

**Kawartha Pine Ridge District School Board (KPRDSB) and
Peterborough Victoria Northumberland and Clarington
Catholic District School Board (PVNCCDSB)**

**Education Development Charge
Successor By-law Public Meeting for:**

The Municipality of Clarington

EDC Successor By-law Public Meeting

Background:

- The Kawartha Pine Ridge District School Board (KPRDSB) and the Peterborough Victoria Northumberland and Clarington Catholic District School Board (PVNCCDSB) currently have Education Development Charge (EDC) By-laws in the Municipality of Clarington.
 - The EDC By-laws fall under the authority of the *Education Act* and the associated Ontario Regulation
- EDCs are charges imposed by school boards on new residential and non-residential development (where applicable) at the building permit issuance stage.
- The funds collected may only be used by the Boards to acquire land needed to address growth-related accommodation pressures in areas of new development. Eligible costs include the acquisition and the preparation of the land to make the site “building ready”
- An EDC By-law has a maximum term of 5 years. The KPRDSB’s and the PVNCCDSB’s By-laws, imposed in 2010 will expire on July 5, 2015.
- A new joint EDC Background Study in preparation for proposed new EDC By-laws has been developed and is available on the Boards’ websites:
 - **KPRDSB** – <http://www.kprschoools.ca/>
 - **PVNCCDSB** -- <http://www.pvnccdsb.on.ca/>

EDC Successor By-law Public Meeting

- Education Development Charges (EDCs) are to be used to acquire land for “growth related needs”.
- School Boards must meet an eligibility trigger to qualify for an EDC successor by-law.
- There are two ways a Board may qualify:
 1. A Board’s total 5 year projected enrolment must exceed the Board’s On-The-Ground (OTG) capacity on either the elementary or secondary panel, jurisdiction-wide;
 - OR
 2. A Board must have a deficit balance in its EDC account in the area of a current EDC by-law.
- The KPRDSB is eligible to impose successor EDC by-laws as it has a deficit in its EDC Account of **-\$1,930,833**.
- The PVNCCDSB is eligible to impose a successor EDC by-law based on and elementary accommodation pressure of 207 students as well as having a deficit of **-\$371,354** in the EDC account.

Eligibility to Impose an EDC

KAWARTHA PINE RIDGE DISTRICT SCHOOL BOARD
Education Development Charges Submission 2015
Form A - Eligibility to Impose an EDC
(The entire jurisdiction of the Board)

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 2015/ 2016	Year 2 2016/ 2017	Year 3 2017/ 2018	Year 4 2018/ 2019	Year 5 2019/ 2020	Average Projected Enrolment Over Five Years	
24,504	21,347	21,174	21,118	20,989	21,137	21,153	-3,351

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide Capacity	Projected Secondary Panel Average Daily Enrolment (ADE)						Secondary Average Projected Enrolment less Capacity
	Year 1 2015/ 2016	Year 2 2016/ 2017	Year 3 2017/ 2018	Year 4 2018/ 2019	Year 5 2019/ 2020	Average Projected Enrolment Over Five Years	
13,266	9,495	9,316	9,148	9,061	9,018	9,208	-4,058

A.2: EDC FINANCIAL OBLIGATIONS (Estimated to April 2015)

Adjusted Outstanding Principal:	\$6,291,239
Less Adjusted EDC Account Balance:	\$4,360,406
Total EDC Financial Obligations /Surplus:	-\$1,930,833

Eligibility to Impose an EDC

PETERBOROUGH VICTORIA NORTHUMBERLAND AND CLARINGTON CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2015
Form A - Eligibility to Impose an EDC
(The entire jurisdiction of the Board)

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 2015/ 2016	Year 2 2016/ 2017	Year 3 2017/ 2018	Year 4 2018/ 2019	Year 5 2019/ 2020	Average Projected Enrolment Over Five Years	
10,531	10,132	10,443	10,756	11,051	11,310	10,738	207

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 2015/ 2016	Year 2 2016/ 2017	Year 3 2017/ 2018	Year 4 2018/ 2019	Year 5 2019/ 2020	Average Projected Enrolment Over Five Years	
5,286	4,449	4,322	4,277	4,263	4,309	4,324	-962

