Chapter 4
Demographic Projections

4. Demographic Projections

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

The following chapter provides the methodology and background to the demographic projections as well as the results of those projections for the City and County of Peterborough.

4.1 The Residential and Non-Residential Growth Forecast

4.1.1 Residential

The residential growth forecast for the EDC is critical to the analysis because of the direct link between new homes and new pupils for the school board. In addition to determining a board's needs, the number of net new projected units in the forecast serves as the denominator in the final calculation of the residential charge (i.e. net education land costs / net new projected units). The dwelling unit forecast contained in this study provides a projection of the number of units on an annual basis for the next 15 years by low- (single/semis), medium- (townhouses) and high-density (apartments) allocations as well as seasonal dwellings. O. Reg. 20/98 section 7 (1) states that a board must "estimate the number of new dwelling units in the area in which charges are to be imposed for each of the 15 years immediately following the day the by-law comes into force."

Housing development and occupancy patterns have changed significantly over the last decade. Housing developments are offering more choice in terms of density, like singles, townhouses and apartments, as well as developments that cater to specific lifestyles or age groups (retirement residences). Policies such as those set out in the *Places to Grow* initiative by the provincial government mandate that future developments will provide more units on less land, increasing the likelihood of more urban type developments and infilling projects in the future. The combination of new initiatives, societal shifts in housing, and economic changes associated with COVID-19

have posed a set of unique challenges for municipalities in the area to develop long-term population and housing projections.

The development projections contained in this study are derived from recently drafted growth forecasts completed for the both the City and County of Peterborough, as part of their development charge background study and other growth-related studies that incorporate local residential and employment targets. In addition, supplementary data in regard to recent historical building activity (building permits), servicing and land supply data were reviewed. The forecast information may be supplemented with other relevant data garnered from historical building permit issuance, small area development plans and prior conversations/meetings with local planning departments.

According to information from municipal building permit data, the County of Peterborough and the City of Peterborough (C/C Peterborough) have combined an averaged of approximately 672 new permits for residential construction from 2016 to 2020. Residential building activity in the C/C Peterborough has fluctuated over the last five years, ranging from a low of 556 in 2017 to a high of 806 permits more recently in 2020 (range of 250 units).

Table 4-1: County of Peterborough & City of Peterborough Historical Building Permit Issuance

Year	Area	Total
2016	C/C Peterborough	*676*
2017	C/C Peterborough	*556*
2018	C/C Peterborough	*695*
2019	C/C Peterborough	*626*
2020	C/C Peterborough	*806*
2016-2020	**C/C Peterborough**	***3,359***
	Average	*672*

The City's and Counties growth forecasts project moderate growth over the next few decades with an average of approximately 932 new dwelling units per year from 2021/22 to 2035/36 (15-year EDC forecast term). A slight shift in future development is expected to occur in the type of units being built with 65% anticipated to develop as low

density (single- and semi-detached, 14% medium density (townhouses) and 21% as high density (apartments).

Table 4-2: Residential Forecast
County of Peterborough and City of Peterborough Residential Forecast
2021/22 to 2035/36

Housing Type	# of Units	% By Density
Low Density (Singles/Semis)	9,026	65%
Medium Density (Townhouses)	2,025	14%
High Density (Apartments)	2,924	21%
Total	13,975	***100%***

The final growth forecast for the County and City of Peterborough EDC estimates **13,975** new residential units to be built over the next 15 years. Of these new units, 65% are estimated to be low density, 14% medium density and 21% high density. This amounts to an annual average of **932** units for the 15-year EDC term. This rate of residential development is expected to remain fairly stable but will increase gradually over time. The first five years of the forecast will average a slightly lower number of new builds at **901** per year, whereas in the last five years of the forecast period (between years 10 and 15) the forecast average is **963** per units per year. Forecasts for both School Boards by elementary review area and density type can be found as part of the Ministry Forms package in Appendix A.

In order to account for intensification of units, which are exempt from EDCs, an adjustment to the projections was made to derive the "net" new units housing forecast. This adjustment is intended to estimate the number of units in the forecast that will be created by intensification – transforming an existing single-family home into duplex/ apartment type units. The overall forecast was reduced by approximately 1.5% to estimate the number of exempt units and resulted in a projection of **13,765** net new units.

4.1.2 Non-residential

The non-residential growth forecast provides a basis for calculating a non-residential EDC, should boards elect to impose such a charge.

O. Reg. 20/98 s. 7 (11), states,

> "If the charges are to be imposed on non-residential development, the board shall determine the charges, which shall be expressed as a rate to be applied to the board-determined GFA of the development and shall satisfy the following requirements:
>
> i. The rate shall be the same throughout the area in which charges are to be imposed under the by-law.
>
> ii. The rate shall be a rate determined such that it does not exceed the maximum rate, which is determined for each year of the proposed by-law by taking the lesser of,
>
> A. the rate that, if applied over the period referred to in paragraph 1 to the estimated non-residential development in the area to which the by-law would apply and for which charges may be imposed, would not exceed the percentage of the forecasted growth-related net education land cost that is to be funded by charges on non-residential development, and
>
> B. the rate determined under paragraph 12."

The non-residential forecast for the County of Peterborough and City of Peterborough totals **8,306,145** sq.ft. of GFA over the next 15 years. As with the residential forecast, assumptions must be made respecting certain exemptions of GFA. Industrial additions (up to 50% of existing floor area) and certain institutional properties (municipal and school board properties) are exempt under the legislation. Utilizing historical Statistics Canada data on non-residential construction by type, **2,582,849** sq.ft. (approximately 31%) were exempt from this forecast and the total "net" new non-residential forecast totals **5,723,297** sq.ft. of GFA.

4.2 Enrolment Projections

Enrolment projections for the purposes of the EDC analysis are completed as two separate components – enrolment of the existing community and enrolment expected from new housing growth. The enrolment projections of the existing community are based on a scenario of no new housing growth and examine projected enrolment of the existing population. The projections of enrolment from new housing focus on pupils that are generated from expected new housing developments. EDC-eligible growth-related

pupils must be offset by any available space in the existing community, hence the necessity of examining enrolment projections utilizing the two separate components.

Enrolment projections have been prepared for each review area within the County/City of Peterborough. The existing community projections have been prepared for each of the Boards' schools included in the EDC analysis. The projections of enrolment from new housing growth are provided on a review area basis.

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

Methodology

The prediction of school enrolment involves the consideration of a wide range of factors. There are three common methods of enrolment projection: rate of growth, enrolment ratios and grade transition. The rate of growth method assumes that past rates of enrolment growth or decline will carry forward. In today's changing demographic and economic landscape this method of enrolment forecasting is unreliable. The enrolment ratio method looks at historical ratios of school enrolment compared with the overall population and then carries forward these ratios, or makes assumptions about new ratios, and applies them to a population forecast. The grade transition method examines historical progression rates from grade to grade and makes assumptions about the retention of grades from one year to the next.

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

Demographic Background

A demographic profile is compiled for each review area within the Boards' jurisdictions using data from the 2001, 2006, 2011 and 2016 Census. Trends in the demographic data are used to highlight changes in population on both a review area and jurisdiction-wide basis. Examining these historical trends assists in providing perspective and direction when determining future assumptions for the projections.

The tables on the following pages depict the demographic trends for the County and City of Peterborough. The total population of the County and City of Peterborough grew by 5.4% between 2001 and 2006, and between 2006 and 2011. This is slightly below Ontario's overall growth rate in that period (6.6% between 2001 and 2006; 5.7% between 2006 and 2011) but is more consistent with the Canada-wide growth rate of 5.4% from 2001 to 2006, and 5.9% from 2006 to 2011. Growth in the County/City of Peterborough has slowed slightly in recent years, with a population increase of 2.3% between 2011 and 2016. This is lower than provincial and national rates during this period, which were 4.6% and 5.0%, respectively.

The elementary school-aged population (4-13 years) is particularly important from a school board's perspective – the size of this cohort decreased significantly in the County/City of Peterborough from 2001 to 2006, falling by 28.4%. This age cohort has rebounded since then, growing by 10.1% between 2006 and 2011 and by 7.7% between 2011 and 2016. Despite this recovery, the size of this cohort was 13,544 in 2016, which is lower than the 2001 figure of 15,945 (a net decrease of 2,401). The secondary school-aged population (14-18) exhibited the reverse trend – it increased by 32.2% from 2001 to 2006 and decreased by 31.7% from 2006 to 2011, and again decreased by 15.7% from 2011 to 2016. As with the elementary-aged population, the size of this cohort has diminished overall, with a net decrease of 2,163 between 2001 and 2016.

In addition to the school-aged populations, the pre-school-aged population and the number of females aged 25-44 are both important as they are excellent indicators of what is expected to happen in the school-aged population in the short to mid-term. The pre-school population will be entering the school system in the next few years, and females between 25 and 44 years of age are said to be in their prime child-bearing years. Examining these groups can provide insight into future births and the population of school-aged children. The pre-school-aged population fell slightly by 2.8% from 2001

to 2006, but it has since been growing. The number of children in this cohort increased by 13.8% between 2006 and 2011, and then by 2.5% in the 2011 to 2016 period. Meanwhile, the number of females aged 25-44 decreased by 5.7% from 2001 to 2006, and again by 4.3% from 2006 to 2011. It then increased by 1.6% from 2011 to 2016, for a total incremental decrease of 1,366 between 2001 and 2016.

Table 4-3: County of Peterborough and City of Peterborough Demographic Profile, 2001 to 2016

Population Data	2001 Census	2006 Census	2011 Census	2016 Census
Total Population	125,897	132,730	135,060	138,226
Pre-School Population (0-3)	4,656	4,525	5,150	5,281
Elementary School Population (4-13)	15,945	11,421	12,573	13,544
Secondary School Population (14-18)	9,068	11,991	8,190	6,905
Population Over 18 Years of Age	96,228	104,793	109,147	112,496
Females Aged 25-44	16,397	15,460	14,798	15,031

*Derived by Watson & Associates Economists Ltd. 2020, using Statistics Canada Census DA level Single Year of Age data.

Table 4-4: County of Peterborough and City of Peterborough Population Change, 2001 to 2016

Population Data	2001-06 Abs. Change	2001-06 % Change	2006-11 Abs. Change	2006-11 % Change	2011-16 Abs. Change	2011-16 % Change
Total Population	**6,833**	**5.4%**	**2,330**	**5.4%**	**3,166**	**2.3%**
Pre-School Population (0-3)	-131	-2.8%	625	13.8%	131	2.5%
Elementary School Population (4-13)	-4,524	-28.4%	1,152	10.1%	971	7.7%
Secondary School Population (14-18)	2,923	32.2%	-3,801	-31.7%	-1,285	-15.7%
Population Over 18 Years of Age	8,565	8.9%	4,354	4.2%	3,349	3.1%
Females Aged 25-44	-937	-5.7%	-662	-4.3%	233	1.6%

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

- Pre-school aged (0-3) – used as a lead indicator of potential anticipated enrolment in the short term.

- Elementary (4-13) – represents the predominant age structure of the students who attend elementary schools.
- Secondary (14-18) – represents the predominant age structure of the students who attend secondary schools.
- Adult (18+) – reflects the segment of the population that does not attend elementary or secondary school.

The Enrolment Projection Process

Determining Entry Year Enrolment

One of the most important and most difficult components of the enrolment forecast is predicting entry year enrolment for the junior kindergarten (JK) grade. Much of the overall projection relies on the assumptions made with regard to pupils entering the system. To develop forecasts for the JK grade, a review of historical births, pre-school population (0-3 years old), and historical JK enrolment is undertaken. The participation rates of a board's JK grade enrolment of the 4-year-old population are examined from one Census period to the next to determine future participation ratios.

In addition, a population forecast of the pre-school and school-aged population (0-18 years) by single year of age is prepared for the study area. This forecast is based on the population trends in the 2001, 2006, 2011 and 2016 Census periods, as well as other relevant demographic trends in the area. Recent fertility and death rates are applied to the 2016 Census population and the population is aged to provide future births and future school-aged population.

The challenge in this population forecast is to exclude growth/development in this phase of the forecast. The total enrolment forecast is divided into two separate components – existing enrolment and enrolment from future housing. To account for this, trends are examined for 2001, 2006, 2011 and 2016 Census populations to estimate levels of growth and migration that occurred between the Census periods. Assumptions arising from this examination are used to "strip" growth/migration from the projected population forecast to ensure that growth is not double counted.

Comparing historical JK enrolment to actual population provides ratios that are used to determine future JK enrolment from the projected 4-year-old population in the review area. This determines the projected JK pupils for the review area for the forecast period. These overall JK students then need to be allocated to their respective schools

in the review area. This allocation is based on historical shares combined with any board information on recent openings/closures or program changes that may affect future share. Table 4-5 depicts an example of JK/Elementary participation rates between 2006 and 2016.

