Net Growth-related Pupils
1. St. Monica, Holy Rosary and Blessed Sacrament oversubscription plus development north of Eglinton	486	Medium Density	0.0437	72
2.		High Density - Bachelor & 1 Bedroom	0.0129	205
3. Acquire Baycrest PS from TDSB and construct new school to accommodate overflow and growth at St. Margaret and Our Lady of the Assumption	629	High Density - 2 Bedroom plus	0.0241	293
4.		Total Gross Dwelling Units	0.0211	540

Review Area: CE08

Projected Housing Growth	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
Low Density	16	16	13	13	17	60	36	32	36	39	64	55	76	80	78
Medium Density	48	48	155	155	315	343	358	274	274	48	-	28	78	2	-
High Density - Bachelor & 1 Bedroom	1,044	1,083	1,052	1,187	1,136	713	808	985	1,328	1,281	1,288	1,138	890	746	1,237
High Density - 2 Bedroom plus	876	855	751	898	637	714	804	686	750	662	734	813	1,037	1,071	874
A Total Gross Dwelling Units	1,984	1,954	1,971	2,098	2,103	1,830	2,006	1,977	2,414	2,030	2,086	2,094	2,081	1,899	2,189

Review Area Schools not Impacted by New Housing Development

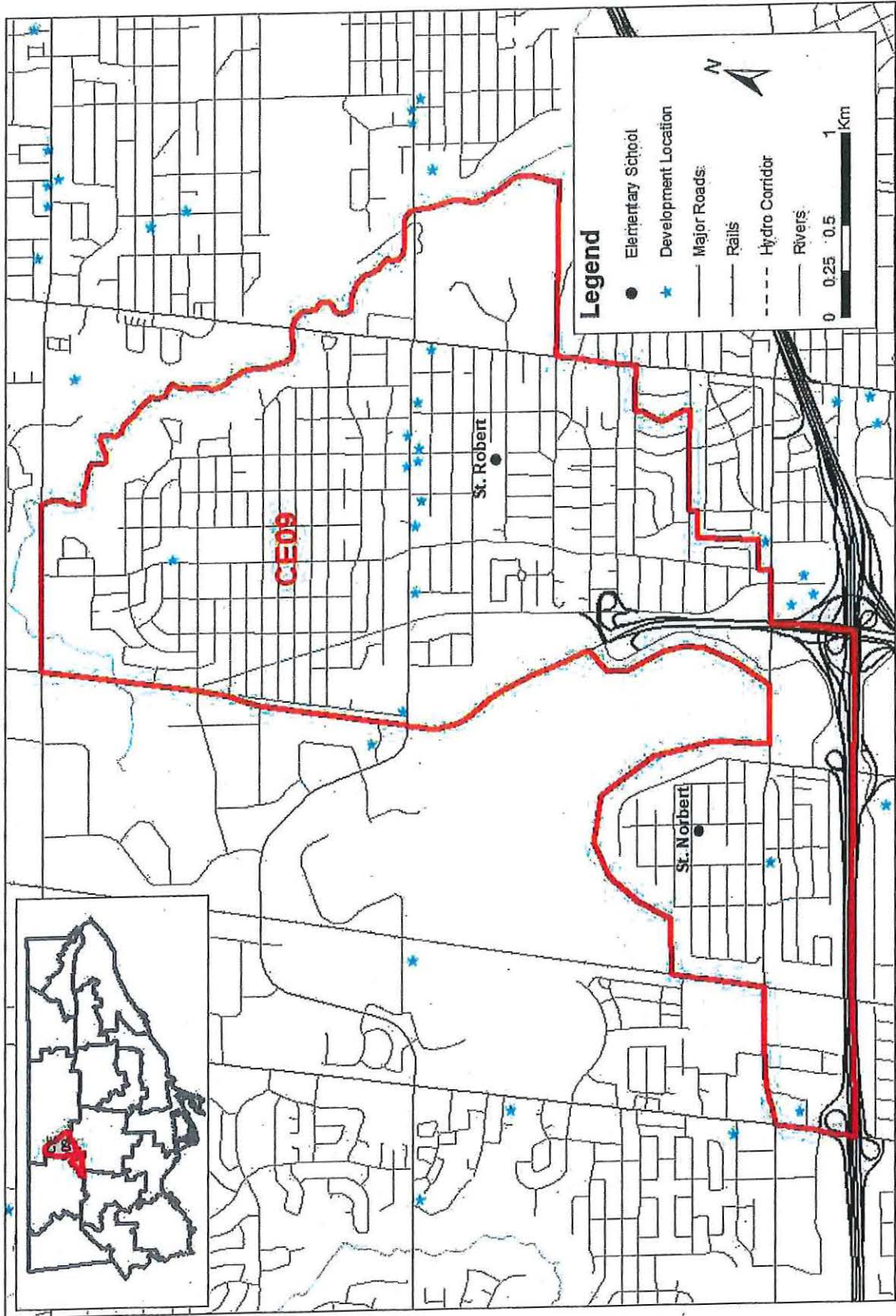
Review Area Schools	OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
B1 D'ARCY MCGEE (FI)	794	284	271	255	245	235	235	233	235	228	232	237	238	239	240	239	238
B2 REGINA MUNDI	340	388	385	388	340	380	377	375	378	380	374	384	386	387	387	387	387
B3 ST ALPHONSUS (FI)	479	226	225	229	230	242	242	250	285	272	285	285	286	286	286	286	286
B4 ST CHARLES	369	278	274	268	266	266	268	278	271	271	266	267	268	270	270	270	270
B5 ST JOHN BOSCO	381	314	310	310	307	308	308	303	297	293	302	306	308	309	310	310	309
B6 ST NICHOLAS OF BARI	656	623	613	608	589	587	585	582	571	578	578	592	595	597	598	597	596
B7 ST THOMAS AQUINAS	631	537	529	508	518	506	498	490	499	490	494	486	498	500	500	500	500
B8 STS COSMAS and DAMIAN	413	382	372	369	367	364	359	358	358	357	370	360	362	364	364	363	362
B9																	
B10																	
B11																	
B12																	
Totals	4,003	3,032	2,978	2,935	2,900	2,884	2,871	2,867	2,868	2,878	2,900	2,926	2,941	2,951	2,954	2,951	2,947
Total Enrolment 1999/2000	3,207																
B Total Surplus Pupil Spaces		971	1,025	1,068	1,103	1,119	1,132	1,136	1,135	1,125	1,103	1,077	1,062	1,053	1,050	1,052	1,056

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

Review Area Schools	OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
C1 BLESSED SACRAMENT (FI)	510	568	555	559	561	547	553	543	546	545	542	537	539	541	542	541	540
C2 HOLY ROSARY (FI)	320	293	308	317	322	338	349	361	369	367	363	369	371	373	373	373	373
C3 ST MARGARET (FI)	355	663	662	650	644	650	661	656	651	656	656	659	663	666	666	665	664
C4 ST MONICA	288	312	316	309	311	325	331	323	321	325	313	310	311	312	312	312	312
C5 OUR LADY OF THE ASSUMPTION	225	389	375	364	366	376	381	376	381	381	396	385	388	389	389	389	389
C6																	
C7																	
C8																	
Totals	1,698	2,225	2,217	2,219	2,224	2,237	2,275	2,260	2,267	2,275	2,269	2,261	2,272	2,282	2,283	2,281	2,279
Total Enrolment 1999/2000	1,740																
C Total Pupil Spaces Available to Accommodate Growth																	
D Requirements of New Development for Growth Areas (Cumulative)		64	93	131	169	199	227	263	297	334	379	414	455	481	481	481	534

Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

Review Area Map CE09



Toronto Catholic DSB: Education Development Changes Background Study 2018
Elementary Review Area: CE09

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2018

	Total NGRPP	Projected Housing Growth	Weighted/ Blended Elementary Yield	Total Net New Units 2032/33	Total Yr. 15 Growth- related Pupils
1. TCDSB has acquired St. Norbert adjacent properties	148		0.1834	30	6
2.			0.0463	710	33
3.			0.0168	411	7
4.			0.0648	334	22
			0.0451	1,485	67

Review Area: C509

Projected Housing Growth	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
Low Density	1	1	1	3	3	1	2	2	4	2	1	5	2	2	1
Medium Density	-	96	-	-	-	-	132	131	139	-	-	40	86	86	-
High Density - Bachelor & 1 Bedroom	104	-	21	89	29	29	-	-	-	59	80	-	-	-	-
High Density - 2 Bedroom plus	60	-	86	24	11	10	-	-	-	95	48	-	-	-	-
A. Total Gross Dwelling Units	164	97	108	116	43	40	134	133	143	156	129	45	88	88	1

Review Area Schools not Impacted by New Housing Development

Review Area Schools	OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
B1																	
B2																	
B3																	
B4																	
B5																	
B6																	
B7																	
B8																	
B9																	
B10																	
B11																	
B12																	
Totals																	
Total Enrolment 1999/2000																	
Total Surplus Pupil Spaces																	

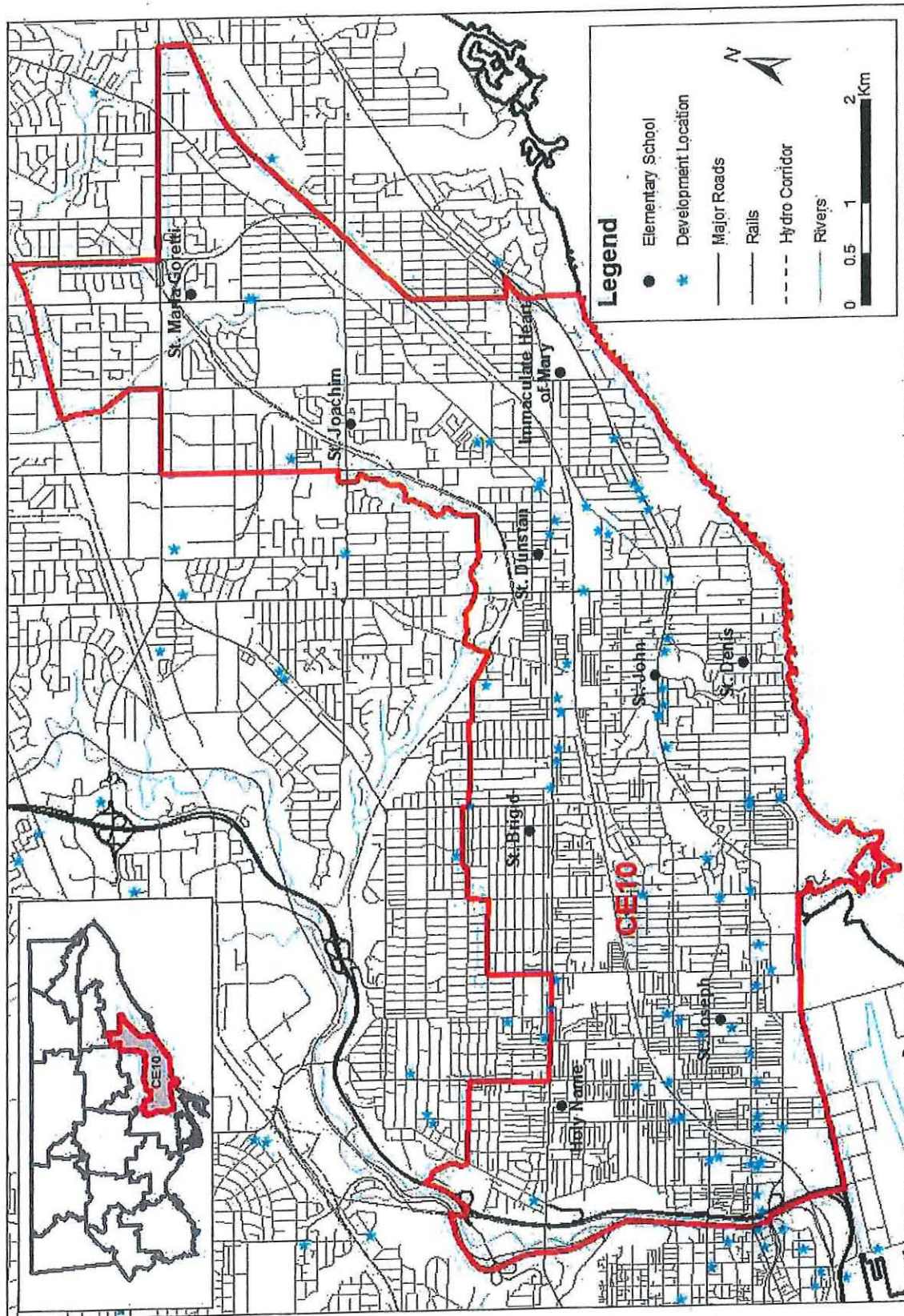
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

Review Area Schools	OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
C1 ST NORBERT	354	347	339	338	348	351	341	341	335	342	338	341	344	345	346	346	345
C2 ST ROBERT	501	619	625	637	598	589	607	613	604	603	594	586	589	592	593	592	591
C3 ROND																	
C4 ROND																	
C5 ROND																	
C6 ROND																	
C7 ROND																	
C8 ROND																	
Totals	855	966	964	976	945	940	948	954	938	944	932	927	933	937	939	938	936
Total Enrolment 1999/2000	791																
C Total Pupil Spaces Available to Accommodate Growth																	

D Requirements of New Development for Growth Areas (Cumulative)

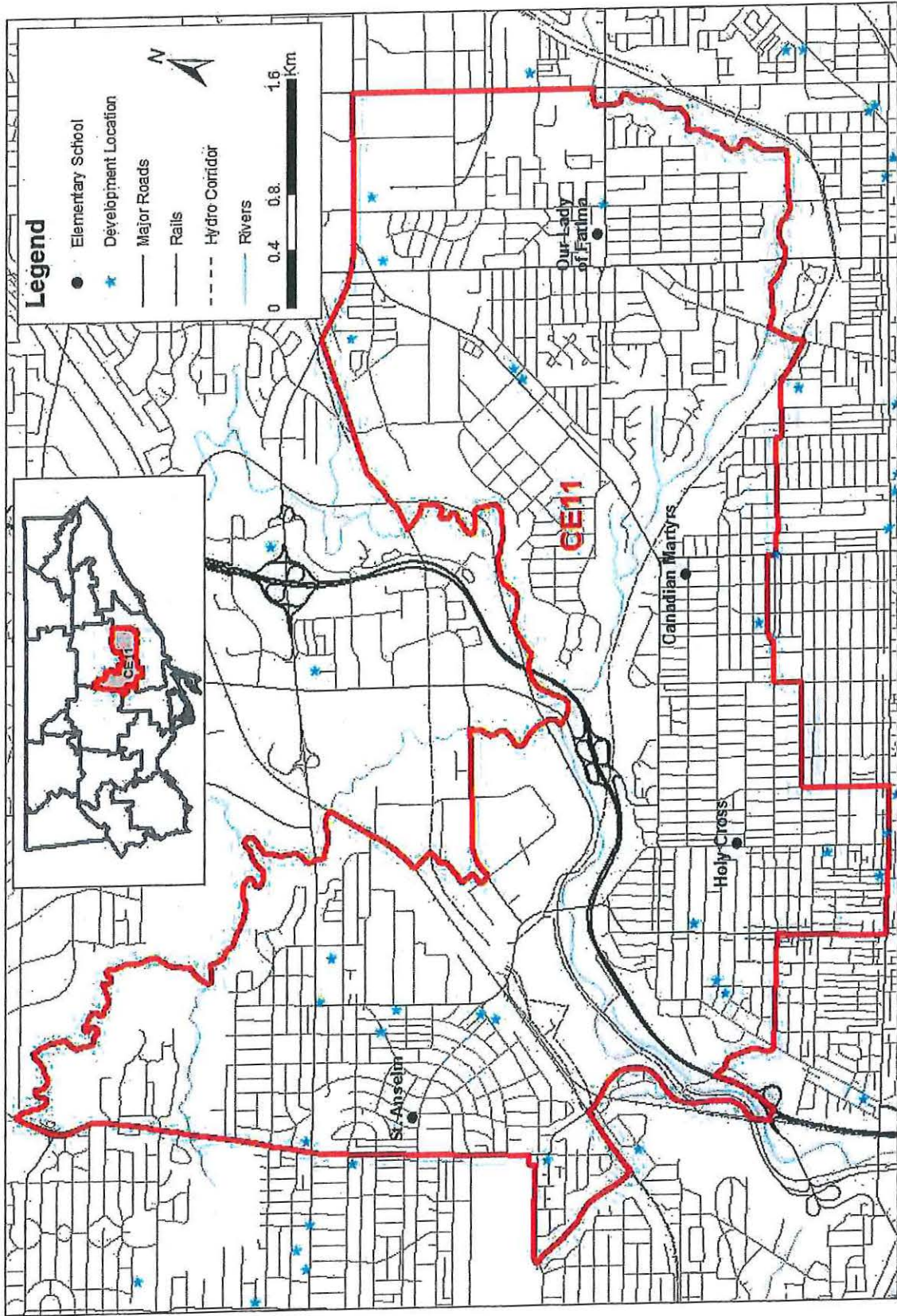
Requirements of New Development for Growth Areas (Cumulative)	9	15	18	20	21	28	34	40	47	53	56	62	67
Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.													