A.2: EDC FINANCIAL OBLIGATIONS (Estimated to April 2015)

Adjusted Outstanding Principal:	\$954,960
Less Adjusted EDC Account Balance:	\$583,606
Total EDC Financial Obligations/Surplus:	-\$371,354

Overview of EDC Process and Proposed Timelines

PHASE ONE DETERMINING ELIGIBILITY	PHASE TWO ANAYSIS	PHASE THREE CONSIDERATION OF OTHER SOURCES TO MEET THE NEEDS	PHASE FOUR MINISTRY SUBMISSION	PHASE FIVE PUBLIC PROCESS	PHASE SIX BY-LAW ADOPTION AND IMPLEMENTATION
A. Capacity Trigger Evaluation	A. Fifteen Year Estimate of Amount, Type and Location of Residential and Non-Residential Development	A. Board's Policy re Possible Public/Private Sector Partnerships to Provide Additional Accommodation and Statement of How Policy Implemented	A. Completion of Ministry Forms	A. Informal Stakeholder Consultation	A. Liaison with Area Municipal Representatives re Implementation/ Collection Issues
B. EDC Account Analysis	B. EDC Pupil Yields to Determine Average # of New Pupils	B. Operating Budget Savings which could be applied	B. Complete Background Study/Policy Review Document and Forward to M of E, Public and Co-Terminous Boards	B. Public Meeting(s)	B. Board Consideration of Public Input and Revisions, as Necessary
C. EDC Financial Obligation Evaluation	C. By-law Structure and Review Area Analysis	C. Preparation and Distribution of Policy Review Document	C. Conduct Policy Review Public Meeting	C. Review of Public Submissions	C. Second Public Meeting at Discretion of Board
	D. Net Growth-Related Pupil Forecast and Number of New Sites/ Acres of Land Required		D. Ministry of Education Approval		D. By-law Adoption
	E. Estimated Growth-Related Net Education Land Cost and Location of Site (Net of Grants, Surplus EDC Funds, etc.)				E. By-law Implementation
	F. Fiscal Impact of Growth Evaluation and Assessment of Debt Ceiling Impact				F. Notice of By-law Passage/Preparation of EDC Pamphlet
	G. Apportion Costs Residential to Non-Residential				

Demographic Trends

Municipality of Clarington	Census Periods			2001-2006 Change		2006-2011 Change	
	2001	2006	2011	Absolute Change	% Change	Absolute Change	% Change
Pre-School Age (0-3)	3,860	3,655	3,860	-205	-5.3%	205	5.6%
Elementary School Age (4-13)	12,515	12,210	10,950	-305	-2.4%	-1,260	-10.3%
Secondary School Age (14-17)	4,130	5,365	5,560	1,235	29.9%	195	3.6%

- Between 2006 and 2011
 - Pre-school age (0-3) population has increased 5.6%
 - Elementary School Age (4-13) has decreased by 10.3%
 - Secondary School Age (14-17) has increased by 3.6%

Source: Statistics Canada 2001, 2006, 2011 Census Profile Data & Single Year of Age Population Data

Note: Census Population figures do not include undercount

Projection of Net New Dwelling Units – Municipality of Clarington

KAWARTHA PINE RIDGE DISTRICT SCHOOL BOARD AND PETERBOROUGH VICTORIA NORTHUMBERLAND AND CLARINGTON CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2015
Forms B/C - Dwelling Unit Summary

PROJECTION OF NET NEW DWELLING UNITS ¹

	Year 1 2015/ 2016	Year 2 2016/ 2017	Year 3 2017/ 2018	Year 4 2018/ 2019	Year 5 2019/ 2020	Year 6 2020/ 2021	Year 7 2021/ 2022	Year 8 2022/ 2023	Year 9 2023/ 2024	Year 10 2024/ 2025	Year 11 2025/ 2026	Year 12 2026/ 2027	Year 13 2027/ 2028	Year 14 2028/ 2029	Year 15 2029/ 2030	Total All Units
Municipality of Clarington																
SINGLES	467	467	656	656	656	656	656	691	691	691	691	691	789	789	789	10,035
MEDIUM DENSITY	144	144	169	169	169	169	169	184	184	184	184	184	186	186	186	2,614
APARTMENTS	130	130	130	130	130	130	130	206	206	206	206	206	237	237	237	2,650
<i>Less: Intensification Adjustment all unit types</i>																-323
Total	740	740	955	955	955	955	955	1,082	1,082	1,082	1,082	1,082	1,212	1,212	1,212	14,976