Table 4-5: An Example of Junior Kindergarten/Elementary Participation Rates (2006 to 2016)

Single Year of Age	2006	2011	2016
0	286	261	274
1	317	291	274
2	316	296	290
3	315	355	297
4	340	288	285
5	362	328	305
6	363	391	358
7	356	350	374
8	324	372	387
9	321	364	393
10	327	378	334
11	388	365	448
12	336	350	409
13	346	323	384
JK Headcount Enrolment	172	150	145
Elementary Enrolment	1,567	1,591	1,760
JK Participation	51%	52%	51%
Elementary Participation	45%	45%	48%

At this stage of the projections, each school in a review area will have a projected number of JKs for the forecast period. The next step then involves using the grade transition method to advance each grade from one year to the next. For every school in the system, retention rates from grade to grade are calculated and applied to grade enrolments as they are advanced through each projection year. Each school and community can be unique when it comes to grade retention. For example, the ratio of senior kindergarten (SK) students to JK students is often higher in the more rural areas and an indication that more students routinely enter the SK grade than would be expected, given the JK count from the previous year. Programs, such as French Immersion, can also have a significant impact on grade-to-grade retention. Table 4-6 provides a generic example of retention rate calculations based on historical enrolment.

Table 4-6: Retention Rate Example

Year	Year	Year	Grade	Historical: 2011 2012	Historical: 2012/ 2013	Historical: 2013/ 2014	Historical: 2014/ 2015	Historical: 2015/ 2016	Historical: 2016/ 2017
5	**4**	**2**	**JK**	1,484	1,562	1,539	1,559	1,605	1,730
111%	112%	110%	**SK**	1,720	1,611	1,745	1,750	1,696	1,797
110%	111%	112%	**1**	1,613	1,859	1,787	1,919	1,929	1,915
104%	103%	102%	**2**	1,847	1,682	1,949	1,866	1,947	1,994
104%	104%	104%	**3**	1,982	1,911	1,765	2,016	1,934	2,047
103%	103%	103%	**4**	1,971	2,004	1,953	1,846	2,067	1,990
103%	103%	103%	**5**	2,119	2,058	2,082	2,011	1,895	2,128
102%	102%	103%	**6**	2,151	2,145	2,093	2,123	2,051	1,953
101%	101%	102%	**7**	2,184	2,144	2,174	2,114	2,148	2,093
101%	102%	102%	**8**	2,120	2,210	2,194	2,178	2,145	2,193

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

Secondary Enrolment Projections

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

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

school. This ratio provides an approximation of the net students lost or gained due to open access.

The other important variable that is considered in the secondary enrolment projection methodology is the impact of the fifth year of secondary school being eliminated in 2003/04. The elimination of the fifth year of study does not mean that grade 12 students are not allowed to come back for a fifth year of study. There are still instances where grade 12 students may come back to finish the four-year program in five years or to upgrade or retake certain courses. The percentage of students that are coming back for a fifth year varies throughout the Province and even from school to school within a board. The projections in this analysis typically utilize a three-year average of grade 12 retention rates (putting greater emphasis on the last year or two) as well as input from the school boards on their experiences and expected future trends.

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

Examining Historical Enrolment Trends

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

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

The comparison is made between the senior elementary grades (6-8) and the junior elementary grades (JK-1). Assuming full day JK and SK, an equal number of pupils entering JK-1 to those moving through the senior elementary grades would result in a ratio of 1. If the ratio is higher than 1, it indicates that more pupils are leaving the

elementary system or school than are entering, and could be an indicator of future enrolment decline, at least in the short term and absent of mitigating factors. A ratio lower than 1 indicates possible enrolment growth (at least in the short term) and is typically found in growing areas where housing attracts young couples or young families with children.

Table 4-7 depicts the historical GSR within the County and City of Peterborough for the PVNCCDSB. The ratio of senior to junior elementary enrolment based on 2006/07 enrolment was 1.26, and 0.94 based on 2011/12 enrolment. More recently, the GSR has increased slightly to 0.98 in 2016/17.

Table 4-7: County of Peterborough and City of Peterborough PVNCCDSB Total

GRADES	2006/ 2007	2011/ 2012	2016/ 2017
JK	352	427	446
SK	389	432	444
1	362	427	455
2	381	396	444
3	373	424	436
4	366	403	475
5	437	419	459
6	450	393	465
7	491	419	415
8	443	400	436
SE	16	14	5
ALT/OTH	0	0	0
TOTAL	4,056	4,154	4,480
RATIO	**1.26**	**0.94**	**0.98**

The ratio of senior to junior elementary enrolment for the KPRDSB in the County of Peterborough has been steadily declining. The Grade Structure Ratio (GSR) was 1.33 based on 2006/07 enrolment; it was 1.12 in 2011/12 and decreased further in 2016/17 to 0.90. Table 4-8 outlines historical enrolment and historical grade ratios for the KPRDSB.

Table 4-8: County of Peterborough and City of Peterborough KPRDSB Total

GRADES	2006/ 2007	2011/ 2012	2016/ 2017
JK	643	765	784
SK	731	764	847
1	787	705	848
2	788	735	845
3	866	716	824
4	897	711	840
5	885	749	778
6	958	794	724
7	962	803	751
8	962	903	751
SE	0	50	93
ALT/OTH	238	0	0
TOTAL	8,714	7,695	8,085
RATIO	**1.33**	**1.12**	**0.90**

The Impact of Enrolment Share

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

Table 4-9 provides the historical elementary enrolment of the KPRDSB and the PVNCCDSB within the County and City of Peterborough. PVCNCCDSB has been gaining an increasing share of enrolment over the past decade, serving 32% of elementary students in 2006/07, which increased to 35% in 2011/12 and again to 36% in 2016/17. Corresponding KPRDSB shares fell, from 68% in 2006/07, to 65% in 2011/12, and to 64% in 2016/17.

Table 4-9: Elementary Historical Enrolment

Elementary Panel

SCHOOL BOARD	2006/07	2011/12	2016/17
PVNCCDSB TOTAL	4,056	4,154	4,480
KPRDSB TOTAL	8,714	7,695	8,085
TOTAL OF BOTH BOARDS	12,770	11,849	12,565
PVNCCDSB SHARE	32%	35%	36%
KPRDSB SHARE	68%	65%	64%

The secondary panel enrolment shares in the County/City of Peterborough were quite stable during this period. PVNCCDSB saw its share of secondary enrolment increase from 30% in 2006/07 to 33% in 2011/12, and then fell to 31% in 2016/17. In turn, KPRDSB saw its share decrease from 70% in 2006/07 to 67% in 2011/12, and then increase to 69% in 2016/17.

Table 4-10: Secondary Historical Enrolment

Secondary Panel

SCHOOL BOARD	2006/07	2011/12	2016/17
PVNCCDSB TOTAL	2,116	2,004	1,694
KPRDSB TOTAL	4,942	4,153	3,684
TOTAL OF BOTH BOARDS	7,058	6,157	5,378
PVNCCDSB SHARE	30%	33%	31%
KPRDSB SHARE	70%	67%	69%

Enrolment Expected from New Housing

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

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

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

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

The PVNCCDSB's total yields (Table 4-11) for the elementary panel range between 0.043 in the City of Peterborough, to 0.121 in Southwest Peterborough. Secondary yields are around 0.03 throughout the County and City. For the KPRDSB, the total yields for the elementary panel are 0.157 in Peterborough County and City – Southwest, and 0.149 in Peterborough County and City – Southeast (Table 4-12). Comparably, on the secondary panel, its total yield is 0.115 throughout the County/City.

The flowchart presented in Figure 4-1 outlines the process of projecting enrolment from new development.

Table 4-11: PVNCCDSB – Growth-Related Pupil Yields

Table 4-11.1: PVNCCDSB – Elementary Growth-Related Pupil Yields
Form E – Growth-Related Pupils – Elementary Panel

Review Area	Dwelling Unit Type	Elementary Pupil Yield
Peterborough County and City Southwest	Low Density	**0.079**
	Medium Density	**0.079**
	High Density	**0.016**
	Total	**0.071**
Peterborough County and City Southeast	Low Density	**0.135**
	Medium Density	**0.102**
	High Density	**0.024**
	Total	**0.121**
Peterborough County and City Northwest	Low Density	**0.071**
	Medium Density	**0.077**
	High Density	**0.016**
	Total	**0.059**
Peterborough County Northeast	Low Density	**0.059**
	Medium Density	**0.056**
	High Density	**0.012**
	Total	**0.043**

Table 4-12.2: PVNCCDSB – Secondary Growth-Related Pupil Yields
Form E – Growth-Related Pupils – Secondary Panel

Review Area	Dwelling Unit Type	Elementary Pupil Yield
South Peterborough	Low Density	**0.030**
	Medium Density	**0.036**
	High Density	**0.010**
	Total	**0.028**
North Peterborough	Low Density	**0.034**
	Medium Density	**0.042**
	High Density	**0.012**
	Total	**0.030**

Table 4-12: KPRDSB – Growth-Related Pupil Yields

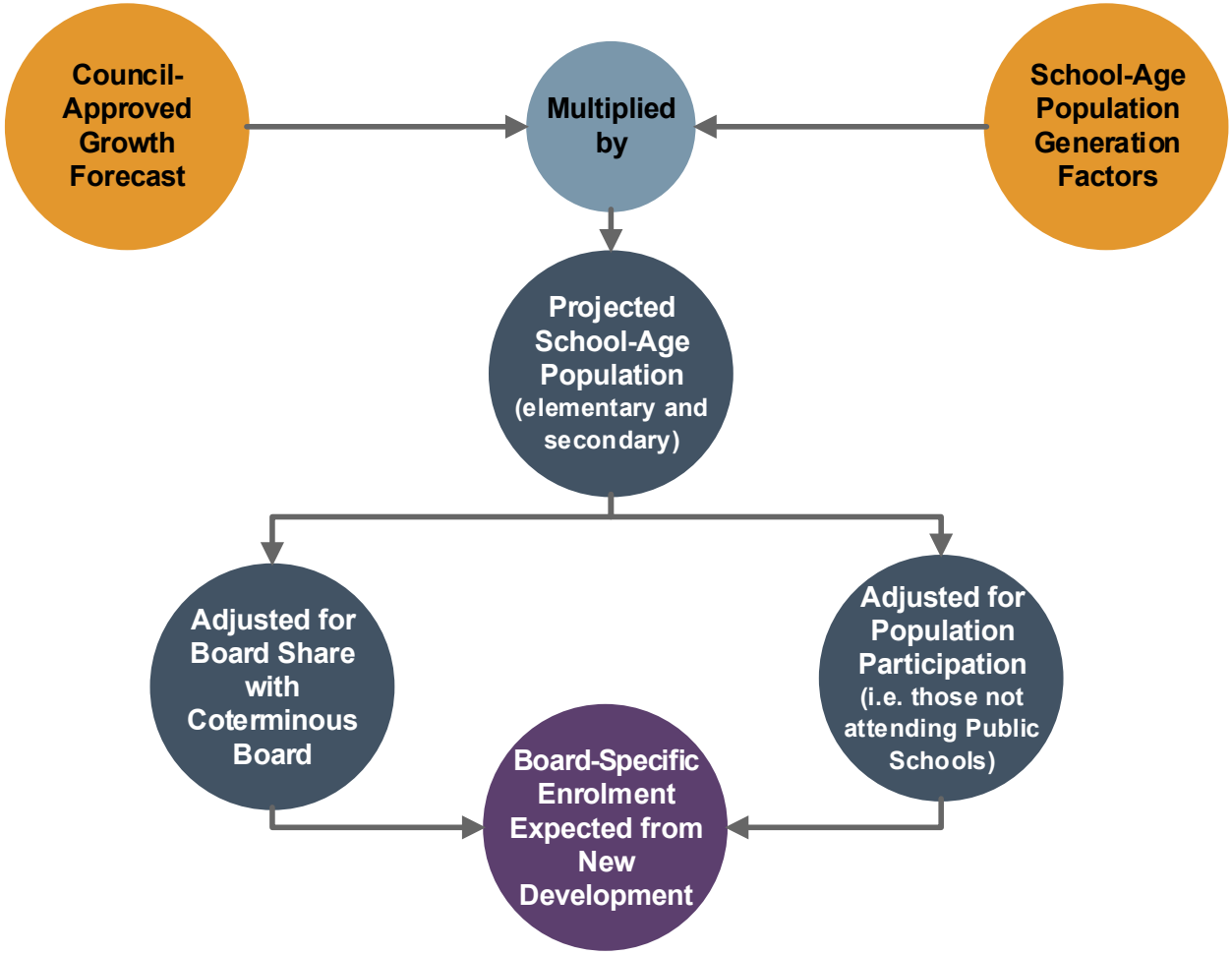
Table 4-12.1: KPRDSB – Elementary Growth-Related Pupil Yields
Form E – Growth-Related Pupils – Elementary Panel

Municipality	Dwelling Unit Type	Elementary Pupil Yield
Peterborough County and City - Southwest	Low Density	**0.208**
	Medium Density	**0.105**
	High Density	**0.040**
	Total	**0.157**
Peterborough County and City - Northeast	Low Density	**0.191**
	Medium Density	**0.081**
	High Density	**0.037**
	Total	**0.149**

Table 4-12.2: KPRDSB – Secondary Growth-Related Pupil Yields
Form E – Growth-Related Pupils – Secondary Panel

Municipality	Dwelling Unit Type	Secondary Pupil Yield
Peterborough County and City	Low Density	**0.154**
	Medium Density	**0.096**
	High Density	**0.036**
	Total	**0.115**

Figure 4-1: Enrolment Expected from New Development



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

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

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

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

4.3 Summary of Projected Enrolment

The total EDC enrolment projections for the County and City of Peterborough indicate that by the end of the forecast period (2035/36) the PVNCCDSB will have a total elementary enrolment in the County/City of Peterborough of 5,087, compared to the 2020/21 enrolment of 4,486, for a total increase of 602 pupils or 13%. On the secondary panel, enrolment is expected to increase from 1,769 in 2020/21 to 2,143 at the end of the EDC term, for a total increase of 374 pupils or approximately 21%.