Review Area Map CE10



Toronto Catholic DSB: Education Development Charges Background Study 2018
Elementary Review Area: CE10

Review Area Map CE11



Toronto Catholic DSB: Education Development Charges Background Study 2018
Elementary Review Area: CE11

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2018

Projected Housing Growth	Total NGNPP	Weighted/ Blended Elementary Yield	Total Net Growth-related Pupils
Low Density	376	0.0726	75
Medium Density		0.0739	78
High Density - Bachelor & 1 Bedroom		0.0143	3,532
High Density - 2 Bedroom plus		0.0509	3,154
Total Gross Dwelling Units		0.0325	6,839

1. Canadian Martyrs and Our Lady of Fatima oversubscription plus ROND; St. Brigit oversubscription plus ROND

Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
2	10	7	5	4	2	5	4	7	4	-	-	7	5	6
10	153	153	152	152	164	264	209	196	284	284	284	288	287	287
381	381	250	250	250	173	187	161	131	263	263	262	151	151	151
141	250	410	407	406	387	456	368	354	551	547	553	484	484	485
534	413	410	407	406	387	456	368	354	551	547	553	484	484	485

Review Area: CE11

Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
356	344	319	320	316	311	308	305	297	299	300	301	301	301	300
493	318	319	320	316	311	308	305	297	299	300	301	301	301	300
360	351	339	334	335	329	326	324	323	330	332	334	334	333	332

Review Area Schools not Impacted by New Housing Development

OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
493	356	344	318	319	320	316	311	308	305	297	299	300	301	301	301	300
360	375	369	351	339	334	335	329	326	324	323	330	332	334	334	333	332

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

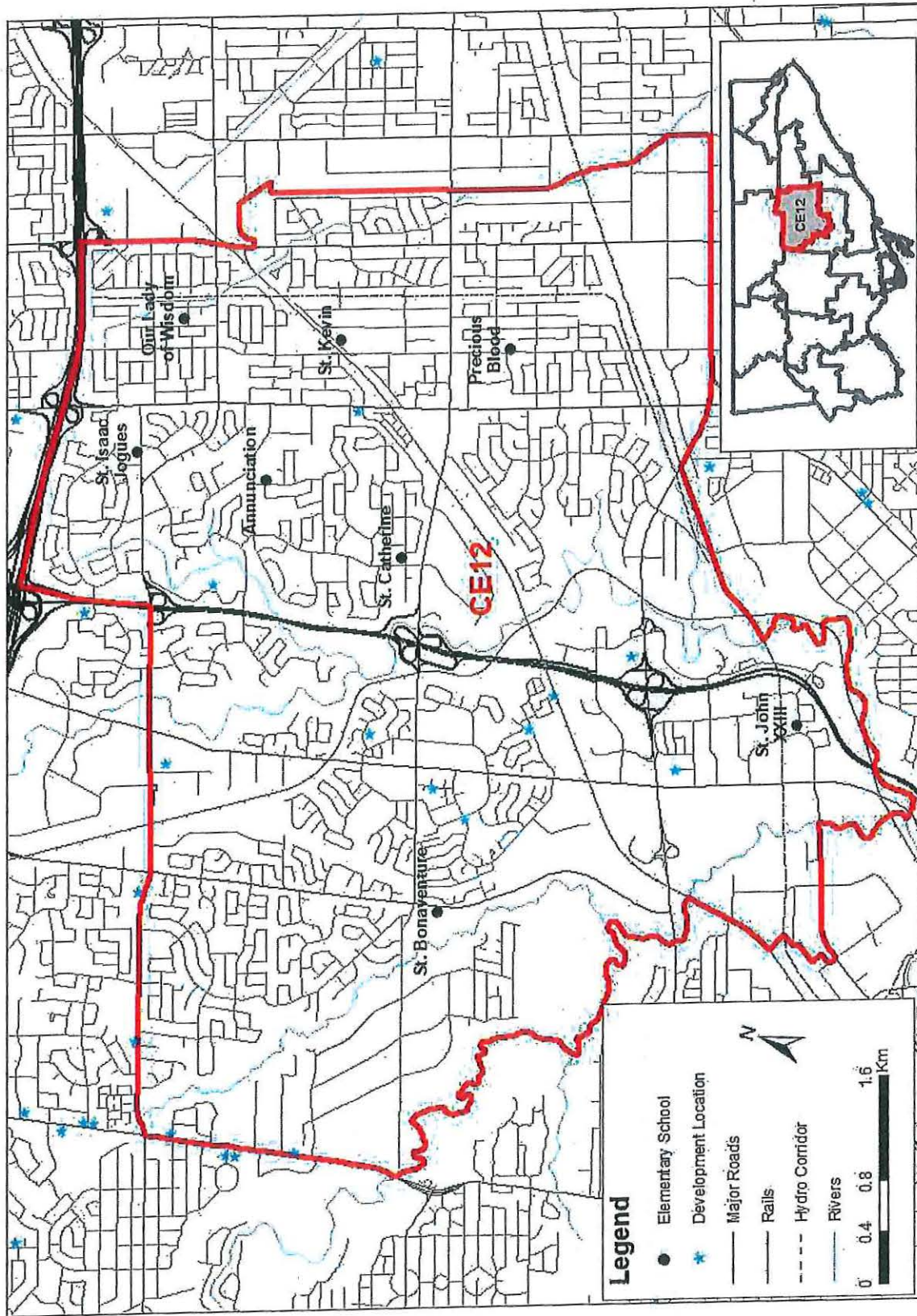
OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
415	334	346	356	363	370	377	383	386	371	354	367	370	371	373	372	371
725	759	758	757	741	751	763	770	763	769	775	764	767	770	771	770	769
5	26	47	26	47	68	90	93	83	74	67	82	105	128	128	127	117

Requirements of New Development for Growth Areas (Cumulative)

Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
26	68	47	68	90	93	96	100	106	121	144	163	176	189	197

Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

Review Area Map CE12



Toronto Catholic DSB: Education Development Charges Background Study 2018
Elementary Review Area: CE12

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2018

	Projected Housing Growth															Total Net New Units 2032/33	Total Yr. 15 Growth-Related Pupils
	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33		
1. St. Bonaventure and St. Anselm (CE11)	Total NGRPP 167															105	4
2.	Medium Density															382	16
3.	High Density - Bachelor & 1 Bedroom															3,118	47
4.	High Density - 2 Bedroom plus															2,798	107
	Total Gross Dwelling Units															6,403	174

Review Area: CE12

	Projected Housing Growth															Total Net New Units 2032/33	Total Yr. 15 Growth-Related Pupils
	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33		
B1	378	363	364	359	364	365	367	370	365	368	369	369	369	368	367		
B2	463	470	479	460	451	442	434	421	442	444	446	447	448	448	447		
B3	107	114	107	106	108	111	106	112	111	113	114	115	115	115	115		
B4	349	345	357	365	364	372	366	362	366	349	351	353	354	353	352		
B5	429	443	435	440	439	435	438	442	444	437	439	441	441	441	440		
B6	221	205	198	185	178	177	176	169	170	166	166	166	166	166	166		
B7																	
B8																	
B9																	
B10																	
B11																	
B12																	
Totals	1,941	1,940	1,940	1,915	1,904	1,901	1,887	1,905	1,889	1,875	1,884	1,890	1,893	1,891	1,887		
Total Enrolment 1999/2000	1,955																
Total Surplus Pupil Spaces	253	254	254	278	290	283	307	289	305	319	310	304	301	303	307		

Review Area Schools not Impacted by New Housing Development

	Projected Housing Growth															Total Net New Units 2032/33	Total Yr. 15 Growth-Related Pupils
	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33		
B1	378	363	364	359	364	365	367	370	365	368	369	369	369	368	367		
B2	463	470	479	460	451	442	434	421	442	444	446	447	448	448	447		
B3	107	114	107	106	108	111	106	112	111	113	114	115	115	115	115		
B4	349	345	357	365	364	372	366	362	366	349	351	353	354	353	352		
B5	429	443	435	440	439	435	438	442	444	437	439	441	441	441	440		
B6	221	205	198	185	178	177	176	169	170	166	166	166	166	166	166		
B7																	
B8																	
B9																	
B10																	
B11																	
B12																	
Totals	1,941	1,940	1,940	1,915	1,904	1,901	1,887	1,905	1,889	1,875	1,884	1,890	1,893	1,891	1,887		
Total Enrolment 1999/2000	1,955																
Total Surplus Pupil Spaces	253	254	254	278	290	283	307	289	305	319	310	304	301	303	307		

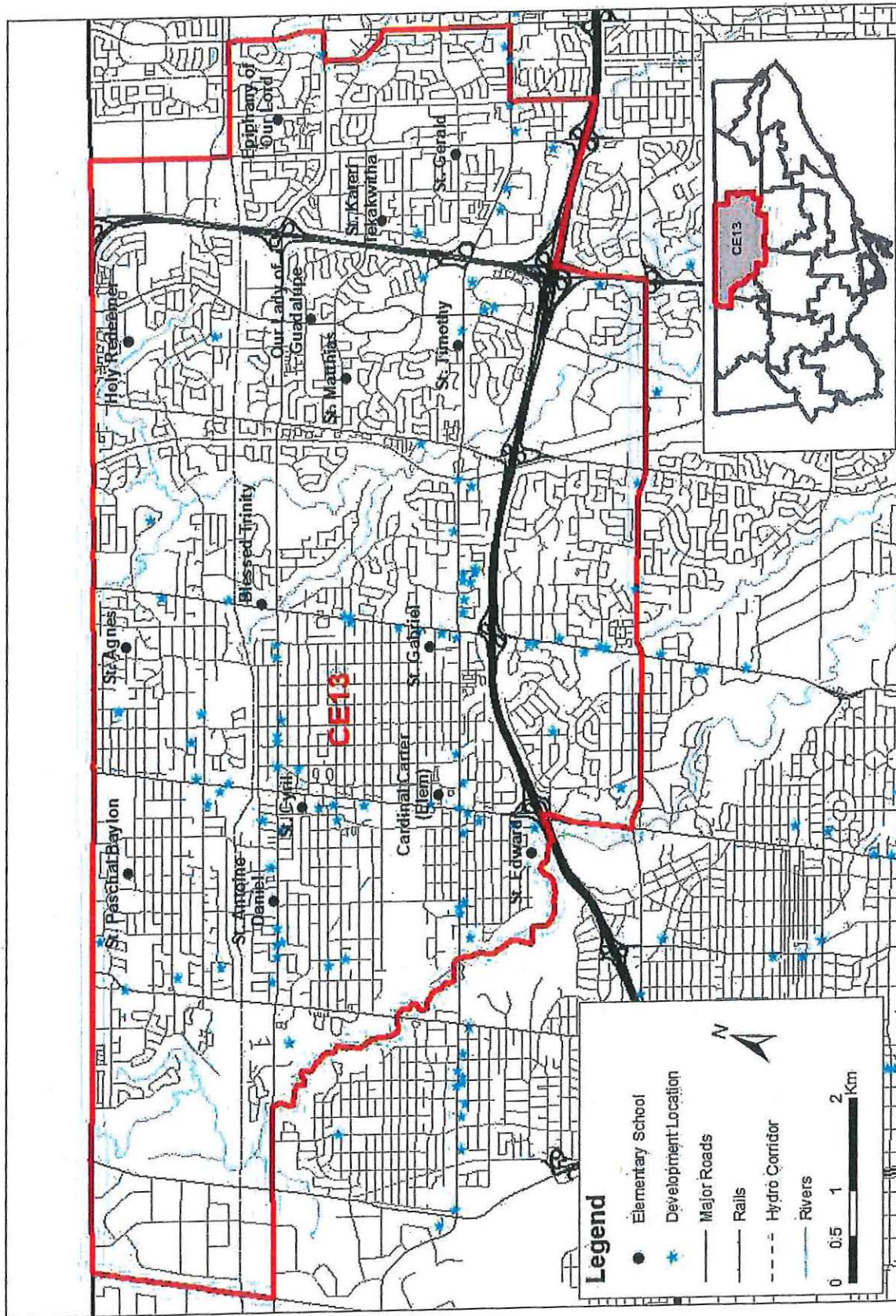
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

	Projected Housing Growth															Total Net New Units 2032/33	Total Yr. 15 Growth-Related Pupils
	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33		
C1	345	345	347	361	368	368	361	358	353	354	358	359	361	360	359		
C2	595	601	610	626	649	649	650	644	638	630	633	636	636	635	634		
C3	4	8	12	16	20	24	28	32	36	40	42	45	55	66	77		
C4																	
C5																	
C6																	
C7																	
C8																	
Totals	944	946	957	987	1,017	1,017	1,011	1,002	991	984	991	995	997	995	993		
Total Enrolment 1999/2000	721																
Total Pupil Spaces Available to Accommodate Growth																	

Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

	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
D Requirements of New Development for Growth Areas (Cumulative)	18	18	27	36	45	53	62	70	78	87	91	96	110	123	137

Review Area Map CE13



Toronto Catholic DSB: Education Development Charges Background Study 2018
Elementary Review Area: CE13

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2018

1. Concord Adex	2. New site east of Yonge St. and south of Cummer Ave. (assumes closure/relocation of St. Cyril), 5799 - 5915 Yonge Street, 46 & 47 Averill Crescent, Toronto (8.71 acres)	Projected Housing Growth	Weighted/Blended Elementary Yield	Total Net New Units 2032/33	Total Yr. 15 Growth-Related Pupils
		204	0.0823	347	29
		242	0.0468	1,013	47
		256	0.0119	14,958	178
			0.0240	12,738	306
			0.0193	29,056	560

Review Area: CE13

Projected Housing Growth	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
Low Density	9	16	16	14	28	45	25	25	9	60	34	16	16	14	16
Medium Density	-	-	1,121	1,121	94	132	-	29	360	7	258	62	71	71	-
High Density - Bachelor & 1 Bedroom	-	-	1,078	1,078	359	518	1,174	1,024	838	897	1,018	1,508	1,166	1,186	1,186
High Density - 2 Bedroom plus	-	-	2,245	2,211	1,992	2,146	2,355	2,172	2,103	2,021	2,291	2,627	2,266	2,191	2,191
A Total Gross Dwelling Units	9	16	2,245	2,211	1,992	2,146	2,355	2,172	2,103	2,021	2,291	2,627	2,266	2,191	2,191

Review Area Schools not impacted by New Housing Development

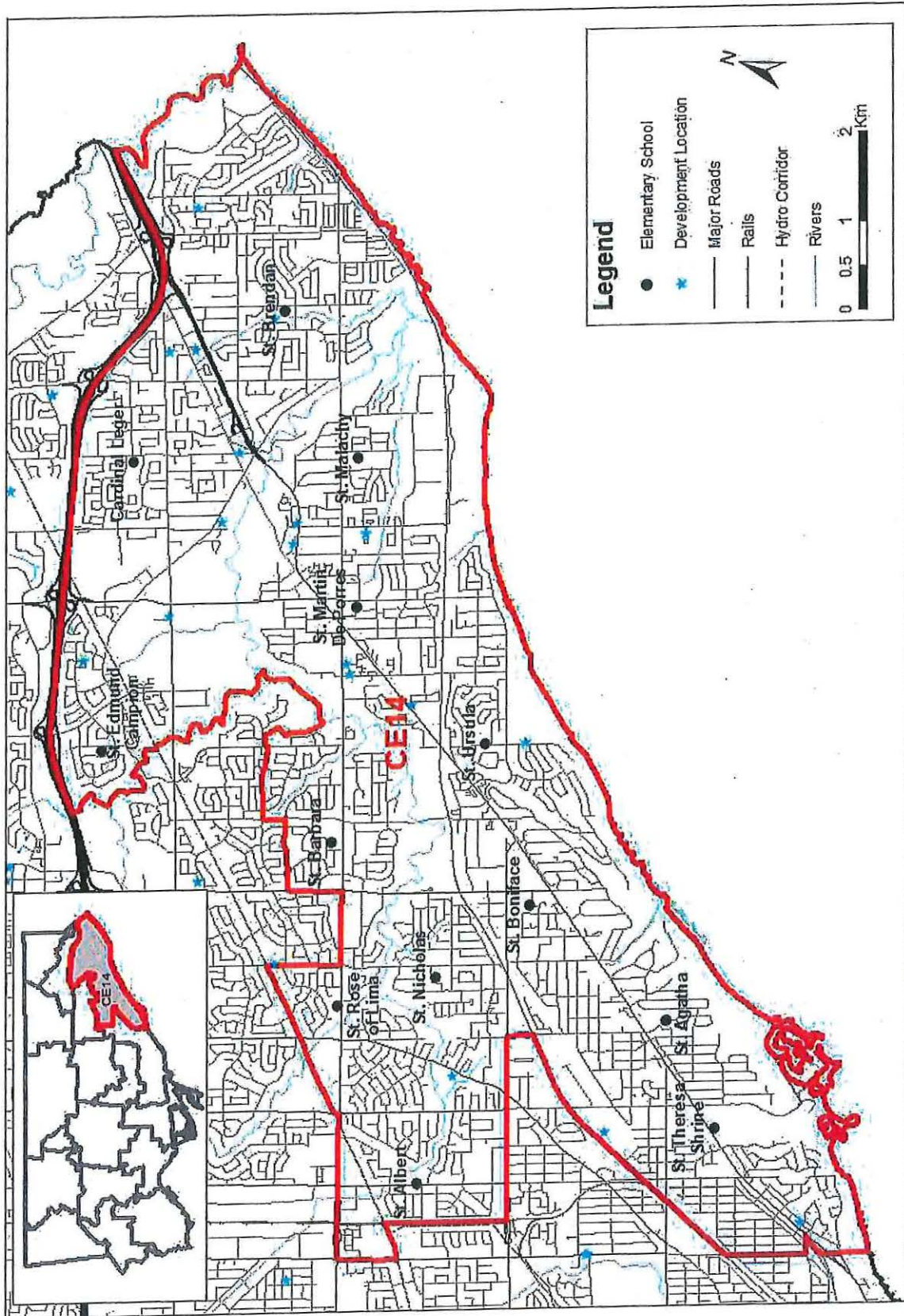
Review Area Schools	OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
B1 BLESSED TRINITY	429	207	204	208	212	212	211	216	213	216	210	211	212	213	214	214	213
B2 CARDINAL CARTER (Elem.)	124	122	122	122	122	122	122	122	122	122	122	122	122	122	122	122	122
B3 EPIPHANY OF OUR LORD ACADEMY	233	168	169	174	177	162	154	161	161	147	152	153	153	153	153	153	153
B4 HOLY REDEEMER	210	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5 OUR LADY OF GUADALUPE	167	163	159	160	159	157	162	160	155	155	161	164	165	165	164	164	164
B6 ST GABRIEL	452	277	258	245	248	250	249	240	243	242	249	249	250	250	251	250	249
B7 ST GERALD (FI)	383	278	284	281	291	285	295	303	293	299	311	314	316	319	321	319	317
B8 ST KATERI TEKAKWITHA	194	243	249	251	254	241	233	225	225	222	216	224	225	224	224	225	225
B9 ST ANTOINE DANIEL	510	396	409	415	430	437	442	443	450	444	442	446	448	450	450	449	449
B10																	
B11																	
B12																	
Totals	2,670	1,856	1,854	1,855	1,893	1,876	1,868	1,871	1,861	1,846	1,863	1,879	1,889	1,897	1,900	1,896	1,891
Total Enrolment 1999/2000	1,817																
Total Surplus Pupil Spaces	814	816	816	815	777	794	802	799	809	824	807	791	781	773	770	774	779

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

Review Area Schools	OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
C1 ST MATTHIAS	222	269	274	269	265	262	250	246	242	237	220	220	221	222	222	222	222
ROND							17	19	31	31	31	31	32	32	32	32	32
C2 ST TIMOTHY (FI)	556	603	611	600	599	594	590	587	591	587	581	584	587	589	589	588	587
ROND									5	12	24	49	58	66	66	73	90
C3 ST EDWARD	458	498	501	510	517	497	485	477	477	465	453	448	450	451	452	452	451
ROND																	
C4 ST CYRIL (FI)	280	336	348	351	360	365	373	375	378	382	382	382	384	384	385	385	384
ROND																	
C5 ST PASCHAL BAYLON	701	705	700	682	683	669	679	665	684	682	668	674	677	680	680	679	678
ROND																	
C6 ST AGNES	236	256	257	298	296	293	297	289	275	291	277	288	289	291	292	292	291
ROND																	
C7																	
ROND																	
C8																	
ROND																	
Totals	2,453	2,707	2,731	2,709	2,714	2,679	2,673	2,659	2,651	2,643	2,581	2,595	2,608	2,616	2,619	2,617	2,612
Total Enrolment 1999/2000	1,527																
Total Pupil Spaces Available to Accommodate Growth																	
Requirements of New Development for Growth Areas (Cumulative)																	
D																	
Requirements of New Development for Growth Areas (Cumulative)																	
Total Enrolment 1999/2000																	
Total Pupil Spaces Available to Accommodate Growth																	
Requirements of New Development for Growth Areas (Cumulative)																	
D																	