Grand Total Gross New Units in By-Law Area	15,299
Less: Statutorily Exempt Units in By-Law Area	323
Total Net New Units in By-Law Area	14,976

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

Residential Development -- Growth Related Pupil Yields – Municipality of Clarington

- The projected gross new units for the EDC is 15,299 units based on a timeframe encompassing 2015-16 to 2029-30.
- This is consistent with *The November 2012 Greater Golden Horseshoe Growth Forecasts to 2041 – Technical Report*, the Development Charges Background Study for the upper tier municipality and a recent forecast from the lower tier municipality.
 - The forecast of residential units is assumed to be net of demolitions consistent with the Places to Grow Technical Report of November 2012
- In general, low, medium and high density have been reduced by 2.1% to recognize statutorily exempt units based on historical building permit conversions.
- As a result of the required statutory exemption, the net number of residential units is 14,976.

Housing Type	Number of Units	KPRDSB		PVNCC	
		Elementary Pupil Yield	Secondary Pupil Yield	Elementary Pupil Yield	Secondary Pupil Yield
Low Density	9,827	0.3375	0.0960	0.1738	0.0685
Medium Density	2,565	0.2315	0.0673	0.0742	0.0304
High Density	2,585	0.0270	0.0145	0.0050	0.0049
Total	14,976	0.2657	0.0770	0.1276	0.0510

Non-residential Growth Forecast – Municipality of Clarington

- The Total Estimated non-residential growth forecast for the Municipality of Clarington was taken from the *Region of Durham 2013 Development Charge Background Study* by The Regional Municipality of Durham and Watson & Associates Economists Ltd. (March 19 2013)
- Legislative exemptions include industrial additions, municipal and school board properties.

Total Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years From Date of By-Law Passage:	10,257,683
Less: Board-Determined Gross Floor Area From Exempt Development:	3,077,305
Net Estimated Board-Determined Gross Floor Area:	7,180,378

EDC By-Law – Municipality of Clarington

KPRDSB

1. Existing EDC By-law Calculated Charge (90 % residential and 10% non-residential)
 - \$994 per residential dwelling unit, \$0.38 per sq. ft. of non-residential GFA
 - \$16.0 million in growth-related net education land costs
2. **Proposed** EDC By-law Calculated Charge (90 % residential and 10% non-residential)
 - \$1,028 per residential dwelling unit; \$0.24 per sq. ft. of non-residential GFA
 - \$17.1 million in growth-related net education land costs

PVNCCDSB

3. Existing EDC By-law Calculated Charge (90 % residential and 10% non-residential)
 - \$120 per residential dwelling unit; \$0.05 per sq. ft. of non-residential GFA
 - \$1.9 million in growth-related net education land costs
4. **Proposed** EDC By-law Calculated Charge (90 % residential and 10% non-residential)
 - \$710 per residential dwelling unit; \$0.16 per sq. ft. of non-residential GFA
 - \$11.8 million in growth-related net education land costs

	Existing By-law	Proposed By-law
Forecast of Net New Dwelling Units	14,518	14,976
Forecast of Net Sq. Ft. of Non-Residential GFA	4,168,647	7,180,378

Enrolment Projections – Proposed 2014 EDC By-laws

- KPRDSB – Municipality of Clarington

	2015/ 2016	2029/ 2030	Change	% Change
Elementary Panel	7,713	11,235	3,522	45.7%
Secondary Panel	3,242	4,239	997	30.7%

- Total projected enrolment (elementary and secondary) for KPRDSB in the Municipality of Clarington is projected to increase by 4,519 students