The KPRDSB can expect a total elementary enrolment of 11,404 by the 2035/36 school year. This represents a total increase of 2,699 pupils, or approximately 31% from 2020/21. On the secondary panel, enrolment is expected to increase by about 54%, with a 2020/21 enrolment of 3,368 increasing to 5,186 by the end of the 15-year forecast term. A summary of the projected enrolment by Board, review area and panel can be found in Table 4-13 below.

Table 4-13: Peterborough Victoria Northumberland and Clarington Catholic DSB Enrolment Projections

Review Area	Year 1 2021/22	Year 5 2025/26	Year 10 2030/31	Year 15 2035/36
ERA01	1,450	1,413	1,448	1,489
ERA02	722	770	915	1,077
ERA03	1,881	1,891	1,915	1,945
ERA04	498	537	561	575
TOTAL	4,551	4,611	4,839	5,087

Review Area	Year 1 2021/22	Year 5 2025/26	Year 10 2030/31	Year 15 2035/36
SRA01	726	721	736	842
SRA02	1,119	1,148	1,186	1,301
TOTAL	1,845	1,869	1,922	2,143

Table 4-14: Kawartha Pine Ridge DSB Enrolment Projections

Review Area	Year 1 2021/22	Year 5 2025/26	Year 10 2030/31	Year 15 2035/36
ERA01	6,288	6,662	7,291	7,641
ERA02	2,961	3,333	3,601	3,763
Total	9,249	9,996	10,892	11,404

Review Area	Year 1 2021/22	Year 5 2025/26	Year 10 2030/31	Year 15 2035/36
SRA01	3,605	4,285	4,757	5,186
Total	3,605	4,285	4,757	5,186

Chapter 5
Education Development Charge Calculation

5. Education Development Charge Calculation

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

5.1 The Projections

The residential dwelling unit forecasts, as well as the non-residential GFA forecasts that were used in the EDC analysis, are explained in detail in section 4.1 and outlined below.

Residential Unit Forecasts

County and City of Peterborough	2021/22-2035/36
TOTAL PROJECTED UNITS	13,975
TOTAL NET NEW UNITS	13,765

Non-Residential Unit Forecasts

County and City of Peterborough	2021/22-2035/36
TOTAL PROJECTED UNITS	8,306,145
TOTAL NET GFA	5,723,297

Net Growth-related Pupil Places

The projected school board enrolments as well as the residential forecasts determine the net growth-related pupil places which in turn determine the number of EDC-eligible sites. Form E of the EDC Ministry Submission for each Board and each panel is set out

below. These forms highlight, by review area, the net number of units, the Board pupil yields and the growth-related pupils, and can be found in Table 5-1 and Table 5-2.

The PVNCCDSB projections forecast a total of 656 elementary net growth-related pupils and 242 secondary pupils in the County and City of Peterborough. Comparably, the KPRDSB's enrolment projections predict 1,493 net growth-related pupils on the elementary panel and 860 on the secondary panel in the County and City of Peterborough.

Table 5-1: PVNCCDSB EDC Submission 2021 – County of Peterborough and City of Peterborough, Form E Growth-Related Pupils

Peterborough Victoria Northumberland and Clarington Catholic District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form E - Growth-Related Pupils - Elementary Panel

Elementary Planning Area	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
Peterborough County and City Southwest	Low Density	719	0.079	57
	Medium Density	211	0.079	17
	High Density	143	0.016	2
	Total	1,074	0.071	76
Peterborough County and City Southeast	Low Density	2,795	0.135	377
	Medium Density	294	0.102	30
	High Density	357	0.024	8
	Total	3,446	0.121	416
Peterborough County and City Northwest	Low Density	4,193	0.071	296
	Medium Density	1,270	0.077	98
	High Density	1,738	0.016	27
	Total	7,201	0.059	422
Peterborough County Northeast	Low Density	1,319	0.059	78
	Medium Density	40	0.056	2
	High Density	685	0.012	8
	Total	2,045	0.043	89
		SUBTOTAL:		**1,003**
		LESS: Available Pupil Places:		**347**
		NET GROWTH-RELATED PUPILS:		**656**

Peterborough Victoria Northumberland and Clarington Catholic District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form E - Growth-Related Pupils - Secondary Panel

Secondary Planning Area	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
South Peterborough	Low Density	2,962	0.031	91
	Medium Density	421	0.032	14
	High Density	500	0.010	5
	Total	3,884	0.028	109
North Peterborough	Low Density	6,064	0.034	206
	Medium Density	1,394	0.038	54
	High Density	2,424	0.011	27
	Total	9,882	0.029	286
		SUBTOTAL:		**396**
		LESS: Available Pupil Places:		**154**
		NET GROWTH-RELATED PUPILS:		**242**

Table 5-2: KPRDSB EDC Submission 2021 – County of Peterborough and City of Peterborough, Form E Growth-Related Pupils

Kawartha Pine Ridge District School Board

Education Development Charges Submission 2021: City and County of Peterborough

Form E - Growth-Related Pupils - Elementary Panel

Elementary Planning Area	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
Peterborough County and City - Southwest	Low Density	5,997	0.208	1,245
	Medium Density	1,513	0.105	159
	High Density	1,950	0.040	77
	Total	9,460	0.157	1,481
Peterborough County and City - Northeast	Low Density	3,029	0.191	580
	Medium Density	303	0.081	24
	High Density	974	0.037	36
	Total	4,306	0.149	640
		SUBTOTAL:		2,122
		LESS: Available Pupil Places:		628
		NET GROWTH-RELATED PUPILS:		1,493

Kawartha Pine Ridge District School Board

Education Development Charges Submission 2021: City and County of Peterborough

Form E - Growth-Related Pupils - Secondary Panel

Secondary Planning Area	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
Peterborough County and City	Low Density	9,026	0.079	715
	Medium Density	1,816	0.078	142
	High Density	2,924	0.023	67
	Total	13,765	0.067	925
		SUBTOTAL:		925
		LESS: Available Pupil Places:		65
		NET GROWTH-RELATED PUPILS:		860

5.2 Net Education Land Costs

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

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

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

1. Costs to acquire land or an interest in land, including a leasehold interest, to be used by the board to provide pupil accommodation.

2. Costs to provide services to the land or otherwise prepare the site so that a building or buildings may build on the land to provide pupil accommodation.

3. Costs to prepare and distribute EDC background studies.

4. Interest on money borrowed to pay for costs described in paragraphs 1 and 2.

5. Costs to undertake studies in connection with an acquisition referred to in paragraph 1. N.B – Only the capital component of costs to lease land or to acquire a leasehold interest is an education land cost.

Site Valuation

Paragraph 4 of section 7 of O. Reg. 20/98 states that,

> "The board shall estimate the net education land cost for the elementary school sites and secondary school sites required to provide pupil places for the new elementary school pupils and secondary school pupils."

To determine the costs of land acquisition, both the KPRDSB and the PVNCCDSB retained the appraisal firm of Cushman & Wakefield. The appraisers were responsible for providing a land value per acre for each EDC-eligible site identified in the analysis. In addition, the appraisers were asked to provide an annual land escalation factor (for five years) to apply to the current land values.

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

> The acreage rates for each site/district have been based on an examination of historic acquisition costs, pending acquisition agreements and options, and available sales data. The information regarding the sites has been provided by the Boards and has been relied upon as being accurate.
>
> In addition, the values assume that the sites are zoned and serviced for residential development, notwithstanding the fact the many of the sites are still in the preliminary stages of planning – these "hypothetical" values are intended to capture the cost of land at the time the Board will be purchasing the sites to be used as schools.
>
> In undertaking the appraisals, the two most common approaches to the valuation of development land were utilized and are summarized as follows:
>
> a) the **Direct Comparison Approach** which involves comparing or contrasting the recent sale, listing or optioned prices of comparable properties to the subject and adjusting for any significant differences between them; and,
>
> b) the **Land Residual Approach** (or Development Approach) which estimates land value based on determining selling prices of serviced lots and considers infrastructure costs and appropriate returns, rendering a "residual" land value component.
>
> The strengths underlying the Land Residual Approach are that it more accurately reflects the specific development parameters of a site, while its

weaknesses relate to the preliminary nature of planning and engineering information available.

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

The tables below set out the estimated EDC-eligible sites that the Boards will require in the 15-year analysis term and their appraised land values on per acre basis. These values were calculated in 2020 and do not include escalation, site improvements, land transfer taxes, HST (net of rebate) or other associated acquisition costs.

PVNCCDSB Sites

ELEMENTARY PANEL	Land Value/acre
ERA02	$675,000
ERA03	$675,000

SECONDARY PANEL	Land Value/acre
SRA02	$675,000

KPRDSB Sites

ELEMENTARY PANEL	Land Value/acre
ERA01 (Owned)	$0
ERA01	$700,000
ERA01	$675,000

SECONDARY PANEL	Land Value/acre
SRA01	$675,000

Land Escalation Over the Forecast Period

As previously mentioned, the land values could include an annual land escalation rate to be applied to the acreage values in order to sustain the likely site acquisition costs over the next five years. In arriving at an escalation factor, the appraisers typically consider the recent historical general economic conditions at both the micro- and

macro-economic levels. Due to the economic conditions at the time the appraisals were completed, no escalation rates have been applied to the land values at this time.

Land Development and Servicing Costs

The *Education Act* includes the "costs to provide services to the land or otherwise prepare the site so that a building or buildings may be built on the land to provide pupil accommodation" as an EDC-eligible education cost. These costs typically include services to the lot line of the property, rough grading and compaction of the site and that the site is cleared of debris. Costs related to studies of land being considered for acquisition such as environmental assessments or soil studies are also considered to be EDC eligible.

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

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

Based on recent historical site preparation costs, a figure of **$82,147 per acre** for both PVNCCDSB and KPRDSB was used in the study. Using historical economic data and construction cost indices, an escalation factor of **3.1%** per annum was applied to the assumed per acre site preparation costs. Site preparation costs are escalated to the time of site purchase.

Total Land Costs

The total net education land costs, including the site acquisition costs, the escalation of land over the term of the by-law (five years), the site development/servicing costs, as well as associated financing costs and study costs, are projected to be approximately **$8.0** million for the PVNCCDSB in the County and City of Peterborough, while the KPRDSB is projected to incur total education land costs of approximately **$19.1** million

over the 15-year projection window of the proposed by-law in the County and City of Peterborough.

5.3 Reconciliation of the EDC Reserve Fund

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

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

> "The board shall estimate the balance of the education development charge reserve fund, if any, relating to the area in which the charges are to be imposed. The estimate shall be an estimate of the balance immediately before the day the board intends to have the by-law come into force."
>
> "The board shall adjust the net education land costs with respect to any balance estimated under paragraph 5. If the balance is positive, the balance shall be subtracted from the cost. If the balance is negative, the balance shall be converted to a positive number and added to the cost."
>
> "The net education land cost as adjusted, if necessary, under paragraph 6, is the growth-related net education land cost."

The reserve fund analysis summarizes the EDC collections (both actual and estimated) as well as the EDC costs that have been expended (both actual and estimated) and the estimated EDC reserve fund balance. It is based on the Ministry of Education Appendix D1 and Appendix D2 Forms that are prepared and submitted to the Ministry by all school boards with EDC by-laws in place. The balance from the most recent Appendix D1/D2 is used as the base point. The EDC reserve fund must also include certain estimates respecting revenues and expenditures to account for the most recent actual balance and the balance estimated to the new EDC by-law date.

As there is no EDC currently in place for the County or City of Peterborough, the reserve funds for both Boards are effectively zero—however, this calculation will be necessary upon renewal of the EDC by-law.

5.4 The Education Development Charge

The total land costs determine the total net education land costs for which EDCs may be imposed. The final steps in the process involve apportioning the land costs between residential and non-residential as well as differentiating the charge by development type, if necessary. The charge proposed in this background study is premised on a 90% residential/10% non-residential split—that is, 90% of the charge is based entirely upon growth-related net education land costs that are attributable to residential development and 10% to non-residential developments (commercial, industrial etc.). The final net education land costs that have been apportioned to residential (in this case 90%) are divided over the net new units from the dwelling forecast to determine a final EDC rate per dwelling unit and the costs attributed to non-residential development are divided over the forecast of net gross floor area (square feet) of projected non-residential space.

The net education land costs for the PVNCCDSB's by-law are estimated to be **$8,009,616** and the number of net new units in the EDC forecast is projected to be **13,765**, resulting in a rate of **$524** per dwelling unit and **$0.14** per square foot of gross floor area.

The net education land costs for the KPRDSB's by-law are estimated to be **$19,063,985** and the number of net new units in the EDC forecast is projected to be **13,765**, resulting in a rate of **$1,246** per dwelling unit and **$0.33** per square foot of gross floor area.