Note: The board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

Review Area Map CE14



Toronto Catholic DSB: Education Development Charges Background Study 2018
Elementary Review Area: CE14

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2018

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total Net New Units 2032/33	Total Yr. 15 Growth-related Pupils
Low Density	0.1496	562	84
Medium Density	0.1421	505	72
High Density - Bachelor & 1 Bedroom	0.0148	666	10
High Density - 2 Bedroom plus	0.0945	579	55
Total Gross Dwelling Units	0.0953	2,312	220

1. Port Union site previously acquired with EDC funds	Total NGRPP	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
Low Density	169	37	45	42	41	88	89	33	18	15	30	27	28	27	19	22
Medium Density						38	38				113	113	112		64	27
High Density - Bachelor & 1 Bedroom		70	69	40	40				82	82	9	9	8	3	86	86
High Density - 2 Bedroom plus		56	55	90	89	8	6	47	44	44	15	15	14	9		
Total Gross Dwelling Units		163	169	172	170	135	133	162	144	138	167	164	162	129	169	135

Review Area: CE14

Projected Housing Growth

OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
B1 CARDINAL LEGER (FI)	459	352	348	359	369	376	395	407	414	437	444	446	448	448	448	447
B2 ST AGATHA (FI)	463	463	463	463	463	471	476	483	489	498	491	493	495	494	494	492
B3 ST ALBERT	436	433	427	416	427	421	419	408	412	415	422	424	426	427	425	425
B4 ST BARBARA	309	298	280	283	278	272	268	264	258	259	263	265	266	266	266	265
B5 ST BONIFACE	350	329	305	308	304	297	291	286	295	302	307	309	310	310	310	309
B6 ST MALACHY	361	282	275	274	260	261	267	265	266	261	262	262	264	264	264	264
B7 ST NICHOLAS	348	361	362	347	353	352	361	348	348	353	360	361	362	362	362	361
B8 ST THERESA SHRINE	429	199	196	201	194	192	192	193	188	182	189	190	191	192	192	191
B9																
B10																
B11																
B12																
Totals	3,480	2,737	2,656	2,649	2,653	2,642	2,669	2,665	2,670	2,697	2,738	2,750	2,761	2,763	2,760	2,753
Total Enrolment 1999/2000	3,046															
Total Surplus Pupil Spaces	743	767	824	831	827	838	811	815	810	783	742	730	719	717	720	727

Review Area Schools not Impacted by New Housing Development

Review Area Schools

OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
C1 ST LURSUJA	254	244	245	244	246	255	255	255	250	253	258	259	260	260	260	260
C2 ST BRENDAN	450	546	537	534	534	525	522	517	521	521	522	524	527	528	527	526
C3 ST EDMUND CAMPION	235	260	266	272	264	267	264	267	265	262	261	262	263	263	263	263
C4 ST ROSE OF LIMA	487	468	476	493	498	496	496	493	496	496	496	496	501	502	502	501
C5 ST MARTIN DE PORRES (FI)	300	331	341	347	357	352	342	340	350	355	345	345	346	348	348	347
C6 ROND																
C7 ROND																
C8 ROND																
Totals	1,727	1,849	1,871	1,880	1,889	1,894	1,878	1,873	1,882	1,867	1,880	1,889	1,897	1,901	1,900	1,896
Total Enrolment 1999/2000	2,042															
Total Pupil Spaces Available to Accommodate Growth																

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

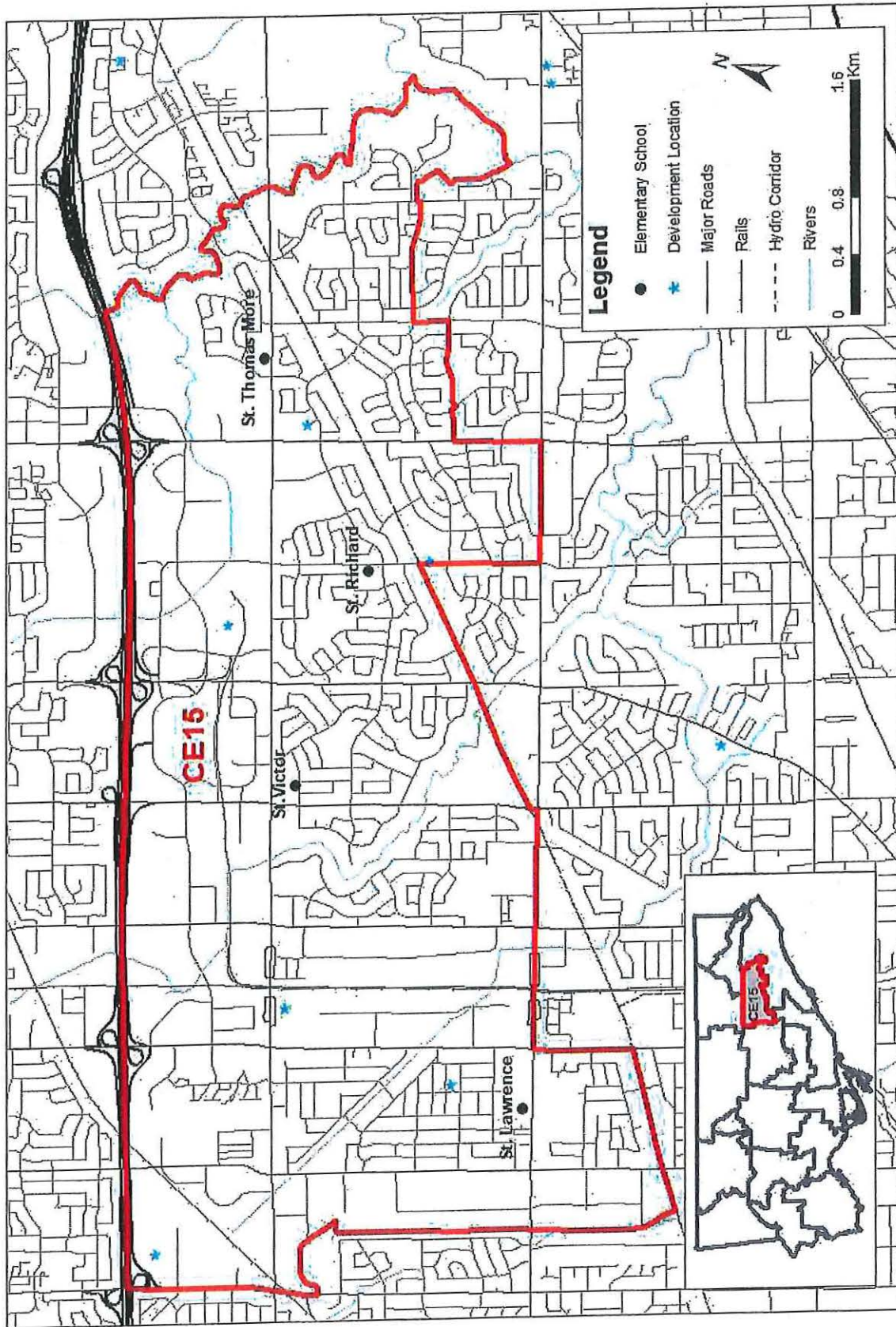
OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
C1 ST LURSUJA	254	244	245	244	246	255	255	255	250	253	258	259	260	260	260	260
C2 ST BRENDAN	450	546	537	534	534	525	522	517	521	521	522	524	527	528	527	526
C3 ST EDMUND CAMPION	235	260	266	272	264	267	264	267	265	262	261	262	263	263	263	263
C4 ST ROSE OF LIMA	487	468	476	493	498	496	496	493	496	496	496	496	501	502	502	501
C5 ST MARTIN DE PORRES (FI)	300	331	341	347	357	352	342	340	350	355	345	345	346	348	348	347
C6 ROND																
C7 ROND																
C8 ROND																
Totals	1,727	1,849	1,871	1,880	1,889	1,894	1,878	1,873	1,882	1,867	1,880	1,889	1,897	1,901	1,900	1,896
Total Enrolment 1999/2000	2,042															
Total Pupil Spaces Available to Accommodate Growth																

Requirements of New Development for Growth Areas (Cumulative)

Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
30	37	44	51	56	60	64	68	80	88	91	91	91	91	91

Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

Review Area Map CE15



Toronto Catholic DSB: Education Development Charges Background Study 2018
Elementary Review Area: CE15

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2018

	Total NGRPP	Weighted/ Blended Elementary Yield	Total Net Growth-related Pupils
1. No growth-related needs		0.0405	62
2.		0.0900	91
3.		0.0130	2,966
4.		0.0299	3,522
		0.0293	6,541

Projected Housing Growth	Total Gross Dwelling Units														
	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
Low Density	6	6	-	4	8	10	3	-	3	6	6	-	6	-	4
Medium Density	260	259	212	212	211	191	191	191	191	191	190	190	190	239	238
High Density - Bachelor & 1 Bedroom	213	211	294	293	293	174	261	261	259	259	259	259	86	200	200
High Density - 2 Bedroom plus	479	476	506	509	512	375	455	452	453	456	449	449	183	439	442
A. Total Gross Dwelling Units															

Review Area Schools not Impacted by New Housing Development

Review Area Schools	OTG Capacity	Current 2017/18	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
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
B1 ST LAWRENCE	406	454	447	442	439	435	431	437	441	447	453	444	447	450	450	449	448
B2 ST RICHARD (FI)	412	409	394	400	382	378	362	362	377	376	368	375	377	378	378	378	378
B3 ST THOMAS MORE	492	290	266	274	263	263	265	263	266	268	270	272	274	275	276	276	275
B4 ST VICTOR	464	322	323	319	302	302	298	301	303	302	302	300	301	302	302	302	302
B5																	
B6																	
B7																	
B8																	
B9																	
B10																	
B11																	
B12																	
Totals	1,774	1,475	1,406	1,383	1,372	1,363	1,366	1,364	1,368	1,373	1,373	1,392	1,399	1,405	1,405	1,405	1,403
Total Enrolment 1999/2000	1,284																
Total Surplus Pupil Spaces		299	319	338	368	391	402	391	388	380	402	382	375	370	368	369	371

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

Review Area Schools	OTG Capacity	Current 2017/18	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
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
C1 ROND																	
C2 ROND																	
C3 ROND																	
C4 ROND																	
C5 ROND																	
C6 ROND																	
C7 ROND																	
C8 ROND																	
Totals																	
Total Enrolment 1999/2000																	
Total Pupil Spaces Available to Accommodate Growth																	

D Requirements of New Development for Growth Areas (Cumulative)

Requirements of New Development for Growth Areas (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

Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

Review Area Map CE16



Toronto Catholic DSB: Education Development Charges Background Study 2018
Elementary Review Area: CE16

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2018

		Projected Housing Growth														Total Net Growth-related Pupils	
		Total NGRPP															
		Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33	Total Yr. 15 Growth-related Pupils
1.	No growth-related needs	6	94	-	94	10	5	10	7	7	11	9	-	9	-	90	3
2.		-	-	-	-	65	64	64	100	99	99	99	99	99	99	342	22
3.		-	-	-	-	53	53	53	47	47	46	46	46	47	47	845	6
4.		-	100	94	98	128	122	127	154	152	156	145	145	130	590	25	
Total Gross Dwelling Units																1,808	57

Review Area: CE16

Review Area Schools not Impacted by New Housing Development

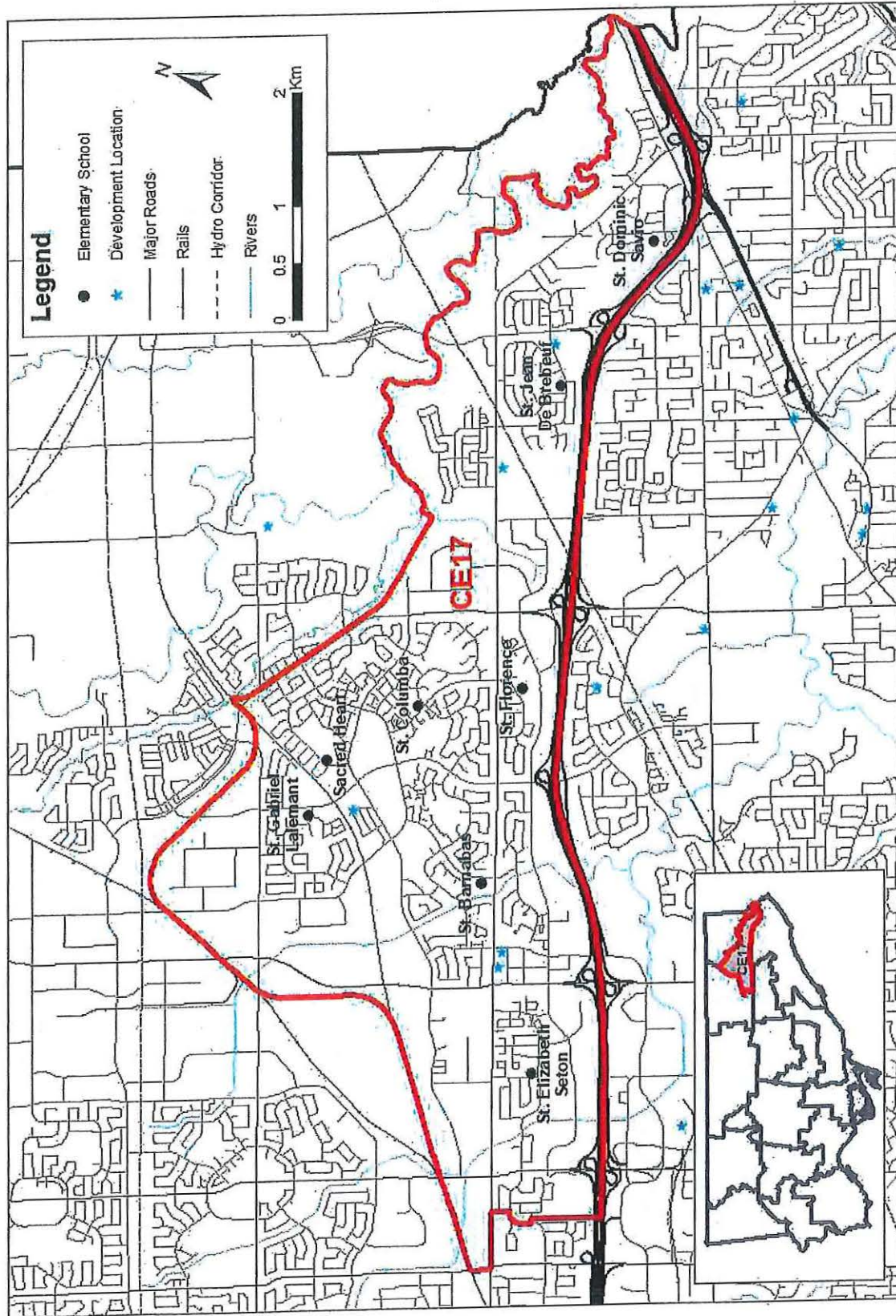
Review Area Schools	OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
B1 Francis Ullermann (Elementary)	469	440	442	447	454	469	467	488	495	494	477	476	479	481	481	482	481
B2 HOLY SPIRIT	282	266	263	263	252	252	245	251	253	253	254	252	254	255	257	257	256
B3 OUR LADY OF GRACE (FI)	323	302	283	278	283	277	279	270	273	269	266	275	277	278	279	279	278
B4 PRINCE OF PEACE	406	277	281	282	283	277	279	270	273	269	266	275	277	278	279	279	278
B5 ST AIDAN	150	87	86	80	80	84	82	84	83	80	81	82	82	82	82	82	82
B6 ST BARTHOLOMEW	386	253	236	225	212	209	196	192	192	196	198	196	197	198	198	198	197
B7 ST HENRY	194	116	113	105	105	105	104	103	105	106	106	108	108	109	109	109	109
B8 ST IGNATIUS LOYOLA	205	100	101	102	95	95	95	95	94	96	98	94	94	94	94	94	94
B9 ST MARGUERITE BOURGEOYS	242	56	54	45	41	37	36	36	36	36	37	38	38	38	38	38	38
B10 ST RENE GOUPIL	164	181	176	168	163	164	164	159	158	156	164	161	162	163	163	163	163
B11 ST SYLVESTER	306	120	112	100	97	87	88	87	88	91	93	92	92	93	93	93	93
B12 THE DIVINE INFANT	3,127	2,203	2,146	2,095	2,074	2,033	2,008	2,010	2,010	2,010	2,004	2,021	2,030	2,058	2,042	2,043	2,039
Totals	2,879	924	1,032	1,084	1,094	1,117	1,119	1,117	1,117	1,117	1,123	1,106	1,097	1,089	1,085	1,085	1,089

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

Review Area Schools	OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
C1 ROND																	
C2 ROND																	
C3 ROND																	
C4 ROND																	
C5 ROND																	
C6 ROND																	
C7 ROND																	
C8 ROND																	
Totals																	
Total Enrolment 1999/2000																	
Total Pupil Spaces Available to Accommodate Growth																	
Requirements of New Development for Growth Areas (Cumulative)																	

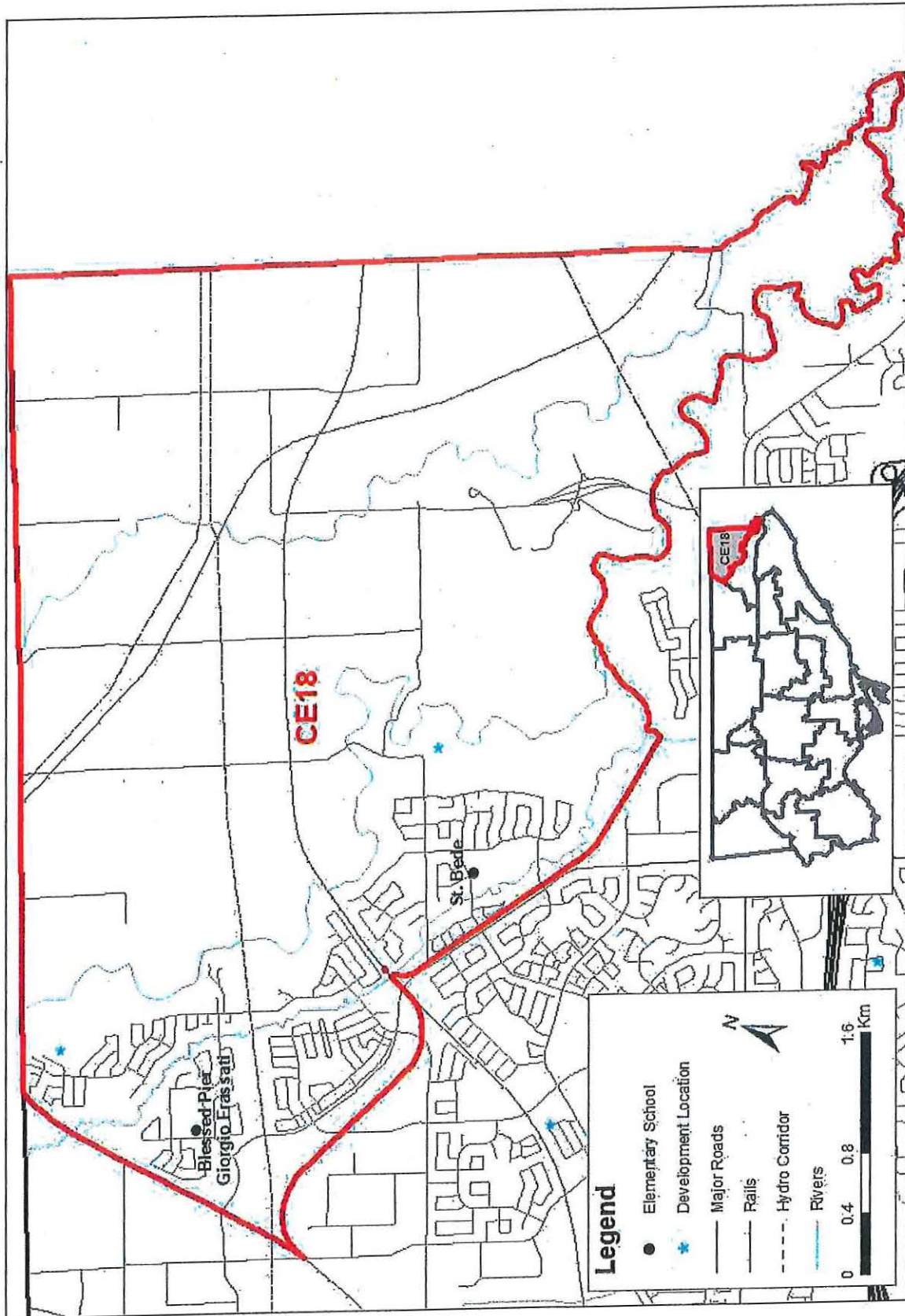
Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

Review Area Map CE17



Toronto Catholic DSB: Education Development Charges Background Study 2018
Elementary Review Area: CE17

Review Area Map CE18



Toronto Catholic DSB: Education Development Charges Background Study 2018
Elementary Review Area: CE18

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2018

	Total NGRPP	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33	Total Yr. 15 Growth- related Pupils
1. No growth-related needs																	
2.																	
3.																	
4.																	