- PVNCCDSB – Municipality of Clarington

	2015/ 2016	2029/ 2030	Change	% Change
Elementary Panel	3,251	5,141	1,890	58.1%
Secondary Panel	1,686	2,293	607	36.0%

- Total projected enrolment (elementary and secondary) for PVNCCDSB in the Municipality of Clarington is projected to increase by 2,497 students

Determination of Net Growth-Related Pupil Places – KPRDSB –

- In assessing its growth-related accommodation needs, the KPRDSB has sub-divided its Municipality of Clarington region into 3 elementary and 1 secondary review areas.
- This has resulted in the identification of some school communities where there is insufficient space in existing schools to accommodate growth-related needs resulting from new development.

Municipality of Clarington -- KPRDSB Proposed Sites

Panel	# of Sites	Proposed Year of Acquisition	Total # of Acres	Total # of Eligible Acres	Total Growth-Related Pupil Places	Total Net Growth-Related Pupil Places on Future Sites	% of Growth-Related Pupil Places on Future Sites	Total EDC Acquisition and Site Preparation Cost
Elem	5		31.84	31.64	3,979	2,993	75%	
New Grady Drive Elementary School		2015	8.00	8.00	936	738	79%	\$615,223
Highland Elementary- Block 62 and 48		2026	5.84	5.64	903	434	48%	\$3,578,882
Northglen Elementary- Block 428		2017	6.00	6.00	2,140	1,820	85%	\$3,024,772
Brookhill Elementary- sw Clarington & Longworth		2021	6.00	6.00				\$3,521,641
New Unnamed Bowmanville Elem #3		2023	6.00	6.00				\$3,478,420
Sec	1		12.00	4.95	764	454	59%	
New Grady Secondary School		2015	9.50	9.50	1,154	759	66%	\$730,578
Total Site Acquisition and Site Preparation Cost (excluding EDC Obligations and Study Costs)								\$14,949,516

- The result is an identified need for 5 elementary and 1 secondary school sites for the area over the legislatively required 15-year planning timeframe.

Determination of Net Growth-Related Pupil Places – PVNCCDSB –

- In assessing its growth-related accommodation needs, the PVNCCDSB has sub-divided its jurisdiction into 3 elementary and 1 secondary review areas.
- This has resulted in the identification of some school communities where there is insufficient space in existing schools to accommodate growth-related needs resulting from new development.

Municipality of Clarington -- PVNCCDSB Proposed Sites

Panel	# of Sites	Proposed Year of Acquisition	Total # of Acres	Total # of Eligible Acres	Total Growth-Related Pupil Places	Total Net Growth-Related Pupil Places on Future Sites	% of Growth-Related Pupil Places on Future Sites	Total EDC Acquisition and Site Preparation Cost
Elem	3		17.00	15.49	1,911	1,395	73%	
New Newcastle CS #1		2021	6.00	4.49	466	382	82%	\$2,467,494
New Bowmanville CS #1		2018	6.00	6.00	1,013	1,013	100%	\$3,066,390
New Bowmanville CS #2		2024	5.00	5.00				\$2,826,632
Sec	1		12.00	4.95	764	454	59%	
New Clarington CSS #1		2025	12.00	4.95	764	454	59%	\$2,857,136
Total Site Acquisition and Site Preparation Cost (excluding EDC Obligations and Study Costs)								\$11,217,652

- The result is an identified need for 3 elementary and 1 secondary school sites for the area over the legislatively required 15-year planning timeframe.

Site Sizes

- Ontario Regulation 20/98 re: EDCs, provides site size maxima and indicates:

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 1,000	12
1,001 to 1,100	13
1,101 to 1,200	14
1,201 to 1,300	15
1,301 to 1,400	16
1,401 to 1,500	17
1,501 or more	18

- Section 2.3.8 of the Ministry of Education’s EDC Guideline, in reference to *Section 2(3) of O.Reg. 20/98 re: EDCs* indicates “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.”