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

PVNCCDSB – County/City of Peterborough EDC
Calculation of Uniform 90% Residential

Residential Growth-Related Net Education Land Costs	$7,208,655
Net New Dwelling Units (Form C)	13,765
Uniform Residential EDC Per Dwelling Unit	**$524**

PVNCCDSB – County/City of Peterborough EDC
Calculation of Uniform 10% Non-Residential

Non-Residential Growth-Related Net Education Land Costs	$800,962
Non-Exempt Board-Determined GFA (Form D)	5,723,297
Uniform Non-Residential EDC Per Square Foot of GFA	**$0.14**

KPRDSB – County/City of Peterborough EDC
Calculation of Uniform 90% Residential

Residential Growth-Related Net Education Land Costs	$17,157,587
Net New Dwelling Units (Form C)	13,765
Uniform Residential EDC Per Dwelling Unit	**$1,246**

KPRDSB – County/City of Peterborough EDC
Calculation of Uniform 10% Non-Residential

Non-Residential Growth-Related Net Education Land Costs	$1,906,399
Non-Exempt Board-Determined GFA (Form D)	5,723,297
Uniform Non-Residential EDC Per Square Foot of GFA	**$0.33**

EDC Rate Phase-In

The final step in the EDC calculation is to determine the permitted phase-in of EDC rates. A new EDC rate can increase by a maximum of **$300** per annum for the residential rate and **$0.10** per annum for non-residential over either the existing or most recent EDC rates. Each school board does not currently have an EDC bylaw in-force but both school boards did have EDC bylaws at one time. The most recent EDC rates for the KPRDSB was $136 per residential unit and $0.04 per square foot of gross floor area. For the PVNCCDS, the most recent rates were $62 per residential unit and $0.02 per square foot of gross floor area. Based on the aforementioned most recent rates, the proposed new by-law rate would equal **$436** per residential unit and **$0.14** per square

proposed new by-law rate would equal **$436** per residential unit and **$0.14** per square foot of gross floor area for the KPRDSB in year 1. For PVNCCDSB, the proposed year 1 residential rate would be **$362** and **$0.12** per square foot of gross floor area for non-residential. The residential rate would then increase by a further **$300** each year up to the maximum, and so in year 2 the PVNCCDSB would hit the maximum residential rate of **$524** per unit (new proposed rate). The KPRDSB's residential EDC rate would similarly increase by **$300** each year until year 4, when it reaches its maximum, the new proposed rate of **$1,246** per unit. The non-residential rate for PVNCCDSB would increase to **$0.14** (the new proposed non-residential maximum rate) in year 2. For the KPRDSB, the non-residential rate would increase by the permitted **$0.10** per year in years 2 and then hit the maximum or proposed rate of **$0.33** in year 3. The EDC phase-in schedule is presented in Table 5-3, below.

Table 5-3: EDC Phase-in Schedule

Board	EDC Rate: Year 1	EDC Rate: Year 2	EDC Rate: Year 3	EDC Rate: Year 4	EDC Rate: Year 5	Maximum EDC Rate
RESIDENTIAL						
PVNCCDSB	$362	$524	$524	$524	$524	$524
KPRDSB	$436	$736	$1036	$1,246	$1,246	$1,246
NON-RESIDENTIAL						
PVNCCDSB	$0.12	$0.14	$0.14	$0.14	$0.14	$0.14
KPRDSB	$0.14	$0.24	$0.33	$0.33	$0.33	$0.33

The Cashflow Analysis

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

General Assumptions Used

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

Site Acquisition Escalation Rate	0%
Site Preparation Escalation Rate	3.1% per annum
Debt Terms (term/rate)	10 Years at 3.00%

Description of Cashflow

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

1. The first component deals with any short- or long-term debt the Boards incur. The total debt issuance for any given year will be identified in Lines 1 or 2 of the analysis.

2. The second component deals with the actual expected collections through the imposition of the EDC incorporating the annual net new dwelling unit forecast and non-residential forecast (if available). Projected EDC collections by year can be found on Lines 4, 5 and 6 of the cashflow.

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

- Site acquisition costs are found on Line 8 of the analysis and are escalated for up to a five-year period (term of the by-law).
- Site preparation/development costs are found on Line 9 of the cashflow and are escalated up to the time of site purchase.
- Study costs (Line 10) are based on actual and projected Board data and are included for each expected subsequent by-law renewal (every five years).
- Long- and short-term financing costs (debt carrying costs) are found on Lines 11 and 12 of the cashflow analysis.

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

Cashflows for each School Board (and by-law) are included in Tables 5-4 and 5-5 on the following pages.

Table 5-4: PVNCCDSB 15-Year Cashflow
County/City of Peterborough EDC By-law

Cash Flow Assumptions	
A. Reserve Fund Interest Rate	**1.50%**
B. Borrowing Rate	**3.00%**
C. Borrowing Term (Years)	**5**

				Year 1 2020/ 2021	Year 2 2021/ 2022	Year 3 2022/ 2023	Year 4 2023/ 2024	Year 5 2024/ 2025	Year 6 2025/ 2026	Year 7 2026/ 2027	Year 8 2027/ 2028	Year 9 2028/ 2029	Year 10 2029/ 2030	Year 11 2030/ 2031	Year 12 2031/ 2032	Year 13 2032/ 2033	Year 14 2033/ 2034	Year 15 2034/ 2035
	Projected Revenues																	
1	Long-Term Financing			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2	Short-Term Financing			$0	$0	$0	$0	$600,000	$0	$0	$0	$0	$0	$1,900,000	$0	$0	$0	$0
3	*Subtotal (1 through 2)*			*$0*	*$0*	*$0*	*$0*	*$600,000*	*$0*	*$0*	*$0*	*$0*	*$0*	*$1,900,000*	*$0*	*$0*	*$0*	*$0*
4	Education Development Charge Revenue (Res.)	**524**	per unit	$456,928	$460,803	$464,415	$469,543	$473,678	$472,086	$476,103	$479,660	$483,741	$487,876	$489,435	$496,700	$498,217	$499,734	$499,734
5	Education Development Charge Revenue (Non-Res.)	**0.14**	per sq.ft	$95,239	$95,239	$95,239	$95,239	$95,239	$29,856	$29,856	$29,856	$29,856	$29,856	$35,097	$35,097	$35,097	$35,097	$35,097
6	*Subtotal EDC Revenue (4 + 5)*			*$552,167*	*$556,042*	*$559,654*	*$564,782*	*$568,917*	*$501,943*	*$505,959*	*$509,517*	*$513,598*	*$517,733*	*$524,532*	*$531,797*	*$533,314*	*$534,831*	*$534,831*
7	**Total Revenue (3 + 6)**			**$552,167**	**$556,042**	**$559,654**	**$564,782**	**$1,168,917**	**$501,943**	**$505,959**	**$509,517**	**$513,598**	**$517,733**	**$2,424,532**	**$531,797**	**$533,314**	**$534,831**	**$534,831**
	Education Development Charge Expenditures																	
8	Site Acquisition Costs (escalation rates included) [1]			$0	$0	$0	$0	$2,762,260	$0	$0	$0	$0	$1,344,474	$2,450,007	$0	$0	$0	$0
9	Site Preparation Costs (escalation rates included) [1]			$0	$0	$0	$0	$379,552	$0	$0	$0	$0	$215,010	$403,881	$0	$0	$0	$0
10	Projected Future Study Costs			$0				$75,000					$75,000					$75,000
11	Long-Term Debt Costs			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
12	Short-Term Debt Costs			$0	$0	$0	$0	$0	$131,013	$131,013	$131,013	$131,013	$131,013	$0	$414,874	$414,874	$414,874	$414,874
13	**Total Expenditures (8 through 12)**			**$0**	**$0**	**$0**	**$0**	**$3,216,812**	**$131,013**	**$131,013**	**$131,013**	**$131,013**	**$1,765,497**	**$2,853,888**	**$414,874**	**$414,874**	**$414,874**	**$489,874**
	Cash Flow Analysis:																	
14	Revenues Minus Expenditures (7 - 13)			$552,167	$556,042	$559,654	$564,782	-$2,047,895	$370,930	$374,947	$378,504	$382,585	-$1,247,764	-$429,356	$116,923	$118,440	$119,957	$44,957
15	Opening Balance (previous year's closing balance)	$0		$0	$552,167	$1,124,832	$1,709,753	$2,308,653	$264,669	$645,133	$1,035,381	$1,435,093	$1,844,943	$606,137	$179,433	$300,801	$425,530	$553,669
16	*Subtotal (14 + 15)*	*$0*		*$552,167*	*$1,108,209*	*$1,684,486*	*$2,274,535*	*$260,758*	*$635,599*	*$1,020,080*	*$1,413,885*	*$1,817,678*	*$597,179*	*$176,781*	*$296,356*	*$419,241*	*$545,487*	*$598,626*
17	Interest Earnings			$0	$16,623	$25,267	$34,118	$3,911	$9,534	$15,301	$21,208	$27,265	$8,958	$2,652	$4,445	$6,289	$8,182	$8,979
18	**Closing Balance (16 + 17)**	**$0**		**$552,167**	**$1,124,832**	**$1,709,753**	**$2,308,653**	**$264,669**	**$645,133**	**$1,035,381**	**$1,435,093**	**$1,844,943**	**$606,137**	**$179,433**	**$300,801**	**$425,530**	**$553,669**	**$607,605**

[1] **Land acquisition costs have not been escalated**

Escalation rates for site preparation costs are applied to the date of acquisition and are escalated by 3.1% compounded annually.

Borrowing (Total of Line 3 and 4):	***$2,500,000***
Total Debt Payments:	***$2,729,432***
Outstanding Debt At End Of Forecast(15 years):	***$414,874***
Outstanding Debt Will Be Fully Funded In:	***2035***

Table 5-5: KPRDSB 15-Year Cashflow
County/City of Peterborough EDC By-law

Cash Flow Assumptions	
A. Reserve Fund Interest Rate	**1.50%**
B. Borrowing Rate	**3.00%**
C. Borrowing Term (Years)	**5**

				Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036
	Projected Revenues																	
1	Long-Term Financing			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2	Short-Term Financing			$0	$0	$0	$200,000	$2,400,000	$0	$0	$6,800,000	$800,000	$1,000,000	$550,000	$700,000	$800,000	$0	$0
3	*Subtotal (1 through 2)*			*$0*	*$0*	*$0*	*$200,000*	*$2,400,000*	*$0*	*$0*	*$6,800,000*	*$800,000*	*$1,000,000*	*$550,000*	*$700,000*	*$800,000*	*$0*	*$0*
4	Education Development Charge Revenue (Res.)	**1,246**	per unit	$1,087,552	$1,096,775	$1,105,371	$1,117,577	$1,127,420	$1,123,630	$1,133,190	$1,141,657	$1,151,370	$1,161,213	$1,164,923	$1,182,214	$1,185,824	$1,189,435	$1,189,435
5	Education Development Charge Revenue (Non-Res.)	**0.33**	per sq.ft	$226,682	$226,682	$226,682	$226,682	$226,682	$71,063	$71,063	$71,063	$71,063	$71,063	$83,535	$83,535	$83,535	$83,535	$83,535
6	*Subtotal EDC Revenue (4 + 5)*			*$1,314,234*	*$1,323,457*	*$1,332,053*	*$1,344,259*	*$1,354,101*	*$1,194,693*	*$1,204,253*	*$1,212,720*	*$1,222,433*	*$1,232,275*	*$1,248,458*	*$1,265,750*	*$1,269,360*	*$1,272,970*	*$1,272,970*
7	**Total Revenue (3 + 6)**			**$1,314,234**	**$1,323,457**	**$1,332,053**	**$1,544,259**	**$3,754,101**	**$1,194,693**	**$1,204,253**	**$8,012,720**	**$2,022,433**	**$2,232,275**	**$1,798,458**	**$1,965,750**	**$2,069,360**	**$1,272,970**	**$1,272,970**
	Education Development Charge Expenditures																	
8	Site Acquisition Costs (escalation rates included) [1]			$0	$0	$0	$4,050,000	$3,071,961	$0	$0	$7,739,317	$0	$0	$0	$0	$0	$0	$0
9	Site Preparation Costs (escalation rates included) [1]			$575,029	$0	$0	$539,862	$407,032	$0	$0	$1,164,794	$0	$0	$0	$0	$0	$0	$0
10	Projected Future Study Costs			$0				$100,000					$100,000					$100,000
11	Long-Term Debt Costs			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
12	Short-Term Debt Costs			$0	$0	$0	$0	$43,671	$567,722	$567,722	$567,722	$2,052,533	$2,183,546	$1,877,849	$1,997,944	$2,150,793	$840,665	$665,981
13	**Total Expenditures (8 through 12)**			**$575,029**	**$0**	**$0**	**$4,589,862**	**$3,622,664**	**$567,722**	**$567,722**	**$9,471,833**	**$2,052,533**	**$2,283,546**	**$1,877,849**	**$1,997,944**	**$2,150,793**	**$840,665**	**$765,981**
	Cash Flow Analysis:																	
14	Revenues Minus Expenditures (7 - 13)			$739,205	$1,323,457	$1,332,053	-$3,045,603	$131,438	$626,971	$636,531	-$1,459,113	-$30,100	-$51,270	-$79,391	-$32,195	-$81,433	$432,305	$506,989
15	Opening Balance (previous year's closing balance)		$0	$0	$739,205	$2,093,602	$3,477,040	$437,909	$577,887	$1,222,931	$1,887,354	$434,665	$410,633	$364,753	$289,642	$261,309	$182,574	$624,102
16	*Subtotal (14 + 15)*		*$0*	*$739,205*	*$2,062,662*	*$3,425,655*	*$431,437*	*$569,347*	*$1,204,858*	*$1,859,462*	*$428,241*	*$404,565*	*$359,363*	*$285,362*	*$257,447*	*$179,876*	*$614,879*	*$1,131,091*
17	Interest Earnings			$0	$30,940	$51,385	$6,472	$8,540	$18,073	$27,892	$6,424	$6,068	$5,390	$4,280	$3,862	$2,698	$9,223	$16,966
18	**Closing Balance (16 + 17)**		**$0**	**$739,205**	**$2,093,602**	**$3,477,040**	**$437,909**	**$577,887**	**$1,222,931**	**$1,887,354**	**$434,665**	**$410,633**	**$364,753**	**$289,642**	**$261,309**	**$182,574**	**$624,102**	**$1,148,057**

[1] **Land acquisition costs have not been escalated**

Escalation rates for site preparation costs are applied to the date of acquisition and are escalated by 3.1% compounded annually.