	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
Review Area: CE18															
Projected Housing Growth															
Low Density	8	8	1	1	1	1	1	1	1	1	1	1	1	1	1
Medium Density	12	11	-	-	-	-	-	-	-	-	-	-	-	-	-
High Density - Bachelor & 1 Bedroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High Density - 2 Bedroom plus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A. Total Gross Dwelling Units	20	19	1	1	1	1	1	1	1	1	1	1	1	1	1

Review Area Schools not Impacted by New Housing Development

	OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
Review Area Schools																	
B1. BLESSED PIER GEORGIO FRASSATI (F)(C)	490	333	345	362	382	401	408	410	411	415	417	424	427	428	429	428	427
B2. ST BEDE(400)	429	138	129	114	105	104	99	94	93	91	94	96	96	96	96	96	96
B3																	
B4																	
B5																	
B6																	
B7																	
B8																	
B9																	
B10																	
B11																	
B12																	
Totals	919	471	475	475	487	506	507	504	504	508	511	520	523	524	525	524	523
Total Enrolment 1999/2000	258																
Total Surplus Pupil Spaces		448	444	444	432	414	412	415	415	411	408	399	396	395	394	395	396

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

	OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
C1. ROND																	
C2. ROND																	
C3. ROND																	
C4. ROND																	
C5. ROND																	
C6. ROND																	
C7. ROND																	
C8. ROND																	
Totals																	
Total Enrolment 1999/2000																	
Total Pupil Spaces Available to Accommodate Growth																	

D Requirements of New Development for Growth Areas (Cumulative)

	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
Requirements of New Development for Growth Areas (Cumulative)															

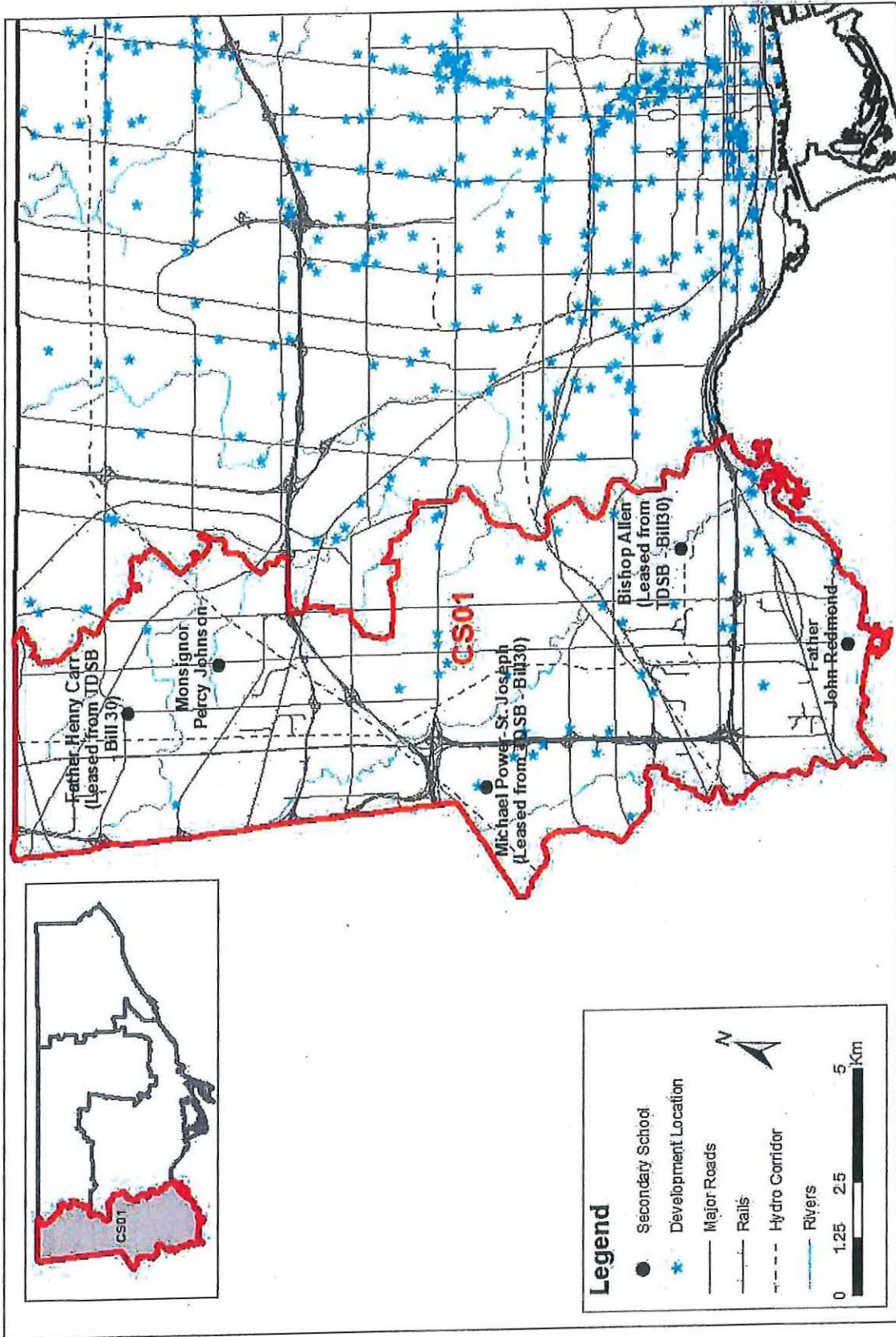
Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

Form G - Growth-related Elementary Net Education Lands Costs

Review Area	Description of Growth-related Site Acquisition Needs	Site Status	Proposed Year of Acquisition	Includes Underground Parking Costs		Total # of Acres Required	EDC Eligible Acres	Cost per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Site Preparation Escalation Costs	Financing Costs	Total Education Land Costs
				NGRPP Requirements	Proposed School Capacity									
CE01	Dundas St/Royal York Central Esplanade site (270 The Kingsway - Humberdown Shopping Centre)	TBA/Pod	2019	588.3	495	100%	5.50	\$ 5,950,000	\$ 32,175,000	\$ 4,197,592	\$ 1,930,500	\$ 389,230	\$ 231,468	\$ 38,923,790
CE01	Mimico 2020 site (2150 Lakeshore Blvd. West - former Christa site)	TBA/Pod	2021	277.1	277.1	100%	3.00	\$ 9,750,000	\$ 29,250,000	\$ 2,315,403	\$ 5,597,218	\$ 368,783	\$ 224,464	\$ 37,145,668
CE01	Hwy 427 east development area (5 Redcar Ave.)	TBA/Pod	2022	32.8	32.8	100%	0.50	\$ 6,550,000	\$ 3,275,000	\$ 337,245	\$ 659,612	\$ -	\$ 27,143	\$ 4,564,443
CE01	Holy Angels - 692 Islington Ave. (Rosen Corp) (3.92 acres previously acquired - total acreage 4.21 acres)	PSA	2018	23.6	23.6	100%	0.29	\$ 7,423,074	\$ 2,152,691	\$ 128,440	\$ -	\$ 7,700	\$ 13,660	\$ 2,900,512
CE02	Eglinton site (fmr Buttonwood PS (100 Allenhurst Drive, to be acquired from TDSB) (ess same site cannot be severed to reduce to 4.5 acre standard)	Under Agreement	2019	446.1	400	100%	5.99	\$ 4,150,000	\$ 24,817,000	\$ 2,607,280	\$ 1,469,020	\$ 241,785	\$ 174,414	\$ 29,239,479
CE05	James Cullinan St, Cecilia St, Plus X and St. Matthew solution (Rockcliff Court)	TBA/Pod	2020	600.9	525	100%	7.39	\$ 4,500,000	\$ 33,255,000	\$ 5,130,688	\$ 4,110,318	\$ 643,947	\$ 253,075	\$ 43,596,028
CE05	Nelson Boyle/155 Falstaff Ave. (fmr TDSB site)	Under Agreement	2018	510.7	495	100%	7.81	\$ 3,850,000	\$ 30,068,500	\$ 5,204,742	\$ -	\$ 316,989	\$ 212,911	\$ 35,803,122
CE05	St. John the Evangelist, 34 Fern Ave., 44 & 46 King Street (0.31 acres previously acquired - total acreage to be acquired 0.69 acres)	Under Agreement	2018	226.8	226.8	100%	0.38	\$ 2,437,133	\$ 926,111	\$ 165,890	\$ -	\$ 10,090	\$ 6,592	\$ 1,108,472
CE06	Replacement/expansion of St. Jude (3251 Weston Rd.)	TBA	2025	218.1	218.1	100%	2.50	\$ 3,750,000	\$ 9,375,000	\$ 1,090,000	\$ 3,170,865	\$ 332,203	\$ 86,591	\$ 14,051,523
CE06	New Downsview site (east of Keele St.)	TBA	2029	513.5	472	100%	5.00	\$ 3,250,000	\$ 16,250,000	\$ 2,180,000	\$ 5,495,186	\$ 1,021,403	\$ 149,243	\$ 25,088,912
CE07	New Yonge corridor site south of St. Clair near David Balfour Park	TBA/Pod	2024	349.4	349.4	100%	3.50	\$ 21,300,000	\$ 74,550,000	\$ 2,796,251	\$ 25,214,717	\$ 745,956	\$ 618,011	\$ 103,924,935
CE07	New Yonge corridor site south of Bloor Street near Bay and Wellesley - 95 St. Joseph	TBA/Pod	2023	349.4	349.4	100%	3.50	\$ 32,700,000	\$ 114,450,000	\$ 2,796,251	\$ 38,705,917	\$ 642,785	\$ 996,619	\$ 157,535,772
CE07	West Donlands/Portlands site (69, 77 and 185 Eastern Ave. (proposed JK-12 elementary portion only)	TBA/Pod	2030	82.94	350	24%	1.00	\$ 23,750,000	\$ 23,750,000	\$ 737,530	\$ 8,032,857	\$ 378,050	\$ 156,808	\$ 33,095,245
CE07	Duke of York site preparation costs only	Owned	2026	174.86	375	47%	2.00	\$ -	\$ -	\$ 1,507,707	\$ -	\$ 518,525	\$ 12,121	\$ 2,038,353
CE08	Acquire Baycrest PS from TDSB (145 Baycrest Ave.) demolish existing school and construct new school	Owned	2019	628.4	630	100%	5.40	\$ 4,500,000	\$ 24,300,000	\$ 2,354,400	\$ 1,458,000	\$ 218,316	\$ 169,482	\$ 28,500,188
CE08	Yonge Street north of Eglinton Ave. (174 Orchard View Blvd)	TBA/Pod	2026	485.6	400	100%	5.00	\$ 31,500,000	\$ 157,500,000	\$ 3,634,208	\$ 53,270,528	\$ 1,249,864	\$ 1,290,107	\$ 216,944,707
CE08	St. Norbert site expansion 77779 Plover Rd.	Under Agreement	2018	35.52	35.52	100%	0.24	\$ 7,940,107	\$ 1,905,626	\$ 104,640	\$ -	\$ 6,373	\$ 12,064	\$ 2,028,703
CE11	New site Woodbine & O'Connor (redevelopment with TDSB at 401 Cedarvale Ave.)	TBA/Pod	2030	-	400	94%	3.76	\$ 6,250,000	\$ 23,525,000	\$ 3,009,514	\$ 7,865,757	\$ 1,542,646	\$ 215,585	\$ 36,249,482
CE12	New site in Thorncliffe Park (127 Vandenhoeff Ave.)	TBA/Pod	2025	166.8	400	42%	1.73	\$ 8,500,000	\$ 14,705,000	\$ 1,360,685	\$ 4,973,607	\$ 414,700	\$ 128,344	\$ 21,592,336
CE13	Sheppard Ave. Concord Axiex (fmr Cdn. Tire site)	Under Agreement	2019	204	204	100%	4.00	\$ 12,000,000	\$ 48,000,000	\$ 2,485,646	\$ 2,880,000	\$ 230,487	\$ 320,627	\$ 53,916,760
CE13	New site east of Yonge St. and south of Cummer Ave. (5798-5915 Yonge Street)	TBA/Pod	2020	241.9	241.9	100%	2.50	\$ 23,250,000	\$ 59,125,000	\$ 1,895,432	\$ 7,184,250	\$ 247,181	\$ 403,959	\$ 67,259,822
CE13	St. Anthony Daniel (UG parking and site preparation costs to expand site playground for increased OTC)	Owned	2019	256.1	510	100%	2.50	\$ -	\$ -	\$ 2,944,115	\$ -	\$ 272,999	\$ 19,246	\$ 3,236,360
Total Elementary Education Land Costs														
\$ 49,055,499 \$ 172,324,332 \$ 9,985,415 \$ 5,704,705 \$ 959,304,618 73.5 85.3 6,771 7,382														