Appraised Site Values

- The Boards secured the services of Cushman & Wakefield Ltd. to determine the appraised land values in the Municipality of Clarington as set out below:

Kawartha Pine Ridge District School Board

General Location	Site Reference	Total Site Acreage	Value Per Acre (2015 \$)	Value Per Site (2015 \$)
Newcastle	Foster North Elementary- Block 595	6.00	\$378,000	\$2,270,000
Newcastle	North Village Elementary- Block 428	5.81	\$358,000	\$2,079,000
Courtice	Highland Elementary- Block 62 and 48	5.84	\$403,000	\$2,354,000
Bowmanville	Northglen Elementary- Block 428	8.33	\$367,000	\$3,057,000
Bowmanville	Brookhill Elementary- sw Clarington & Longworth	4.94	\$374,000	\$1,846,000
Newcastle	rural	6.00	\$326,000	\$1,955,000
Totals		36.92	\$367,000	\$13,561,000

Peterborough, Victoria, Northumberland, and Clarington Catholic DSB

General Location	Site Reference	Total Site Acreage	Value Per Acre (2015 \$)	Value Per Site (2015 \$)
Bowmanville	Northglen East- block 300	5.00	\$366,000	\$1,828,000
Clarington	Brookhill- NW Clarington blvd and Longworth	4.94	\$374,000	\$1,846,000
Totals		9.94	\$370,000	\$3,674,000

- In 2010, the site acquisition cost per acre was appraised at an average of \$265,625 based on an assessment of 8 sites.
- In 2015, the site acquisition cost per acre is being appraised at an average of \$368,250 per acre based on an assessment of 8 sites. This reflects a 28% increase in the cost per acre over the 2010 average appraised value.
- The appraiser’s 2015 report recommended a 5% escalator on land acquired over the next 4 years as being a reasonable representative of future land values. Site Preparation costs have been escalated by 2% per annum to the identified year in which the site preparation is to occur.

EDC Calculation - Proposed EDC as of 2015

CALCULATION OF EDUCATION DEVELOPMENT CHARGE	KPRDSB		PVNCCDSB	
		Component as a % of Total Growth-Related Net Education Land Cost		Component as a % of Total Growth-Related Net Education Land Cost
Total Growth-Related Net Education Land Costs (over 15-year forecast period including associated financing and study costs)	\$17,105,349		\$11,814,006	
Site Acquisition Costs	\$8,914,216	52.11%	\$7,483,068	63.34%
Land Escalation Costs	\$2,080,166	12.16%	\$1,806,864	15.29%
Site Preparation Costs	\$2,900,987	16.96%	\$1,441,071	12.20%
Site Preparation Escalation Costs	\$366,760	2.14%	\$277,761	2.35%
Debenture Interest Payments	\$0	0.00%	\$0	0.00%
Short Term Debt Interest Payments	\$687,387	4.02%	\$208,887	1.77%
Study Costs	\$225,000	1.32%	\$225,000	1.90%
Financial Obligations/Surplus (projected EDC Account Balance as of July 1, 2015)	\$1,930,833	11.29%	\$371,354	3.14%
Interest Earnings	\$73,941		\$113,695	
Closing Account Balance	\$1,035,411		\$588,801	
Total Net New Units	14,976		14,976	
Total Non-Residential, Non-Exempt Board-Determined GFA	7,180,378		7,180,378	
Residential Education Development Charge Per Unit based on 90% of Total Growth-Related Net Education Land Costs	\$1,028		\$710	
Non-Residential Education Development Charge Per Sq. Ft. of GFA based on 10% of Total Growth-Related Net Education Land Costs	\$0.24		\$0.16	

- If the 2 proposed EDC by-laws are adopted and subsequently in force on July 1, 2015, the total EDC for the Municipality of Clarington would be \$1,738 per residential unit and \$0.40 per sq. ft. of non-residential GFA

Proposed EDC by-law

- The KPRDSB will consider adoption of the EDC by-law on **June 18, 2015** while the PVNCCDSB will consider adoption of the EDC by-law on **June 23, 2015**.
- If adopted, the EDC by-laws will be in force on **July 1, 2015**
- Minister's approval letter required in advance of adopting new by-laws