Borrowing (Total of Line 3 and 4):	***$13,250,000***
Total Debt Payments:	***$14,465,990***
Outstanding Debt At End Of Forecast(15 years):	***$949,842***
Outstanding Debt Will Be Fully Funded In:	***2038***

Appendices

Appendix A

Education Development Charges Ministry of Education Forms Submission

Appendix A: Education Development Charges Ministry of Education Forms Submission

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

FORM A1 AND A2

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

FORM B

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

FORM C

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

FORM D

This form provides the non-residential forecast of gross floor area in square feet over the next 15 years. In addition to providing the total projected square footage, this form

also includes an estimate as to the amount of square footage that is exempt from the forecast. Similar to the residential forecast, because of certain statutory exemptions, an assumption must be made regarding square footage that is excluded from the final EDC forecast.

FORM E

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

FORM F

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

FORM G

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

FORM H1 or H2

These forms outline the EDC calculation – Form H1 is used for a uniform EDC rate and Form H2 is used if the board is proposing a differentiated EDC rate. This EDC analysis assumes a uniform rate and includes Form H1. This form includes all relevant

information needed to calculate the final EDC. The total education land costs (derived from Form G) are added to any existing EDC financial obligations (Form A2) and study costs to determine the growth-related net education land costs for which EDCs may be collected. These costs must then be allocated to the proposed residential and non-residential splits. The amount determined to be borne by residential development (between 60% and 100%) is divided by the total net new units to determine a residential charge by unit.

Peterborough Victoria Northumberland and Clarington Catholic District School Board

Education Development Charge Forms Submission

County of Peterborough and City of Peterborough

Peterborough Victoria Northumberland and Clarington Catholic District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form A - Eligibility to Impose an EDC

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment Less Capacity
	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Average Projected Enrolment Over Five Years	
10,585.0	10,485	10,582	10,753	10,816	11,021	10,732	147

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Projected Enrolment Less Capacity
	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Average Projected Enrolment Over Five Years	
5,286.0	4,765	4,902	4,990	5,175	5,258	5,018	-268

A.2: EDC FINANCIAL OBLIGATIONS

Total Outstanding EDC Financial Obligations (Reserve Fund Balance):	$ -

Peterborough Victoria Northumberland and Clarington Catholic District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form B - Dwelling Unit Summary

PROJECTION OF GROSS NEW DWELLING UNITS BY ELEMENTARY EDC REVIEW AREA

	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036	Total All Units
Peterborough County and City Southwest																
Low Density	54	51	51	51	51	51	45	45	45	45	45	46	46	46	46	**719**
Medium Density	11	15	15	15	15	15	17	17	17	17	17	17	17	17	17	**236**
High Density	7	7	7	7	7	7	11	11	11	11	11	11	11	11	11	**143**
Total	**72**	**73**	**73**	**73**	**73**	**73**	**73**	**73**	**73**	**73**	**73**	**74**	**74**	**74**	**74**	**1,098**
Peterborough County and City Southeast																
Low Density	172	170	171	174	173	172	174	175	176	205	206	206	206	207	207	**2,795**
Medium Density	8	8	8	8	8	9	9	9	9	41	42	42	42	43	43	**328**
High Density	20	20	20	21	24	24	24	25	25	25	26	26	26	26	26	**357**
Total	**200**	**198**	**200**	**203**	**205**	**205**	**207**	**208**	**210**	**272**	**273**	**274**	**275**	**276**	**276**	**3,480**
Peterborough County and City Northwest																
Low Density	280	286	289	292	289	289	292	296	299	276	256	262	262	263	263	**4,193**
Medium Density	98	100	101	103	104	105	106	108	110	78	80	80	81	82	82	**1,417**
High Density	97	98	99	100	109	109	111	111	112	114	134	135	136	136	136	**1,738**
Total	**476**	**484**	**490**	**495**	**501**	**503**	**509**	**515**	**521**	**468**	**470**	**477**	**479**	**481**	**481**	**7,348**
Peterborough County Northeast																
Low Density	95	95	95	96	96	93	93	92	92	92	72	77	77	77	77	**1,319**
Medium Density	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	**45**
High Density	39	39	39	39	39	39	39	39	39	39	59	59	59	59	59	**685**
Total	**138**	**138**	**138**	**139**	**139**	**134**	**134**	**134**	**134**	**134**	**134**	**139**	**139**	**139**	**139**	**2,049**
Total Jurisdiction																
Low Density	601	602	607	614	609	605	604	608	613	618	579	590	591	592	592	**9,026**
Medium Density	120	126	127	129	130	131	134	136	138	139	141	142	143	144	144	**2,025**
High Density	164	165	166	167	179	179	185	186	187	189	230	231	232	233	233	**2,924**
Total	**885**	**893**	**900**	**910**	**918**	**915**	**923**	**930**	**938**	**946**	**949**	**963**	**966**	**969**	**969**	**13,975**

Peterborough Victoria Northumberland and Clarington Catholic District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form C - Net New Dwelling Units - By-Law Summary

Elementary Planning Review Areas	Number of Units
Peterborough County and City Southwest	1,098
Peterborough County and City Southeast	3,480
Peterborough County and City Northwest	7,348
Peterborough County Northeast	2,049

Grand Total Gross New Units In By-Law Area	13,975
Less: Statutorily Exempt Units In By-Law Area	210
Total Net New Units In By-Law Area	**13,765**

Peterborough Victoria Northumberland and Clarington Catholic District School Board
Education Development Charges Submission 2021: City and County of Peterborough
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:	**8,306,145**
Less: Board-Determined Gross Floor Area From Exempt Development:	**2,582,849**
Net Estimated Board-Determined Gross Floor Area:	**5,723,297**

Peterborough Victoria Northumberland and Clarington Catholic District School Board

Education Development Charges Submission 2021: City and County of Peterborough

Form E - Growth-Related Pupils - Elementary Panel

Elementary Planning Area	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
Peterborough County and City Southwest	Low Density	719	0.079	57
	Medium Density	211	0.079	17
	High Density	143	0.016	2
	Total	1,074	0.071	76
Peterborough County and City Southeast	Low Density	2,795	0.135	377
	Medium Density	294	0.102	30
	High Density	357	0.024	8
	Total	3,446	0.121	416
Peterborough County and City Northwest	Low Density	4,193	0.071	296
	Medium Density	1,270	0.077	98
	High Density	1,738	0.016	27
	Total	7,201	0.059	422
Peterborough County Northeast	Low Density	1,319	0.059	78
	Medium Density	40	0.056	2
	High Density	685	0.012	8
	Total	2,045	0.043	89
		SUBTOTAL:		**1,003**
		LESS: Available Pupil Places:		**347**
		NET GROWTH-RELATED PUPILS:		**656**

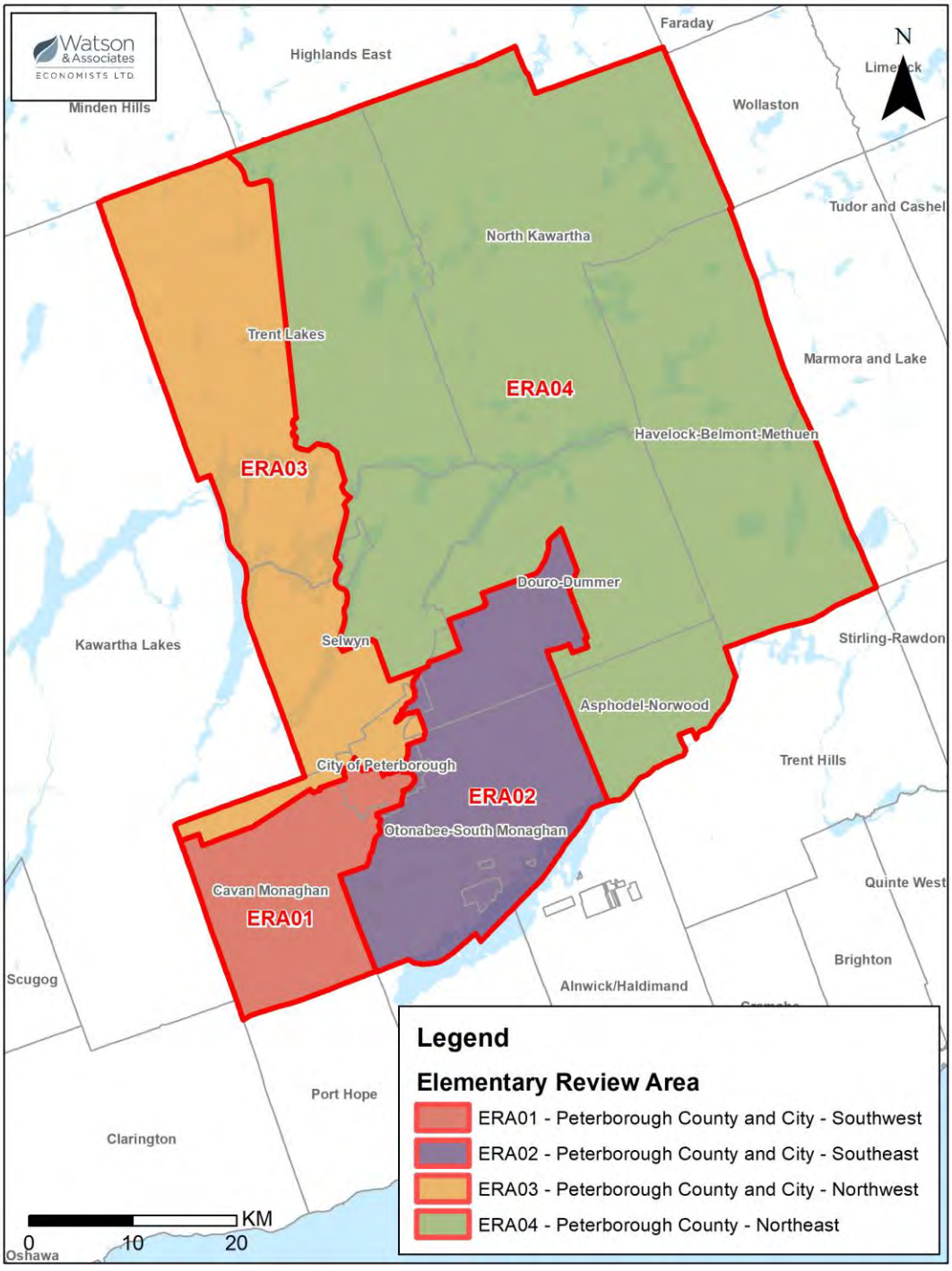
Peterborough Victoria Northumberland and Clarington Catholic District School Board

Education Development Charges Submission 2021: City and County of Peterborough

Form E - Growth-Related Pupils - Secondary Panel

Secondary Planning Area	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
South Peterborough	Low Density	2,962	0.031	91
	Medium Density	421	0.032	14
	High Density	500	0.010	5
	Total	3,884	0.028	109
North Peterborough	Low Density	6,064	0.034	206
	Medium Density	1,394	0.038	54
	High Density	2,424	0.011	27
	Total	9,882	0.029	286
		SUBTOTAL:		**396**
		LESS: Available Pupil Places:		**154**
		NET GROWTH-RELATED PUPILS:		**242**

Peterborough Victoria Northumberland and Clarington
Catholic District School Board Elementary EDC Review Areas 2021



Peterborough Victoria Northumberland and Clarington Catholic District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form F - Growth Related Pupil Place Requirements

Panel: **Elementary Panel**

Review Area: **ERA01:** **Peterborough County and City Southwest**

REQUIREMENTS OF EXISTING COMMUNITY

				15 Year Projections														
Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2020/ 2021	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036
St Alphonsus	288	0	224	224	227	217	218	213	207	197	194	190	189	186	185	185	186	187
St Catherine	787	0	723	705	634	625	634	643	654	647	649	638	649	660	665	659	654	642
St John	265	0	285	284	275	279	286	287	297	301	303	311	308	314	323	325	328	328
St Patrick	331	0	246	232	233	239	242	245	243	242	248	248	249	257	261	258	255	256
TOTAL:	1,671.0	0	1,478	1,445	1,369	1,360	1,381	1,388	1,401	1,387	1,395	1,386	1,394	1,418	1,433	1,428	1,423	1,413
AVAILABLE PUPIL PLACES:																		258

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projections														
	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036
	5	10	15	20	25	31	37	42	48	54	58	63	67	72	76

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	76
2	Available Pupil Places in Existing Facilities	258
3	Net Growth-Related Pupil Place Requirements (1-2)	0

NOTES

Peterborough Victoria Northumberland and Clarington Catholic District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form F - Growth Related Pupil Place Requirements