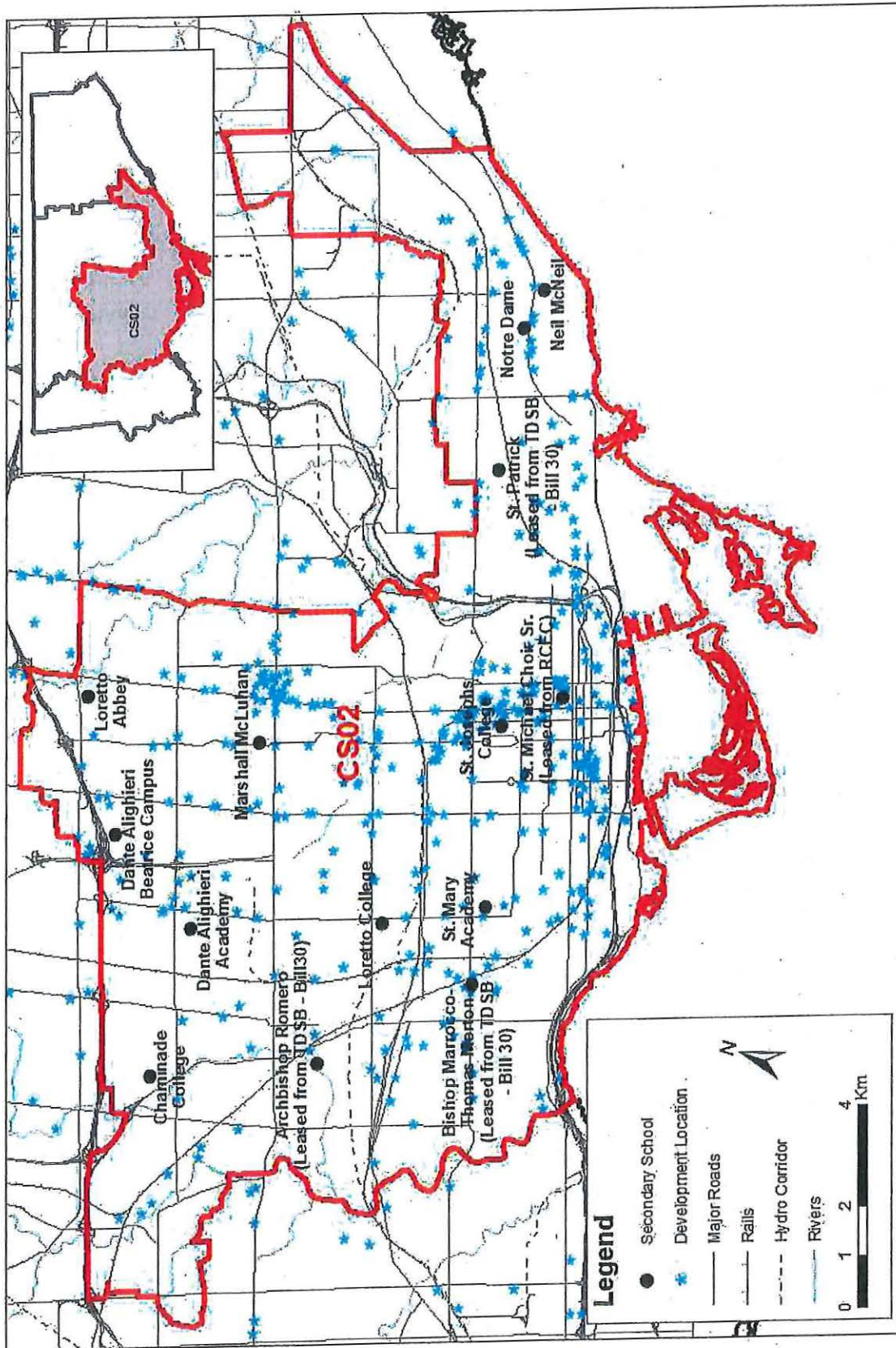
SECONDARY REVIEW AREAS

Review Area Map CS01



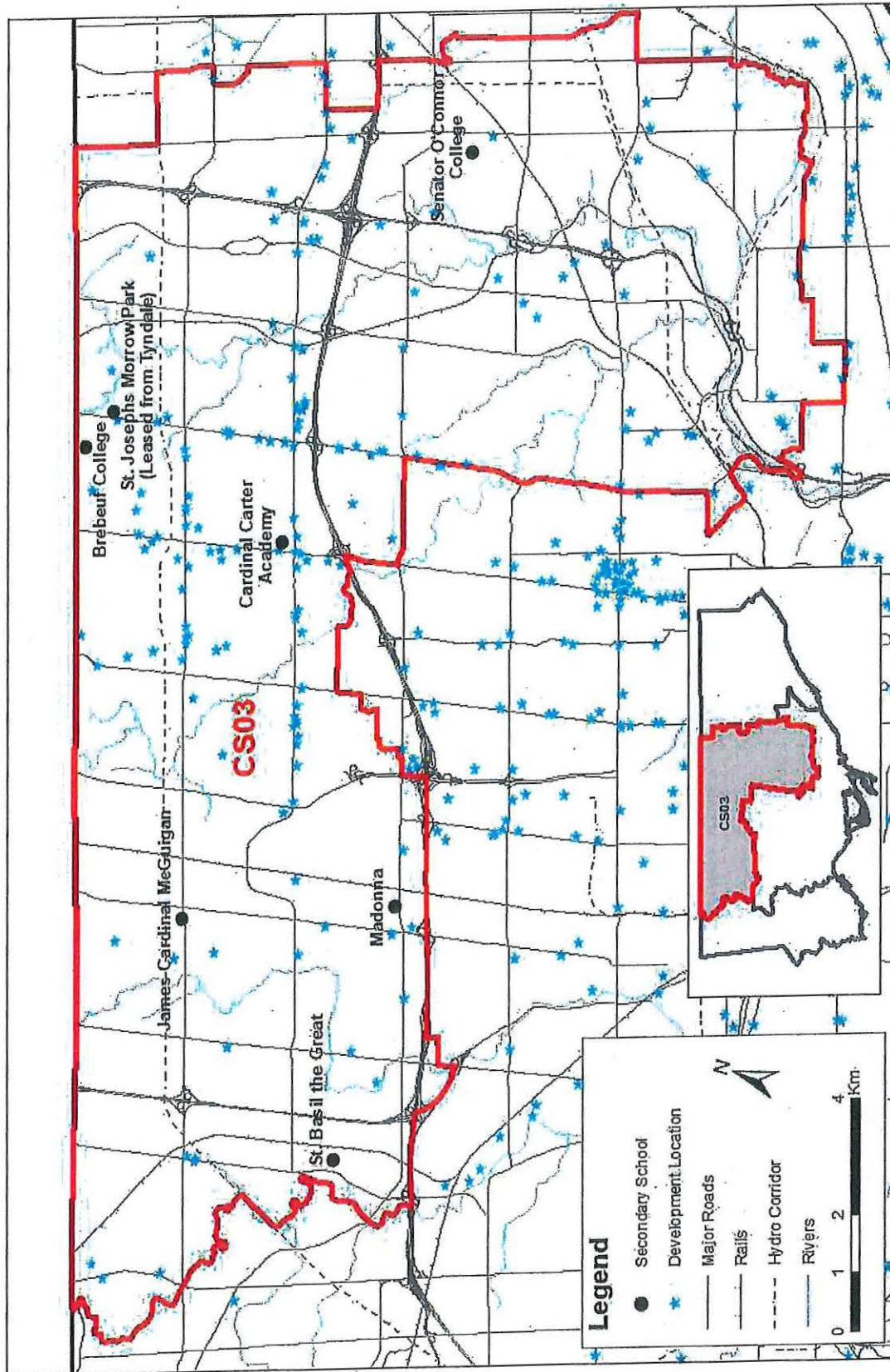
Toronto Catholic DSB: Education Development Charges Background Study 2018
Secondary Review Area: CS01

Review Area Map CS02



Toronto Catholic DSB: Education Development Changes Background Study 2018
 Secondary Review Area: CS02

Review Area Map CS03



Toronto Catholic DSB: Education Development Changes Background Study 2018
Secondary Review Area: CS03

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2018

	Total NGRPP	Projected Housing Growth	Weighted/ Blended Elementary Yield	Total Net New Units 2032/33	Total Yr. 15 Growth-related Pupils
1. New St. Joseph Morrow Park on Cummer Ave.	1.166	Low Density	0.0336	1,062	36
2.		Medium Density	0.0339	2,295	78
3.		High Density - Bachelor & 1 Bedroom	0.0107	25,021	268
4.		High Density - 2 Bedroom plus	0.0197	21,922	431
		Total Gross Dwelling Units	0.0162	50,300	813

Review Area: CS03

Year	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
Projected Housing Growth	35	55	72	42	85	101	107	101	75	131	32	55	40	67	69
Low Density	41	134	39	34	130	205	339	169	209	366	61	421	164	173	15
Medium Density	838	507	1,646	1,678	2,085	1,762	1,685	1,685	1,419	1,716	2,152	1,778	1,995	1,853	1,870
High Density - Bachelor & 1 Bedroom	525	573	1,739	1,890	1,124	1,202	1,788	1,664	1,863	1,406	1,695	1,658	1,707	1,592	1,556
High Density - 2 Bedroom plus	1,439	1,270	3,490	3,584	3,425	3,544	3,796	3,620	3,566	3,619	3,940	3,912	3,906	3,685	3,504
Total Gross Dwelling Units															

Review Area Schools not Impacted by New Housing Development

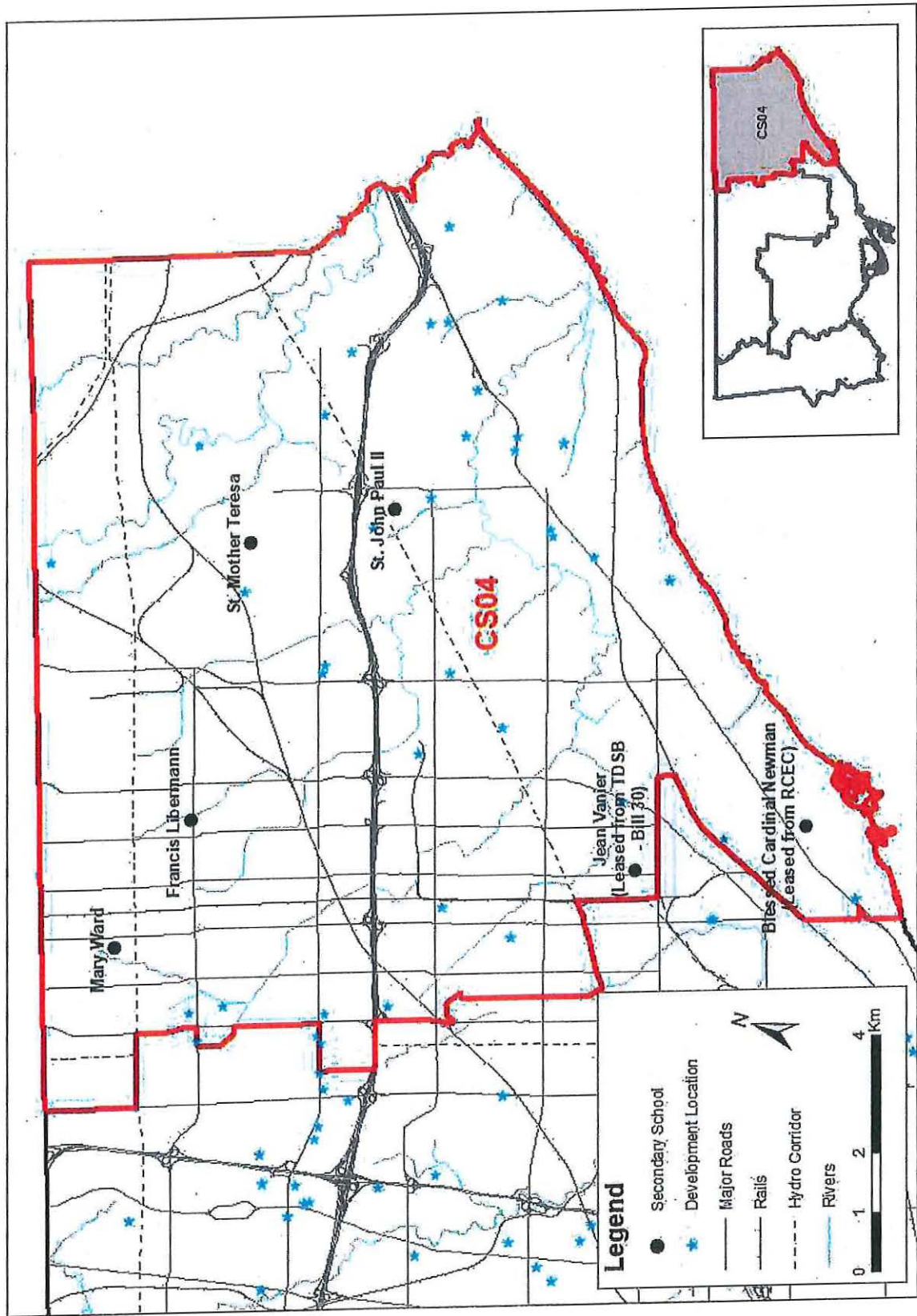
Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
OTG Capacity	987	829	812	737	746	776	779	756	742	740	716	701	710	707	716
Current 2017/18	829	812	737	738	746	776	779	756	742	740	716	701	710	707	716
JAMES CARDINAL McGUIGAN															
Totals															
Total Enrolment 1999/2000	638	158	175	250	241	212	208	232	245	247	271	285	277	280	271
Total Surplus Pupil Spaces															

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

Year	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
OTG Capacity	690	759	712	693	719	719	710	706	710	712	713	705	703	697	706
Current 2017/18	759	700	676	693	709	719	710	706	710	712	713	705	703	697	706
IMADONNA															
BREBEUF COLLEGE	961	918	944	947	950	957	961	941	965	929	916	901	867	878	889
SENATOR O'CONNOR	1,419	1,427	1,363	1,296	1,314	1,313	1,350	1,365	1,411	1,452	1,422	1,435	1,403	1,401	1,420
CARDINAL CARTER	255	643	642	631	627	625	622	617	620	612	608	603	597	600	603
ST JOSEPH MORROW PARK (Leased from Tyndale College)	478	478	424	419	417	420	425	416	427	406	403	392	376	385	390
ST BASIL THE GREAT	1,311	1,283	1,267	1,308	1,374	1,402	1,369	1,367	1,387	1,366	1,371	1,365	1,362	1,374	1,392
Totals															
Total Enrolment 1999/2000	3,917	5,567	5,447	5,313	5,384	5,435	5,436	5,411	5,519	5,477	5,431	5,402	5,308	5,334	5,399
Total Pupil Spaces Available to Accommodate Growth	4,287														
Requirements for Growth Areas (Cumulative)	137	169	213	264	312	366	419	466	511	568	630	672	716	760	813

Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

Review Area Map CS04



Toronto Catholic DSB: Education Development Changes Background Study 2018

Secondary Review Area: CS04

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2018

1. Board has acquired the Mattamy/MS asphalt site (9.9 acres), north of Hwy 401 and previously funded through EDC account	Total NGRPP	Projected Housing Growth															Total Yr. 15 Growth-related Pupils
		Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33	
2. Blessed Cardinal Newman site expansion previously funded through EDC account	0																64
3. High Density - Bachelor & 1 Bedroom	576																113
4. High Density - 2 Bedroom plus																	233
Total Gross Dwelling Units																	197
Total Gross Dwelling Units																	607

Review Area: CS04

Projected Housing Growth	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
Low Density	51	77	43	54	113	105	47	32	36	48	53	29	49	20	43
Medium Density	12	105	196	144	77	76	-	-	-	113	113	112	112	84	46
High Density - Bachelor & 1 Bedroom	432	429	252	252	276	255	337	373	417	343	383	382	97	417	376
High Density - 2 Bedroom plus	376	370	384	382	354	233	361	352	439	358	447	444	265	280	246
Total Gross Dwelling Units	871	981	875	832	820	669	745	757	892	902	956	967	523	801	711

Review Area Schools not Impacted by New Housing Development

Review Area Schools	OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
B1. MARY WARD	826	1,067	1,055	1,037	1,027	1,020	1,091	1,003	999	965	952	922	902	885	863	889	900
ST MOTHER TERESA CATHOLIC	984	449	384	340	338	338	356	356	345	347	385	298	286	280	282	299	308
B2. ACADEMY	518	922	930	923	908	897	892	870	857	856	819	789	770	756	735	756	766
B3. FRANCIS LIBERMANN																	
B4																	
B5																	
B6																	
B7																	
B8																	
B9																	
B10																	
B11																	
B12																	
Totals	2,428	2,438	2,379	2,314	2,276	2,255	2,261	2,229	2,201	2,149	2,105	2,008	1,957	1,921	1,883	1,944	1,968
Total Enrollment 1999/2000			50	114	152	173	167	199	227	279	323	420	471	507	545	484	460
Total Surplus Pupil Spaces																	

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

Review Area Schools	OTG Capacity	Current 2017/18	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Year 6 2023/24	Year 7 2024/25	Year 8 2025/26	Year 9 2026/27	Year 10 2027/28	Year 11 2028/29	Year 12 2029/30	Year 13 2030/31	Year 14 2031/32	Year 15 2032/33
C1. BLESSED CARDINAL NEWMAN (Leased from RCEC)		1,094	1,019	1,034	986	1,023	1,022	989	995	987	976	945	922	907	895	934	935
ROND			2	6	23	41	60	70	80	89	98	121	144	166	174	175	176
C2. JEAN VANIER (Leased from TDSB Bill)		934	918	858	875	891	844	813	814	815	796	782	751	749	733	759	769
ROND			5	11	11	11	11	12	12	12	12	12	13	13	21	38	56
C3. ST JOHN PAUL II	1,042	1,351	1,328	1,330	1,306	1,283	1,277	1,249	1,217	1,187	1,169	1,105	1,085	1,065	1,049	1,080	1,095
ROND			25	51	63	76	99	119	135	151	171	187	205	222	227	234	236
C4																	
C5																	
C6																	
C7																	
C8																	
Totals	1,042	3,379	3,265	3,222	3,167	3,136	3,143	3,051	3,027	2,968	2,940	2,833	2,758	2,720	2,678	2,763	2,801
Total Enrollment 1999/2000																	
Total Pupil Spaces Available to Accommodate Growth																	
Requirements of New Development for Growth Areas (Cumulative)																	
Total																	

Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

Form G - Growth-related Secondary Net Education Lands Costs																
Review Area	Description of Growth-related Site Acquisition Needs	Site Status	Proposed Year of Acquisition	Includes Underground Parking Costs				Total # of Acres Required	EDC Eligible Acres	Cost per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Site Preparation Escalation Costs	Financing Costs	Total Education Land Costs
				Proposed School Capacity	NGRPP Requirements	% of Capacity Attributable to NGRPP Requirements										
CS01	New secondary site in Central Etobicoke at 15 Trehume Drive.	TBA	2019	4,491	1,280	100%	16.00	16.00	\$ 3,850,000	\$ 61,600,000	\$ 6,976,000	\$ 3,696,000	\$ 646,864	\$ 423,625	\$ 73,342,689	
CS02	Dante Alighieri redevelopment (net of 3.16 acres acquired from Good Shepherd)	Owned	2020	1,168	966	100%	8.86	8.86	\$ 20,945,072	\$ 185,363,865	\$ 7,370,512	\$ 22,910,976	\$ 925,065	\$ 1,258,173	\$ 217,828,611	
CS02	New secondary site near Bay and Wellesley at 74 Wellesley Street West (board owns site)	Under Review	2027	779	630	100%	7.00	7.00	\$ 79,350,000	\$ 555,460,000	\$ 5,342,378	\$ 187,667,397	\$ 2,052,722	\$ 4,361,289	\$ 755,073,786	
CS02	New K-12 school to serve West Donmills/Portlands	TBA	2031	285	294	97%	3.00	3.00	\$ 23,750,000	\$ 71,250,000	\$ 2,346,214	\$ 24,096,572	\$ 1,098,812	\$ 573,999	\$ 99,365,537	
CS03	St. Joseph Morrow Park (acquisition/demolition remaining 8 properties & UG parking)	TBA	2024	1,166	800	100%	0.31	0.31	\$ 6,272,668	\$ 1,923,676	\$ 3,208,416	\$ 660,636	\$ 865,909	\$ 38,667	\$ 6,677,265	
CS04	Blessed Cardinal Newman secondary (site preparation costs only)	Owned	2016	676	1,100	61%	13.00	7.99	\$ -	\$ -	\$ 3,494,274	\$ -	\$ -	\$ 20,242	\$ 3,504,516	
Total Secondary Education Land Costs				8,565	5,050		48.2	48.1		\$875,567,561	\$ 28,726,794	\$ 239,229,561	\$ 5,579,372	\$ 6,675,834	\$ 1,155,793,142	

TORONTO CATHOLIC DISTRICT SCHOOL BOARD
 Education Development Charges Submission 2018
 Form H1 - EDC Calculation - Uniform Residential and Non-Residential

Determination of Total Growth-Related Net Education Land Costs

Total	15-Year Education Land Costs (Form G)	\$ 2,092,760,494
Total	Unfunded Financial Obligations	\$ -
Less	Operating Budget Savings	\$ -
	Alternative Accommodation Arrangements	\$ -
	Positive EDC Account Balance	\$ 1,575,811
Subtotal	Growth-Related Net Education Land Costs	\$ 2,091,184,683
Add	EDC Study Costs	\$ 6,344,000
Total	Growth-Related Net Education Land Costs	\$ 2,097,528,683

<u>Apportionment of Total 15-Year Growth-Related Net Education Land Costs</u>		15-Year Projected GRNELC	Unfunded Financial Obligation	Total GRNELC
Total Growth-Related Net Education Land Costs to be Attributed to Non-Residential Development (Maximum 40%)	25%	\$ 524,382,171	\$ -	\$ 524,382,171
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	75%	\$ 1,573,146,512	\$ -	\$ 1,573,146,512

<u>Calculation of Uniform Residential Charge</u>		15-Year Projected GRNELC	Unfunded Financial Obligation	Total GRNELC
Residential Growth-Related Net Education Land Costs		\$ 1,573,146,512	\$ -	\$ 1,573,146,512
Net New Dwelling Units (Form C)		214,442	-	214,442
Uniform Residential EDC per Dwelling Unit		\$ 7,336	\$ -	\$ 7,336

<u>Calculation of Non-Residential Charge - Use Either Board Determined GFA or Declared Value</u>		15-Year Projected GRNELC	Unfunded Financial Obligation	Total GRNELC
Non-Residential Growth-Related Net Education Land Costs		\$ 524,382,171	\$ -	\$ 524,382,171
GFA Method	Non-Exempt Board-Determined GFA (Form D)	65,345,360	-	65,345,360
	Non-Residential EDC per Square Foot of GFA	\$ 8.02	\$ -	\$ 8.02

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

\$ 12,579,048

Financing costs related to Unfunded Financial Obligation (to be distributed proportionately through EDC Submission Sheets)

\$ -

TORONTO CATHOLIC DISTRICT SCHOOL BOARD

Ontario Ministry of Education

Education Development Charges Submission 2018

Form H2 - EDC Calculation - Differentiated Residential and Non-Residential

Residential Growth-Related Net Education Land Cost

\$ 1,573,146,512

City of Toronto Differentiated Jurisdiction-wide Rate

Determination of Distribution of New Development

Type of Development (Form B)	Net New Units (Form B & C)	15-Year Elementary Pupil Yield (Form E)	Elementary Gross Requirements of New Development	Distribution of Elementary Gross Requirements of New Development	15-Year Secondary Pupil Yield (Form E)	Secondary Gross Requirements of New Development	Distribution of Secondary Gross Requirements of New Development	Total Gross Requirements of New Development	Distribution Factor
Singles and Semi-Detached	3,355	0.129	432	7.32%	0.064	214	6.86%	646	7.16%
Medium Density	8,540	0.069	588	9.96%	0.041	352	11.27%	940	10.41%
Apartments Bachelor and 1 Bedroom	114,288	0.014	1,625	27.53%	0.008	931	29.83%	2,556	28.33%
Apartments - 2 Bedroom or more	88,259	0.037	3,238	55.19%	0.018	1,624	52.04%	4,882	54.10%
Total Units	214,442	0.028	5,904	100.00%	0.015	3,121	100.00%	9,025	100.00%

Jurisdiction-wide Cost per Dwelling Unit

7336

Calculation of Differentiated Charge Based on Pupil Yields per Unit

Type of Development (Form B)	Apportionment of Residential Net Education Land Cost by Development Type	Net New Units	Differentiated Residential EDC per Unit by Development Type
Singles and Semi-Detached	\$112,642,883	3,355	\$ 33,575
Medium Density	\$163,821,389	8,540	\$ 19,183
Apartments Bachelor and 1 Bedroom	\$445,593,850	114,288	\$ 3,859
Apartments - 2 Bedroom or more	\$851,088,390	88,259	\$ 9,643

Total EDC Revenue Generated: \$1,573,146,512

Calculation of Differentiated Charge Based on Persons per Unit

Type of Development (Form B)	Apportionment of Residential Net Education Land Cost by Development Type	Net New Units	Differentiated Residential EDC per Unit by Development Type
Singles and Semi-Detached (3.69 PPU)	\$57,439,544	3,355	\$ 17,121
Medium Density (2.96 PPU)	\$92,102,411	8,540	\$ 10,785
Apartment Units (1.74 PPU)	\$1,423,604,557	202,547	\$ 7,029

Total EDC Revenue Generated: \$1,573,146,512

Appendix B- DRAFT EDC BY-LAW

TORONTO CATHOLIC DISTRICT SCHOOL BOARD

EDUCATION DEVELOPMENT CHARGES BY-LAW 2018 NO. ____

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 and the residential development requires one or more of the actions identified in section 257.54(2) of the Act.
2. The Toronto 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 will experience enrolment growth in the areas of the City of Toronto where it has no sites for new schools or where its existing sites cannot accommodate more students without an addition for which it will require funds for the acquisition of new school sites, expansion of existing school sites, servicing and site preparation of school sites, and other education land costs. The only available funding source for education land costs is education development charges.

The Board notes that without amendments to the Act and its regulations, the Board is legally constrained in its ability to acquire strata fee interests for the purpose of developing new school sites.

4. Section 257.54(4) of the Act provides that an education development charge by-law may apply to the entire area of jurisdiction of a board or only part of it.
5. 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 Ministry of Education for approval, and such approval was given on **[NTD: Ministry Approval]**, 2018 under section 10 of Regulation 20/98.
6. The Board has conducted a review of its education development charge policies and held a public meeting on May 2, 2018, in accordance with section 257.60 of the Act.
7. The estimated average number of secondary school pupils of the Board over the five years immediately following the day this by-law comes into force will exceed the total capacity of the Board to accommodate secondary school pupils throughout its jurisdiction on the day this by-law is passed.
8. The Board has given a copy of the education development charges background study relating to this by-law to the Minister of Education and to each school board having jurisdiction within the area to which this by-law applies in accordance with section 10 of Ont. Reg. 20/98.

9. The Board has therefore complied with conditions prescribed by section 10 of Regulation 20/98.
10. The Board has given notice and held public meetings on May 2, 2018 and June 14, 2018, in accordance with section 257.63(1) of the *Education Act* and permitted any person who attended the public meeting to make representations in respect of the proposed education development charges.
11. The Board has determined in accordance with section 257.63(3) of the Act that no additional public meeting is necessary in respect of this by-law.

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

PART 1 - APPLICATION

Defined Terms

1. In this by-law,
 - a. “Act” means the *Education Act*,
 - b. “area of the by-law” means the City of Toronto resulting from the amalgamation effected on January 1, 1998 under the *City of Toronto Act, 1997* S.O. 1997, c.2;
 - c. “Board” means the Toronto Catholic District School Board;
 - d. “development” means any activity or proposed activity in respect of land that requires one or more of the actions referred to in Sections 5 and 6 of this by-law, and includes redevelopment, expansion, extension or alteration, or any two or more of them, of a use, building or structure, except interior alternations to an existing building or structure which do not intensify the use of the building;
 - e. “dwelling unit” means a room or suite of rooms used, or designed or intended for use by one person or persons living together in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, and shall include, but is not limited to, a dwelling unit or units in an apartment, a secondary dwelling unit, group home, mobile home, duplex, triplex, semi-detached dwelling, single detached dwelling, stacked townhouse and townhouse;
 - f. “education development charge” means charges imposed pursuant to this by-law in accordance with the Act;
 - g. “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).
- h. “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, 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, and
 - B. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- 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;
- 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.
 - o. “secondary dwelling unit” means a dwelling unit, whether contained within a single detached dwelling or a semi-detached dwelling, or ancillary to a single detached dwelling or a semi-detached dwelling, or ancillary to a single detached dwelling or a semi-detached dwelling including but not limited to a coach house, laneway suite or structure constructed above an existing garage or other structure separate from the primary dwelling unit, which:
 - i. comprises an area less than or equal to 33 percent of the gross floor area of the primary dwelling unit; and
 - ii. cannot be conveyed as a separate parcel from the primary dwelling unit.
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 area of the by-law;
 - 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, community college or a college of applied arts and technology established under the *Ministry of Colleges and Universities Act*, or a predecessor statute;
 - v. The Toronto Area Transit Operating Authority ("GO Transit");
 - vi. a cemetery or burying ground that is exempt from taxation under section 3 of the *Assessment Act*;
 - vii. non-residential uses permitted under 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 9 and 10, 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 50 of the *Condominium Act*; 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 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.

6.

(1) In accordance with the Act and this by-law, and subject to sections 12 and 13 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 50 of the *Condominium Act*; 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 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.

- 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.

Residential Education Development Charges

- 8. Subject to the provisions of this by-law, the Board hereby imposes an education development charge of **\$7,336.00** 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

- 9. 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

10.

(1) An education development charge under section 8 shall not be imposed with respect to the replacement, on the same site, of a dwelling unit that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it uninhabitable.

(2) Notwithstanding subsection (1), education development charges shall be imposed under section 8 if the building permit for the replacement dwelling unit is issued more than 3 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 under section 8 against any dwelling unit or units on the same site in addition to the dwelling unit or units being replaced. The onus is on the applicant to produce evidence to the satisfaction of the Board, acting reasonably, to establish the number of dwelling units being replaced.

(4) Subject to section 13, an education development charge shall be imposed under section 8 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

11. Subject to the provisions of this by-law, the Board hereby imposes an education development charge of **\$8.02** per square foot 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

12. 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.

13.

- a. As required by section 5 of Regulation 20/98, subject to paragraphs (b) and (c), an education development charge under s. 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 under 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:

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

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 5 years after,
 - d. the date the former building was destroyed or became unusable; or
 - e. 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;
 - f. Subject to section 16, an education development charge shall be imposed under section 11 where a residential building or structure is replaced by or converted to, in whole or in part, a non-residential building or structure.
14. 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.
15.
 - 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 the 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 the By-law to increase the charge.

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 9 and 10, and/or section 12 and 13 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 8 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 City of Toronto on the date that the first building permit for above ground construction is issued in relation to a building or structure on land to which the education development charge applies.
18. Education development charges 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 reserve fund in accordance with the Act, the Regulations and this By-law.

Payment by Land

20. 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 City of Toronto of the amount of the credit to be applied to the education development charge.

Collection of Unpaid Education Development Charges

21. In accordance with section 257.96 of the Act, section 349 of the *Municipal Act*, S.O. 2001, c. 25, 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

22. This by-law shall come into force on July 1, 2018.

Date By-law Expires

23. This by-law shall expire on June 30, 2023, unless it is repealed at an earlier date.

Severability

24. 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

25. 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

26. This by-law may be cited as the Toronto Catholic District School Board Education Development Charges, 2018 By-law No. [redacted].

ENACTED AND PASSED this [redacted] day of [redacted], 2018.

Chair

Director of Education and Secretary

Appendix C - BACKGROUND DOCUMENT PERTAINING TO A REVIEW OF THE EDUCATION DEVELOPMENT CHARGES POLICIES OF THE TORONTO CATHOLIC DISTRICT SCHOOL BOARD

The policy review document outlined herein is intended to provide the reader with an overview of the education development charge policies underlying the existing (i.e., June 2013 as amended in June 2015) EDC by-law of the Toronto Catholic District School Board pursuant to Section 257.60, Division E, of the *Education Act*, as follows:

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

Moreover, each Board is required to:

1. Ensure that adequate information is made available to the public (i.e. this document); and
2. Hold at least one public meeting, with appropriate notification of the meeting.

C.1 Existing EDC By-law in the City of Toronto

The Toronto Catholic District School Board adopted and implemented EDC by-laws governing the entire City of Toronto in 2001, 2003, 2008 and again in 2013. The Toronto Catholic DSB’s existing by-law was adopted on June 6, 2013 with implementation of the approved charges on July 1, 2013 based on a phased-in approach set out in Schedule A of the By-law. The Board held two public meetings (including consideration of by-law adoption) and held two stakeholder sessions as part of the 2013 EDC consultation process.

In accordance with the legislation, TCDSB EDC by-law may be in effect for no more than 5 years and will expire no later than June 30, 2018.

C.2 Overview of EDC Policies

This section of the report provides an overview of the key education development charge policy issues that will be dealt with under the Toronto Catholic DSB’s proposed EDC by-law. The Board of Trustees, after consideration of public input, will make decisions on each of these policy issues prior to passage of the new EDC by-law anticipated to occur on June 14, 2018.

The policy decisions to be considered by the Board of Trustees, prior to by-law adoption, are as follows:

1. What portion of the net education land costs are to be recovered from residential and non-residential (e.g. industrial, commercial and institutional) development?
2. Are the charges to be applied on an area-specific or jurisdiction-wide basis?
3. Does the Board wish to exempt any residential or non-residential development? If so, how does the Board propose to fund the shortfall?
4. Does the Board wish to provide any demolition or conversion credits beyond that specified in the legislation?
5. What by-law term is proposed by the Board; five years, or something less?
6. Does the Board wish to apply surplus operating funds, if any, to reduce the charge?
7. Are there any possible accommodation arrangements with private or public-sector agencies that would effectively reduce the charge?
8. What level of EDC charge does the Board wish to impose, given that the Board is entitled to recover less than 100% of the net education land costs?

Policy discussions and decisions that are specific to the Toronto Catholic District School Board would also include:

1. Whether or not to exempt any affordable housing development within the City of Toronto
2. Whether or not to exempt a variety of land uses and developments exempted by the City of Toronto and outlined in the City of Toronto DC By-law
3. Aligning by-law definitions with the City of Toronto DC by-law where appropriate

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

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

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

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

- there are restrictions on the number of acres of land that a board can fund through an EDC by-law, which in turn results in less flexibility to the board in accommodating “peak” enrolment needs;
- the determination of growth-related site needs is based on On-the-Ground (OTG) capacity which is an assessment of classroom loading, which may not reflect the functional capacity of classroom use from a program perspective.

All Boards with EDC by-laws in place, have calculated their EDC rates to derive 100% cost recovery of the “net” education land costs, however, some have reduced this level by granting at least some limited non-statutory exemptions (i.e., primarily non-residential exemptions), through negotiations with development community interests, and in response to policy positions put forth by the jurisdictional municipalities and other interested stakeholders.

Considerations:

One of the most significant considerations in the legislative treatment of education development charges is that there is no tax-based funding source to make up the shortfall where full cost recovery is not achieved. At the time the 2013 EDC by-law was adopted by TCDSB the Board’s legal advisors were of the opinion that granting non-statutory exemptions during by-law adoption forces the board to absorb the loss of revenue associated with granting the exemptions. Many of the revenue sources under the existing education capital funding model are “enveloped” and are therefore not available to be used for purposes other than that for which they were legislatively intended.

The Toronto Catholic District School Board’s 2008 EDC by-law recovers net education land costs from residential development (75%) and non-residential development (25%) within the City of Toronto. That is, no non-statutory land uses are exempted from the charge, with the exception of the Railway Lands (see section 6 of O. Reg 20/98). Therefore, the existing EDC by-law is designed to recover as much of the net education land cost needs as the legislation will allow.

C.2.2 Jurisdiction-wide vs. Area Municipal (or Sub-area) Charges

Existing EDC By-law Provisions:

The existing “in force” EDC by-law is applied on a City-wide uniform basis (with the exception of the Railway Lands as noted above). The rationale for this decision is primarily based on the premise that:

1. A jurisdiction-wide approach is more consistent with the way in which education services are provided by the Board;
2. A jurisdiction-wide charge affords more flexibility to the Board to meet its long-term accommodation needs;
3. Uniform application of education development charges is more congruent with the education funding model as a whole.

4. Money from an education development charges account may be used only for growth-related net education land costs attributed to or resulting from development in the area to which the education development charge by-law applies (section 16 of O. Reg 20/98). Therefore, monies collected in one by-law area could not be spent outside of that by-law area and this is particularly problematic given school choice at the secondary level.

Public Input Received with Respect to this Policy:

None in 2013.

Legislative Provisions:

Section 257.54 sub section (4) allows for area specific EDC by-laws by providing that “an education development charge by-law may apply to the entire area of jurisdiction of a board or only part of it.”

Further, the *Education Act* permits a board to have more than one EDC by-law under section 257.54 subsection (1) in that “If there is residential development in the area of jurisdiction of a board that would increase education land costs, the board may pass by-laws for the imposition of education development charges against land in its area of jurisdiction undergoing residential or non-residential development.”

Finally, section 257.59(c) of the *Education Act* requires that “an education development charge by-law shall...designate those areas in which an education development charge shall be imposed”.

Considerations:

Under the Regulatory framework, a board must establish a separate EDC account for each by-law that it enacts and may only use the funds to pay for growth-related net education land costs (and the other “eligible” land costs defined under the Act) in that area (which may comprise a region of a board as defined under O.Reg. 20/98). The entire approach outlined in the legislation, and governing the determination of education development charges, requires that the calculation of the charge, the preparation of background studies, the establishment of EDC accounts and the expenditure of those funds, etc., is to be done on an individual by-law basis.

From a methodological perspective, an EDC-eligible board is required to make assumptions respecting the geographic structure of the by-law or by-laws from the onset of the calculation process. Discussions respecting the number of potential by-laws and the subdivision of the Board’s jurisdictions into Review Areas are held with the Board at the commencement of the study process. If, as a result of the consultation process undertaken in contemplation of the adoption of an EDC by-law or by-laws, the Board chooses a different policy direction, it is usually advised by legal counsel that a new background study is required, and the calculation/public consultation process begins anew.

Several of the key considerations in assessing the appropriateness of area specific versus uniform application of education development charges are as follows:

- The use of a uniform jurisdiction-wide EDC is consistent with the approach used to fund education costs under the Provincial funding model (i.e., the same per pupil

funding throughout the Province), with a single tax rate for residential development (throughout the Province) and uniform Region-wide tax rates for non-residential development (by type), and is consistent with the approach taken by the Board to make decisions with respect to capital expenditures;

- Uniform by-law structures are more consistent with the implementation of a board's capital program (i.e., school facilities where and when needed) and are more consistent with board philosophies of equal access to all school facilities for pupils;
- School attendance boundaries have, and will continue to shift over time, as boards deal with a dynamic accommodation environment and the need to make efficient use of limited capital resources, particularly given that they are dealing with aging infrastructure, demographic shifts and continually changing curriculum and program requirements;
- Where the pace of housing development generates the need for a school site over a longer period of time, there is a need to temporarily house pupils in alternate accommodation; which consumes the asset lifecycle of the "hosting" facility, even if pupils are accommodated in portable structures;
- District school boards have a statutory obligation to accommodate all resident pupils and as such, pay less attention to municipal boundaries as the basis for determining by-law structure;
- A board must establish a separate EDC account for each by-law and may only use the funds to pay for growth-related net education land costs in that by-law area;
- In a situation where pupils are accommodated in a by-law area other than their place of residence, there is the potential for stranded funds and the *Education Act* does not address this type of circumstance.

Jurisdiction-wide application of the charge assists in minimizing the risk of less-than-full cost recovery, especially where attendance boundaries and accommodation strategies change over time.

Where it is determined that stranding of EDC funds is not likely to occur over the by-law term, and an area specific by-law is adopted by the board, careful monitoring would be required on an on-going basis to ensure that the board does not subsequently find itself in a position where it was unable to fully fund growth-related site needs over the longer term. Where this situation has the potential to occur, a new by-law structure should be considered by the board as soon as possible, because there is no ability to make up the funding shortfall once building permits are issued;

- The ability to utilize EDC funds for capital borrowing purposes under an area specific by-law scheme is limited to borrowing for cash flow purposes only (i.e., revenue shortfalls), due to the inability, under the existing legislation, to recover net education land costs sufficient to repay the "borrowed" area;

- Multiple EDC accounts under a multiple by-law approach restrict the flexibility required to match the timing and location of site needs to available revenue sources and may compromise the timing of new school construction and increase financing costs;
- Multiple by-laws can give consideration to different patterns and levels of development (including composition of dwelling units) in that they incorporate variable rates throughout the region. The appropriateness of utilizing area specific by-laws to reflect economic diversity within a jurisdiction, should, however, be measured in the context of measurable potential market or development impact, particularly as the differential between land values in one area versus another continues to increase;
- The precedent for levying uniform municipal development charges for “soft services” (e.g., recreation, library) is well established, and is currently used in existing DC by-laws by virtually all municipalities. As well, infill dwelling units pay the same development charge for these services as new units in the major growth areas, despite the availability of existing facilities. The cost averaging approach underlying jurisdiction-wide by-laws has the ability to mitigate the impact on new house prices;
- While today there are few area specific EDC by-laws in the Province of Ontario, those that have been adopted or proposed, reflect areas where there is little or no expectation of cross-boundary attendance.