Panel: **Elementary Panel**

Review Area: **ERA02:** **Peterborough County and City Southeast**

REQUIREMENTS OF EXISTING COMMUNITY

				15 Year Projections														
Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2020/ 2021	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036
Monsignor O Donoghue	444	0	456	458	431	434	431	428	438	442	452	456	466	474	483	481	484	481
St Joseph (Douro)	265	0	243	238	224	221	217	211	204	200	193	189	185	190	187	185	182	181
TOTAL:	709.0	0	699	696	656	655	648	639	642	642	645	645	651	664	670	667	666	661
AVAILABLE PUPIL PLACES:																		48

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projections														
	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036
	26	52	78	104	131	155	181	206	232	264	294	324	354	384	416

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	416
2	Available Pupil Places in Existing Facilities	48
3	Net Growth-Related Pupil Place Requirements (1-2)	368

NOTES

Peterborough Victoria Northumberland and Clarington Catholic District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form F - Growth Related Pupil Place Requirements

Panel: **Elementary Panel**

Review Area: **ERA03:** **Peterborough County and City Northwest**

REQUIREMENTS OF EXISTING COMMUNITY

				15 Year Projections														
Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2020/ 2021	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036
Immaculate Conception	271	0	242	234	214	205	196	195	194	186	178	175	173	172	167	163	160	156
St Anne	613	0	588	607	580	574	556	542	537	533	528	513	505	502	508	504	505	503
St Martin	262	0	377	402	399	412	428	426	438	430	415	420	399	398	381	369	352	347
St Paul (Peterborough)	387	0	332	313	302	287	280	267	258	249	240	234	241	240	240	239	237	236
St Teresa	213	0	288	296	307	307	312	312	310	312	309	309	305	298	295	291	286	282
TOTAL:	1,746.0	0	1,827	1,852	1,803	1,786	1,772	1,743	1,738	1,710	1,670	1,651	1,622	1,609	1,591	1,565	1,540	1,523
AVAILABLE PUPIL PLACES:																		223

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projections														
	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036
	29	58	88	118	149	177	207	236	266	292	318	344	370	396	422

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	422
2	Available Pupil Places in Existing Facilities	223
3	Net Growth-Related Pupil Place Requirements (1-2)	199

NOTES

Peterborough Victoria Northumberland and Clarington Catholic District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form F - Growth Related Pupil Place Requirements

Panel: **Elementary Panel**

Review Area: **ERA04:** **Peterborough County Northeast**

REQUIREMENTS OF EXISTING COMMUNITY

				15 Year Projections														
Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2020/ 2021	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036
St Paul (Lakefield)	176	0	183	190	184	196	196	195	194	197	190	193	188	191	190	184	178	177
St Paul (Norwood)	259	0	299	303	303	310	308	312	316	318	314	312	308	309	312	309	310	310
TOTAL:	435.0	0	482	492	487	506	504	507	510	515	504	505	496	500	502	493	487	487
AVAILABLE PUPIL PLACES:																		-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

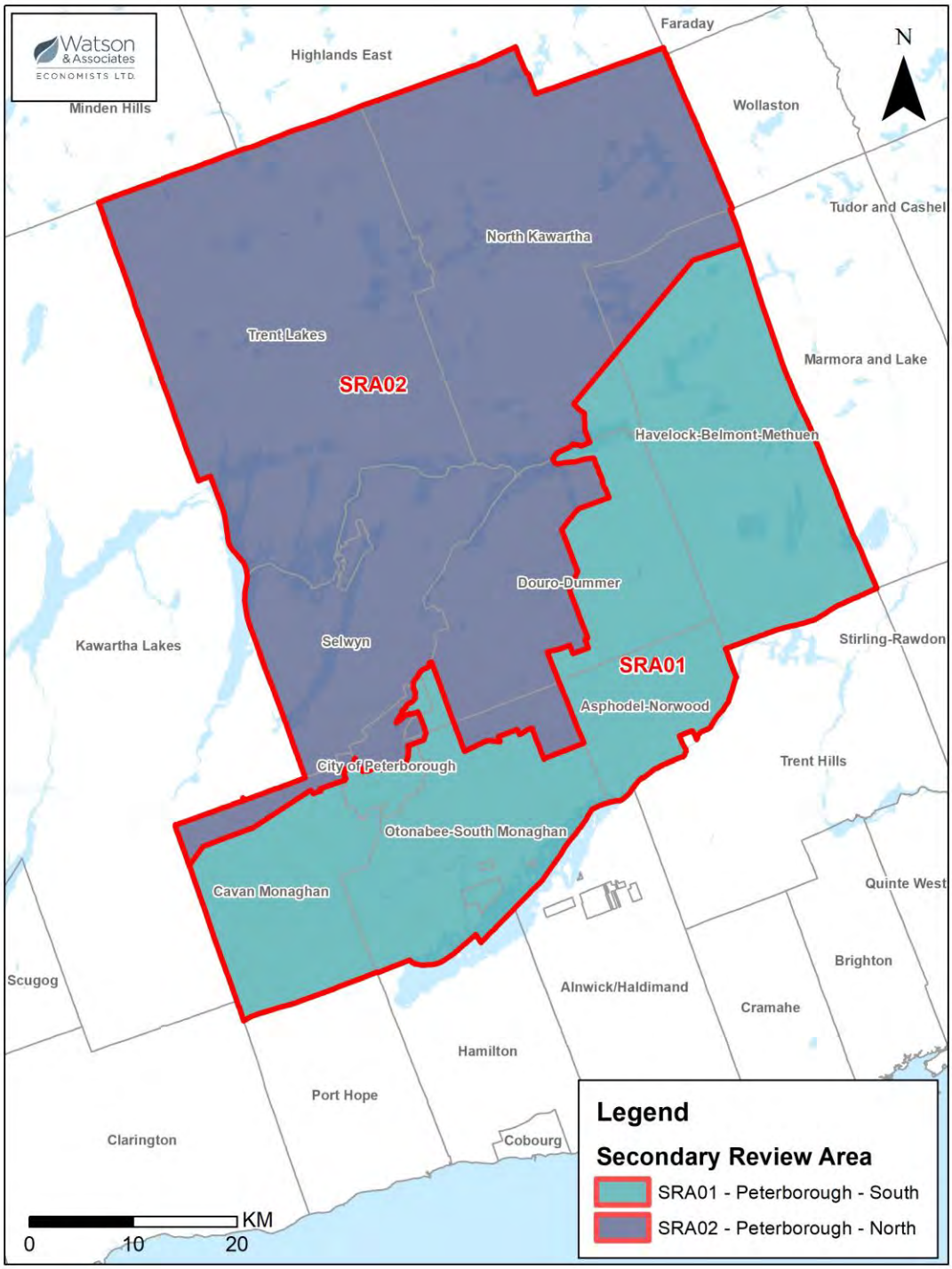
	15 Year Projections														
	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036
	6	12	18	24	30	37	44	51	58	65	70	74	79	84	89

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

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

NOTES

Peterborough Victoria Northumberland and Clarington
Catholic District School Board Secondary EDC Review Areas 2021



Peterborough Victoria Northumberland and Clarington Catholic District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form F - Growth Related Pupil Place Requirements

Panel: Secondary Panel
Review Area: SRA01 South Peterborough

REQUIREMENTS OF EXISTING COMMUNITY

				15 Year Projections														
Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2020/ 2021	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036
Holy Cross CSS	906.0		696	720	722	703	712	693	697	703	697	709	674	663	669	674	704	732
TOTAL:	**906.0**	**0**	**696**	**720**	**722**	**703**	**712**	**693**	**697**	**703**	**697**	**709**	**674**	**663**	**669**	**674**	**704**	**732**
AVAILABLE PUPIL PLACES:																		**174**

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

15 Year Projections															
Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036
6	12	17	23	28	35	42	49	56	63	72	81	91	100	109

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	109
2	Available Pupil Places in Existing Facilities	174
3	Net Growth-Related Pupil Place Requirements (1-2)	-

NOTES

Peterborough Victoria Northumberland and Clarington Catholic District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form F - Growth Related Pupil Place Requirements

Panel: Secondary Panel
Review Area: SRA02 North Peterborough

REQUIREMENTS OF EXISTING COMMUNITY

				15 Year Projections														
Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2020/ 2021	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036
St Peters CSS	1,059.0	0	1,073	1,107	1,108	1,107	1,113	1,084	1,081	1,096	1,074	1,063	1,028	986	991	992	1,003	1,015
TOTAL:	1,059.0	0	1,073	1,107	1,108	1,107	1,113	1,084	1,081	1,096	1,074	1,063	1,028	986	991	992	1,003	1,015
AVAILABLE PUPIL PLACES:																		44

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projections														
	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036
	13	25	38	51	64	83	101	119	138	157	182	208	234	260	286

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	286
2	Available Pupil Places in Existing Facilities	44
3	Net Growth-Related Pupil Place Requirements (1-2)	242

NOTES

Peterborough Victoria Northumberland and Clarington Catholic District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form G - Growth-Related Net Education Land Costs

ELEMENTARY PANEL

Review Area	Site Status (Optioned, Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Site Location/ Facility Type	Net Growth-Related Pupil Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth-Related Pupil Place Requirements	Total Number of Acres Required (Footnote Oversized Sites)	Acreage To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
ERA02	TBD	2024	New School Or Addition	368	450	81.84%	5.00	4.09	$ 675,000	$ 2,762,260	$ 379,552	-$ 0	$ 95,409	$ 3,237,221
ERA03	TBD	2029	New School Or Addition	199	400	49.80%	4.00	1.99	$ 675,000	$ 1,344,474	$ 215,010	-$ 0	$ 47,358	$ 1,606,842
ERA04			Accommodated In Existing Facilities Or Additions	89						$ -	$ -	$ -		
										$ -	$ -	$ -		
Total:				**656**	**850**		**9.0**	**6.1**		**$ 4,106,734**	**$ 594,562**	**-$ 0**	**$ 142,767**	**$ 4,844,063**

SECONDARY PANEL

Review Area	Site Status (Optioned, Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Facility Type	Net Growth-Related Pupil Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth-Related Pupil Place Requirements	Total Number of Acres Required (Footnote Oversized Sites)	Acreage To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
SRA02	TBD	2030	New School Or Addition	242	800	30.25%	12.00	3.63	$ 675,000	$ 2,450,007	$ 403,881	-$ 0	$ 86,665	$ 2,940,553
Total:				**242**	**800**		**12.00**	**3.63**		**$ 2,450,007**	**$ 403,881**	**-$ 0**	**$ 86,665**	**$ 2,940,553**

Peterborough Victoria Northumberland and Clarington Catholic District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form H1 - EDC Calculation - Uniform Residential

Determination of Total Growth-Related Net Education Land Costs

Total:	Education Land Costs (Form G)	$	7,784,616
Add:	EDC Financial Obligations (Form A2)	$	-
Subtotal:	**Net Education Land Costs**	**$**	**7,784,616**
Add:	EDC Study Costs	$	225,000
Total:	**Growth-Related Net Education Land Costs**	**$**	**8,009,616**

Apportionment of Total Growth-Related Net Education Land Costs

Total Growth-Related Net Education Land Costs to be Attributed to Non-Residential Development (Maximum 40%)	**10%**	**$**	**800,962**
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	**90%**	**$**	**7,208,655**

Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	**$**	**7,208,655**
Net New Dwelling Units (Form C)		**13,765**
Uniform Residential EDC per Dwelling Unit	**$**	**524**

Calculation of Non-Residential Charge - Board Determined GFA

Non-Residential Growth-Related Net Education Land Costs	**$**	**800,962**

	Non-Exempt Board-Determined GFA (Form D)		**5,723,297**
GFA Method:	**Non-Residential EDC per Square Foot of GFA**	**$**	**0.14**

Peterborough Victoria Northumberland and Clarington Catholic District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form H2 - EDC Calculation - Differentiated Residential (Part 1 of 2)

Determination of Total Growth-Related Net Education Land Costs

Total:	Education Land Costs (Form G)	$	7,784,616
Add:	EDC Financial Obligations (Form A2)	$	-
Subtotal:	**Net Education Land Costs**	**$**	**7,784,616**
Less:	Operating Budget Savings		
	Positive EDC Reserve Fund Balance		
Subtotal:	**Growth-Related Net Education Land Costs**	**$**	**7,784,616**
Add:	EDC Study Costs	$	225,000.00
Total:	**Growth-Related Net Education Land Costs**	**$**	**8,009,616**

Apportionment of Total Growth-Related Net Education Land Costs

Total Growth-Related Net Education Land Costs to be Attributed to Non-Residential Development (Maximum 40%)	**10%**	**$**	**800,962**
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	**90%**	**$**	**7,208,655**

Peterborough Victoria Northumberland and Clarington Catholic District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form H2 - EDC Calculation - Differentiated Residential (Part 2 of 2)

Residential Growth-Related Net Education Land Costs:	$ 7,208,655

Determination of Distribution of New Development:

Type of Development (Form B)	Net New Units (Form B & C)	15-Year Elementary Pupil Yield (Form E)	Elementary Gross Requirements of New Development	Distribution of Elementary Gross Requirements of New Development	15-Year Secondary Pupil Yield (Form E)	Secondary Gross Requirements of New Development	Distribution of Secondary Gross Requirements of New Development	Total Gross Requirements of New Development	Distribution Factor
Low Density	9,026	0.090	809	80.7%	0.033	297	75%	1,106	**79%**
Medium Density	1,816	0.081	147	14.7%	0.037	67	17%	215	**15%**
High Density	2,924	0.016	46	4.6%	0.011	32	8%	78	**6%**
Total	**13,765**	**0.073**	**1,003**	**100%**	**0.029**	**396**	**100%**	**1,399**	**100%**