C.2.3 Non-Statutory Residential Exemptions

Legislative Provisions:

Under the legislation, residential statutory exemptions include:

- The enlargement of an existing dwelling unit (s.257.54(3)(a)).
- The addition of one or two units to an existing residential building where the addition is within prescribed limits (s.257.54(3)(b), O. Reg. 20/98 s.3).
- The replacement dwelling on the same site as a dwelling unit that was destroyed (or rendered uninhabitable) by fire, demolition or otherwise, where the building permit for the replacement dwelling is issued two years or less after the later of the date on which the former dwelling unit was destroyed or became uninhabitable, or a demolition permit was issued (O. Reg. 20/98 Section (4)).

In addition, Part III, s.7.1 of O. Reg. 20/98 provides that, “The board shall estimate the number of new dwelling units in the area in which the charges are to be imposed for each of the 15 years immediately following the day the board intends to have the by-law come into force. The board’s estimate shall include only new dwelling units in respect of which education development charges may be imposed.”

Accordingly, any costs related to students generated from units which are statutorily exempt (in-housing intensification) are not recoverable from EDCs.

Finally, O. Reg. 20/98 enables a board to vary the EDC rates to consider differences in size (e.g. number of bedrooms, square footage) of dwelling units or occupancy (permanent or seasonal, non-family households or family households) although the latter (i.e. occupancy) could change over time.

Section 7 paragraph (9) of O. Reg. 20/98 states that, “the board shall determine charges on residential development subject to the following,

- i) the charges shall be expressed as a rate per new dwelling unit,
- ii) the rate shall be the same throughout the area in which charges are to be imposed under the by-law, ...”

Despite this, a board may impose different charges on different types of residential development (differentiated residential EDC rates), based on the percentage of the growth-related net education land costs to be applied to residential development that is to be funded by each type. The restrictions noted above would also apply in the case of differentiated residential EDC rates.

Considerations:

Some types of units may initially generate limited (if any) pupils (e.g., bungalow townhouses, small apartments, adult lifestyle, recreational units), although "need for service" is not a requirement of education development charges under Division E of the *Education Act*. There is precedent to levy education costs on these types of units, since residential taxpayers contribute to education costs whether or not they use education services. Further, there is no legislative ability under the *Building Code Act* to restrict the number of occupants in a dwelling unit either at the time of initial occupancy, or subsequent re-occupation.

There would appear to be two options under the EDC legislation for dealing with variations in school age population per household, over time. However, neither solution is simple in real practice.

The first alternative is to provide an exemption for a particular type of dwelling unit. However, any exempt category must be definable such that a reasonable 15-year projection can be made, and a physical description can be included in the EDC by-law, such that building officials can readily define exempt units (e.g., seniors' housing receiving Provincial assistance would be definable, whereas market housing being marketed to seniors would be very difficult to project and define, since it could be claimed by any development). Also, occupancy status could change over time. In addition, school boards deal with a variety of municipal zoning definitions within their jurisdiction and it is extremely difficult to be consistent with all municipal DC by-law implementation practices concurrently.

While the Province has recently expanded the exemptions from municipal development charges for secondary dwelling units, exempting these units from the payment of education development charges would require a funding allocation from the Ministry of Education to make up the shortfall.

The second alternative would be to differentiate the residential charge by type to establish a lower EDC rate for dwelling units that would typically be occupied by fewer school age children per household. However, the same unit type (e.g., single detached), with the same number of bedrooms,

or square footage, could exhibit vastly different school age occupancies. The same difficulties prevail in trying to define a unit type that segregates various levels of school occupancy that is definable and can be easily implemented under by-law application. Finally, as noted earlier, there is no legislative ability to restrict the level of occupancy, and occupancy status could change over time.

However, even where the policy decision is not to differentiate the residential charge, the projections of enrolment are usually designed to consider the lower pupil generation of these units, which is applied to the number of units in the dwelling unit forecast expected to be non-children households. Therefore, non-differentiated residential rates represent averages for all types of units which give consideration to the variation in school age population per household.

To date, no board has exempted any form of non-statutory residential unit in an in-force EDC by-law that the consultants are aware of.

Existing EDC by-law Provisions:

Currently, there are no by-law exemptions given for units that are marketed as “purpose-built seniors’ housing” or for affordable housing projects. The determination of pupils generated by new development does, however, take into consideration the minimal occupancy of adult lifestyle units by school age children.

1. Under the legislative provisions dealing with housing intensification as part of the *Education Act*, approximately 1.5% of the forecasted medium density dwelling units are currently estimated to be exempt from the payment of EDCs.
2. Historical data regarding school age children per household, which represents an “average” of all household occupancies, is a significant component of the projected elementary and secondary enrolment.
3. The EDC pupil yield analysis assesses changing headship rates and uses this information to modify the future expectations of the number of school age children per household.

C.2.4 Non-Statutory Non-residential Exemptions

Legislative Provisions:

Non-residential statutory exemptions include:

- land owned by, and used for the purposes of, a board or a municipality
- expansions to industrial buildings (gross floor area)
- replacement, on the same site, of a non-residential building that was destroyed by fire, demolition or otherwise, so as to render it unusable and provided that the building permit for the replacement building was issued less than 5 years after the date the building became unusable or the date the demolition permit was issued

Section 7 paragraph (10) of O. Reg. 20/98 states that “if charges are to be imposed on non-residential development ... the charges shall be expressed as ...”

- a) a rate to be applied to the board-determined gross floor area of the development, or
- b) a rate to be applied to the declared value of the development.

Considerations:

If a board elects to not have a non-residential charge, then non-statutory, non-residential exemptions is not an issue.

However, there is no funding source currently available under the new funding model to absorb the cost of providing non-statutory exemptions. In addition, by-law administration and collection of the charge, and the ability to treat all development applications in a fair and equitable manner, are complicated by the granting of non-statutory exemptions.

A 2007 legal opinion, sought on this matter by the consultant, suggests that a school board must absorb the cost of exemptions voluntarily granted by the board to any non-statutory non-residential development (i.e., the board would not be in a position to make up the lost revenue by increasing the charge on the other non-exempt non-residential development under the legislation).

Existing EDC By-law Provisions:

The Toronto Catholic District School Board’s existing “in-force” EDC by-law applies to both residential and non-residential development. The Board has the ability to revisit this policy decision as part of the 2018 by-law adoption process.

C.2.5 Demolition and Conversion Credits

Legislative Provisions:

Section 4 of O. Reg 20/98 prescribes a replacement dwelling unit exemption.

Section 4 states that “a board shall exempt an owner with respect to the replacement, on the same site, of a dwelling unit that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it uninhabitable.”

However, “a board is not required to exempt an owner if the building permit for the replacement dwelling unit is issued more than two years after,

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

The Board’s EDC by-law extends the exemption period to three years instead of the required two years.

Section 5 of O. Reg. 20/98 deals with exemptions for the replacement of non-residential buildings. Similar provisions apply with respect to the replacement of non-residential gross floor area (GFA), except that the credit is only applied to the extent that the amount of new floor space is equivalent to the GFA of the floor space being replaced. The grace period for the replacement of non-residential GFA is five years.

There are no legislative provisions specifically dealing with conversion of use. However, the EDC Guidelines, section 4.1, states that, “Board by-laws may include provisions for credits for land use conversion. Typically, this situation would arise if an EDC is paid for one type of development and shortly thereafter (the period of time defined in the board’s EDC by-law), the land is rezoned and a new building permit issued for redevelopment (to an alternate land use). EDC by-laws may include provisions for providing credits in this situation to take into account the EDC amount paid on the original development (generally by offsetting the EDC amount payable on the redevelopment).” The 2013 TCDSB EDC by-law provides a credit equal to the amount of the charge originally paid on the space that is being converted.

C.2.6 % of Net Education Land Costs to be borne by Residential and Non-residential Development

Legislative Provisions:

Section 257.54(1) of the *Education Act* provides that a board may pass an EDC by-law “against land in its area of jurisdiction undergoing residential or non-residential development,” if residential development in the board’s jurisdiction would increase education land costs.

Section 7 paragraph 8 of O. Reg. 20/98 requires that, “the board shall choose the percentage of the growth-related net education land cost that is to be funded by charges on residential development and the percentage, if any, that is to be funded by charges on non-residential development.” “The percentage that is to be funded by charges on non-residential development shall not exceed 40 percent.”

A board has the choice under the *Education Act*, of levying an EDC only on residential development (for partial or full eligible cost recovery), or levying a charge on both residential and non-residential development (up to a maximum of 40% of costs allocated to non-residential development). Under the previous EDC section of the DCA legislation, a charge on non-residential development (then termed “commercial” development) was required.

Considerations:

For most of the current EDC by-laws, 10-15% of net growth-related education costs were funded by non-residential development. This percentage was specifically requested by a majority of the development organizations during the public consultation process, particularly where the quantum of the residential charge is higher than the norm.

There are limited options for funding education land costs under the Province’s new capital funding model. All boards eligible to impose education development charges are likely to seek full eligible cost recovery (100%) under EDCs. However, a non-residential EDC is not a mandatory

requirement of the structure in the *Education Act* and therefore boards may elect to recover 100% of costs from residential development or up to 40% from non-residential development (with the remainder to be recovered from residential development).

The major advantages of allocating 100% of net education land costs to residential development are as follows:

- Reduction of risk to the board in not achieving full revenue recovery, as demand for new pupil places will increase directly with the level of residential growth; non-residential floor area (or building permit declared value) is difficult to forecast over 15 years (particularly on an area-specific basis), and a downturn in non-residential growth would leave the board with an EDC revenue shortfall (with limited available funding sources to make up the differential);
- Simplified EDC process and by-law, eliminating the need to deal with a range of requests for exemptions, and redevelopment credits;
- Establishment of a more direct linkage to the need for the service (i.e., pupils generated by new residential development) and the funding of that service, similar to municipal development charges (although not legislatively required by the *Education Act*), although it is widely accepted by planning practitioners that employment growth leads housing growth;
- The difficulties in administering/collecting even a nominal non-residential charge and interpretation of by-law applicability vis-a-vis municipal DC by-law definitions of gross floor area, zoning provisions, etc.

The major disadvantages of allocating 100% of net education land costs to residential development are as follows:

- Increases the residential charge;
- A downturn in residential growth due to changing economic conditions will have a negative impact on EDC cash flow and the ability to contain account deficits;
- Potential impact on the residential development market, due to a higher residential EDC bearing 100% of the net education land costs;
- May be opposed by the development community which strongly supported the 85-90% residential and 10-15% non-residential division of costs under the current EDC by-laws;
- The precedent of eliminating the non-residential charge in one by-law period may make it difficult to reverse the decision and have a non-residential charge in a subsequent by-law period;
- Eliminating the non-residential charge reduces the breadth of the board's overall EDC funding base, which may be particularly significant if there are large commercial/industrial developments in future.

C.2.7 By-law Term

Legislative Provisions:

The *Education Act* permits a school board to pass an EDC by-law with a maximum term of five years (s.257.58 (1)).

A board with an EDC by-law in force, may pass a new EDC by-law at any time, after preparing a new education development charge study, securing the Minister of Education’s approval, and undertaking the required public process (s.257.58(2)).

A board may amend an EDC by-law once in each one-year period following by-law enactment, to do any of the following:

- “1. Increase the amount of an education development charge that will be payable in any particular case.
2. Remove, or reduce the scope of, an exemption.
3. Extend the term of the by-law.” (s.257.70(2) and subject to s.257.58(1))

A public meeting is not required for a by-law amendment; however, the board must give notice of the proposed amendment, in accordance with the regulations, and make available to the public, the EDC background study for the by-law being amended, and “sufficient information to allow the public to generally understand the proposed amendment.” (s.257.72)

Considerations:

A five-year term provides the maximum flexibility since a board has the power to amend the by-law or pass a new by-law at an earlier point, if necessary.

The level of effort required to emplace a new by-law (e.g., production of an EDC background study, involvement in an extensive consultation process with the public and liaison process with municipalities) would suggest that a longer term (maximum five years) by-law is more desirable.

C.2.8 Application of Operating Surpluses to Capital Needs

Legislative Provisions:

The education development charge background study must include “a statement from the board stating that it has reviewed its operating budget for savings that could be applied to reduce growth-related net education land costs, and the amount of any savings which it proposes to apply, if any.”

Considerations:

The Regulation requires that this issue be addressed by the board.

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

The Provincial Funding Model prescribes “envelopes” which impact on the direction of budgetary surpluses, including the requirement that funds may not be moved from the classroom to non-classroom category; funds generated by special education needs cannot be used for other purposes; funds generated from grants for new pupil places or facilities renewal must be used for this purpose or placed in an account for future use. Only funds generated from the School Board Administration and Governance, Transportation and School Operations grants may be directed elsewhere (and therefore could potentially be used for education land costs).

The Board reviewed its existing policy and on March 22, 2018 and determined that there are no surplus operating funds to offset EDC-related expenditures. A copy of the Board’s report and policy is found in Appendix D.

C.2.9 Policy on Alternative Accommodation Arrangements

Legislative Provisions:

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

For a subsequent EDC by-law period, the board is further required to provide a “statement of how the policy...was implemented and, if it was not implemented, an explanation of why it was not implemented.”

Considerations:

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

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

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

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

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

The Board reviewed its existing policy and on March 22, 2018 and determined that it will continue to explore accommodation arrangements which may result in accommodation efficiencies; however, at this time there are no savings under this policy to offset EDC-related expenditures. A copy of the Board's report and policy is found in Appendix E.

C.3 Summary of By-law Appeals, Amendments and Complaints

C.3.1 Appeals

Under Section 257.65 of the *Education Act*, “any person or organization may appeal an education development charge by-law to the Ontario Municipal Board by filing with the secretary of the board that passed the by-law, a notice of appeal setting out the objection to the by-law and the reasons supporting the objection.”

There were no appeals of the 2013 TCDSB EDC by-law.

C.3.2 Amendments

Legislative Provisions:

Section 257.70 subsection (1) states that “subject to subsection (2), a board may pass a by-law amending an education development charge by-law.” Subsection (2) goes on to say that, “a board may not amend an education development charge by-law so as to do any one of the following more than once in the one-year period immediately following the coming into force of the by-law or in any succeeding one-year period:

1. Increase the amount of an education development charge that will be payable in any particular case.
2. Remove, or reduce the scope of, an exemption.
3. Extend the term of the by-law.”

Section 257.71 states that “A by-law amending an education development charge by-law comes into force on the fifth day after it is passed.” Finally, “before passing a by-law amending an education development charge by-law, the board shall,

- a) give notice of the proposed amendment in accordance with the regulations; and
- b) ensure that the following are made available to the public,
 - (i) the education development charge background study for the by-law being amended, and
 - (ii) sufficient information to allow the public to understand the proposed amendment.”

Amending By-law 2015 No. 186 was adopted on June 11, 2015. It is the only by-law amendment to the existing EDC by-law.

C.3.3 Complaints

Under Section 257.85 of the *Education Act*, “an owner, the owner’s agent or a board, may complain to the council of the municipality to which an education development charge is payable that,

- a) the amount of the education development charge was incorrectly determined;
- b) a credit is or is not available to be used against the education development charge, or that the amount of a credit was incorrectly determined;
- c) there was an error in the application of the education development charge by-law.”

In addition,

“A complaint may not be made...later than 90 days after the day the education development charge, or any part of it, is payable.”

No formal complaints have been filed to date with respect to the Toronto Catholic District School Board EDC by-law.

Appendix D - EDC Policies Re Operating Surpluses and
Alternative Accommodation Arrangements

ACTION AFTER
REGULAR BOARD
MARCH 22, 2018

NAME OF REPORT Statements of the Board for the Implementation of
Education Development Charges (EDC) Bylaw

COMMITTEE Regular Board

DATE OF MEETING March 22, 2018

STAFF RECOMMENDATION TO THE BOARD

That the following statements, in accordance with *Ontario Regulation 20/98 Section 9 (1), and Sections 257.60 (1) and Section 257.60(2)* of the Education Act be approved:

1. Staff have examined the Board's operating budget for potential savings that could be applied to reduce growth-related net education land costs. While the Board is currently carrying an Accumulated Surplus amount, these funds are either being restricted as appropriate operating budget contingency or will be used in future years for reinvestment in the operational needs of the Board and towards the end goal of student achievement and wellbeing. Based on this assessment, the Board has no operating surpluses to use to reduce the proposed Education Development Charges.
2. The Board has pursued opportunities to share space to address growth-related needs; however, no such sharing arrangements have been secured but the Board remains open to considering alternative accommodation arrangements.

BOARD ACTION/DIRECTION

That the following statements, in accordance with *Ontario Regulation 20/98 Section 9 (1), and Sections 257.60 (1) and Section 257.60(2)* of the Education Act be approved:

1. Staff have examined the Board's operating budget for potential savings that could be applied to reduce growth-related net education land costs. While the Board is currently carrying an Accumulated Surplus amount, these funds are either being restricted as appropriate operating budget contingency or will be used in future years for reinvestment in the operational needs of the Board and towards the end goal of student achievement and wellbeing. Based on this assessment, the Board has no operating surpluses to use to reduce the proposed Education Development Charges.
2. The Board has pursued opportunities to share space to address growth-related needs; however, no such sharing arrangements have been secured but the Board remains open to considering alternative accommodation arrangements.

DELEGATED TO M. Puccetti, J. Volek, M. Loberto



REPORT TO

REGULAR BOARD

STATEMENTS OF THE BOARD FOR THE IMPLEMENTATION OF EDUCATION DEVELOPMENT CHARGES

*Whatever your task, put yourselves into it, as done for the Lord and not for your masters.
Colossians 3:23 (NRSVCE)*

Created, Draft	First Tabling	Review
March 13, 2018	March 22, 2018	
M. Loberto, Sr. Coordinator of Development Services J. Volek, (Acting) Comptroller Planning and Development Services		

RECOMMENDATION REPORT

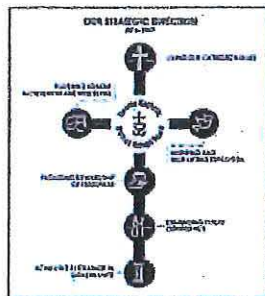
Vision:

At Toronto Catholic we transform the world through witness, faith, innovation and action.

Mission:

The Toronto Catholic District School Board is an inclusive learning community uniting home, parish and school and rooted in the love of Christ.

We educate students to grow in grace and knowledge to lead lives of faith, hope and charity.



Rory McGuckin
Director of Education

D. Koenig
Associate Director
of Academic Affairs

M. Puccetti
(Acting) Associate Director
of Planning and Facilities

L. Noronha
Executive Superintendent
of Business Services and
Chief Financial Officer

A. EXECUTIVE SUMMARY

The Board's current Education Development Charges (EDC) By-law No. 163 will expire no later than June 30, 2018. Quadrant Advisory Group has been retained to undertake the required EDC Background Study in order for the Board to adopt a successor By-law. This report recommends that the Board consider the following statements, a requirement for renewing the EDC By-law as outlined in *O. Reg. 20/98* of the *Education Act*.

1. Staff have examined the Board's operating budget for potential savings that could be applied to reduce growth-related net education land costs. While the Board is currently carrying an Accumulated Surplus amount, these funds are either being restricted as appropriate operating budget contingency or will be used in future years for reinvestment in the operational needs of the Board and towards the end goal of student achievement and wellbeing. Based on this assessment, the Board has no operating surpluses to use to reduce the proposed Education Development Charges.
2. The Board has pursued opportunities to share space to address growth-related needs; however, no such sharing arrangements have been secured but the Board remains open to considering alternative accommodation arrangements.

The cumulative staff time required to prepare this report was 6 hours.

B. BACKGROUND

1. The current Toronto Catholic District School Board's Education Development Charges (EDC) By-law No. 178 was enacted on June 6, 2013, and came into force on July 1, 2013. The By-law has a term of five years. Under the legislative provisions of the *Education Act*, the current By-law will expire on June 30, 2018 unless it is repealed at an earlier date.
2. The Board has retained Quadrant Advisory Group to proceed with a successor EDC By-law within the prescribed timeline. Quadrant Advisory Group has been involved in the preparation of all previous TCDSB EDC By-laws and amendments and continues to provide the Board with strategic advice related to EDC matters.

3. In accordance with *Ontario Regulation 20/98 (Education development Charges – General), Part III*, the Board is required to approve statements in relation to the following items for inclusion in the EDC Background Study:

Use of Surplus Operating Funds

- *O. Reg s.9(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.*

Staff have examined the Board's operating budget for potential savings that could be applied to reduce growth-related net education land costs. While the Board is currently carrying an Accumulated Surplus amount, these funds are either being restricted as appropriate operating budget contingency or will be used in future years for reinvestment in the operational needs of the Board and towards the end goal of student achievement and wellbeing. Based on this assessment, the Board has no operating surpluses to use to reduce the proposed Education Development Charges.

Alternative Accommodation Arrangements

- *O. Reg s.9(6): A statement of the Board's policy concerning possible arrangements with municipalities, schools board 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 the new secondary school pupils estimated under paragraph 3 of section 7, without imposing education development charges, or with a reduction in such charges.*
- *O. Reg s.9(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.*

The Board has pursued opportunities to share space to address growth-related needs; however, no such sharing arrangements have been secured but the Board remains open to considering alternative accommodation arrangements.

4. In order to pursue the Education Development Charges successor By-law, staff recommend that the Board approve the aforementioned statements, which are a requirement for renewing the EDC By-law as outlined in *O. Reg. 20/98 of the Education Act*.

C. STAFF RECOMMENDATION

That the following statements, in accordance with *Ontario Regulation 20/98 Section 9(1), and Sections 257.60(1) and Section 257.60(2) of the Education Act* be approved:

1. Staff have examined the Board's operating budget for potential savings that could be applied to reduce growth-related net education land costs. While the Board is currently carrying an Accumulated Surplus amount, these funds are either being restricted as appropriate operating budget contingency or will be used in future years for reinvestment in the operational needs of the Board and towards the end goal of student achievement and wellbeing. Based on this assessment, the Board has no operating surpluses to use to reduce the proposed Education Development Charges.
2. The Board has pursued opportunities to share space to address growth-related needs; however, no such sharing arrangements have been secured but the Board remains open to considering alternative accommodation arrangements.

Appendix E – Reconciliation of Net Growth-related Pupil Place Entitlement Supporting Net Education Land Cost Eligibility

The following analysis is designed to assess the TCDSB's entitlement to fund growth-related needs since the adoption of the original by-law on March 27, 2001. The analysis compares the Ministry-rated capacity of the schools that have, and continue to be impacted by new housing development, as shown in the Board's February 15, 2001 EDC Background Study report. The analysis then compares the original available capacity to current student enrolment of these schools; and projected 2032/33 enrolment given the number of TCDSB pupils projected to be generated by new housing development. The gap between the original Ministry-rated capacity and the projected 2032/33 student enrolment is the total net growth-related pupil place entitlement to be funded from EDCs. However, the analysis also takes into consideration the fact that the Board has constructed additional capacity in each Review Area that did not involve the acquisition of land for new school sites or site expansions to accommodate school additions, as part of meeting growth-related student accommodation needs.

For each Review Area, the analysis subtracts the capacity constructed that did not involve the acquisition of land, as well as additional capacity constructed as a result of acquiring additional properties within the City of Toronto. Finally, the analysis accounts for all lands proposed to be acquired through the imposition of EDCs over the next 15 years, as well as any increases in capacity approved by the Board for which additional land will not be required.

Some land assemblies, particularly for secondary schools are still in progress and the new schools have not been constructed as yet. For example, St. Joseph Morrow Park, Dante Alighieri and Blessed Cardinal Newman make up most of the secondary space entitlement (5,444 pupil places) that has been carried forward given that this capacity will be added to the Board's inventory over the next by-law period. The remaining secondary entitlement is made up of two new schools: a new secondary school in central Etobicoke and a new secondary school in the downtown core, for a total of 8,565 secondary spaces.

Finally, the analysis demonstrates that the Board has acquired, and intends to acquire no more than its entitlement under the legislation.

Table E-1

TCDSB Reconciliation of Net Growth-related Pupil Place Entitlement Respecting Expenditures Made to Date (March 27, 2001 to March, 11, 2018) & Proposed Site Expenditures Related to Schools Impacted by Historical/Projected Housing Development

Review Area	Acres/Acquired or TBA	NGRPP Funded from EDCs	% EDC Eligible	1999/2000 OTG Capacity	Actual Enrollment 1999/2000	Current Enrollment 2017/18	Projected 2032/33 Exist. Comm	2018/19 to 2032/33 ROND	1999/2000 to 2032/33 Difference
CE01				1,593	1,847	2,978	3,481	462	2,590
School Additions/Conversions Creating Increased OTG Capacity	0.00	-626	0%						
The Holy Trinity (site prep only - 2.16 acres leased from City of Toronto) Etobicoke	0.00	-556	100%						
Holy Angels (Candy-Kear property) 9561 Kingston Ave, Etobicoke	3.92	-317	100%						
Acquired to Date Totals/Remaining NGRPP	0.29	-1,479	100%						871
Holy Angels (Rosen Comp. property) 9622 Livingston Ave, Etobicoke	3.08	-568	100%						
Dundas St./Royal York Central Etobicoke site (JK-12) 2150 Lakeshore Blvd. West, Etobicoke	3.00	-277	100%						
Finco 2020 site (Charitie site) 5 Redcar Avenue, Etobicoke	0.30	-53	100%						
Total NGRPP Funded & to be Funded from EDCs/Remaining NGRPP		-2,881		1,732	2,591	3,171	1,440	204	1,629
CE02									
School Additions/Conversions Creating Increased OTG Capacity	0.00	-609	0%						
Palmer Stern (fmr TDSB Green Meadows PS) 111 Sun Row Dr, Etobicoke	3.14	-536	100%						453
Acquired to Date Totals/Remaining NGRPP		-1,445							
Eglinton site (JK-12) (fmr Burtonwood PS to be acquired from TDSB) 100 Alhamburst Drive, Etobicoke	5.96	-446	100%						
Total NGRPP Funded & to be Funded from EDCs/Remaining NGRPP		-1,891							38
CE03 - no growth-related site needs since March 27, 2001									
CE04 - no growth-related site needs since March 27, 2001									
CE05				3,598	4,022	4,725	1,128	519	2,176
School Additions/Conversions Creating Increased OTG Capacity	0.00	-667	0%						
St. John the Evangelist George Street	0.31	-142	100%						
Acquired to Date Totals/Remaining NGRPP		(667)							1,567
St. John the Evangelist George Street	0.38	-174	100%						
James Culnan/St. Cecilia solution 301 Rockcliffe Blvd., York	6.00	-601	100%						
Nelson Boyden (acquire 1.0 acre site from TDSB) 155 Falstaff Ave., North York	7.81	-511	100%						
Total NGRPP Funded & to be Funded from EDCs/Remaining NGRPP		(2,094)		2,158	2,973	3,398	1,240	266	1,921
CE06									
School Additions/Conversions Creating Increased OTG Capacity	0.00	-276	0%						
Replacement St. Augustine of Canterbury opening Sept. 2018	0.00	-115	0%						
St. Simon (fmr TDSB Mabley PS) 20 Walsley Ave, North York	1.83	-293.5	100%						
St. Andrew (fmr TDSB Yvonne PS) 36 Yvonne Ave, North York	5.09	-564	100%						
Acquired to Date Totals/Remaining NGRPP		(1,250)							671
Replacement/expansion of St. Jude 3251 Weston Rd, North York	2.00	-219	100%						
New Downsview site (east of Keele St) actual site location TBD	6.00	-514	100%						
Total NGRPP Funded & to be Funded from EDCs/Remaining NGRPP		(4,983)		1,804	1,477	1,623	(181)	1,806	(61)
CE07									
School Additions/Conversions Creating Increased OTG Capacity	0.00	-238	0%						
Replacement St. Michael's Choir School 66 Bond Street	0	-1	0%						
Bishop Macdonell (Railway Lands Block 31) 20 Brunel Court, Toronto	3.92	-175	100%						912
Duke of York 20 Regent Street, Toronto		(418)							
Acquired to Date Totals/Remaining NGRPP		(418)							
New Yonge St. corridor school south of St. Clair & east of Yonge St.	3.5	-349	100%						
New Yonge St. corridor school 95 St. Joseph Street	3.5	-349	100%						
New Portlands/West Donlands school 169, 171 & 185 Eastern Avenue or designation in the Portlands	1.0	-83	24%						
Total NGRPP Funded & to be Funded from EDCs/Remaining NGRPP		(4,195)							331

0% funded from other development levies
100% assumed as a 375 pp school as part of a future consolidation strategy
24% % eligibility will increase as additional development is approved

Table E-1 cont'd
 TCDSB Reconciliation of Net Growth-related Pupil Place Entitlement Respecting Expenditures Made to Date (March 27, 2001 to March, 11, 2018) & Proposed Site Expenditures
 Related to Schools Impacted by Historical/Projected Housing Development

Review Area	Acreage Acquired or TBA	NGRPP Funded from EDCs	% EDC Eligible	1999/2000 OTG Capacity	Actual Enrolment 1999/2000	Current Enrolment 2017/18	Projected 2032/33 Exist. Comm.	1999/2000 2017/18 Difference	2018/19 to 2032/33 ROND	1999/2000 to 2032/33 Difference
CE08				1,800	1,740	2,225	2,279	636	554	1,214
School Additions/Conversions Creating Increased OTG Capacity	0.00	-99	0%							
Acquired to Date Totals/Remaining NGRPP		(99)								1,115
Acquire Buycrest from TDSE	145 Baycrest Ave.	-629	100%							
Yonge Street north of Eglinton Ave.	174 Orchard View Blvd.	-186	100%							
Total NGRPP Funded & to be Funded from EDCs/Remaining NGRPP		(1,234)								-
CE09				696	791	966	936	270	67	307
Expansion of St. Norbert	40 Maniza Rd. & 73 Plewets Rd.	-112	100%							194
Acquired to Date Totals/Remaining NGRPP		(112)								
Expansion of St. Norbert	77 & 79 Plewets Rd.	-36	100%							
School Additions/Conversions Creating Increased OTG Capacity	0.00	-18	0%							
Total NGRPP Funded & to be Funded from EDCs/Remaining NGRPP		(166)								341
CE10				623	403	624	850	2	-12	269
St. John expansion	750 Kingston Road, Scarborough	-	100%							
School Additions/Conversions Creating Increased OTG Capacity	0.00	-50	0%							
Total NGRPP Funded & to be Funded from EDCs/Remaining NGRPP		(99)								180
CE11				836	767	1,093	1,140	257	197	501
New JK-8 school at Woodbine & O'Connor Drive	401 Cedarvale Ave., East York	-376	100%							
School Additions/Conversions Creating Increased OTG Capacity	0.00	-304	0%							
Total NGRPP Funded & to be Funded from EDCs/Remaining NGRPP		(680)						Combiand with CE10 eligibility		(180)
School Additions/Conversions Creating Increased OTG Capacity	0.00	-271	0%					944	346	531
St. Kevin site expansion	15 Mummy Glen Drive, Scarborough	-28	100%							
Acquired to Date Totals/Remaining NGRPP		(298)								233
New JK-8 school in Thomdiffe Park	180 Vandehoof Ave., East York	-167	100%							
Total NGRPP Funded & to be Funded from EDCs/Remaining NGRPP		(465)								66
CE13				1,187	1,527	2,707	2,612	1,520	318	1,743
School Additions/Conversions Creating Increased OTG Capacity	0.00	-604	0%							
Proposed replacement St. Mathias to open in 2020	0.00	-313	0%							
St. Edward (Bohiam site)	1 Bohiam Rd., North York	-499	100%							
Acquired to Date Totals/Remaining NGRPP		(1,375)								369
Concord Aves (Cdn Tire lands)	Sheppard Ave. East, North York	-204	100%							
New site east of Yonge St and south of Cummer Ave. (5799-5915 Yonge Street)	5799-5915 Yonge Street, North York	-242	100%							
St. Antoine Daniel (UG parking and site preparation costs to expand site playfield for increased OTG)	160 Finch Ave. West, North York	0	100%							
Total NGRPP Funded & to be Funded from EDCs/Remaining NGRPP		(1,420)						site preparation costs only		(77)
CE14				1,627	2,042	1,849	1,896	223	91	361
Port Union site	Lawrence East/Bedford Drive	-334	100%							
School Additions/Conversions Creating Increased OTG Capacity	0.00	-101	0%							
Total NGRPP Funded & to be Funded from EDCs/Remaining NGRPP		(434)								(73)
CE15				1,208	1,234	1,475	1,403	267	155	349
Scarborough Town Centre - Aspen Ridge	5183 Sheppard Ave. East, Scarborough	0	100%							
School Additions/Conversions Creating Increased OTG Capacity	0.00	-516	0%							
Total NGRPP Funded & to be Funded from EDCs/Remaining NGRPP		(516)								(217)

Summary Reconciliation of Net Growth-related Pupil Places
Elementary Panel

Review Area	Total Cumulative 15 Year New Net Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	Weighted Blended EDC Pupil Yield (3)	2018/19-2032/33 Pupil Requirements of New Development (4)=(3) x (1)	2017/18 OTG Capacity (5)	2032/33 ADE Existing Community Projections (6)	1999/00-2032/33 Net Growth Related Pupil Place Requirements (7)	Non-EDC OTG Capacity Constructed since 1999/00 (8)	EDC-Eligible NGRPP Capacity Constructed since 1999/00 (9)	EDC-Eligible NGRPP Capacity to be Constructed 2018/18-2032/33 (10)	2001/02-2032/33 Net Growth Related Pupil Place Balance (11)
CE01	13,563	6%	0.0399	541	4,107	4,515	2,350	(626)	(853)	(902)	(31)
CE02	5,029	2%	0.0493	248	5,069	5,018	1,629	(609)	(536)	(446)	38
CE03	514	0%	0.0862	44	4,444	3,622	-	-	-	-	-
CE04	9,442	4%	0.0448	423	7,848	3,867	-	-	-	-	-
CE05	8,117	4%	0.0581	471	6,383	6,435	2,176	(667)	(142)	(1,285)	82
CE06	6,507	3%	0.0580	377	7,689	7,651	1,921	(391)	(860)	(733)	(61)
CE07	76,684	36%	0.0173	1,324	2,340	1,978	1,764	(676)	(175)	(782)	131
CE08	30,356	14%	0.0211	640	5,701	5,226	1,214	(99)	-	(1,115)	-
CE09	1,485	1%	0.0451	67	855	936	307	(18)	(112)	(36)	141
CE10	8,095	4%	0.0342	277	4,486	3,686	269	(90)	-	-	180
CE11	6,839	3%	0.0325	222	1,993	1,772	501	(304)	-	(376)	(180)
CE12	6,403	3%	0.0271	174	3,063	2,880	531	(271)	(28)	(167)	66
CE13	29,066	14%	0.0193	560	5,123	4,503	1,743	(917)	(458)	(446)	(77)
CE14	2,312	1%	0.0953	220	5,207	4,650	361	(101)	(334)	-	(73)
CE15	6,641	3%	0.0233	155	1,774	1,403	349	(566)	-	-	(217)
CE16	1,808	1%	0.0314	57	3,127	2,039	-	-	-	-	-
CE17	1,529	1%	0.0651	100	2,523	1,571	-	-	-	-	-
CE18	52	0%	0.0716	4	919	523	126	(29)	(431)	-	(334)
TOTAL	214,442	100%	0.0275	5,904	72,651	62,273	15,241	(5,360)	(3,928)	(6,288)	(335)

Unfunded NGRPP from 1999/00 to June 30, 2018

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Secondary Panel

Review Area	Total Cumulative 15 Year New Net Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	Weighted Blended EDC Pupil Yield (3)	2018/19-2032/33 Pupil Requirements of New Development (4)=(3) x (1)	2017/18 OTG Capacity (5)	2032/33 ADE Existing Community Projections (6)	1999/00-2032/33 Net Growth Related Pupil Place Requirements (7)	Non-EDC OTG Capacity Constructed since 1999/00 (8)	EDC-Eligible NGRPP Capacity Constructed since 1999/00 (9)	EDC-Eligible NGRPP Capacity to be Constructed 2018/18-2032/33 (10)	2001/02-2032/33 Net Growth Related Pupil Place Balance (11)
CS01	19,106	8.9%	0.0349	666	1,847	7,312	4,183	3,117	(1,476)	(4,491)	1,333
CS02	132,694	61.9%	0.0078	1,035	5,688	8,839	4,328	(190)	-	(2,232)	1,906
CS03	50,300	23.5%	0.0162	813	4,904	6,114	4,517	(1,379)	-	(1,166)	1,972
CS04	12,342	5.8%	0.0492	607	3,470	4,769	871	(133)	-	(676)	61
TOTAL	214,442	100.0%	0.0146	3,121	15,909	27,034	13,898	1,415	(1,476)	(8,565)	5,273

Unfunded NGRPP from 1999/00 to June 30, 2018

5,444