Calculation of Differentiated Charge:

Type of Development (Form B)	Apportionment of Residential Net Education Land Cost By Development Type	Net New Units (Carried over from above)	Differentiated Residential EDC per Unit by Development Type
Low Density	$ 5,700,561	9,026	$ 632
Medium Density	$ 1,106,264	1,816	$ 609
High Density	$ 401,830	2,924	$ 137

Kawartha Pine Ridge District School Board

Education Development Charge Forms Submission

County of Peterborough and City of Peterborough

Kawartha Pine Ridge District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form A - Eligibility to Impose an EDC

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment Less Capacity
	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Average Projected Enrolment Over Five Years	
25,195.0	25,000	25,485	26,024	26,484	26,993	25,997	802

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Projected Enrolment Less Capacity
	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Average Projected Enrolment Over Five Years	
12,444.0	10,013	10,361	10,571	10,715	10,841	10,500	-1,944

Kawartha Pine Ridge District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form B - Dwelling Unit Summary

PROJECTION OF GROSS NEW DWELLING UNITS BY ELEMENTARY EDC REVIEW AREA

	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036	Total All Units
Peterborough County and City - Southwest																
Low Density	374	375	379	382	475	477	476	481	486	360	344	346	346	347	347	**5,997**
Medium Density	109	114	115	117	126	128	131	133	135	95	96	97	97	98	98	**1,687**
High Density	97	98	98	99	132	133	138	139	140	131	147	148	149	150	150	**1,950**
Total	**580**	**587**	**592**	**598**	**733**	**737**	**745**	**753**	**761**	**585**	**588**	**591**	**593**	**595**	**595**	**9,634**
Peterborough County and City - Northeast																
Low Density	226	227	228	232	134	128	128	127	127	258	234	245	245	245	245	**3,029**
Medium Density	12	12	12	12	4	3	3	3	3	44	45	46	46	46	46	**338**
High Density	67	67	67	68	47	47	47	47	47	58	82	82	82	82	82	**974**
Total	**305**	**306**	**308**	**312**	**185**	**178**	**178**	**177**	**177**	**361**	**362**	**372**	**373**	**374**	**374**	**4,341**
Total Jurisdiction																
Low Density	601	602	607	614	609	605	604	608	613	618	579	590	591	592	592	**9,026**
Medium Density	120	126	127	129	130	131	134	136	138	139	141	142	143	144	144	**2,025**
High Density	164	165	166	167	179	179	185	186	187	189	230	231	232	233	233	**2,924**
Total	**885**	**893**	**900**	**910**	**918**	**915**	**923**	**930**	**938**	**946**	**949**	**963**	**966**	**969**	**969**	**13,975**

Kawartha Pine Ridge District School Board

Education Development Charges Submission 2021: City and County of Peterborough

Form C - Net New Dwelling Units - By-Law Summary

Elementary Planning Review Areas	Number of Units
Peterborough County and City - Southwest	9,634
Peterborough County and City - Northeast	4,341

Grand Total Gross New Units In By-Law Area	13,975
Less: Statutorily Exempt Units In By-Law Area	210
Total Net New Units In By-Law Area	**13,765**

Kawartha Pine Ridge District School Board

Education Development Charges Submission 2021: City and County of Peterborough

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:	**8,306,145**
Less: Board-Determined Gross Floor Area From Exempt Development:	**2,582,849**
Net Estimated Board-Determined Gross Floor Area:	**5,723,297**

Kawartha Pine Ridge District School Board

Education Development Charges Submission 2021: City and County of Peterborough

Form E - Growth-Related Pupils - Elementary Panel

Elementary Planning Area	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
Peterborough County and City - Southwest	Low Density	5,997	0.208	1,245
	Medium Density	1,513	0.105	159
	High Density	1,950	0.040	77
	Total	9,460	0.157	1,481
Peterborough County and City - Northeast	Low Density	3,029	0.191	580
	Medium Density	303	0.081	24
	High Density	974	0.037	36
	Total	4,306	0.149	640
		SUBTOTAL:		2,122
		LESS: Available Pupil Places:		628
		NET GROWTH-RELATED PUPILS:		1,493

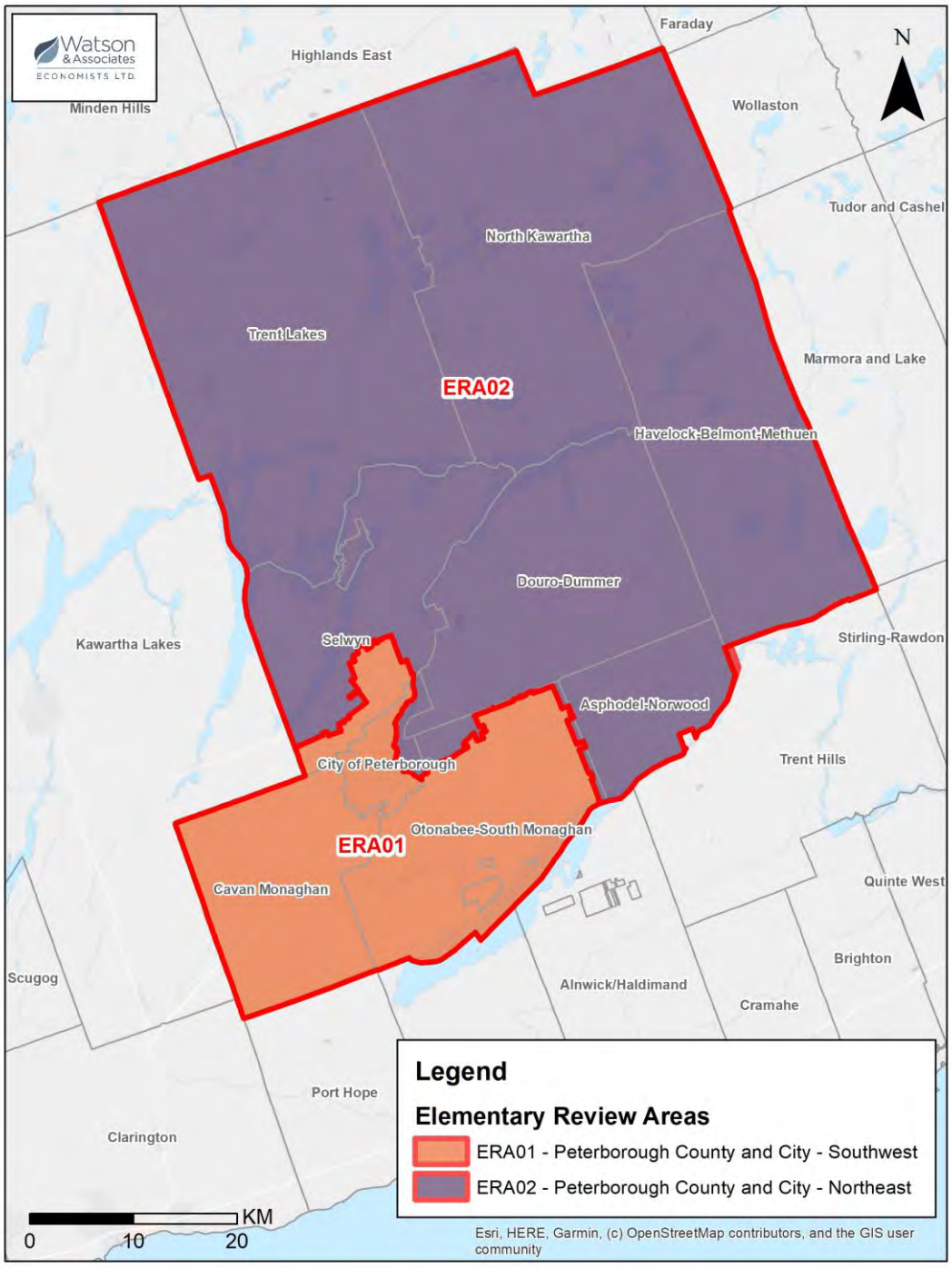
Kawartha Pine Ridge District School Board

Education Development Charges Submission 2021: City and County of Peterborough

Form E - Growth-Related Pupils - Secondary Panel

Secondary Planning Area	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
Peterborough County and City	Low Density	9,026	0.079	715
	Medium Density	1,816	0.078	142
	High Density	2,924	0.023	67
	Total	13,765	0.067	925
		SUBTOTAL:		925
		LESS: Available Pupil Places:		65
		NET GROWTH-RELATED PUPILS:		860

Kawartha Pine Ridge District School Board Elementary EDC Review Areas 2021



Kawartha Pine Ridge District School Board

Education Development Charges Submission 2021: City and County of Peterborough

Form F - Growth Related Pupil Place Requirements

Panel: **Elementary Panel**

Review Area: **ERA01:** **Peterborough County and City - Southwest**

REQUIREMENTS OF EXISTING COMMUNITY

				15 Year Projections														
Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2020/ 2021	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036
KAWARTHA HEIGHTS PS	268	0	254	254	251	251	248	238	243	242	250	254	254	254	257	257	266	272
KEITH WIGHTMAN PS	353	0	239	225	234	229	234	232	233	229	234	238	234	232	227	221	217	213
KENNER INTERMEDIATE PS	306	0	184	191	175	179	184	175	164	162	157	141	158	180	179	177	180	181
MILLBROOK/SOUTH CAVAN PS	447	6	440	522	523	530	536	544	539	534	527	512	507	502	495	486	476	467
NORTH CAVAN PS	130	3	178	187	189	191	192	198	194	201	198	210	212	212	212	209	206	203
NORTH SHORE PS	441	0	370	382	382	387	393	392	407	406	417	420	429	437	441	442	440	436
OTONABEE VALLEY PS	459	0	229	242	243	248	243	248	259	260	266	274	276	273	276	277	282	286
ROGER NEILSON PS	338	0	265	274	275	275	275	276	281	291	300	307	307	305	305	302	298	293
ADAM SCOTT INTERMEDIATE PS	248	0	327	336	330	301	285	282	274	248	227	234	242	255	250	236	244	254
EDMISON HEIGHTS PS	432	11	633	608	586	572	569	557	559	561	568	572	575	572	572	573	573	572
HIGHLAND HEIGHTS PS	300	0	198	204	204	205	212	215	216	215	216	219	220	222	224	225	222	220
JAMES STRATH PS	714	0	627	580	588	587	595	589	602	621	629	629	641	644	641	637	636	630
PRINCE OF WALES PS	622	0	544	559	553	555	541	534	514	503	495	489	499	493	491	491	479	464
QUEEN ELIZABETH PS	295	0	237	234	238	244	248	240	239	234	231	234	234	235	232	231	223	217
QUEEN MARY PS	421	0	364	377	379	371	379	378	378	368	357	352	349	358	360	363	361	359
RF DOWNEY PS	222	2	234	244	235	240	225	224	212	223	230	231	233	231	240	244	246	244
WESTMOUNT PS	573	0	480	504	522	547	545	540	532	525	531	535	532	531	532	533	532	532
CRESTWOOD INTERMEDIATE	219	0	213	272	267	272	281	311	328	332	319	304	306	314	310	311	316	316
TOTAL:	**6,788.0**	**22**	**6,016**	**6,194**	**6,173**	**6,185**	**6,186**	**6,173**	**6,175**	**6,155**	**6,150**	**6,157**	**6,207**	**6,251**	**6,243**	**6,216**	**6,197**	**6,160**
AVAILABLE PUPIL PLACES:																		**628**

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projections														
	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036
	93	**187**	**280**	**374**	**489**	**613**	**737**	**861**	**985**	**1083**	**1165**	**1247**	**1329**	**1411**	**1481**

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

Requirements of New Development (Pupil Places)	**1481**
Available Pupil Places in Existing Facilities	**628**
Net Growth-Related Pupil Place Requirements (1-2)	**853**

NOTES

Kawartha Pine Ridge District School Board

Education Development Charges Submission 2021: City and County of Peterborough

Form F - Growth Related Pupil Place Requirements

Panel: **Elementary Panel**

Review Area: **ERA02:** **Peterborough County and City - Northeast**

REQUIREMENTS OF EXISTING COMMUNITY

				15 Year Projections														
Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2020/ 2021	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036
ARMOUR HEIGHTS PS	-	0	325															
KING GEORGE PS	-	0	257															
LAKEFIELD DISTRICT PS	678	0	617	657	675	683	691	689	704	733	746	749	750	738	730	729	727	726
APSLEY CENTRAL PS	141	0	143	154	171	183	188	200	213	210	215	208	208	214	216	215	221	226
BUCKHORN PS	118	3	152	162	160	157	158	162	160	149	142	126	124	122	123	123	122	121
CHEMONG PS	501	0	456	454	461	459	472	466	465	467	461	467	457	458	457	456	457	457
HAVELOCK-BELMONT PS	257	1	220	244	249	265	263	265	277	281	280	278	280	277	278	279	279	279
NORWOOD DISTRICT PS	323	0	274	291	300	308	317	323	318	326	319	314	306	294	293	287	284	272
NORWOOD INTERMEDIATE PS	138	0	126	149	158	132	133	142	144	142	160	175	168	174	166	154	158	163
WARSAW PS	187	0	119	137	133	141	139	139	148	153	153	159	161	158	159	158	159	166
KAAWAATE EAST CITY ELEMENTARY PS	680	0	-	667	693	711	739	739	739	733	731	739	731	725	721	717	714	714
TOTAL:	**3,023.0**	**4**	**2,689**	**2,916**	**3,001**	**3,039**	**3,100**	**3,124**	**3,169**	**3,196**	**3,208**	**3,216**	**3,186**	**3,160**	**3,143**	**3,119**	**3,119**	**3,123**
AVAILABLE PUPIL PLACES:																		-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

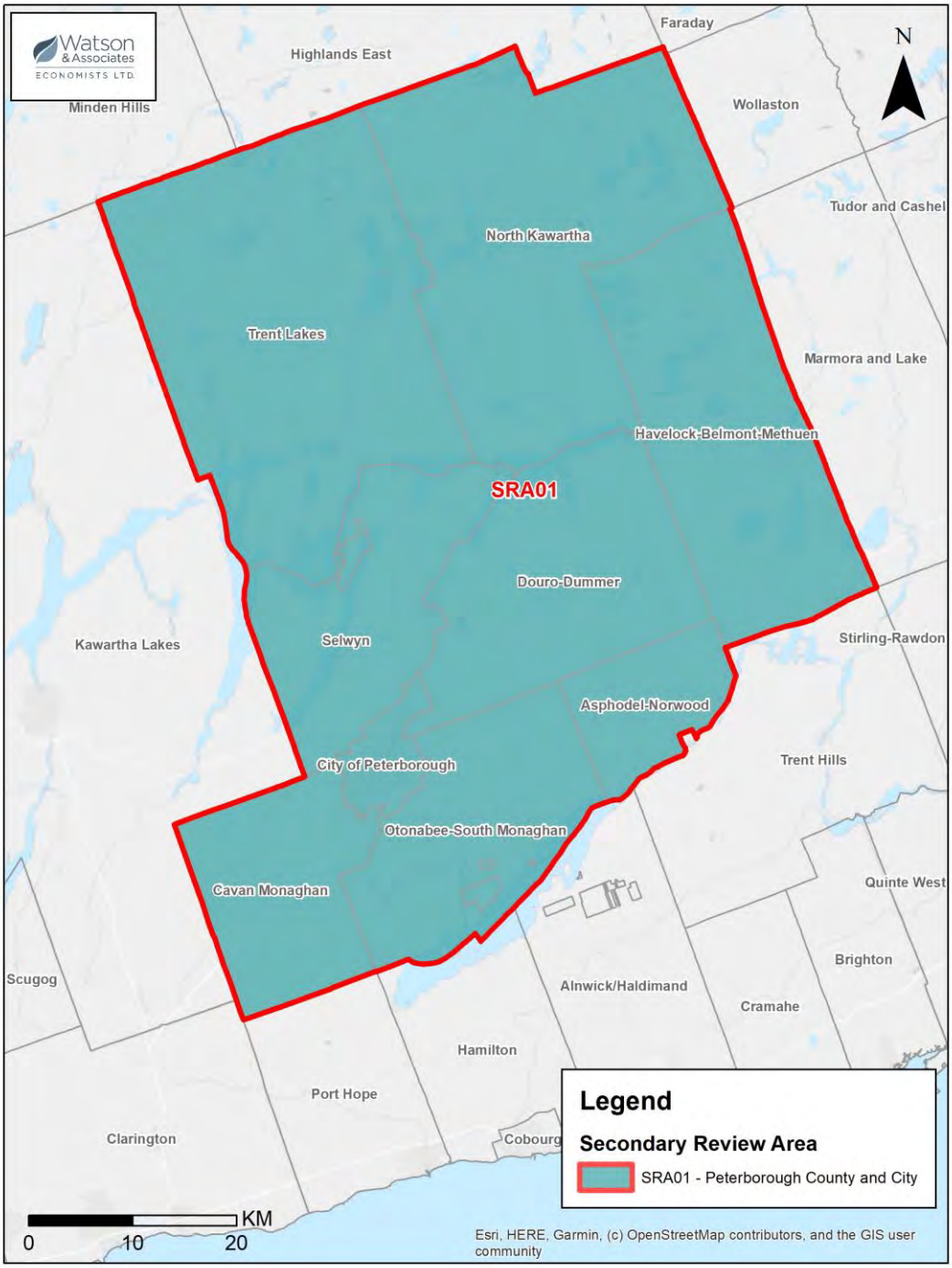
	15 Year Projections														
	Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036
	45	90	135	181	210	247	284	321	358	416	457	500	543	586	640

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

Requirements of New Development (Pupil Places)	**640**
Available Pupil Places in Existing Facilities	**0**
Net Growth-Related Pupil Place Requirements (1-2)	**640**

NOTES

Kawartha Pine Ridge District School Board Secondary EDC Review Areas 2021



Kawartha Pine Ridge District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form F - Growth Related Pupil Place Requirements

Panel: **Secondary Panel**
Review Area: **SRA01** **Peterborough County and City**

REQUIREMENTS OF EXISTING COMMUNITY

				15 Year Projections														
Existing Schools and Projects	**Current OTG Capacity**	**Number of Temp Facilities**	**Current 2020/ 2021**	**Year 1 2021/ 2022**	**Year 2 2022/ 2023**	**Year 3 2023/ 2024**	**Year 4 2024/ 2025**	**Year 5 2025/ 2026**	**Year 6 2026/ 2027**	**Year 7 2027/ 2028**	**Year 8 2028/ 2029**	**Year 9 2029/ 2030**	**Year 10 2030/ 2031**	**Year 11 2031/ 2032**	**Year 12 2032/ 2033**	**Year 13 2033/ 2034**	**Year 14 2034/ 2035**	**Year 15 2035/ 2036**
Adam Scott CVI	987.0		893	901	1,008	1,086	1,117	1,143	1,145	1,134	1,115	1,122	1,066	1,047	1,005	976	1,001	1,000
Crestwood SS	702.0		663	693	759	758	751	740	742	738	756	783	808	814	817	812	805	811
Peterborough CVS *	-																	
Kenner CVI	918.0		505	526	556	550	535	520	523	531	523	517	470	451	459	461	483	495
Norwood DHS	429.0		265	264	264	293	279	284	296	278	281	288	307	320	331	352	337	331
Thomas A Stewart SS	1,290.0		1,044	1,180	1,225	1,297	1,336	1,380	1,377	1,423	1,451	1,476	1,563	1,591	1,638	1,640	1,646	1,624
TOTAL:	**4,326.0**	**0**	**3,368**	**3,563**	**3,813**	**3,985**	**4,018**	**4,068**	**4,084**	**4,104**	**4,126**	**4,187**	**4,215**	**4,223**	**4,249**	**4,240**	**4,273**	**4,261**
AVAILABLE PUPIL PLACES:																		**65**

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projections														
	Year 1 2021/ 2022	**Year 2 2022/ 2023**	**Year 3 2023/ 2024**	**Year 4 2024/ 2025**	**Year 5 2025/ 2026**	**Year 6 2026/ 2027**	**Year 7 2027/ 2028**	**Year 8 2028/ 2029**	**Year 9 2029/ 2030**	**Year 10 2030/ 2031**	**Year 11 2031/ 2032**	**Year 12 2032/ 2033**	**Year 13 2033/ 2034**	**Year 14 2034/ 2035**	**Year 15 2035/ 2036**
	43	**86**	**129**	**173**	**217**	**281**	**345**	**410**	**476**	**542**	**617**	**694**	**770**	**847**	**925**

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	**Requirements of New Development (Pupil Places)**	**925**
2	**Available Pupil Places in Existing Facilities**	**65**
3	**Net Growth-Related Pupil Place Requirements (1-2)**	**860**

NOTES
Peterborough CVS is a former Board secondary school that is now used for various Board programs and alternative education. The school and site contains limitations that prevent it from being used as an existing secondary school (i.e no playing fields).
As such the school's enrolment and capacity has been excluded from the EDC calculation.

Kawartha Pine Ridge District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form G - Growth-Related Net Education Land Costs

ELEMENTARY PANEL

Review Area	Site Status (Optioned, Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Site Location/ Facility Type	Net Growth-Related Pupil Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth-Related Pupil Place Requirements	Total Number of Acres Required (Footnote Oversized Sites)	Acreage To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
ERA01 Southwest	Owned	2021	New School (Glenforest Site)	501	501	100.00%	7	7.0		$ -	$ 575,029	$ -	$ 39,847	$ 614,876
ERA01 Southwest	TBD	2025	New School	352	401	87.77%	5	4.4	$ 700,000	$ 3,071,961	$ 407,032	$ 0	$ 241,077	$ 3,720,070
ERA02 Northeast	TBD	2024	New School	501	501	100.00%	6	6.0	$ 675,000	$ 4,050,000	$ 539,862	$ -	$ 318,055	$ 4,907,917
ERA02 Northeast			Accommodated In Existing Facilities Or Additions	139						$ -	$ -	$ -	$ -	$ -
Total:				**1,493**	**1,403**		**18.0**	**17.4**		**$ 7,121,961**	**$ 1,521,923**	**$ 0**	**$ 598,979**	**$ 9,242,863**

SECONDARY PANEL

Review Area	Site Status (Optioned, Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Facility Type	Net Growth-Related Pupil Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth-Related Pupil Place Requirements	Total Number of Acres Required (Footnote Oversized Sites)	Acreage To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
Peterborough County and City	TBD	2028	New School	860	900	95.55%	12.00	11.5	$ 675,000	$ 7,739,317	$ 1,164,794	$ 0	$ 617,011	$ 9,521,122
Total:				**860**	**900**		**12.00**	**11.47**		**$ 7,739,317**	**$ 1,164,794**	**$ 0**	**$ 617,011**	**$ 9,521,122**

Kawartha Pine Ridge District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form H1 - EDC Calculation - Uniform Residential

Determination of Total Growth-Related Net Education Land Costs

Total:	Education Land Costs (Form G)	$	18,763,985
Add:	EDC Financial Obligations (Form A2)	$	-
Subtotal:	**Net Education Land Costs**	**$**	**18,763,985**
Add:	EDC Study Costs	$	300,000
Total:	**Growth-Related Net Education Land Costs**	**$**	**19,063,985**

Apportionment of Total Growth-Related Net Education Land Costs

Total Growth-Related Net Education Land Costs to be Attributed to Non-Residential Development (Maximum 40%)	**10%**	**$**	**1,906,399**
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	**90%**	**$**	**17,157,587**

Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	**$**	**17,157,587**
Net New Dwelling Units (Form C)		**13,765**
Uniform Residential EDC per Dwelling Unit	**$**	**1,246**

Calculation of Non-Residential Charge - Board Determined GFA

Non-Residential Growth-Related Net Education Land Costs		**$**	**1,906,399**

	Non-Exempt Board-Determined GFA (Form D)		**5,723,297**
GFA Method:	**Non-Residential EDC per Square Foot of GFA**	**$**	**0.33**

Kawartha Pine Ridge District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form H2 - EDC Calculation - Differentiated Residential (Part 1 of 2)

Determination of Total Growth-Related Net Education Land Costs

Total:	Education Land Costs (Form G)	$	18,763,985
Add:	EDC Financial Obligations (Form A2)	$	-
Subtotal:	**Net Education Land Costs**	**$**	**18,763,985**
Less:	Operating Budget Savings		
	Positive EDC Reserve Fund Balance		
Subtotal:	**Growth-Related Net Education Land Costs**	**$**	**18,763,985**
Add:	EDC Study Costs	$	300,000.00
Total:	**Growth-Related Net Education Land Costs**	**$**	**19,063,985**

Apportionment of Total Growth-Related Net Education Land Costs

Total Growth-Related Net Education Land Costs to be Attributed to Non-Residential Development (Maximum 40%)	**10%**	**$**	**1,906,399**
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	**90%**	**$**	**17,157,587**

Kawartha Pine Ridge District School Board
Education Development Charges Submission 2021: City and County of Peterborough
Form H2 - EDC Calculation - Differentiated Residential (Part 2 of 2)

Residential Growth-Related Net Education Land Costs:	$ 17,157,587

Determination of Distribution of New Development:

Type of Development (Form B)	Net New Units (Form B & C)	15-Year Elementary Pupil Yield (Form E)	Elementary Gross Requirements of New Development	Distribution of Elementary Gross Requirements of New Development	15-Year Secondary Pupil Yield (Form E)	Secondary Gross Requirements of New Development	Distribution of Secondary Gross Requirements of New Development	Total Gross Requirements of New Development	Distribution Factor
Low Density	9,026	0.202	1,825	86.0%	0.079	715	77%	2,540	**83%**
Medium Density	1,816	0.101	183	8.6%	0.078	142	15%	326	**11%**
High Density	2,924	0.039	113	5.3%	0.023	67	7%	180	**6%**
Total	**13,765**	**0.154**	**2,122**	**100%**	**0.067**	**925**	**100%**	**3,046**	**100%**

Calculation of Differentiated Charge:

Type of Development (Form B)	Apportionment of Residential Net Education Land Cost By Development Type	Net New Units (Carried over from above)	Differentiated Residential EDC per Unit by Development Type
Low Density	$ 14,306,282	9,026	$ 1,585
Medium Density	$ 1,835,179	1,816	$ 1,011
High Density	$ 1,016,125	2,924	$ 348